

April 18, 2007

H 1651. STATEWIDE SUBDIVISION CHANGES. Filed 4/18/07. *AMENDING THE DEFINITION OF A SUBDIVISION TO PROVIDE THAT THE EXEMPTION APPLICABLE TO THE COMBINATION OR RECOMBINATION OF PORTIONS OF PREVIOUSLY SUBDIVIDED AND RECORDED LOTS SHALL NOT APPLY TO THOSE LOTS THAT HAVE EXISTED ONLY ON PAPER OR THAT HAVE PREVIOUSLY BEEN EFFECTIVELY COMBINED INTO A SINGLE PARCEL.*

Amends GS 153A-335(a)(1) and GS 160A-376(a)(1) to include in the definition of a subdivision, for purposes of regulation by a county or city, any previously subdivided and recorded lots that are combined or recombined if either (1) the plat has been recorded for less than 10 years and no improvements designed to allow the lots to function as individual lots have been made or buildings have been constructed on the lots or (2) one or more buildings or other substantial structures have been constructed over the common lot lines of the previously subdivided and recorded lots.

Intro. by Ross.

GS 153A, 160A

May 3, 2007

H 1651. RALEIGH SUBDIVISION DEFINITION (NEW). Filed 4/18/07. House committee substitute makes the following changes to 1st edition. Completely rewrites the bill as a local bill titled *AN ACT RELATING TO THE DEFINITION OF SUBDIVISION IN THE CITY OF RALEIGH.* Amends GS 160A-376(a) as it applies to the City of Raleigh to authorize the city to include in the definition of a subdivision, for purposes of regulation, any previously subdivided and recorded lots that are combined or recombined if either (1) the plat has been recorded for at least 10 years and no improvements designed to allow the lots to function as individual lots have been made and no buildings have been constructed on the lots or (2) one or more buildings or other substantial structures have been constructed over the common lot lines of the previously subdivided and recorded lots. Also excludes from the definition of a subdivision the conveyance, transfer, or distribution of an intestate decedent's real property or any portion of the property for division among the heirs.