

**WORKING DRAFT**

HOUSE BILL NO. \_\_\_\_\_

Subdivisions-requirements.

Sponsored by: Joint Corporations, Elections and Political  
Subdivisions Interim Committee

A BILL

for

1 AN ACT relating to subdivisions; providing for regulation  
2 by counties of subdivision of thirty-five to one hundred  
3 acre parcels; requiring notice of ownership and development  
4 of appurtenant mineral estates in subdivisions; and  
5 providing for an effective date.

6

7 *Be It Enacted by the Legislature of the State of Wyoming:*

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9       **Section 1.** W.S. 18-5-303(b) and by creating a new  
10 subsection (c) and 18-5-306(a) by creating a new paragraph  
11 (xii) are amended to read:

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13       **18-5-303. Exemptions from provisions.**

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1           (b) Except as provided in subsection (c) of this  
2 section, this article shall not apply to the sale or other  
3 disposition of land where the subdivision creates parcels  
4 ~~involved~~ that are thirty-five (35) acres or larger, subject  
5 to the requirement that ingress and egress and utility  
6 easements shall be provided to each parcel by binding and  
7 recordable easements of not less than forty (40) feet in  
8 width to a public road unless specifically waived by the  
9 grantee or transferee in a binding and recordable document.

10  
11           (c) A county may, by resolution, elect to apply the  
12 provisions of this article to the sale or other disposition  
13 of land where the subdivision creates parcels that are  
14 thirty-five (35) acres or larger and smaller than one  
15 hundred (100) acres.

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17           **18-5-306. Minimum requirements for subdivision**  
18 **permits.**

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20           (a) The board shall require the following information  
21 to be submitted with each application for a subdivision  
22 permit, provided the board may by rule exempt from any of  
23 the following requirements of this subsection or subsection  
24 (c) of this section the subdivision of one (1) or more

1 units of land into not more than a total of five (5) units  
2 of land:

3  
4 (xii) A report by a professional landman or  
5 geologist which identifies all owners and lessees of the  
6 mineral estate on or under the land to be subdivided and  
7 summarizing existing mineral leases and past mineral  
8 exploration and development on or under the land. The  
9 applicant shall provide evidence that all owners and  
10 lessees of the minerals on or under the land to be  
11 subdivided have been notified by certified mail of the  
12 application for a subdivision permit. The board shall  
13 require the applicant to give notice on the plat that the  
14 surface estate of the land to be subdivided is subject to  
15 full and effective development of the mineral estate.

16

17 **Section 2.** This act is effective July 1, 2007.

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19

(END)