

**WORKING DRAFT**

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

Subdivisions-exemptions.

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

A BILL

for

1 AN ACT relating to subdivisions; providing a holding period  
2 for the family exemption; clarifying application of zoning  
3 regulations; providing conforming amendments; and providing  
4 for an effective date.

5

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

7

8 **Section 1.** W.S. 18-5-303(a) is amended to read:

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10 **18-5-303. Exemptions from provisions.**

11

12 (a) Unless the method of sale or other disposition is  
13 adopted for the purpose of evading the provisions of this  
14 article, this article shall not apply to ~~any subdivision~~  
15 the following subdivisions of land ~~that however, the~~

1 following subdivisions are subject to applicable zoning  
2 regulations, including minimum lot sizes, adopted by a  
3 board of county commissioners pursuant to W.S. 18-5-201  
4 through 18-5-208:

5  
6 (i) ~~Is~~ A division of land made outside of  
7 platted subdivisions for the purpose of a single gift or  
8 sale to a member of the landowner's immediate family,  
9 subject to the following requirements:

10  
11 (C) The land shall have been titled in the  
12 name of the grantor for a period of not less than five (5)  
13 years prior to the division and parcels created under this  
14 paragraph shall be titled in the name of the immediate  
15 family member for whom the division is made for a period of  
16 not less than ~~one (1) year~~ five (5) years unless such  
17 parcels are subject to involuntary transfer including, but  
18 not limited to, foreclosure, death, judicial sale,  
19 condemnation or bankruptcy;

20  
21 (ii) A division which may be created by any  
22 court of this state pursuant to the law of eminent domain,  
23 by operation of law or by order of any court in this state;

24

1           (iii) A division which is created by a lien,  
2 mortgage, deed of trust or any other security instrument,  
3 easements and rights-of-way;

4

5           (iv) ~~Concerns~~Lands located within incorporated  
6 cities or towns;

7

8           (v) A division which is created by the sale or  
9 other disposition of land to the state of Wyoming or any  
10 political subdivision thereof;

11

12           (vi) A division which affects railroad  
13 rights-of-way;

14

15           (vii) A division which is a sale or other  
16 disposition of land for agricultural purposes or affects  
17 the alignment of property lines for agricultural purposes;

18

19           (viii) A division which is created by boundary  
20 line adjustments where the parcel subject of the sale or  
21 other disposition is adjacent to and merged with other land  
22 owned by the grantee;

23

24           (ix) A division which creates cemetery lots;

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2           (x) A division which is created by the  
3 acquisition of an interest in land in the name of the  
4 husband and wife or other persons in joint tenancy or as  
5 tenants in common, and the interest shall be deemed for  
6 purposes of this subsection as only one (1) interest.

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

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(END)