

HOUSE BILL NO. HB0010

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.

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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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15 (b) Except as provided in subsection (c) of this
16 section, this article shall not apply to the sale or other

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

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

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15 **18-5-306. Minimum requirements for subdivision**
16 **permits.**

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18 (a) The board shall require the following information
19 to be submitted with each application for a subdivision
20 permit, provided the board may by rule exempt from any of
21 the following requirements of this subsection or subsection
22 (c) of this section the subdivision of one (1) or more
23 units of land into not more than a total of five (5) units
24 of land:

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

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

(END)