

SENATE FILE NO. SF0126

Real estate subdivisions-easement requirements.

Sponsored by: Senator(s) Cooper and Representative(s)
Greear

A BILL

for

1 AN ACT relating to planning and zoning; amending minimum
2 requirements for easements for real estate subdivisions as
3 specified; and providing for an effective date.

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

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7 **Section 1.** W.S. 18-5-306(a)(v) is amended to read:

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9 **18-5-306. Minimum requirements for subdivision**
10 **permits.**

11

12 (a) The board shall require, and with respect to
13 paragraph (xii) of this subsection may require, the
14 following information to be submitted with each application
15 for a subdivision permit, provided the board may by rule

1 exempt from any of the following requirements of this
2 subsection or subsection (c) of this section and may exempt
3 from paragraph (xii) of this subsection the subdivision of
4 one (1) or more units of land into not more than a total of
5 five (5) units of land:

6

7 (v) If the subdivider proposes to utilize
8 adjoining property for sewers, drainage, sewer lines, power
9 lines or other utilities, the subdivider shall provide:

10

11 (A) Copies of binding easements of not less
12 than twenty (20) feet in width for the proposed facilities
13 from each property owner over whose land such services
14 shall extend, and shall provide except that the board may
15 accept copies of binding easements of a width less than
16 twenty (20) feet if the subdivider demonstrates to the
17 board's satisfaction that the easement is adequate to
18 protect the safety and health of the public and provides
19 adequate access for the maintenance of the facilities;

20

21 (B) A minimum access roadway right-of-way
22 of sixty (60) feet to the subdivision for all public ways.

23

1 **Section 2.** This act is effective July 1, 2021.

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3

(END)