

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



FISCAL NOTE

SB 3648 - HB 3696

February 27, 2012

**SUMMARY OF BILL:** Requires county and municipal zoning, planning, and storm water management regulations in effect on the date of an application's submission to be the regulations that govern the project regardless of any new ordinance or regulation adopted, unless specifically addressing a serious life threatening safety hazard. If a regional or municipal planning commission grants preliminary approval of a subdivision or planned development, the approval remains effective for five years from the date of approval. If a project's completion is planned in two or more phases, the approval of the first phase will remain effective for five years from the date of approval; and the zoning, planning, and storm water management regulations in effect when preliminary approval of the first phase is granted shall apply to the succeeding phases.

**ESTIMATED FISCAL IMPACT:**

**Other Fiscal Impact – Due to several unknown factors associated with future property tax assessments, property developments, and property tax collections by local governments, a precise fiscal impact cannot be determined; however, it is estimated that the net fiscal impact to local government is not significant.**

Assumptions:

- According to the Department of Economic and Community Development (ECD), this bill does not impact any existing program or policy within ECD and any fiscal impact to the Department is estimated to be not significant.
- According to the Department of Environment and Conservation (TDEC), any fiscal impact to the Department as a result of this legislation is estimated to be not significant.
- It is reasonably assumed this legislation may lead to irregular property development, causing possible decreases in property values, which may result in future decreases in property tax revenues collected by local governments.
- It is equally assumed that this legislation may tend to enhance fluid property development, causing possible increases in property values, which may result in future increases in property tax revenues collected by local governments.
- Due to the extent of unknown variables, a precise fiscal impact regarding local government property tax revenue cannot be determined; however, the net fiscal impact to local government revenue is reasonably thought to be not significant.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink, appearing to read "Lucian D. Geise". The signature is fluid and cursive, with the first name "Lucian" written in a larger, more prominent script than the last name "Geise".

Lucian D. Geise, Executive Director

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