

SB 112, AS PASSED 12-13-96

For Parent parcels or tracts "lawfully in existence" on effective date

Initial Split Rights for:

Re-division Rights for:

Number of allowable splits under current law	Parent Parcel Size	Number of allowable divisions under SB 112 - section 108	Number of allowable divisions with bonus - section 108	40% of parent parcel acreage	Average size of divisions	60 % of parent parcel as a remainder (can be used for current use or future development)		Size of property for further partitioning	Number of allowable divisions	Number of allowable splits under current law
5	20 acres	5	7	8 acres	1.14 acres	12 acres		10 acres or less	2	4
6	30 acres	6	8	12 acres	1.5 acres	18 acres		20 acres	3	5
7	40 acres	7	9	16 acres	1.78 acres	24 acres		30 acres	4	6
8	50 acres	8	10	20 acres	2.00 acres	30 acres		40 acres	5	7
9	60 acres	9	11	24 acres	2.18 acres	36 acres		50 acres	6	8
10	70 acres	10	12	28 acres	2.33 acres	42 acres		60 acres	7	9
11	80 acres	11	13	32 acres	2.46 acres	48 acres		70 acres	7 or 8 if all exemptions are used in 40% of the parcel	10
12	90 acres	12	14	36 acres	2.57 acres	54 acres		80 acres	7 or 9 if all exemptions are used in 40 % of the parcel	11

								90 acres and above	7 or 10 if all exemptions are used in 40% of the parcel	
13	100 acres	13	15	40 acres	2.67 acres	60 acres				12
14	110 acres	14	16	44 acres	2.75 acres	66 acres		110 acres	7 or 10 *	14
15	120 acres	15	17	48 acres	2.82 acres	72 acres		120 acres	7 or 10 *	15
19	160 acres	16	18	64 acres	3.56 acres	96 acres		160 acres	7 or 10 *	19
23	200 acres	17	19	80 acres	4.21 acres	120 acres		200 acres	7 or 10 *	23
27	240 acres	18	20	96 acres	4.80 acres	144 acres		240 acres	7 or 10 *	27
31	280 acres	19	21	112 acres	5.33 acres	168 acres		280 acres	7 or 10 *	31
35	320 acres	20	22	128 acres	5.82 acres	192 acres		320 acres	7 or 10 *	35
39	360 acres	21	23	144 acres	6.26 acres	216 acres		360 acres	7 or 10 *	39
43	400 acres	22	24	160 acres	6.67 acres	240 acres		400 acres	7 or 10 *	43
47	440 acres	23	25	176 acres	7.04 acres	264 acres		440 acres	7 or 10 *	47
51	480 acres	24	26	192 acres	7.38 acres	288 acres		480 acres	7 or 10 *	51
55	520 acres	25	27	208 acres	7.70 acres	312 acres		520 acres	7 or 10 *	55
59	560 acres	26	28	224 acres	8.00 acres	336 acres		560 acres	7 or 10 *	59
63	600 acres	27	29	240 acres	8.28 acres	360 acres		600 acres	7 or 10 *	63
83	800 acres	32	34	320 acres	9.41 acres	480 acres		800 acres	7 or 10 *	83
103	1000 acres	37	39	400 acres	10.26 acres	600 acres		1000 acres	7 or 10 *	103
123	1200 acres	42	44	480 acres	10.91 acres	720 acres		1200 acres	7 or 10 *	123

* 7 exemptions or 10 exemptions if all exemptions are used in 40% of the parcel

Regarding Initial Splits:

- * For the first time ever, local units of government have the ability to review adequately exempt divisions
- * For the first time, a farmland disclosure statement is placed on all deeds for parcels of unplatted land
- * Parent parcels of 10 acres or smaller are allowed four (4) exemptions with no bonus provision
- * The bonus provision encourages divisions to be used within 40% of the parent parcel, leaving a remainder of land for current use

and/or future development

- * This proposal encourages preservation of farm land, forestry and open space

- * This is an incentive proposal versus a mandated formula, therefore guaranteeing personal property rights

Regarding Redivision Rights:

- * The redivision provision was added in the House version of SB 112 and amended in the Senate

- * Redivision rights also encourage divisions to be used within 40% of the parcel, leaving a remainder of land for current use and/or future development

- * Redivision rights also encourage the preservation of farm land, forestry and open space through the 60% remainder provision

- * Redivision rights also take into account personal property rights