

# Office of the County Auditor

## Auditor's Analysis

### Council Bill No. 56-2022

Introduced: September 6, 2022

Auditor: Owen Clark

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#### Fiscal Impact:

There is minimal to no fiscal impact anticipated from the proposed legislation.

Per the Zoning Board Administrator, the only potential fiscal impact of this legislation would be from personnel costs incurred from staff overtime. Such overtime might become necessary to give staff time to review affidavits and disclosures filed in relation to an application for a zoning regulation text amendment (ZRA) to increase the density of land. However, these costs would only be incurred in cases requiring an unusually large volume of affidavits and disclosures to be submitted.

Per the Council Administrator, this legislation's notification requirement would be covered with existing staff and resources. (This requirement stipulates that landowners must be notified when they are affected by a ZRA that impacts 12 or fewer parcels, and that they be notified of their need to file affidavits and disclosures.)

As for the Department of Planning and Zoning's (DPZ) identification and listing of parcels affected by petitions that impact 12 parcels of land or less, the DPZ is already required to identify affected parcels and, therefore, would not require additional resources to comply with this legislation.

#### Purpose:

The purpose of this legislation is to establish the following requirements for zoning regulation text amendment (ZRA) petitions in the Howard County Code:

- Applicants must file affidavits and disclosures as required by the Maryland Public Ethics Law.
- For petitions that impact 12 parcels of land or less:
  - Each parcel will be deemed to be the subject of the application and applicants must file all required affidavits and disclosures.
  - A poster containing information about the Planning Board meeting on the proposed petition will be posted on each parcel of land affected by the petition.
  - The associated technical staff report, prepared by the DPZ, will list each parcel impacted by the petition.

- Applications to increase the density of land require affidavits and disclosures to be received for at least two-thirds of the parcels of land impacted before a bill proposing the adoption of a ZRA may be considered by the County Council.

Other Comments:

Per the DPZ, since Council Bill 57-2021 went into effect on January 5, 2021 (which required the DPZ to identify parcels associated with a ZRA regardless of the number of affected properties), only one ZRA has impacted 12 parcels or fewer.