

1 *Senate* BILL NO. *224*
 2 INTRODUCED BY *Steve Danna, Marilyn Peterson*
 3 *Don Stoy, Fred Louwer, Matt Nealey*

4 A BILL FOR AN ACT ENTITLED: "AN ACT TO AMEND SECTIONS
 5 11-3860 AND 11-3862, R.C.M. 1947, TO ALLOW A SIMPLIFIED
 6 PROCEDURE FOR SUBDIVISIONS WITHIN MASTER PLAN AREAS."

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

9 Section 1. Section 11-3860, R.C.M. 1947, is amended to
 10 read as follows:

11 "11-3860. Statement of purpose. It is the purpose of
 12 this act to promote the public health, safety, and general
 13 welfare by regulating the subdivision of land; to prevent
 14 overcrowding of land; to lessen congestion in the streets
 15 and highways; to provide for adequate light, air, water
 16 supply, sewage disposal, parks and recreation areas, ingress
 17 and egress, and other public requirements; to require
 18 development in harmony with the natural environment; to
 19 require that whenever necessary, the appropriate approval
 20 of any-subdivision subdivisions be contingent upon a written
 21 finding of public interest by the governing body; and to
 22 require uniform monumentation of land subdivisions and
 23 transferring interests in real property by reference to plat
 24 or certificate of survey."

25 Section 2. Section 11-3862, R.C.M. 1947, is amended to

1 read as follows:

2 "11-3862. Surveys required -- exceptions -- standards
 3 for monumentation. (1) All divisions of land for sale other
 4 than a subdivision after the effective date of this act into
 5 parcels which cannot be described as 1/32 or larger aliquot
 6 parts of a United States government section or a United
 7 States government lot must be surveyed by or under the
 8 supervision of a registered land surveyor.

9 (2) Every subdivision of land after June 30, 1973,
 10 shall be surveyed and platted in conformance with this act
 11 by or under the supervision of a registered land surveyor.
 12 Subdivision plats shall be prepared and filed in accordance
 13 with this act and regulations adopted pursuant thereto. All
 14 division of sections into aliquot parts and retracement of
 15 lines must conform to United States bureau of land
 16 management instructions, and all public land survey corners
 17 shall be filed in accordance with Corner Recordation Act of
 18 Montana (sections 67-2001 through 67-2019). Engineering
 19 plans, specifications, and reports required in connection
 20 with public improvements and other elements of the
 21 subdivision required by the governing body shall be prepared
 22 and filed by a registered engineer or a registered land
 23 surveyor as their respective licensing laws allow in
 24 accordance with this act and regulations adopted pursuant
 25 thereon.

1 (3) The county clerk and recorder of any county shall
 2 not record any instrument which purports to transfer title
 3 to or possession of a parcel or tract of land which is
 4 required to be surveyed by this act unless the required
 5 certificate of survey or subdivision plat has been filed
 6 with the clerk and recorder and the instrument of transfer
 7 describes the parcel or tract by reference to the filed
 8 certificate or plat.

9 (4) Instruments of transfer of land which is acquired
 10 for state highways may refer by parcel and project number to
 11 state highway plans which have been recorded in compliance
 12 with section 32-2413, and are exempted from the surveying
 13 and platting requirements of this act; provided, however,
 14 that if such parcels are not shown on highway plans of
 15 record, instruments of transfer of such parcels shall be
 16 accompanied by and refer to appropriate certificates of
 17 survey and plats when presented for recording.

18 (5) The provisions of this act shall not apply to the
 19 division of state-owned land unless the division creates a
 20 second or subsequent parcel from a single tract for sale,
 21 rent or lease for residential purposes after July 1, 1974.

22 (6) Unless the method of disposition is adopted for
 23 the purpose of evading this act, the following divisions of
 24 land are not subdivisions under this act but are subject to
 25 the surveying requirements of this section for divisions of

1 land not amounting to subdivisions.

2 (a) Divisions made for the purpose of relocating
 3 common boundary lines between adjoining properties.

4 (b) Divisions made for the purpose of a gift or sale
 5 to any member of the landowner's immediate family.

6 (c) Divisions made by sale or agreement to buy and
 7 sell where the parties to the transaction enter a covenant
 8 running with the land and revocable only by mutual consent
 9 of the governing body and the property owner that the
 10 divided land will be used exclusively for agricultural
 11 purposes. Any change in use of the land for anything other
 12 than agricultural purposes subjects the division to the
 13 provisions of this chapter.

14 (d) A single division of a parcel when the transaction
 15 is an occasional sale.

16 (7) Subdivisions created by rent or lease are exempt
 17 from the surveying and filing requirements of this act but
 18 must be submitted for review and approved by the governing
 19 body before portions thereof may be rented or leased.

20 (8) Subdivisions totally within a master planning area
 21 adopted pursuant to 11-3801 through 11-3856 are exempt from
 22 the following requirements of this act:

23 (a) the requirement of an environmental assessment;

24 (b) the requirement of submission of a preliminary
 25 plat;

1 ~~(c) the requirement of a public hearing; and~~
 2 ~~(d) the requirement that the subdivision be in the~~
 3 ~~public interest.~~

4 ~~†††(9)~~ Unless the method of disposition is adopted for
 5 the purpose of evading this act, the requirements of this
 6 act shall not apply to any division of land:

7 (a) which is created by order of any court of record
 8 in this state or by operation of law, or which, in the
 9 absence of agreement between the parties to the sale, could
 10 be created by an order of any court in this state pursuant
 11 to the law of eminent domain (sections 93-9901 through
 12 93-9926);

13 (b) which is created by a lien, mortgage, or trust
 14 indenture;

15 (c) which creates an interest in oil, gas, minerals,
 16 or water which is now or hereafter severed from the surface
 17 ownership of real property;

18 (d) which creates cemetery lots;

19 (e) which is created by the reservation of a life
 20 estate;

21 (f) which is created by lease or rental for farming
 22 and agricultural purposes.

23 ~~†††(10)~~ The sale, rent, lease, or other conveyance of
 24 one or more parts of a building, structure, or other
 25 improvement situated on one or more parcels of land is not a

1 division of land, as that term is defined in this act, and
 2 is not subject to the requirements of this act.

3 ~~†††(11)~~ The department of community affairs shall, in
 4 conformance with the Montana Administrative Procedure Act
 5 (sections 82-4201 through 82-4225), prescribe uniform
 6 standards for monumentation and for the form, accuracy, and
 7 descriptive content of records of survey.

8 ~~†††(12)~~ It shall be the responsibility of the
 9 governing body to require the replacement of all monuments
 10 removed in the course of construction.*

-End-

STATE OF MONTANA

REQUEST NO. 451-77

FISCAL NOTE

Form BD-15

In compliance with a written request received February 9, 19 77, there is hereby submitted a Fiscal Note for Senate Bill 224 pursuant to Chapter 53, Laws of Montana, 1965 - Thirty-Ninth Legislative Assembly.

Background information used in developing this Fiscal Note is available from the Office of Budget and Program Planning, to members of the Legislature upon request.

DESCRIPTION OF PROPOSED LEGISLATION:

Senate Bill 224 amends the "Montana Subdivision and Platting Act" to allow a more simplified procedure for establishing subdivisions within a jurisdictional area governed by a master plan established by a city-county planning board pursuant to Sections 11-3801 through 11-3856, R.C.M. 1947.

FISCAL IMPACT - LOCAL:

No fiscal impact is anticipated as a result of the enactment of the proposed legislation.

Richard L. Zwarg for
BUDGET DIRECTOR

Office of Budget and Program Planning

Date: 2-16-77

Approved by Comm.
on Local Government

1 SENATE BILL NO. 224

2 INTRODUCED BY STORY, DEVINE, MANLEY, DOVER,

3 PETERSON, BOYLAN, LOWE, LOCKREM, GALT, HEALY

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13 this act to promote the public health, safety, and general

14 welfare by regulating the subdivision of land; to prevent

15 overcrowding of land; to lessen congestion in the streets

16 and highways; to provide for adequate light, air, water

17 supply, sewage disposal, parks and recreation areas, ingress

18 and egress, and other public requirements; to require

19 development in harmony with the natural environment; to

20 require that whenever necessary, the appropriate approval

21 of ~~any subdivision~~ subdivisions be contingent upon a written

22 finding of public interest by the governing body; and to

23 require uniform monumentation of land subdivisions and

24 transferring interests in real property by reference to plat

25 or certificate of survey."

1 Section 2. Section 11-3862, R.C.M. 1947, is amended to

2 read as follows:

3 "11-3862. Surveys required -- exceptions -- standards

4 for monumentation. (1) All divisions of land for sale other

5 than a subdivision after the effective date of this act into

6 parcels which cannot be described as 1/32 or larger aliquot

7 parts of a United States government section or a United

8 States government lot must be surveyed by or under the

9 supervision of a registered land surveyor.

10 (2) Every subdivision of land after June 30, 1973,

11 shall be surveyed and platted in conformance with this act

12 by or under the supervision of a registered land surveyor.

13 Subdivision plats shall be prepared and filed in accordance

14 with this act and regulations adopted pursuant thereto. All

15 division of sections into aliquot parts and retracement of

16 lines must conform to United States bureau of land

17 management instructions, and all public land survey corners

18 shall be filed in accordance with Corner Recordation Act of

19 Montana (sections 67-2001 through 67-2019). Engineering

20 plans, specifications, and reports required in connection

21 with public improvements and other elements of the

22 subdivision required by the governing body shall be prepared

23 and filed by a registered engineer or a registered land

24 surveyor as their respective licensing laws allow in

25 accordance with this act and regulations adopted pursuant

1 thereto.

2 (3) The county clerk and recorder of any county shall
3 not record any instrument which purports to transfer title
4 to or possession of a parcel or tract of land which is
5 required to be surveyed by this act unless the required
6 certificate of survey or subdivision plat has been filed
7 with the clerk and recorder and the instrument of transfer
8 describes the parcel or tract by reference to the filed
9 certificate or plat.

10 (4) Instruments of transfer of land which is acquired
11 for state highways may refer by parcel and project number to
12 state highway plans which have been recorded in compliance
13 with section 32-2413, and are exempted from the surveying
14 and platting requirements of this act; provided, however,
15 that if such parcels are not shown on highway plans of
16 record, instruments of transfer of such parcels shall be
17 accompanied by and refer to appropriate certificates of
18 survey and plats when presented for recording.

19 (5) The provisions of this act shall not apply to the
20 division of state-owned land unless the division creates a
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23 (6) Unless the method of disposition is adopted for
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6 to any member of the landowner's immediate family.

7 (c) Divisions made by sale or agreement to buy and
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9 running with the land and revocable only by mutual consent
10 of the governing body and the property owner that the
11 divided land will be used exclusively for agricultural
12 purposes. Any change in use of the land for anything other
13 than agricultural purposes subjects the division to the
14 provisions of this chapter.

15 (d) A single division of a parcel when the transaction
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17 (7) Subdivisions created by rent or lease are exempt
18 from the surveying and filing requirements of this act but
19 must be submitted for review and approved by the governing
20 body before portions thereof may be rented or leased.

21 ~~(8) Subdivisions totally within a master planning area~~
22 ~~adopted pursuant to 11-3801 through 11-3856 are exempt from~~
23 ~~the following requirements of this act:~~

24 ~~(a) the requirement of an environmental assessment;~~
25 ~~(b) the requirement of submission of a preliminary~~

1 ~~platt~~

2 ~~(c) the requirement of a public hearing and~~
 3 ~~(d) the requirement that the subdivision be in the~~
 4 ~~public interest. WHEREIN ZONING REGULATIONS PURSUANT TO~~
 5 ~~11-2701 THROUGH 11-2709 OR 16-4701 AND A CAPITAL IMPROVEMENT~~
 6 ~~PROGRAM PURSUANT TO 11-3831 HAVE BEEN ADOPTED ARE DESIGNED~~
 7 ~~TO BE IN THE PUBLIC INTEREST AND EXEMPT FROM THE REQUIREMENT~~
 8 ~~OF AN ENVIRONMENTAL ASSESSMENT.~~

9 (8)(9) Unless the method of disposition is adopted for
10 the purpose of evading this act, the requirements of this
11 act shall not apply to any division of land:

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13 in this state or by operation of law, or which, in the
14 absence of agreement between the parties to the sale, could
15 be created by an order of any court in this state pursuant
16 to the law of eminent domain (sections 93-9901 through
17 93-9926);

18 (b) which is created by a lien, mortgage, or trust
19 indenture;

20 (c) which creates an interest in oil, gas, minerals,
21 or water which is now or hereafter severed from the surface
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7 is not subject to the requirements of this act.

8 ~~(10)(11)~~ The department of community affairs shall, in
9 conformance with the Montana Administrative Procedure Act
10 (sections 82-4201 through 82-4225), prescribe uniform
11 standards for monumentation and for the form, accuracy, and
12 descriptive content of records of survey.

13 ~~(11)(12)~~ It shall be the responsibility of the
14 governing body to require the replacement of all monuments
15 removed in the course of construction."

-End-

SENATE BILL NO. 224

INTRODUCED BY STORY, DEVINE, MANLEY, DOVER,
PETERSON, BOYLAN, LOWE, LOCKREN, GALT, HEALY

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SB 0224/02

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SECOND PRINTING

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6 PROGRAM LONG-RANGE DEVELOPMENT PROGRAM OF PUBLIC WORKS*

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-End-

HOUSE OF REPRESENTATIVES

April 6, 1977

HOUSE COMMITTEE ON NATURAL RESOURCES AMENDMENTS TO SENATE BILL 224

1. Amend page 4, section 2, line 2.

Following: "."

Insert: "Within a platted subdivision filed with the county clerk and recorder any division of lots which results in an increase in the number of lots, or which redesigns or rearranges six or more lots, must be reviewed and approved by the governing body and an amended plat must be filed with the county clerk and recorder. For five or fewer lots within a platted subdivision, relocation of common boundaries and the aggregation of lots are exempted from review as subdivisions. Exempted from local review outside of platted subdivisions are:"

2. Amend page 4, section 2, lines 5 and 6.

Following: "(b)"

Strike: lines 5 and 6 in their entirety

Insert: "Single divisions made for the purpose of transferring title to a member of the grantor's immediate family when the division creates no more than one remaining parcel of less than 20 acres. Only one conveyance of land to each member of the grantor's immediate family is eligible for this exemption within any 5 year period."

3. Amend page 4, section 2, lines 15 and 16.

Following: "(d)"

Strike: lines 15 and 16 in their entirety

Insert: "Single divisions made by a grantor for transfer of title as an occasional sale when the division creates no more than one remaining parcel of less than 20 acres. Where a parcel is created under this exemption or the exemption for transfer of title to a member of the grantor's immediate family, no further division of that parcel created under this exemption may occur for a period of 12 months."

4. Amend page 5, section 2, lines 19 and 20.

Following: "(b)"

Strike: lines 19 and 20 in their entirety

Insert: "which is created to provide security for construction mortgages, liens, or trust indentures."

AS AMENDED
BE CONCURRED IN

1 SENATE BILL NO. 224
 2 INTRODUCED BY STORY, DEVINE, MANLEY, DOVER,
 3 PETERSON, BOYLAN, LOWE, LOCKREM, GALT, HEALY
 4
 5 A BILL FOR AN ACT ENTITLED: "AN ACT TO AMEND SECTIONS
 6 11-3860 AND 11-3862, R.C.M. 1947, TO ALLOW A SIMPLIFIED
 7 PROCEDURE FOR SUBDIVISIONS WITHIN MASTER PLAN AREAS."

8
 9 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:
 10 Section 1. Section 11-3860, R.C.M. 1947, is amended to
 11 read as follows:
 12 "11-3860. Statement of purpose. It is the purpose of
 13 this act to promote the public health, safety, and general
 14 welfare by regulating the subdivision of land; to prevent
 15 overcrowding of land; to lessen congestion in the streets
 16 and highways; to provide for adequate light, air, water
 17 supply, sewage disposal, parks and recreation areas, ingress
 18 and egress, and other public requirements; to require
 19 development in harmony with the natural environment; to
 20 require that whenever necessary, the appropriate approval
 21 of ~~any-subdivision~~ subdivisions be contingent upon a written
 22 finding of public interest by the governing body; and to
 23 require uniform monumentation of land subdivisions and
 24 transferring interests in real property by reference to plat
 25 or certificate of survey."

1 Section 2. Section 11-3862, R.C.M. 1947, is amended to
 2 read as follows:
 3 "11-3862. Surveys required -- exceptions -- standards
 4 for monumentation. (1) All divisions of land for sale other
 5 than a subdivision after the effective date of this act into
 6 parcels which cannot be described as 1/32 or larger aliquot
 7 parts of a United States government section or a United
 8 States government lot must be surveyed by or under the
 9 supervision of a registered land surveyor.
 10 (2) Every subdivision of land after June 30, 1973,
 11 shall be surveyed and platted in conformance with this act
 12 by or under the supervision of a registered land surveyor.
 13 Subdivision plats shall be prepared and filed in accordance
 14 with this act and regulations adopted pursuant thereto. All
 15 division of sections into aliquot parts and retracement of
 16 lines must conform to United States bureau of land
 17 management instructions, and all public land survey corners
 18 shall be filed in accordance with Corner Recordation Act of
 19 Montana (sections 67-2001 through 67-2019). Engineering
 20 plans, specifications, and reports required in connection
 21 with public improvements and other elements of the
 22 subdivision required by the governing body shall be prepared
 23 and filed by a registered engineer or a registered land
 24 surveyor as their respective licensing laws allow in
 25 accordance with this act and regulations adopted pursuant

1 thereto.

2 (3) The county clerk and recorder of any county shall
3 not record any instrument which purports to transfer title
4 to or possession of a parcel or tract of land which is
5 required to be surveyed by this act unless the required
6 certificate of survey or subdivision plat has been filed
7 with the clerk and recorder and the instrument of transfer
8 describes the parcel or tract by reference to the filed
9 certificate or plat.

10 (4) Instruments of transfer of land which is acquired
11 for state highways may refer by parcel and project number to
12 state highway plans which have been recorded in compliance
13 with section 32-2413, and are exempted from the surveying
14 and platting requirements of this act; provided, however,
15 that if such parcels are not shown on highway plans of
16 record, instruments of transfer of such parcels shall be
17 accompanied by and refer to appropriate certificates of
18 survey and plats when presented for recording.

19 (5) The provisions of this act shall not apply to the
20 division of state-owned land unless the division creates a
21 second or subsequent parcel from a single tract for sale,
22 rent or lease for residential purposes after July 1, 1974.

23 (6) Unless the method of disposition is adopted for
24 the purpose of evading this act, the following divisions of
25 land are not subdivisions under this act but are subject to

1 the surveying requirements of this section for divisions of
2 land not amounting to subdivisions.

3 WITHIN A PLATTED SUBDIVISION FILED WITH THE COUNTY
4 CLERK AND RECORDER ANY DIVISION OF LOTS WHICH RESULTS IN AN
5 INCREASE IN THE NUMBER OF LOTS, OR WHICH REDESIGNS OR
6 REARRANGES SIX OR MORE LOTS, MUST BE REVIEWED AND APPROVED
7 BY THE GOVERNING BODY AND AN AMENDED PLAT MUST BE FILED WITH
8 THE COUNTY CLERK AND RECORDER, FOR FIVE OR FEWER LOTS WITHIN
9 A PLATTED SUBDIVISION, RELOCATION OF COMMON BOUNDARIES AND
10 THE AGGREGATION OF LOTS ARE EXEMPTED FROM REVIEW AS
11 SUBDIVISIONS. EXEMPTED FROM LOCAL REVIEW OUTSIDE OF PLATTED
12 SUBDIVISIONS ARE:

13 (a) Divisions made for the purpose of relocating
14 common boundary lines between adjoining properties.

15 (b) ~~Divisions made for the purpose of a gift or sale~~
16 ~~to any member of the landowner's immediate family.~~ SINGLE
17 DIVISIONS MADE FOR THE PURPOSE OF TRANSFERRING TITLE TO A
18 MEMBER OF THE GRANTOR'S IMMEDIATE FAMILY WHEN THE DIVISION
19 CREATES NO MORE THAN ONE REMAINING PARCEL OF LESS THAN 20
20 ACRES. ONLY ONE CONVEYANCE OF LAND TO EACH MEMBER OF THE
21 GRANTOR'S IMMEDIATE FAMILY IS ELIGIBLE FOR THIS EXEMPTION
22 WITHIN ANY 5 YEAR PERIOD.

23 (c) Divisions made by sale or agreement to buy and
24 sell where the parties to the transaction enter a covenant
25 running with the land and revocable only by mutual consent

1 of the governing body and the property owner that the
 2 divided land will be used exclusively for agricultural
 3 purposes. Any change in use of the land for anything other
 4 than agricultural purposes subjects the division to the
 5 provisions of this chapter.

6 ~~(d) A single division of a parcel when the transaction~~
 7 ~~is an occasional sale.~~ SINGLE DIVISIONS MADE BY A GRANTOR
 8 FOR TRANSFER OF TITLE AS AN OCCASIONAL SALE WHEN THE
 9 DIVISION CREATES NO MORE THAN ONE REMAINING PARCEL OF LESS
 10 THAN 20 ACRES, WHERE A PARCEL IS CREATED UNDER THIS
 11 EXEMPTION OR THE EXEMPTION FOR TRANSFER OF TITLE TO A MEMBER
 12 OF THE GRANTOR'S IMMEDIATE FAMILY, NO FURTHER DIVISION OF
 13 THAT PARCEL CREATED UNDER THIS EXEMPTION MAY OCCUR FOR A
 14 PERIOD OF 12 MONTHS.

15 (7) Subdivisions created by rent or lease are exempt
 16 from the surveying and filing requirements of this act but
 17 must be submitted for review and approved by the governing
 18 body before portions thereof may be rented or leased.

19 ~~(8) Subdivisions totally within a master planning area~~
 20 ~~adopted pursuant to 11-3801 through 11-3856 are exempt from~~
 21 ~~the following requirements of this act:~~

22 ~~(a) the requirement of an environmental assessment;~~
 23 ~~(b) the requirement of submission of a preliminary~~
 24 ~~plat;~~
 25 ~~(c) the requirement of a public hearing; and~~

1 ~~(d) the requirement that the subdivision be in the~~
 2 ~~public interest.~~ WHEREIN ZONING REGULATIONS PURSUANT TO
 3 11-2701 THROUGH 11-2709 OR 16-4701 AND A CAPITAL IMPROVEMENT
 4 PROGRAM LONG-RANGE DEVELOPMENT PROGRAM OF PUBLIC WORKS?
 5 PROJECTS PURSUANT TO 11-3831 HAVE BEEN ADOPTED ARE DESIGNED
 6 DEEMED TO BE IN THE PUBLIC INTEREST AND EXEMPT FROM THE
 7 REQUIREMENT OF AN ENVIRONMENTAL ASSESSMENT.

8 ~~(8)(9)~~ Unless the method of disposition is adopted for
 9 the purpose of evading this act, the requirements of this
 10 act shall not apply to any division of land:

11 (a) which is created by order of any court of record
 12 in this state or by operation of law, or which, in the
 13 absence of agreement between the parties to the sale, could
 14 be created by an order of any court in this state pursuant
 15 to the law of eminent domain (sections 93-9901 through
 16 93-9926);

17 ~~(b) which is created by a lien, mortgage, or trust~~
 18 ~~indenture;~~ WHICH IS CREATED TO PROVIDE SECURITY FOR
 19 CONSTRUCTION MORTGAGES, LIENS, OR TRUST INDENTURES;

20 (c) which creates an interest in oil, gas, minerals,
 21 or water which is now or hereafter severed from the surface
 22 ownership of real property;

23 (d) which creates cemetery lots;

24 (e) which is created by the reservation of a life
 25 estate;

1 (f) which is created by lease or rental for farming
2 and agricultural purposes.

3 ~~†9†(10)~~ The sale, rent, lease, or other conveyance of
4 one or more parts of a building, structure, or other
5 improvement situated on one or more parcels of land is not a
6 division of land, as that term is defined in this act, and
7 is not subject to the requirements of this act.

8 ~~†10†(11)~~ The department of community affairs shall, in
9 conformance with the Montana Administrative Procedure Act
10 (sections 82-4201 through 82-4225), prescribe uniform
11 standards for monumentation and for the form, accuracy, and
12 descriptive content of records of survey.

13 ~~†11†(12)~~ It shall be the responsibility of the
14 governing body to require the replacement of all monuments
15 removed in the course of construction."

-End-

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REFERENCE BILL: Includes Free Joint
 Conference Committee Report
 Dated 4-19-11

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(7) Subdivisions created by rent or lease are exempt from the surveying and filing requirements of this act but must be submitted for review and approved by the governing body before portions thereof may be rented or leased.

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-End-