

1 State of Arkansas  
2 94th General Assembly  
3 Regular Session, 2023

# A Bill

SENATE BILL 547

4  
5 By: Senator Hester  
6 By: Representative R. Scott Richardson

## For An Act To Be Entitled

9 AN ACT TO AMEND ARKANSAS LAW TO PERMIT A PROPERTY  
10 OWNER TO CHOOSE THE MUNICIPAL DEVELOPMENT REGULATIONS  
11 FOR CERTAIN PROPERTY THAT IS LOCATED WITHIN MORE THAN  
12 ONE MUNICIPALITY; AND FOR OTHER PURPOSES.

## Subtitle

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16 TO PERMIT A PROPERTY OWNER TO CHOOSE THE  
17 MUNICIPAL DEVELOPMENT REGULATIONS FOR  
18 CERTAIN PROPERTY THAT IS LOCATED WITHIN  
19 MORE THAN ONE MUNICIPALITY.

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22 BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

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24 SECTION 1. Arkansas Code Title 14, Chapter 56, Subchapter 1, is  
25 amended to add an additional section to read as follows:

26 14-56-104. Property within multiple municipalities – Option to choose  
27 municipal development regulations.

28 (a)(1) A property owner who has contiguous and substantial property  
29 within more than one (1) municipality and who plans to obtain a permit for  
30 the development of a permitted use for the contiguous property may choose the  
31 development regulations for one (1) municipality where a substantial portion  
32 of the property lies to apply for the entire project.

33 (2) The total area of contiguous and substantial property under  
34 subdivision (a)(1) of this section shall not exceed one hundred (100) acres.

35 (b)(1) The property owner shall provide written notice to the  
36 governing body of each municipality in which the property is located as to



1 which development regulations the property owner has chosen for the project  
2 under subsection (a) of this section.

3 (2) The development regulations shall be:

4 (A) Those that are adopted by the municipality under  
5 Chapter 56 of this title; and

6 (B) Other locally adopted regulations or codes pertaining  
7 to the use or development of land or construction of structures under  
8 applicable state or federal law, including without limitation floodplain,  
9 stormwater, and applicable building and trade codes.

10 (c)(1) The written notice to each municipality under subdivision  
11 (b)(1) of this section shall:

12 (A) Identify the contiguous property;

13 (B) Identify the particular project;

14 (C) Identify the particular permits that are being sought;

15 and

16 (D) Be signed by the owner of the property.

17 (2) The written notice shall be filed in the office of the city  
18 recorder or clerk of each municipality.

19 (d)(1) The municipality whose development regulations are chosen by  
20 the property owner under subsection (a) of this section shall adopt a  
21 resolution that shall identify the:

22 (A) Property to be covered by the development regulations;

23 (B) Particular project; and

24 (C) Particular permit or permits that are sought.

25 (2) The project for the property that is identified by the  
26 resolution shall be controlled by the development regulations of the  
27 municipality that is chosen.

28 (3) The owner of the property shall not be permitted to add  
29 additional property from other municipalities to the project.

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