

PROPOSED AMENDMENT

HB 1001 # 3

DIGEST

Housing matters. Provides that single family dwellings and duplexes are permitted uses that are approved without a hearing. (Currently the bill provides that single family dwellings and townhouses are permitted uses that are approved without a hearing.) Changes the date to July 1, 2026, on which changes relating to the imposition of impact fees become effective. Provides that the impact fee for certain recreation infrastructure shall not exceed 50% of the impact fee rate charged for a single family dwelling. Adds a provision that a unit may not prohibit the construction of an accessory dwelling unit with a will-serve letter and that meets certain requirements. Removes provisions which allow certain structures classified as an R-2 building occupancy classification to have only one stairway. Provides that a structure classified as an R-2 building occupancy classification that is not more than: (1) three stories; and (2) 24 total units; shall be permitted to have a passenger elevator not larger than an elevator that accommodates a wheelchair.

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- 1 Page 1, line 1, delete "IC 5-20-1-28" and insert "IC 5-20-1-28.5".
 - 2 Page 1, line 3, delete "Sec. 28." and insert "**Sec. 28.5.**".
 - 3 Page 8, line 4, delete "IC 36-7-1-21.5" and insert "IC 36-7-1-21.8".
 - 4 Page 8, line 6, delete "Sec. 21.5." and insert "**Sec. 21.8.**".
 - 5 Page 9, line 24, delete "IC 36-7-4-201.5" and insert "IC 36-7-4-
 - 6 201.3".
 - 7 Page 9, line 26, delete "Sec. 201.5." and insert "**Sec. 201.3.**".
 - 8 Page 17, line 4, delete "June 30, 2025." and insert "**June 30, 2026.**".
 - 9 Page 17, line 5, delete "June 30, 2025," and insert "**June 30, 2026,**".
 - 10 Page 17, line 12, delete "July 1, 2025." and insert "**July 1, 2026.**".
 - 11 Page 17, line 39, delete "January 1, 2026." and insert "**July 1,**
 - 12 **2026.**".
 - 13 Page 18, line 9, delete "December 31, 2025." and insert "**June 30,**
 - 14 **2026.**".
 - 15 Page 20, line 2, delete "townhouse" and insert "**duplex**".
 - 16 Page 20, line 15, delete "townhouses" and insert "**duplexes**".
 - 17 Page 20, line 19, delete "three (3) townhouses." and insert "**one (1)**
 - 18 **duplex.**".
 - 19 Page 20, line 28, delete "townhouse" and insert "**duplex**".
 - 20 Page 20, line 33, delete "townhouse" and insert "**duplex**".

1 Page 21, delete lines 20 through 21, begin a new paragraph and
2 insert:

3 **"(d) A unit may not prohibit the construction of an accessory**
4 **dwelling unit with a will-serve letter and that meets the unit's**
5 **requirements regarding:**

6 **(1) setbacks;**

7 **(2) size; or**

8 **(3) architectural or visual continuity with the existing**
9 **structure.**

10 **(e) Except for infrastructure identified in IC 36-7-4-1309(2), a**
11 **unit may not charge an impact fee for an accessory dwelling unit.**
12 **The impact fee for infrastructure identified in IC 36-7-4-1309(2)**
13 **shall not exceed fifty percent (50%) of the impact fee rate charged**
14 **for a single family dwelling."**

15 Page 21, line 36, delete "townhouse:" and insert "**duplex:**".

16 Page 22, line 14, delete "townhouse." and insert "**duplex.**"

17 Page 24, delete lines 29 through 31, begin a new paragraph and
18 insert:

19 **"(b) Except for infrastructure identified in IC 36-7-4-1309(2), an**
20 **impact fee may not be charged by the unit unless the land was**
21 **subject to an impact fee before a building permit related**
22 **conversion was filed with the unit. The impact fee for**
23 **infrastructure identified in IC 36-7-4-1309(2) shall not exceed fifty**
24 **percent (50%) of the impact fee rate charged for a single family**
25 **dwelling."**

26 Page 25, line 12, delete "IC 36-7-4-201.5" and insert "**IC 36-7-4-**
27 **201.3."**

28 Page 25, line 28, delete "IC 36-7-4.1-11." and insert "**section 11 of**
29 **this chapter."**

30 Page 26, delete lines 35 through 42.

31 Page 27, delete lines 1 through 32.

32 Page 27, line 33, delete "20." and insert "**19."**

33 Page 27, line 36, delete "unit may not require a".

34 Page 27, line 37, delete "six (6)" and insert "**three (3)**".

35 Page 27, line 39, delete "to have a passenger elevator" and insert
36 **"shall be permitted to have a passenger elevator not".**

37 Page 27, line 41, delete "Sec. 21. Nothing" and insert "**Sec. 20.**
38 **Notwithstanding section 19 of this chapter, nothing"**.

39 Page 28, line 4, delete "agreement;" and insert "**agreement,**
40 **including restrictions relating to an accessory dwelling unit;".**

- 1 Page 28, line 13, delete "22." and insert "**21.**".
- 2 Page 28, line 17, delete "23." and insert "**22.**".
(Reference is to HB 1001 as introduced.)