

**LEGISLATIVE SERVICES AGENCY**  
**OFFICE OF FISCAL AND MANAGEMENT ANALYSIS**  
**FISCAL IMPACT STATEMENT**

**LS 6828**

**BILL NUMBER:** SB 228

**NOTE PREPARED:** Jan 22, 2026

**BILL AMENDED:**

**SUBJECT:** Midwest Continental Divide Commission.

**FIRST AUTHOR:** Sen. Niezgodska

**BILL STATUS:** CR Adopted - 1<sup>st</sup> House

**FIRST SPONSOR:**

**FUNDS AFFECTED:**

**GENERAL  
DEDICATED  
FEDERAL**

**IMPACT:** Local

**Summary of Legislation:** This bill makes the following changes to the law regarding the Midwest Continental Divide Commission (MCDC):

- (1) It amends the definition of a "land use and zoning plan" (plan) to provide that it is a plan and not an overlay district.
- (2) It also requires the commission to consider any change or variance in zoning to be consistent with the plan that is:
  - (A) inconsistent with the plan; and
  - (B) not more than 1/2 mile from a trail project approved by the commission and the eligible county or city.

**Effective Date:** July 1, 2026.

**Explanation of State Expenditures:**

**Explanation of State Revenues:**

**Explanation of Local Expenditures:** This bill's provisions may result in a minor workload increase for the MCDC to approve zoning changes and should be able to be implemented with existing resources.

**Explanation of Local Revenues:**

**State Agencies Affected:**

**Local Agencies Affected:** Midwest Continental Divide Commission; county and municipal zoning boards.

**Information Sources:**

**Fiscal Analyst:** Katherine Timperman, 317-232-9571.