



A JOINT RESOLUTION OF THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF MONTANA REQUESTING AN INTERIM STUDY OF METHODS TO INCREASE HOUSING DENSITY AND AFFORDABILITY; AND REQUIRING THAT THE FINAL RESULTS OF THE STUDY BE REPORTED TO THE 70TH LEGISLATURE.

WHEREAS, Montana communities are in dire need of quality housing supported by sustainable infrastructure, including housing for workers, new families, people seeking to age in place, and people seeking entry-level homes; and

WHEREAS, state government, local governments, and housing developers have a mutual responsibility to investigate paths for addressing the lack of housing in Montana; and

WHEREAS, increasing housing density and building workforce housing, starter homes, and homes for people aging in place requires meaningful partnerships between developers and local governments and a buyer market with the financial means to purchase newly developed homes; and

WHEREAS, increasing housing density also increases the overall taxable value for each acre of housing developments while reducing the tax burden on individual home owners residing within the development; and

WHEREAS, the Governor's bipartisan housing task force has prioritized policies that encourage housing density and the development of housing that is attainable at every income level.

NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF MONTANA:

That the Legislative Council be requested to designate an appropriate interim committee or statutory committee, pursuant to section 5-5-217, MCA, or direct sufficient staff resources to:

- (1) conduct a meaningful and robust investigation into methods to incentivize increased housing density at the local level;
- (2) review state programs to support increased housing units supported by existing and new infrastructure;
- (3) analyze the economic implications of increased housing availability created by increased housing density, including potential property tax implications for individual home owners and the taxable value of new and existing developments;
- (4) identify programs that provide financial means for local governments to improve key water and wastewater systems; and
- (5) investigate methods or programs to encourage greater density in housing developments that utilize city infrastructure.

BE IT FURTHER RESOLVED, that the study include input from appropriate stakeholders, including but not limited to for-profit and nonprofit housing developers, local governments, housing advocates, and appropriate state department staff.

BE IT FURTHER RESOLVED, that if the study is assigned to staff, any findings or conclusions be presented to and reviewed by an appropriate committee designated by the Legislative Council.

BE IT FURTHER RESOLVED, that all aspects of the study, including presentation and review requirements, be concluded prior to September 15, 2026.

BE IT FURTHER RESOLVED, that the final results of the study, including any findings, conclusions, comments, or recommendations of the appropriate committee, be reported to the 70th Legislature.

- END -

I hereby certify that the within bill,
HJ 30, originated in the House.

Chief Clerk of the House

Speaker of the House

Signed this _____ day
of _____, 2025.

President of the Senate

Signed this _____ day
of _____, 2025.

HOUSE JOINT RESOLUTION NO. 30

INTRODUCED BY J. DARLING, M. BERTOGLIO, L. BREWSTER, C. SPRUNGER

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