

IN THE SENATE

SENATE CONCURRENT RESOLUTION NO. 103

BY LOCAL GOVERNMENT AND TAXATION COMMITTEE

A CONCURRENT RESOLUTION

STATING FINDINGS OF THE LEGISLATURE AND AUTHORIZING THE LEGISLATIVE COUNCIL
TO APPOINT A COMMITTEE TO UNDERTAKE AND COMPLETE A STUDY OF STATE AND LO-
CAL LAND USE REGULATIONS AND THE IMPACT ON HOUSING SUPPLY.

Be It Resolved by the Legislature of the State of Idaho:

WHEREAS, Idaho's growing population has increased demand for housing,
presenting challenges for Idaho residents. The availability of housing is
essential to support Idaho's workforce, strengthen communities, and main-
tain the State's economic growth; and

WHEREAS, rising housing costs and limited housing supply create chal-
lenges for many Idahoans. Proactively addressing these issues can help en-
sure stable housing options for residents while supporting the State's eco-
nomic vitality; and

WHEREAS, current land use regulations play a significant role in shap-
ing housing development. A thoughtful review of these regulations can iden-
tify opportunities to balance oversight with the need to encourage housing
production in a cost-effective and efficient manner; and

WHEREAS, establishing an interim committee will provide an opportunity
for a comprehensive review of local land use regulations and the impact
on housing affordability and availability, including evaluation of city
comprehensive plans and zoning codes to ensure alignment with Sections
67-6502(a) and 67-6508(a), Idaho Code, and the regulatory processes for
conditional use permits. The committee will ultimately seek to identify
opportunities to reduce regulatory building costs and waiting times and to
provide greater flexibility in housing development; and

WHEREAS, a better understanding of the effects of land use regula-
tions on housing can guide policymakers, developers, and community leaders
in identifying practical and effective strategies to improve housing af-
fordability while maintaining local control and regulatory integrity.
The interim committee's work will promote transparency, collaboration
between multiple stakeholders, and accountability, fostering informed de-
cision-making; and

WHEREAS, Idaho has a unique opportunity to proactively address hous-
ing challenges by studying regulatory impacts and developing actionable,
locally appropriate solutions. This approach will position the State as a
leader in addressing housing affordability while respecting Idaho's values
of fiscal responsibility, local control, and reduced red tape.

NOW, THEREFORE, BE IT RESOLVED by the members of the First Regular Ses-
sion of the Sixty-eighth Idaho Legislature, the Senate and the House of Rep-
resentatives concurring therein, that the Legislative Council is authorized
to appoint a committee to undertake and complete a study of state and local
land use regulations and the impact on housing supply, which shall consist of
three (3) members of the House of Representatives, including two (2) members

1 of the majority party and one (1) member of the minority party, and three (3)
2 members of the Senate, including two (2) members of the majority party and
3 one (1) member of the minority party. The Legislative Council shall autho-
4 rize the committee to receive input, advice, and assistance from interested
5 and affected parties who are not members of the Legislature.

6 BE IT FURTHER RESOLVED that nonlegislative members of the committee
7 shall be appointed by the cochairs of the committee who are appointed by the
8 Legislative Council. Appointments to the committee shall include, to the
9 extent practicable, members from the Idaho Chapter of the American Institute
10 of Architects, the Idaho Chapter of the American Planning Association, the
11 American Society of Landscape Architects, the Idaho Department of Environ-
12 mental Quality, the Association of Idaho Cities, the Idaho Association of
13 Counties, the Idaho Associated General Contractors, the Idaho Association
14 of REALTORS®, the Idaho Home Builders Association, and other city, county,
15 or consolidated city-county government and industry representatives as
16 deemed necessary. Nonlegislative members of the advisory committee shall
17 not be reimbursed from legislative funds for per diem, mileage, or other
18 expenses and shall not have voting privileges regarding the committee's rec-
19 ommendations or proposed legislation.

20 BE IT FURTHER RESOLVED that the Legislative Services Office shall pro-
21 vide staff support to the committee.

22 BE IT FURTHER RESOLVED that the committee shall report its findings,
23 recommendations, including whether to reauthorize the committee, and pro-
24 posed legislation, if any, to the Second Regular Session of the Sixty-eighth
25 Idaho Legislature.