

STATEMENT OF PURPOSE

RS33078C1 / S1279

With the national median age of first-time homebuyers having recently reached 40, the need to reduce barriers of entry in the face of increasing cost of living and artificial scarcity is ever more apparent.

This legislation removes red tape discouraging first-time homeownership by enabling small-lot starter home subdivisions on vacant residential land, removing restrictive covenants and local zoning barriers that prevent compact single-family development. It sets reasonable state standards for lot size, frontage, setbacks, and density, while preserving health, safety, environmental, and infrastructure requirements.

FISCAL NOTE

This legislation is not expected to impose any fiscal costs on the State of Idaho. The bill does not create new state programs, mandate new spending, or authorize appropriations.

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DISCLAIMER: This statement of purpose and fiscal note are a mere attachment to this bill and prepared by a proponent of the bill. It is neither intended as an expression of legislative intent nor intended for any use outside of the legislative process, including judicial review (Joint Rule 18).