

STORAGE NAME: h3223s1.rpp

DATE: February 27, 1998

**HOUSE OF REPRESENTATIVES
COMMITTEE ON
REAL PROPERTY & PROBATE
BILL RESEARCH & ECONOMIC IMPACT STATEMENT**

BILL #: CS/HB 3223

RELATING TO: Land Platting

SPONSOR(S): Committee on Real Property and Probate and Representative Dockery

COMPANION BILL(S): Identical SB 406, Compare 2ND ENG/HB 2011

ORIGINATING COMMITTEE(S)/COMMITTEE(S) OF REFERENCE:

- (1) REAL PROPERTY & PROBATE 4 YEAS 0 NAYS
 - (2)
 - (3)
 - (4)
 - (5)
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I. SUMMARY:

CS/HB 3223 revises existing definitions and adds new definitions in ch. 177, F.S., relating to land boundary regulation and platting of subdivided lands. The bill requires the platting of lands by "professional surveyors and mappers". The bill sets minimum standards for platting throughout the state. Different types of monuments are identified and minimum size requirements for the monuments are specified in law. All lot corners of the plat must be monumented prior to the recording or prior to release of the improvement bond in cases where the plat is recorded and the planned improvements are bonded.

The bill requires that all plats be reviewed for conformity to ch. 177, F.S., by a professional surveyor and mapper either employed by or under contract with the local governing body. Evidence of the review must be placed on the plat. The cost of the review will be borne by the legal entity offering the plat for recordation.

This bill should not have a fiscal impact on state or local governments.