

HOUSE RESEARCH

Bill Summary

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Allows a nonconforming use to be repaired, replaced, restored, maintained, or improved but not expanded, unless it is discontinued for more than one year and no improvement, repair, replacement, restoration, or maintenance has commenced within the year. Allows a municipality to permit expansion by ordinance. Strikes language that requires discontinuing a nonconforming use if it is destroyed by more than 50 percent of its market value.

Under current law, a nonconforming use may only be repaired and maintained, but must be replaced with a conforming use if not in use for more than one year or if destroyed by more than 50 percent of its market value.