

HOUSE RESEARCH

Bill Summary

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**This bill summary consists of an overview completed for the bill by the
Minnesota State Bar Association - Real Property Division.**

This bill is a recodification of the platting statute, modeled after similar platting statutes in other states, and seeks to:

Clarify the permissible use of platting

Define certain terms used relative to platting

Update the statute to reflect changes in standards, technologies, and processes

Cross reference for preparation and recording requirements to reduce redundancies.

Logically organize plat preparation and recording requirements

Section

1 Subdivision 1, Donations

Changes to this section clarifies that public road dedications are easements, and park dedications are fee title, but subject to rights of reversion.

Section

Subdivision 2, Purpose

How platting can be used by local governments is not entirely clear in current law. This subdivision clarifies that platting may be used to simplify legal descriptions and supplement minor subdivision procedures, and are subject to the approval of the elected body of local government units, who may in some circumstances delegate the approval to a designated official.

Subdivision 3, Definitions

Terms such as lot, block, outlot, survey line and other words are used in the current law, but their meaning is not always understood. This subdivision adds platting term definitions to the law.

- 2 The existing language in 505.02 is replaced with section 505.021, titled "Plat Contents; Survey; County Surveyor Approval" which generally describes how a plat is to be prepared. Plat preparations are currently described in sections 505.02, 505.03, and 505.08 are organized into eleven subdivisions. Most of the standards remain the same, but issues dealing with ownership interest, dedications and certifications are further clarified. The most significant changes deal with plat size (22 x 34 inch, the standard used by engineers, architects and media industry); plat media (mylar material only); mathematical data (higher closure tolerance of .02 foot); and public ways (universal term for streets and highways).
- 3 The existing language dealing with plat preparations is moved into section 505.021. All other language dealing with plat approval is not changed.
- 4 The existing language of this section deals with recording and real estate taxes. Recording issues also found in existing section 505.08 were moved into this section, so all plat recording issues could be located in one section. Other changes further clarify payment of real estate taxes, copies and recorder/registrar of titles issues.
- 5 The existing language in this section dealing with plat preparations was moved into section 505.021. The existing language dealing with recording was moved into sections 505.04.
- 6 The existing language in this section was cross-referenced to the appropriate plat preparation sections in 505.21 and 505.04 for uniformity.
- 7 The repealer takes out sections that are repeated in current law, as well as repeals outdated sections.