



MERCATUS CENTER
George Mason University

Land Use Reform at the State Level

A Survey of Recent Changes

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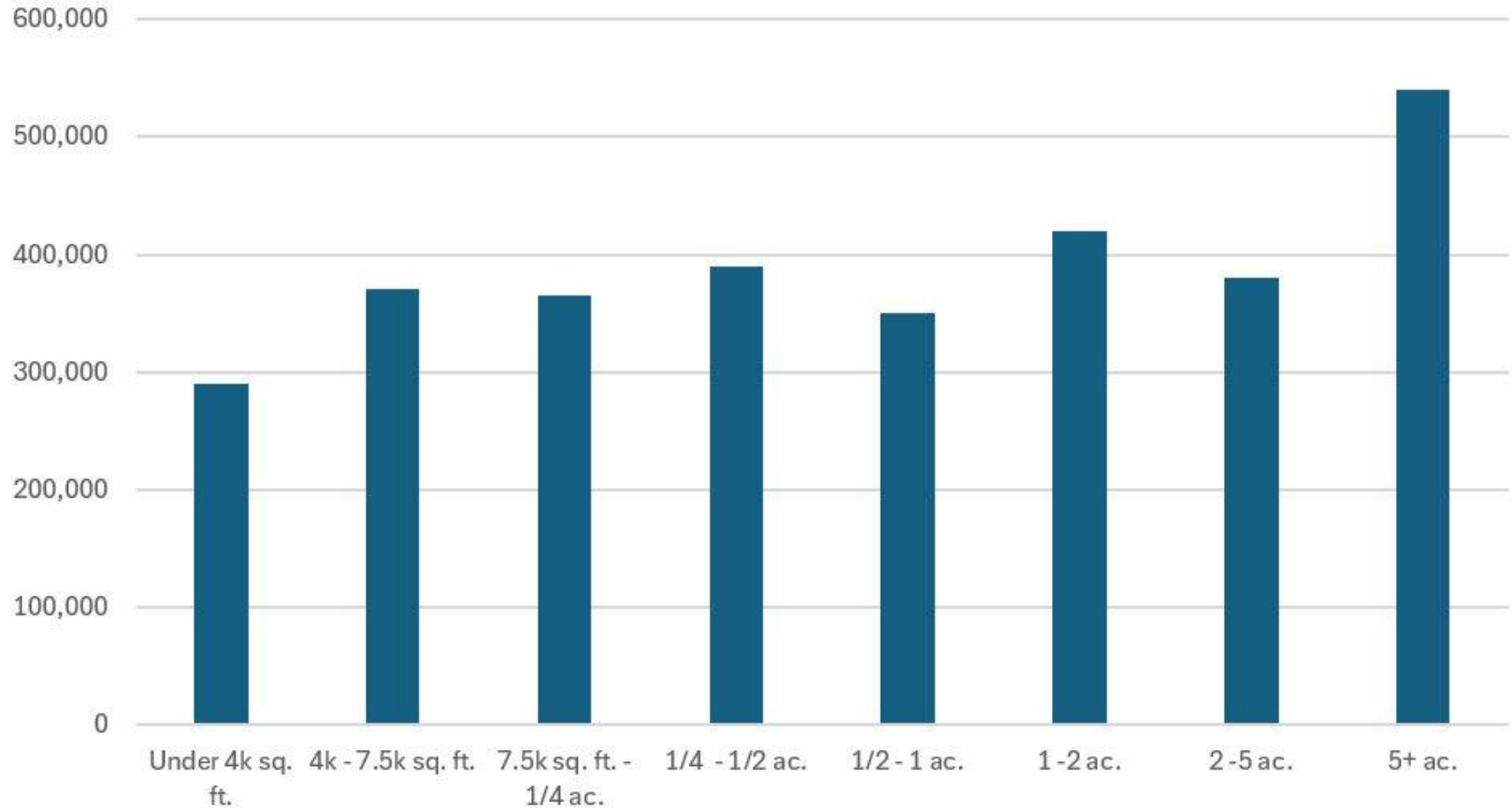
Some Notable Developments in State Land Use Legislation in 2025

- **Minimum lot size reform:** Texas, Utah and Maine
- **ADU reform:** Arkansas, Iowa, Maryland, Arizona, Montana, Nevada, Washington and New Hampshire
- **Permitting reform:** Texas, Tennessee, Indiana, Maine, Oregon, Florida, Rhode Island, Montana, Arizona
- **Residential in commercial zones:** Texas, Florida, Arizona, New Hampshire, Connecticut, Rhode Island, Maine
- **Courts and Appeals:** Alabama, Louisiana, Texas, Florida, New Hampshire, California, Montana

Mercatus “Menu of Options” For 2026 State Land Use Reforms

- **Permit ADUs**
- **Residential in Commercial**
- **Cap Lot Sizes**
- **Promote TOD**
- **Limit Parking Mandates**
- **“Specific and Objective” Rules**
- **Third-party Review**
- **Protest Petitions**
- **Legalize Existing Conditions**
- **Limit Downzoning**
- **Reform Standing**
- **TN HOA Reforms**
- **Vested Rights**
- **Limit Exactions**
- **HUD Homes**
- **Aesthetics**
- **Single-Stair**
- **Elevator Reforms**

New Homes in Kentucky By Median Listing Price and Lot Size (2025 Data)





Recommendations for Kentucky

- Issues to Revisit:
 - ADU legalization
 - Litigation reform
 - Missing middle
 - Residential in commercial zones
- New Issues to Consider
 - Enhancing vested rights
 - "Tennessee-style" HOAs
 - Starter home reforms
 - Limiting parking minimums

Thank you

Questions or Comments?



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