

**Local Government Mandate Statement
Kentucky Legislative Research Commission
2025 Regular Session**

Part I: Measure Information

Bill Request #:	1368	Bill #:	HB 321/SCS 1
Document ID #:	7312	Sponsor:	Representative DJ Johnson
Bill Title:	AN ACT relating to planning and zoning training.		

Unit of Government: City County Urban-County
 Charter County Consolidated Local Unified Local

Office(s) Impacted: Any local government entities hiring planning and zoning officials

Requirement: Mandatory Optional

Effect on Powers & Duties: Modifies Existing Adds New Eliminates Existing

Other Fiscal Statement(s) that may exist: Actuarial Analysis Corrections Impact
 Health Benefit Mandate State Employee Health Plan

Part II: Bill Provisions and the Estimated Fiscal Impact Relating to Local Government

Section 1 of HB 321/SCS 1 would repeal, reenact, and amend KRS 147A.027 as a new section of KRS Chapter 100 to require that the initial orientation training for planning commissioners and board of adjustment members take place within the year before or after their appointment. This training must include at least one hour on the impact of planning and zoning policies and procedures on housing supply and accessibility. Additionally, planning professionals, zoning administrators, administrative officials, and their deputies and assistants would be required to complete at least one hour of this same training within 120 days of employment. All these officials would be required to report their completion of orientation training within 30 days.

Section 1 HB 321/SCS 1 would also adjust continuing education requirements. Planning commissioners and board of adjustment members would still need to complete 8 hours of continuing education, but one of those hours would now have to focus on the impact of planning and zoning policies on housing supply and accessibility. The timeframe for completing these hours would be extended from 2 calendar years to 4. Planning professionals, zoning administrators, administrative officials, and their deputies and

assistants would remain subject to a 16-hour continuing education requirement every 2 years, but at least one of those hours would now have to address housing-related impacts. All officials would be required to report their continuing education training within 30 days of completion.

Section 2 of HB 321/SCS 1 would amend KRS 100.347 to prohibit individuals from appealing a final action by a board of adjustment, planning commission, or the legislative body of any city, county, consolidated local government, or urban-county government related to a map amendment unless they own real property within the same zoning district as the property that is the subject of the final action.

The fiscal impact of HB 321/SCS 1 on local governments is indeterminable but likely to be minimal to moderate.

Section 1 of HB 321/SCS 1 does not change the number of training hours planning professionals are required to maintain. Local governments that provide training materials may have to provide new training on the impact of planning and zoning policies and procedures on housing supply and accessibility, if they do not already do so. These costs could be offset by the fact that HB 321/SCS 1 does not increase the total number of hours required.

By restricting the ability to appeal zoning decisions to individuals who own property within the same zoning district, Section 2 of HB 321/SCS 1 could reduce the number of appeals filed against boards of adjustment, planning commissions, and legislative bodies. This could lead to cost savings for local governments by decreasing legal expenses, administrative burdens, and court-related costs associated with defending zoning decisions. The impact of this would vary by jurisdiction and would depend on the frequency of zoning appeals within the jurisdiction.

Data Source(s): LRC Staff

Preparer: AS **Reviewer:** TJ (MDA) **Date:** 3/12/25