

**17:12 LAND DIVISION ACT - ACT 591**

The Land Division Act regulates the division of land over time. The statute provides for three kinds of land division:

- Exempt splits
- Divisions
- Subdivisions (the old Plat Act)

The Land Division Act does not require review and approval by the County Drain Commissioner for exempt splits or divisions. County Drain Commissioner approval remains necessary for subdivisions. Local municipal regulations can be more restrictive than the requirements of the Land Division Act and can require County Drain Commissioner approval for all land divisions.

**17:12.1 Exempt Splits**

Exempt splits are defined as splits greater than 40 acres (this is similar to the old ten (10)-acre rule). Exempt splits do not require municipal approval so long as the parcel is accessible.

**17:12.2 Land Division**

Each parcel lawfully in existence on March 30, 1997, is defined as a parent parcel and “splittable”. Contiguous parcels with the same ownership are called parent tracts and are only entitled to one set of divisions. A division is any new parcel less than 40 acres. Forty acres or more is not considered a division.

Formula for figuring number of divisions:

For the first ten (10) acres or any part thereof – four (4) divisions available; For each ten (10) acres over the first ten (10) acres – one (1) additional division available but not more than 11 more divisions. Then, for each additional whole 40 acres over 120 acres – one (1) additional division;

Bonus divisions:

For parcels of 20 acres or more, two (2) bonus divisions available, if;

1. One of the parcels is 60 percent or more of the area of the original parent parcel or parent tract.

OR

2. All the parcels created are accessed by a new road (public or private).

Parcels created can be re-divided in ten (10) years, but under a different formula:

After ten (10) years – two (2) parcels for the first ten (10) acres or fraction thereof plus one (1) additional parcel for each ten (10) acres over the first ten (10) acres to a maximum of seven (7) parcels with three (3) bonus parcels if one of the parcels created is 60 percent or more of the ten (10)-year parent parcel.

Parcels under ten (10) acres cannot exceed 4:1 ratio (width to depth).

The right to make divisions are transferable and reservable but only within the parent parcel or parent tract.

Municipal approval is required on all divisions, with the following items required:

1. Submit adequate and accurate legal descriptions with public utility easements shown.
2. Cannot exceed 4:1 ratio or less if township requires. (A township can allow greater ratios but must enact ordinance to allow.)
3. Meets minimum municipality lot width requirements.
4. Meets minimum municipality lot area requirements.
5. Has adequate access as required by State Transportation Department or County Road Commission.
6. Cannot exceed maximum allowable number of parcels.
7. Easements for public utilities.

### **17:12.3 Subdivisions**

Subdivisions are splits that do not meet the requirements for “land division” and must be platted. The old Plat Act (P.A. 288 of 1967) is found in Section 560.105 of the Land Division Act. The approval process for land subdivisions in Michigan is outlined below:

#### **(1) Definitions**

**Plat:** A map or chart of a subdivision of land.

**Preliminary Plat:** A map showing the salient features of a proposed subdivision submitted to an approving authority for the purpose of preliminary considerations.

**Subdivide or Subdivision:** The partitioning or dividing of a parcel or tract of land by the proprietor thereof or by his heirs, executors, administrators, legal representatives, successors or assigns for the purpose of sale, or lease of more than one year, or of building development where the act of division creates five (5) or more parcels of land each of which is ten (10) acres or less in area; or five (5) or more parcels of land each of which is ten (10) acres or less in area are created by successive divisions within a period of ten (10) years.

**Proprietor:** A natural person, firm, association, partnership, corporation or combination of any of them that may hold any ownership interest in land whether recorded or not.

**(2) Preliminary Plat Phase**

- a) The three phases: pre-preliminary, preliminary, and final preliminary plat approval.
- b) Should receive preliminary approval from regulatory agencies (Michigan Department of Environmental Quality (MDEQ), local Health Department, Road Commission, Drain Commissioner)

**(3) The Final Plat Phase (Certificates and Approval)**

- a) Surveyor's Certificate
- b) Proprietor's Certificate
- c) County Treasurer's Certificate: Payment of taxes and liens.
- d) County Drain Commissioner:
  1. Compliance requirements; each office must have published document.
  2. Bonds/surety and other requirements.
  3. Agreements and compliance with drain code.
- e) County Road Commission (if they have jurisdiction):
  1. Published compliance requirements are required.
  2. Bonds/surety and other requirements.
  3. Majority of the commission must sign.
- f) Municipal Approval:
  1. Planning commission approval if local ordinance provides for this.
  2. Governing body approval:
    - Plat must comply with approved final preliminary plat.
    - Improvements required must be completed or surety placed at owner discretion.
    - Plat must comply with technical standards (as verified by the municipality).
- g) County Plat Board approval: Certifies that plat meets their published requirements and was reviewed by them and/or the County Plat Engineer.
- h) Michigan Department of Transportation Certificate (if applicable): Certifies that plat meets Commission's published rules.

- i) Department of Commerce Subdivision Control Unit Approval:
  - 1. Reviews all technical aspects of plat.
  - 2. Certifies that plat conforms to the Act and their published rules and that plat has their approval.
- j) Register of Deeds Recording certificate:
  - 1. Certifies time, date, and location of recording.
  - 2. Records liber and page of associated restrictions filed with the plat.
  - 3. Certifies to Department of Commerce that plat has been recorded.

## **APPENDIX**

1. Checklist for Preliminary Developments
2. Checklist for Final Plats
3. Flow Chart – Subdivision Control Act
4. Sample Plat
5. Land Division Table

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CHECKLIST FOR PRELIMINARY DEVELOPMENTS

Development Name: _____	Date: _____
Location: _____	Reviewed By: _____

Developer/Owner: _____	
Developer's Engineer: _____	
Contact Person: _____	Telephone: _____

Reviewing Agency: _____	
Contact Person: _____	Telephone: _____

**Provided/  
Satisfactory    Comments**

**General**

- |   |       |       |
|---|-------|-------|
| 1. Development name.  | _____ | _____ |
| 2. Description of location (including section and fractional portion thereof, town or city and County, Michigan). | _____ | _____ |
| 3. Location map.  | _____ | _____ |
| 4. Name, address, and telephone number of proprietor.   | _____ | _____ |
| 5. Name, address, and telephone number of engineer<br>_____ or surveyor.  | _____ | _____ |
| 6. North arrow and scale (not more than 1" = 100').<br>_____  | _____ | _____ |

**Legend**

- |  |       |       |
|--|-------|-------|
| 7. Development boundary.   | _____ | _____ |
| 8. Identification of all joining parcels (for subdivisions show lot number, subdivision name, liber, and page numbers; for metes and bounds parcels show permanent parcel number). | _____ | _____ |

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9. Overall property description metes and bounds \_\_\_\_\_  
 \_\_\_\_\_  
 (with ties to government corner).

**Provided/  
 Satisfactory** **Comments**

10. Lot dimensions (scaled or computed). \_\_\_\_\_  
 11. Lot numbers. \_\_\_\_\_  
 12. Building setback lines. \_\_\_\_\_

**Topographical**

13. Existing buildings (label those under construction \_\_\_\_\_  
 \_\_\_\_\_  
 with address).

14. Existing roads (with name, ROW width, and \_\_\_\_\_  
 type of surface).

15. Proposed roads (with name, ROW width, and type \_\_\_\_\_  
 \_\_\_\_\_  
 of surface).

16. Existing contours (no greater than a 2' interval inside \_\_\_\_\_  
 the plat; no greater than a 5' interval outside the plat).

17. Proposed contours. \_\_\_\_\_

18. Typical lot grading plan (detail, statement, \_\_\_\_\_  
 or drainage arrows).

19. Available soils data, soil boring logs, and locations \_\_\_\_\_  
 \_\_\_\_\_  
 (include ground elevation and water table information).

**Drainage**

20. Offsite watershed areas (with boundaries and acreage \_\_\_\_\_  
 \_\_\_\_\_  
 to be shown on location map).

21. All existing drainage courses and structures (with \_\_\_\_\_  
 \_\_\_\_\_  
 proper labeling as to type, size, and invert elevations).

22. County drains (permission required to connect). \_\_\_\_\_  
 \_\_\_\_\_

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- 23. Proposed drainage systems (clearly identify all open and enclosed portions). \_\_\_\_\_
- 24. Floodplain contour (existing or proposed). \_\_\_\_\_
- 25. Existing wetlands. \_\_\_\_\_
- 26. Proposed storm water detention/infiltration basins. \_\_\_\_\_

**Provided/  
Satisfactory**    **Comments**

**Stormwater Design**

- 27. Calculations. \_\_\_\_\_
- 28. Inlet capacity/spacing. \_\_\_\_\_
- 29. Adequate size/slopes. \_\_\_\_\_
- 30. Pipe material. \_\_\_\_\_
- 31. Submergence. \_\_\_\_\_
- 32. Outlet erosion control. \_\_\_\_\_
- 33. HWL in relation to low TOC elevation. \_\_\_\_\_

Detention/Infiltration Basins

- 34. Required volume/release rate. \_\_\_\_\_
- 35. Adequate volume provided. \_\_\_\_\_
- 36. Side slopes. \_\_\_\_\_
- 37. Overflow spillway. \_\_\_\_\_
- 38. Hydraulic calcs. for transfer or outlet pipe. \_\_\_\_\_
- 39. Minimum basement floor elevations established. \_\_\_\_\_
- 40. Ensure proper siting. \_\_\_\_\_

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**Easements**

- 41. Utility easements (with dimensions and type of utility). \_\_\_\_\_
- 42. Existing and proposed drainage easements. \_\_\_\_\_
- 43. Offsite drain easements or rights-of-way. \_\_\_\_\_

Provided/  
Satisfactory    Comments

**Maintenance**

- 44. Identification of agency proposed to assume ownership of the drainage system (including the detention and/or infiltration basins). \_\_\_\_\_

**Fee**

- 45. Development fee. \_\_\_\_\_

COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Prepared by:  
 FTC&H  
 6090 E. Fulton  
 Ada, Michigan 49301

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CHECKLIST FOR FINAL PLATS

SUBDIVISION NAME: \_\_\_\_\_ DEVELOPER: \_\_\_\_\_

LOCATION: \_\_\_\_\_ REVIEWED BY: \_\_\_\_\_

Initial Reviews

Date(s) Completed

- 1. Preliminary plat including (site plan, grading & drainage plan, and engineering calculations):  
     Submitted \_\_\_\_\_  
     Approved \_\_\_\_\_
- 2. Plat review fees are paid. \_\_\_\_\_
- 3. Construction drawings:  
     Submitted \_\_\_\_\_  
     Approved \_\_\_\_\_

Prior to Construction

- 4. Evidence of contractor's insurance coverage. \_\_\_\_\_
- 5. Copy of signed construction contract. \_\_\_\_\_
- 6. Inspection deposits received. \_\_\_\_\_
- 7. Soil erosion and sedimentation control permit (Part 91 Act 451, P.A. 1972) received. \_\_\_\_\_
- 8. "Flooding" easement agreement submitted. \_\_\_\_\_

Prior to Final Plat Approval

- 9. Certification that county drains and storm water system have been improved in accordance with approved construction drawings. \_\_\_\_\_

- or -

The proprietor has entered into an agreement with the

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Commissioner or governing body and has posted surety for faithful performance of the agreement.

\_\_\_\_\_

- 10. Recordable release of rights-of-way are provided in the name of the drainage district.

\_\_\_\_\_

**Date(s) Completed**

- 11. Approval has been given for any improvements required to existing county drains and permit fees are paid.

\_\_\_\_\_

- 12. A drainage district has been established (adjusted), legal descriptions and a maintenance agreement are provided.

\_\_\_\_\_

- or -

A letter of commitment from the local municipality, governmental agency, or association has been executed.

\_\_\_\_\_

- 13. Copies of restrictive covenants have been provided.

\_\_\_\_\_

**Upon Completion of Construction**

- 14. Guarantee for repairs of any defects in the work for a period of one year is provided.

\_\_\_\_\_

- 15. Construction record drawings are provided.

\_\_\_\_\_

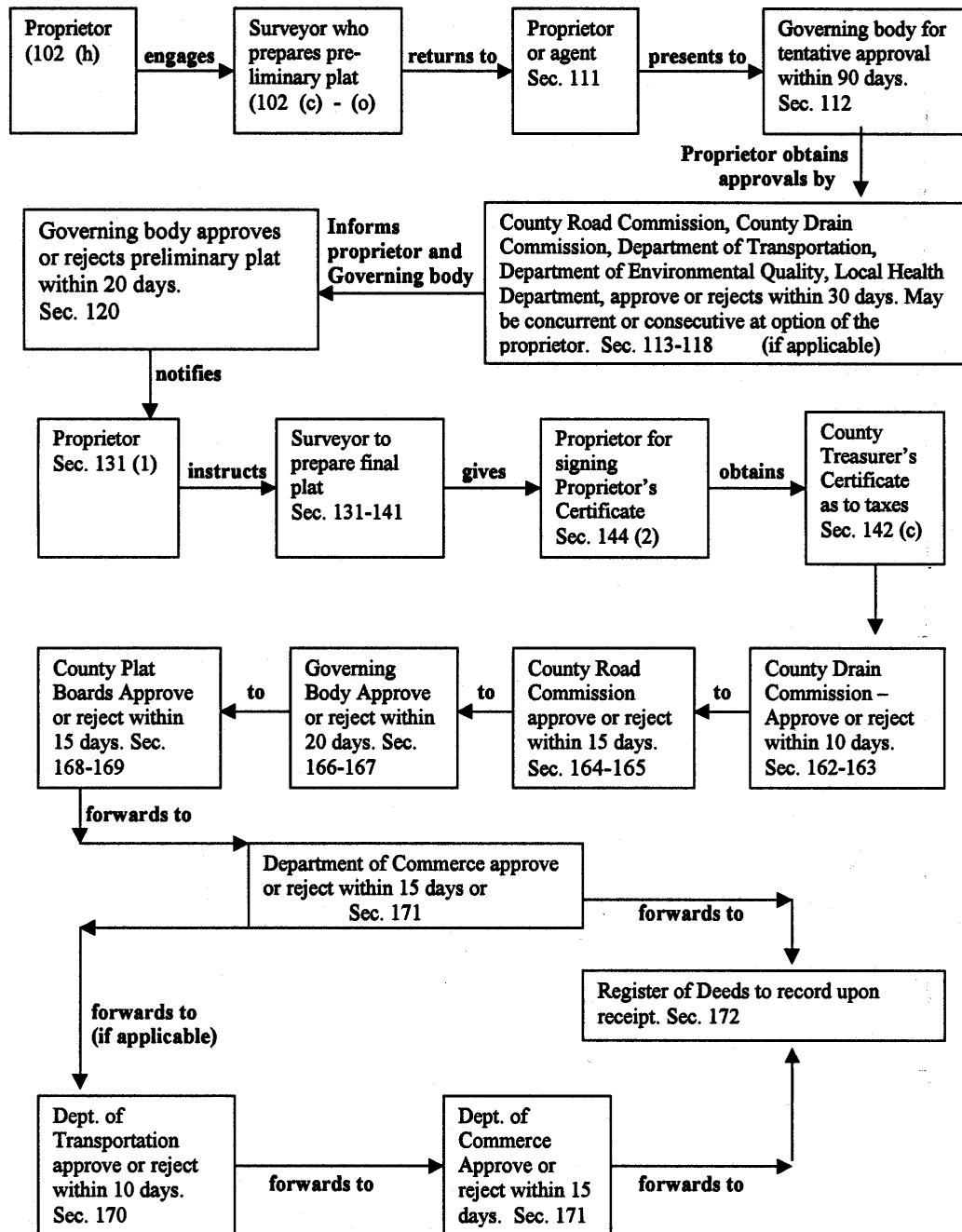
- 16. Engineer's certificate is provided.

\_\_\_\_\_

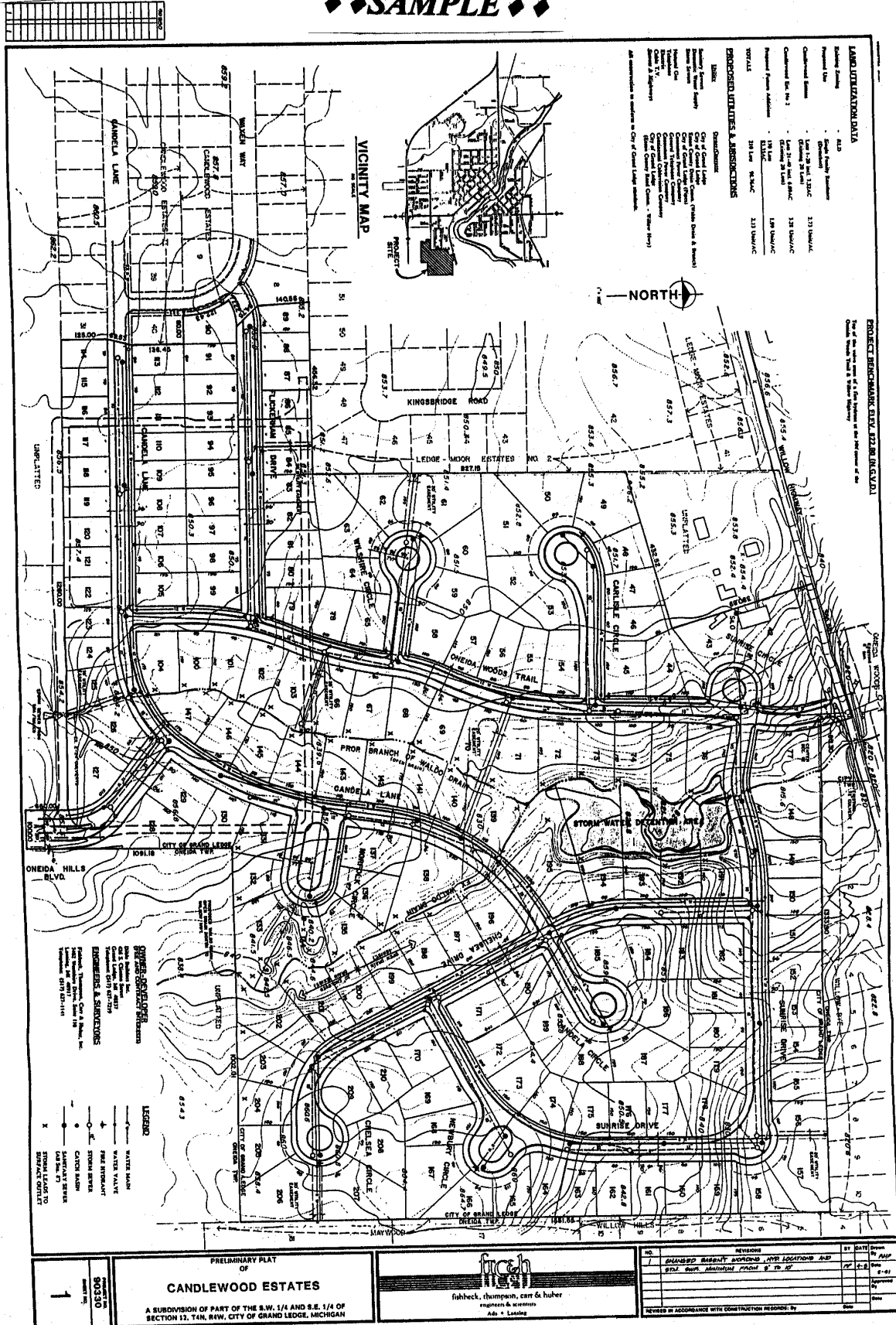
- 17. Maintenance deposit is provided.

\_\_\_\_\_

**SUBDIVISION CONTROL ACT FLOW CHART**  
**ACT 288 OF 1967 – EFFECTIVE JANUARY 1, 1968**



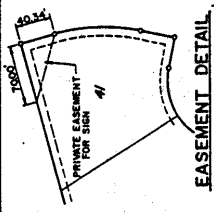
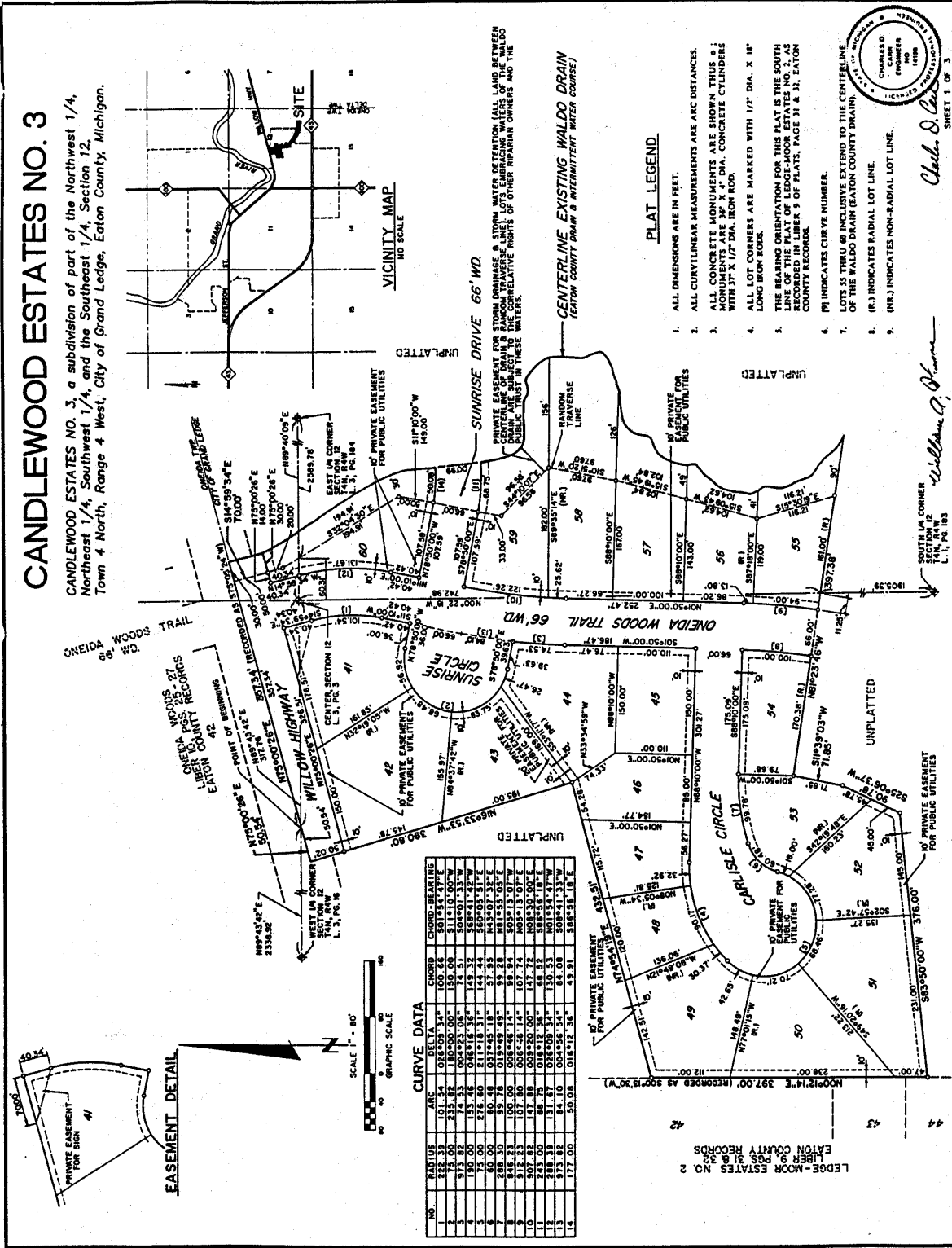
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# CANDLEWOOD ESTATES NO. 3

CANDLEWOOD ESTATES NO. 3, a subdivision of part of the Northwest 1/4, Northeast 1/4, Southwest 1/4, and the Southeast 1/4, Section 12, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan.



**CURVE DATA**

NO.	RADIUS	ARC	DELTA	CHORD	BEARING
1	272.00	33.52	10.90	111.00	111.00°
2	150.00	15.00	5.14	51.00	111.00°
3	915.82	74.53	0.64	23.08	044°23'08"
4	190.00	153.48	0.48	18.38	388°41'42"
5	150.00	216.48	0.37	14.50	345°00'32"
6	150.00	216.48	0.37	14.50	315°00'32"
7	288.30	99.78	0.19	49.49	81°55'05"
8	648.23	100.00	0.08	48.15	99.84
9	317.83	107.60	0.16	53.80	305°15'07"
10	317.83	107.60	0.16	53.80	191.72
11	245.00	66.76	0.18	33.38	288°58'18"
12	288.39	131.67	0.08	66.34	150.53
13	975.82	84.10	0.04	48.54	86.08
14	177.00	30.08	0.18	15.28	288°28'18"

- PLAT LEGEND**
- ALL DIMENSIONS ARE IN FEET.
  - ALL CURVILINEAR MEASUREMENTS ARE ARC DISTANCES.
  - ALL CONCRETE MONUMENTS ARE SHOWN, THUS : MONUMENTS ARE 3" X 4" DIA. CONCRETE CYLINDERS WITH 3/4" X 1/2" DIA. IRON ROD.
  - ALL LOT CORNERS ARE MARKED WITH 1/2" DIA. X 12" LONG IRON RODS.
  - THE BEARING ORIENTATION FOR THIS PLAT IS THE SOUTH LINE OF THE PLAT OF LEDGE-MOOR ESTATES NO. 2, AS RECORDED IN LIBER 9 OF PLATS, PAGE 31 & 32, EATON COUNTY RECORDS.
  - (PI) INDICATES CURVE NUMBER.
  - LOTS 55 THRU 46 INCLUSIVE EXTEND TO THE CENTERLINE OF THE WALDO DRAIN (EATON COUNTY DRAIN).
  - (R) INDICATES RADIAL LOT LINE.
  - (NR) INDICATES NON-RADIAL LOT LINE.



William A. Brown  
 SOUTH LA CORNER  
 SECTION 12  
 T.4 N., R.4 W.  
 L.1, P.183

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SURVEYOR'S CERTIFICATE

I, William A. Johnson, Licensed Land Surveyor, certify: That I have surveyed, divided and mapped the land shown on this plat, described as follows: CANDLEWOOD ESTATES NO. 3, a subdivision of part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and the Southeast 1/4, Section 12, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan, described as:

This plat consists of 20 lots, numbered 41 thru 60 inclusive. The total area of the plat is 12.79 acres. That I have made such survey, land-division and plat by the direction of the owners of such land. That each plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivisions of it. That the required measurements and lot markers have been located in the ground on that survey has been deposited with the municipality, as required by section 125 of the act. That the accuracy of survey is within the limits required by Section 126 of the act. That the bearings shown on the plat are expressed as required by Section 126(3) of the act and as explained in the legend.

Oct. 21 1991
Charles D. Carr, P.E.
President
William A. Johnson, L.L.S. #17564



PROPRIETORS CERTIFICATE - CORPORATION

Dibb Builders, Inc., a Michigan corporation duly organized and existing under the laws of the State of Michigan, divided, mapped and dedicated as represented on this plat and that the driveway, electric, water and highways set for the use of the public; that the public utility easements are private easements, that all other easements are for the use of the Drain for Grand Ledge County Drain and that the embanking waters of the Waldo Drain are subject to the correlative rights of other riparian owners and the public trust in these waters.

Thomas M. Dibb, President
Thomas M. Dibb, Michigan 48137

ACKNOWLEDGEMENT

State of Michigan
Eaton County

Presently came before me this 14 day of November, 1991, Thomas M. Dibb, President of the above named corporation, and to me known to be such president of said corporation, who executed the foregoing instrument, and he acknowledged that he executed the foregoing instrument as such officer at the free act and deed of said corporation, by its authority.

My Commission Expires: January 19, 1992.
Charles D. Carr, P.E.
President
Eaton County, Michigan

PROPRIETORS CERTIFICATE - CORPORATION

Capital Federal Savings Bank, a national banking association duly organized and existing under the laws of the United States of America, by James W. Clark, Secretary/Treasurer and James S. Levretta, Vice President, as proprietors, has caused the land to be surveyed, divided and mapped and dedicated as represented on this plat and that the public utility easements are private easements, that all other easements are for the use of the Drain for Grand Ledge County Drain and that the embanking waters of the Waldo Drain are subject to the correlative rights of other riparian owners and the public trust in these waters.

James W. Clark, Secretary/Treasurer
James S. Levretta, Vice President

ACKNOWLEDGEMENT

State of Michigan
Eaton County

Presently came before me this 15 day of November, 1991, James S. Levretta, Vice President and James W. Clark, Secretary/Treasurer of the above named corporation, to me known to be the persons who executed the foregoing instrument, and he acknowledged that they executed the foregoing instrument as such officers at the free act and deed of said corporation, by its authority.

My Commission Expires: January 19, 1992.
Charles D. Carr, P.E.
President
Eaton County, Michigan

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# CANDLEWOOD ESTATES NO. 3

CANDLEWOOD ESTATES NO. 3, a subdivision of part of the Northwest 1/4, Northeast 1/4, Southwest 1/4, and the Southeast 1/4, Section 12, Town 4 North, Range 4 West, City of Grand Ledge, Eaton County, Michigan.

### CERTIFICATE OF MUNICIPAL APPROVAL

I certify that this plat was approved by the City Council of the City of Grand Ledge at a meeting held December 23, 1971, and was reviewed and found to be in compliance with Act 211, P.A. of 1967. That survey has been posted to insure the installation of public sewer and public water services.

*Tracy R. Robinson*  
Mayor  
City of Grand Ledge

### COUNTY PLAT BOARD CERTIFICATE

This plat has been reviewed and is approved by the Eaton County Plat Board on January 20, 1972, in being in compliance with all of the provisions of Act 211, P.A. 1967, and the plat board's applicable rules and regulations.

*Robert W. Peters*  
Chairman, Board of Commissioners  
Eaton County

*Linda M. Twickell*  
Registrar of Deeds and County Clerk  
Eaton County

### COUNTY TREASURER'S CERTIFICATE

The records in my office show no unpaid taxes or special assessments for the five years preceding 12-31-71, involving the land included in this plat.

*Alan Starr Adams*  
Eaton County Treasurer

### COUNTY DEATH COMMISSIONER'S CERTIFICATE

Approved on Feb 9, 19 72, in compliance with Section 192 of Act 211, P.A. 1967 and the applicable rules and regulations published by my office in the County of Eaton.

*Edna Chapman*  
Eaton County Death Commissioner

### CERTIFICATE OF PLANNING COMMISSION

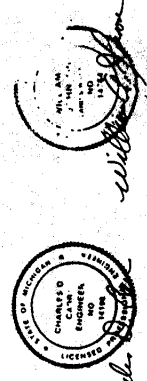
I certify that this plat was approved by the Planning Commission of the City of Grand Ledge at a meeting held 12-28-71, 19 71.

*Joel R. Henry*  
Chairman  
City of Grand Ledge

### RECORDING CERTIFICATE

This plat was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ at \_\_\_\_\_, and recorded in Liber \_\_\_\_\_ of plate on page(s) \_\_\_\_\_  
State of Michigan }  
Eaton County }

*Linda M. Twickell*, Registrar of Deeds



## SB112, AS PASSED 12-13-96

or Parent parcels or tracts "lawfully in existence" on effective date  
 initial Split Rights for:

Revision Rights for:

Number of allowable splits under current law	Parent Parcel Size	Number of allowable divisions under SB 112- section 108	Number of allowable divisions with bonus- section 108	40% of parent parcel acreage	Average size of divisions	60% of parent parcel as a remainder (can be used for current use or future development)	Size of property for further partitioning	Number of allowable divisions	Number of allowable splits under current law
5	20 acres	5	7	8 acres	1.14 acres	12 acres	10 acres or less	2	4
6	30 acres	6	8	12 acres	1.5 acres	18 acres	20 acres	3	5
7	40 acres	7	9	16 acres	1.78 acres	24 acres	30 acres	4	6
8	50 acres	8	10	20 acres	2.00 acres	30 acres	40 acres	5	7
9	60 acres	9	11	24 acres	2.18 acres	36 acres	50 acres	6	8
10	70 acres	10	12	28 acres	2.33 acres	42 acres	60 acres	7	9
11	80 acres	11	13	32 acres	2.46 acres	48 acres	70 acres	7 or 8 if all exemptions are used in 40% of the parcel	10

12	90 acres	12	14	36 acres	2.57 acres	54 acres	80 acres	7 or 9 if all exemptions are used in 40% of the parcel	11
13	100 acres	13	15	40 acres	2.67 acres	60 acres	90 acres and above	7 or 10 if all exemptions are used in 40% of the parcel	12
14	110 acres	14	16	44 acres	2.75 acres	66 acres	110 acres	7 or 10*	14
15	120 acres	15	17	48 acres	2.82 acres	72 acres	120 acres	7 or 10*	15
19	160 acres	16	18	64 acres	3.56 acres	96 acres	160 acres	7 or 10*	19
23	200 acres	17	19	80 acres	4.21 acres	120 acres	200 acres	7 or 10*	23
27	240 acres	18	20	96 acres	4.80 acres	144 acres	240 acres	7 or 10*	27
31	280 acres	19	21	112 acres	5.33 acres	168 acres	280 acres	7 or 10*	31
35	320 acres	20	22	128 acres	5.82 acres	192 acres	320 acres	7 or 10*	35
39	360 acres	21	23	144 acres	6.26 acres	216 acres	360 acres	7 or 10*	39
43	400 acres	22	24	160 acres	6.67 acres	240 acres	400 acres	7 or 10*	43
47	440 acres	23	25	176 acres	7.04 acres	264 acres	440 acres	7 or 10*	47
51	480 acres	24	26	192 acres	7.38 acres	288 acres	480 acres	7 or 10*	51
55	520 acres	25	27	208 acres	7.70 acres	312 acres	520 acres	7 or 10*	55

59	560 acres	26	28	224 acres	8.00 acres	336 acres	560 acres	7 or 10*	59
63	600 acres	27	29	240 acres	8.28 acres	360 acres	600 acres	7 or 10*	63
83	800 acres	32	34	320 acres	9.41 acres	480 acres	800 acres	7 or 10*	83
103	1000 acres	37	39	400 acres	10.26 acres	600 acres	1000 acres	7 or 10*	103
123	1200 acres	42	44	480 acres	10.91 acres	720 acres	1200 acres	7 or 10*	123

\* 7 exemptions or 10 exemptions if all exemptions are used in 40% of the parcel

Regarding Initial Splits:

- \* For the first time ever, local units of government have the ability to review adequately exempt divisions
- \* For the first time, a farmland disclosure statement is placed on all deeds for parcels of unplatted land
- \* Parent parcels of 10 acres or smaller are allowed four (4) exemptions with no bonus provision
- \* The bonus provision encourages divisions to be used within 40% of the parent parcel, leaving a remainder of land for current use and/or future development
- \* This proposal encourages preservation of farm land, forestry and open space
- \* This is an incentive proposal versus a mandated formula, therefore guaranteeing personal property rights

Regarding Redivision Rights:

- \* The redivision provision was added in the House version of SB 112 and amended in the Senate
- \* Redivision rights also encourage divisions to be used within 40% of the parcel, leaving a remainder of land for current use and/or future development
- \* Redivision rights also encourage the preservation of farm land, forestry and open space through the 60% remainder provision
- \* Redivision rights also take into account personal property rights

**Worksheet to determine permissible number of splits**

A division, together with any previous division of the same parent parcel or parent tract, shall result in a total number of parcels which does not exceed the following calculation.

TOTAL ACREAGE IN PARENT PARCEL OR TRACT: \_\_\_\_\_  
60% OF PARCEL/TRACT: \_\_\_\_\_

**Original formula for counted divisions:**

For the first 10 acres or fraction thereof in the parent parcel or tract, 4 parcels

**4 SPLITS**  
REMAINING WHOLE 10  
ACRE PARCELS: \_\_\_\_\_

For each whole 10 acres in excess of the first 10 acres in the parent parcel or parent tract, 1 additional parcel, for up to a maximum of 11 additional parcels (bonus formula may apply below)

\_\_\_\_\_ **SPLITS**  
Remaining Whole 40 Acre Parcels  
In Excess of the First 120  
Acres: \_\_\_\_\_

For each whole 40 acres in excess of the first 120 acres in the parent parcel or parent tract, 1 additional parcel.

\_\_\_\_\_ **SPLITS**

**Bonus formula for counted divisions:**

For a parent parcel or parent tract of not less than 20 acres, the division may result in a total of 2 parcels in addition to those permitted above if either no new driveway access is created or required for any of the parcels, or if one of the resulting parcels under the original formula and this bonus provision comprises not less than 60% of the area of the parent parcel or tract.

No new access \_\_\_\_\_  
60% resulting parcel \_\_\_\_\_

\_\_\_\_\_ **2 SPLITS**

\_\_\_\_\_ **NO SPLITS**

**TOTAL COUNTED DIVISIONS** \_\_\_\_\_