

HOUSE BILL NO. HB0202

Fast Track Permits Act.

Sponsored by: Representative(s) Filer, Andrew, Geringer, Lucas, Singh, Wasserburger and Wylie and Senator(s) Pappas and Smith, D

A BILL

for

1 AN ACT relating to city, county, state and local powers;  
2 requiring local government entities to comply with  
3 deadlines for reviewing land use requests within the  
4 subject property's permitted zoning use; providing  
5 exceptions; requiring local government entities to provide  
6 notice as specified; providing definitions; providing  
7 penalties; specifying applicability; and providing for an  
8 effective date.

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10 *Be It Enacted by the Legislature of the State of Wyoming:*

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12 **Section 1.** W.S. 16-13-101 is created to read:

13

14

CHAPTER 13

15

DEVELOPMENT OR IMPROVEMENT OF PROPERTY TIMELINES

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2           **16-13-101. Permitting timeline for the development or**  
3 **improvement of property.**

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5           (a) As used in this section:

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7                   (i) "Delivered by electronic means" includes  
8 delivery to an electronic mail address at which an  
9 applicant has consented to receive notices, documents or  
10 information;

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12                   (ii) "Local government entity" means a governing  
13 body of a city, town, county or other political subdivision  
14 of the state including a planning commission or a planning  
15 and zoning commission;

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17                   (iii) "Request" means an application, within the  
18 subject property's permitted zoning use, for an approval  
19 from a local government entity for an action relating to  
20 the development or improvement of property including a  
21 building permit, change of permitted zoning use or  
22 variance. "Request" shall not include applications for

1 conditional use permits, rezoning, subdivision permits,  
2 subdivision plats or temporary zoning uses.

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4 (b) After an applicant submits a request to a local  
5 government entity, the local government entity shall  
6 provide written notice not later than fifteen (15) days  
7 after receipt of the request notifying the applicant if the  
8 applicant's request is complete or incomplete for failing  
9 to contain all information required by law or an adopted  
10 rule, ordinance or policy of the local government entity.  
11 The written notice under this subsection shall explain what  
12 information is necessary for the applicant's request to be  
13 complete and the notice may be delivered by electronic  
14 means.

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16 (c) If the development or improvement that is the  
17 subject of the applicant's request is within the subject  
18 property's permitted zoning use the local government entity  
19 shall not require meetings relating to zoning between the  
20 applicant and the local government entity and the local  
21 government entity shall continue the process for approval  
22 or denial of the request without requiring meetings  
23 relating to zoning.

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2 (d) After an applicant submits a complete request to  
3 the local government entity, the local government entity  
4 shall approve or deny the applicant's request not later  
5 than sixty (60) days after the date the completed request  
6 is submitted unless:

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8 (i) An applicant and the local government entity  
9 agree in writing to an extension of the deadline; or

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11 (ii) An applicant's request requires approval by  
12 a state or federal agency. If the applicant's request  
13 requires approval by a state or federal agency then the  
14 deadline shall be extended for not more than an additional  
15 ten (10) days unless the applicant and the local government  
16 entity agree in writing to an alternative deadline.

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18 (e) If the local government entity denies the  
19 applicant's request, the local government entity shall  
20 provide written notice not later than seven (7) days after  
21 the denial of the applicant's request stating the reasons  
22 why the local government entity denied the applicant's

1 request. The written notice under this subsection may be  
2 delivered by electronic means.

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4 (f) Any requirements missed by a local government  
5 entity during a plan review of an applicant's request that  
6 is imposed on an applicant after the applicant's request  
7 has been approved shall result in a ten percent (10%)  
8 reduction in the applicant's fees charged for the request,  
9 unless the requirements that are imposed are a result of  
10 unanticipated conditions of the subject property that  
11 require the applicant to implement mitigation measures.

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13 (g) Except as provided in paragraph (d)(i) of this  
14 section, if a local government entity fails to comply with  
15 the deadline established under subsection (d) of this  
16 section, then the applicant's request shall be approved as  
17 submitted. A building constructed pursuant to a permit  
18 approved under this subsection shall pass all safety and  
19 code compliance inspections prior to the issuance of a  
20 certificate of occupancy.

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1           **Section 2.** This act shall apply to applications  
2 relating to the development or improvement of property  
3 filed on and after July 1, 2025.

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5           **Section 3.** This act is effective July 1, 2025.

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(END)