

**ASSEMBLY BILL**

**No. 2105**

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**Introduced by Assembly Member Hagman**

February 18, 2010

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An act to amend Section 66424 of the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

AB 2105, as introduced, Hagman. Land use: Subdivision Map Act.

The Subdivision Map Act defines the term “subdivision” to mean the division, by a subdivider, of a unit or units of land, or any portion thereof, shown on the latest equalized county assessment role as a unit or contiguous units, for the purpose of sale, lease, or financing. The act requires property to be considered as contiguous units, even if the property is separated by a facility, if the units are in close enough proximity to be reasonably used together to create a single subdivision project.

This bill would modify the definition of the term “subdivision” for purposes of the act by expressly exempting property separated by specified types of facilities from being considered as contiguous units.

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 66424 of the Government Code is
- 2 amended to read:
- 3 66424. (a) “Subdivision” means the division, by any
- 4 subdivider, of any unit or units of improved or unimproved land,

1 or any portion thereof, shown on the latest equalized county  
 2 assessment roll as a unit or as contiguous units, for the purpose of  
 3 sale, lease or financing, whether immediate or future. ~~Property~~  
 4 ~~shall be considered as contiguous units, even if it is separated by~~  
 5 ~~roads, streets, utility easement or railroad rights-of-way.~~  
 6 “Subdivision”, and includes a condominium project, as defined in  
 7 subdivision (f) of Section 1351 of the Civil Code, a community  
 8 apartment project, as defined in subdivision (d) of Section 1351  
 9 of the Civil Code, or the conversion of five or more existing  
 10 dwelling units to a stock cooperative, as defined in subdivision  
 11 (m) of Section 1351 of the Civil Code.

12 *(b) (1) Except as provided in paragraph (2), property shall be*  
 13 *considered as contiguous units, even if it is separated by a road,*  
 14 *street, railroad right-of-way, canal, reservoir, or other facility.*

15 *(2) Property shall not be considered as contiguous units and*  
 16 *shall be considered separate parcels, if the parcels are separated*  
 17 *by any of the following:*

18 *(A) A component of the federal-aid system, as defined in Section*  
 19 *103(a) of Title 23 of the United States Code, including the*  
 20 *Interstate System and the National Highway System.*

21 *(B) A freeway or expressway that is part of the state highway*  
 22 *system, as specified in Chapter 2 (commencing with Section 230)*  
 23 *of Division 1 of the Streets and Highways Code.*

24 *(C) A utility easement.*

25 *(D) A railroad right-of-way utilized for passenger or freight*  
 26 *rail service.*

27 *(E) A canal that is a part of the California Aqueduct System or*  
 28 *a reservoir, if the separation makes it impossible to utilize the*  
 29 *parcels on both sides of the canal or reservoir for the same*  
 30 *purpose.*