

59-2-301.2 Definitions -- Assessment of property subject to a minimum parcel size -- Other factors affecting fair market value.

- (1) "Minimum parcel size" means the minimum size that a parcel of property may be divided into under a zoning ordinance adopted by a:
 - (a) county in accordance with Title 17, Chapter 27a, Part 5, Land Use Ordinances; or
 - (b) city or town in accordance with Title 10, Chapter 9a, Part 5, Land Use Ordinances.
- (2) In assessing the fair market value of a parcel of property that is subject to a minimum parcel size of one acre or more, a county assessor shall include as part of the assessment:
 - (a) that the parcel of property may not be subdivided into parcels of property smaller than the minimum parcel size; and
 - (b) any effects Subsection (2)(a) may have on the fair market value of the parcel of property.
- (3) This section does not prohibit a county assessor from including as part of an assessment of the fair market value of a parcel of property any other factor affecting the fair market value of the parcel of property.

Amended by Chapter 254, 2005 General Session