

By: Representative Summers

To: Municipalities

HOUSE BILL NO. 827

1 AN ACT TO AMEND SECTION 17-1-7, MISSISSIPPI CODE OF 1972, TO
2 REQUIRE THE GOVERNING AUTHORITY OF EACH MUNICIPALITY OR COUNTY TO
3 UPDATE ITS ZONING ORDINANCES EVERY 10 YEARS TO DETERMINE HOW SUCH
4 ORDINANCES AFFECT THE POPULATIONS OF SUCH MUNICIPALITY OR COUNTY;
5 AND FOR RELATED PURPOSES.

6 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

7 **SECTION 1.** Section 17-1-7, Mississippi Code of 1972, is
8 amended as follows:

9 17-1-7. (1) Except as otherwise provided in Article VII of
10 the Chickasaw Trail Economic Development Compact described in
11 Section 57-36-1, for the purposes set forth in Section 17-1-3, the
12 governing authority of each municipality and county may divide the
13 municipality or county into zones of such number, shape and area
14 as may be deemed best suited to carry out the purposes of Sections
15 17-1-1 through 17-1-27, inclusive. Within the zones created, the
16 governing authority of each municipality and county may, subject
17 to the restrictions with respect to agricultural lands and farm
18 buildings or structures as set out in Section 17-1-3, regulate and
19 restrict the erection, construction, reconstruction, alteration,



20 repair or use of buildings, structures or land. All regulations
21 shall be uniform for each class or kind of buildings throughout
22 each zone, but regulations in one zone may differ from those in
23 other zones.

24 (2) In addition to the requirements set out in subsection
25 (1) of this section, the governing authority of each municipality
26 and county shall update its zoning ordinances every ten (10)
27 years, based upon the latest federal decennial census, in order to
28 take into consideration how the ordinances affect the population
29 of such municipality or county.

30 **SECTION 2.** This act shall take effect and be in force from
31 and after July 1, 2024.

