








COUNTY REGULATORY AUTHORITY




WHAT COUNTIES CAN AND CANNOT REGULATE


LAND USE

Counties **may regulate** land use through subdivision regulations, but this authority is limited to the following:

- | | |
|---|--|
|  Road rights-of-way |  Statements of water availability to purchasers |
|  Road construction |  Performance bonds, financial guarantees or letters of credit |
|  Road drainage |  Certification of water availability by an engineer |
|  Drainage | |


NOISE CONTROL

 Counties have **no authority** to adopt or enforce noise control ordinances.


 However, county law enforcement **may enforce** state laws prohibiting unreasonable noises.




FLOODPLAIN REGULATION


 Counties **have the authority** to adopt floodplain regulations to promote the welfare of their residents, including:

-  **Public Health**  **Safety**  **General Welfare**

 Counties may take all necessary and reasonable actions to comply with the requirements and criteria of the National Flood Insurance Program.


WATER


 Counties have **no authority** to regulate water usage.

 However, counties have **limited authority** through subdivision regulations.



MASS GATHERINGS

 Counties **are authorized** to regulate mass gatherings.

 Entities hosting mass gatherings must file an application with the county judge.



ECONOMIC DEVELOPMENT

Counties **are authorized** to contract with private companies to develop the local economy. While these agreements generally focus on financial incentives or tax abatements in exchange for job creation or increased ad valorem tax revenue, counties may make incentives contingent on factors important to the local community, such as:

-  **Building size**  **Landscaping**  **Parking**

Revenues generated from economic development agreements, including increased ad valorem tax revenue or payments in lieu of taxes (PILOTs), can be used to fund county infrastructure improvements.