

SENATE BILL REPORT

SB 5746

As of February 20, 1997

Title: An act relating to restriction of short plat fees.

Brief Description: Exempting persons short platting or short subdividing from certain fees.

Sponsors: Senator McCaslin.

Brief History:

Committee Activity: Government Operations: 2/20/97.

SENATE COMMITTEE ON GOVERNMENT OPERATIONS

Staff: Kathleen Healy (786-7403)

Background: A short subdivision is the division of land into four or fewer lots, whose number may be increased up to nine by local ordinance. A short plat is the map or representation of a short subdivision. The legislative body of a city, town or county provides for the summary approval of short plats and short subdivisions, so no hearing is held. The requirements for a fully completed application for a short plat and short subdivision is defined by local ordinance.

Under the State Environmental Policy Act (SEPA), any governmental action may be conditioned or denied. The action may be conditioned only to mitigate specific adverse environmental impacts identified in the environmental documents prepared pursuant to SEPA.

Impact fees to ensure that adequate facilities are available to serve new growth and development may be imposed, but new developments may not have duplicative fees imposed for the same impact. Concern has been expressed that in some jurisdictions, improper fees may have been imposed on short plats and short subdivisions.

Summary of Bill: A person short platting or short subdividing property is not required to pay SEPA mitigation fees.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.