

# FINAL BILL REPORT

## SHB 2452

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C 239 L 04

Synopsis as Enacted

**Brief Description:** Regulating sites for construction and operation of unstaffed public or private electric utility facilities.

**Sponsors:** By House Committee on Technology, Telecommunications & Energy (originally sponsored by Representatives Morris and Crouse).

**House Committee on Technology, Telecommunications & Energy**  
**Senate Committee on Land Use & Planning**

**Background:**

The state subdivision law governs the manner in which cities and counties administer the division of land into parcels for the purpose of sale, lease, or other transfers of ownership. For purposes of the state subdivision law, when the division is of five or more parcels, it is considered a long subdivision, and a division of four or fewer parcels is considered a short subdivision. Once established, long and short subdivisions are subject to certain requirements. For example, lots created by a short plat cannot be further divided for five years after short plat recording, with limited exceptions.

There are eight exemptions from the requirements of the state subdivision law. They are property divisions for cemeteries and burial plots, certain divisions of five acres or larger, divisions resulting from a will or inheritance, certain divisions for industrial or commercial use, certain divisions by lease where no residential structures other than mobile homes or trailers will be placed on the land, divisions to adjust boundaries, certain divisions for condominium developments, and divisions to be leased for placement of personal wireless facilities.

**Summary:**

An additional exemption to the state subdivision law is established for divisions of land into lots or tracts of less than three acres that are used or will be used for the purpose of establishing a site for construction and operation of public or private electric utility facilities that are unstaffed, except for the presence of security personnel. This additional exemption applies only to a utility's existing customers or electric utility locations that are not in existence when the electric utility facilities subject to the act are planned and constructed.

**Votes on Final Passage:**

House	96	0	
Senate	47	0	(Senate amended)
House			(House refused to concur)

Senate 47 0 (Senate amended)  
House 96 0 (House concurred)

**Effective:** June 10, 2004