
HOUSE BILL 1195

State of Washington 59th Legislature 2005 Regular Session

By Representative Simpson

Read first time 01/18/2005. Referred to Committee on Local Government.

1 AN ACT Relating to vesting of short subdivisions; and amending RCW
2 58.17.033.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 58.17.033 and 1987 c 104 s 2 are each amended to read
5 as follows:

6 (1) A proposed division of land, as defined in RCW 58.17.020, shall
7 be considered under the subdivision or short subdivision ordinance, and
8 zoning or other land use control ordinances, in effect on the land at
9 the time a fully completed application for preliminary plat approval of
10 the subdivision, or short plat approval of the short subdivision, has
11 been submitted to the appropriate county, city, or town official.

12 (2) The requirements for a fully completed application shall be
13 defined by local ordinance.

14 (3) The limitations imposed by this section shall not restrict
15 conditions imposed under chapter 43.21C RCW.

16 (4) A short subdivision shall be governed by the terms of approval
17 of the short subdivision under RCW 58.17.060. Except as provided under
18 subsection (5) of this section, for a period of five years after short
19 subdivision approval according to RCW 58.17.060, the statutes,

1 ordinances, and regulations in effect at the time of short subdivision
2 approval shall govern the short subdivision unless the legislative body
3 finds that a change in conditions creates a serious threat to the
4 public health or safety in the short subdivision.

5 (5) Those short subdivisions that obtain short plat approval on or
6 before the effective date of this act, and which are zoned for single
7 family homes, are not subject to the five-year limitation set forth in
8 subsection (4) of this section, or any other time limitation, with
9 respect to the application of the statutes, ordinances, and regulations
10 in effect at the time of short plat approval. However, a legislative
11 body may act to amend the statutes, ordinances, and regulations
12 applicable to such short subdivisions if it finds that a change in
13 conditions creates a serious threat to the public health or safety in
14 the short subdivision.

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