
SUBSTITUTE SENATE BILL 6544

State of Washington

61st Legislature

2010 Regular Session

By Senate Financial Institutions, Housing & Insurance (originally sponsored by Senators Berkey, Marr, Hobbs, Kilmer, and Tom)

READ FIRST TIME 02/05/10.

1 AN ACT Relating to time limitation for approval of plats; amending
2 RCW 58.17.140 and 58.17.170; and providing an expiration date.

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

4 **Sec. 1.** RCW 58.17.140 and 1995 c 68 s 1 are each amended to read
5 as follows:

6 Preliminary plats of any proposed subdivision and dedication shall
7 be approved, disapproved, or returned to the applicant for modification
8 or correction within ninety days from date of filing thereof unless the
9 applicant consents to an extension of such time period or the ninety
10 day limitation is extended to include up to twenty-one days as
11 specified under RCW 58.17.095(3): PROVIDED, That if an environmental
12 impact statement is required as provided in RCW 43.21C.030, the ninety
13 day period shall not include the time spent preparing and circulating
14 the environmental impact statement by the local government agency.
15 Final plats and short plats shall be approved, disapproved, or returned
16 to the applicant within thirty days from the date of filing thereof,
17 unless the applicant consents to an extension of such time period. A
18 final plat meeting all requirements of this chapter shall be submitted
19 to the legislative body of the city, town, or county for approval

1 within ((five)) seven years of the date of preliminary plat approval.
2 Nothing contained in this section shall act to prevent any city, town,
3 or county from adopting by ordinance procedures which would allow
4 extensions of time that may or may not contain additional or altered
5 conditions and requirements.

6 **Sec. 2.** RCW 58.17.170 and 1981 c 293 s 10 are each amended to read
7 as follows:

8 When the legislative body of the city, town or county finds that
9 the subdivision proposed for final plat approval conforms to all terms
10 of the preliminary plat approval, and that said subdivision meets the
11 requirements of this chapter, other applicable state laws, and any
12 local ordinances adopted under this chapter which were in effect at the
13 time of preliminary plat approval, it shall suitably inscribe and
14 execute its written approval on the face of the plat. The original of
15 said final plat shall be filed for record with the county auditor. One
16 reproducible copy shall be furnished to the city, town or county
17 engineer. One paper copy shall be filed with the county assessor.
18 Paper copies shall be provided to such other agencies as may be
19 required by ordinance. Any lots in a final plat filed for record shall
20 be a valid land use notwithstanding any change in zoning laws for a
21 period of ((five)) seven years from the date of filing. A subdivision
22 shall be governed by the terms of approval of the final plat, and the
23 statutes, ordinances, and regulations in effect at the time of approval
24 under RCW 58.17.150 (1) and (3) for a period of ((five)) seven years
25 after final plat approval unless the legislative body finds that a
26 change in conditions creates a serious threat to the public health or
27 safety in the subdivision.

28 NEW SECTION. **Sec. 3.** Sections 1 and 2 of this act expire December
29 31, 2014.

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