
ENGROSSED HOUSE BILL 2152

State of Washington

62nd Legislature

2012 Regular Session

By Representatives Angel, Takko, Dammeier, Rivers, Kristiansen, Springer, Buys, Tharinger, and Liias

Read first time 12/07/11. Referred to Committee on Local Government.

1 AN ACT Relating to timelines associated with plats; amending RCW
2 58.17.140 and 58.17.170; and repealing 2010 c 79 s 3 (uncodified).

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

4 **Sec. 1.** RCW 58.17.140 and 2010 c 79 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 nine years of the date of preliminary plat approval if the
2 project is within city limits, not subject to requirements adopted
3 under chapter 90.58 RCW, and the date of preliminary plat approval is
4 on or before December 31, 2007, within seven years of the date of
5 preliminary plat approval if the date of preliminary plat approval is
6 on or after January 1, 2008, and on or before December 31, 2014, and
7 within five years of the date of preliminary plat approval if the date
8 of preliminary plat approval is on or after January 1, 2015. Nothing
9 contained in this section shall act to prevent any city, town, or
10 county from adopting by ordinance procedures which would allow
11 extensions of time that may or may not contain additional or altered
12 conditions and requirements.

13 **Sec. 2.** RCW 58.17.170 and 2010 c 79 s 2 are each amended to read
14 as follows:

15 When the legislative body of the city, town or county finds that
16 the subdivision proposed for final plat approval conforms to all terms
17 of the preliminary plat approval, and that said subdivision meets the
18 requirements of this chapter, other applicable state laws, and any
19 local ordinances adopted under this chapter which were in effect at the
20 time of preliminary plat approval, it shall suitably inscribe and
21 execute its written approval on the face of the plat. The original of
22 said final plat shall be filed for record with the county auditor. One
23 reproducible copy shall be furnished to the city, town or county
24 engineer. One paper copy shall be filed with the county assessor.
25 Paper copies shall be provided to such other agencies as may be
26 required by ordinance. Any lots in a final plat filed for record shall
27 be a valid land use notwithstanding any change in zoning laws for a
28 period of nine years from the date of filing if the project is within
29 city limits, not subject to requirements adopted under chapter 90.58
30 RCW, and the date of filing is on or before December 31, 2007, for a
31 period of seven years from the date of filing if the date of filing is
32 on or after January 1, 2008, and on or before December 31, 2014, and
33 for a period of five years from the date of filing if the date of
34 filing is on or after January 1, 2015. A subdivision shall be governed
35 by the terms of approval of the final plat, and the statutes,
36 ordinances, and regulations in effect at the time of approval under RCW
37 58.17.150 (1) and (3) for a period of nine years after final plat

1 approval if the project is within city limits, not subject to
2 requirements adopted under chapter 90.58 RCW, and the date of final
3 plat approval is on or before December 31, 2007, for a period of seven
4 years after final plat approval if the date of final plat approval is
5 on or after January 1, 2008, and on or before December 31, 2014, and
6 for a period of five years after final plat approval if the date of
7 final plat approval is on or after January 1, 2015, unless the
8 legislative body finds that a change in conditions creates a serious
9 threat to the public health or safety in the subdivision.

10 NEW SECTION. **Sec. 3.** 2010 c 79 s 3 (uncodified) is hereby
11 repealed.

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