

---

HOUSE BILL 2152

---

State of Washington                      62nd Legislature                      2011 2nd Special Session

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

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 seven years of the date of preliminary plat approval if the date  
2 of preliminary plat approval is on or before December 31, 2014, and  
3 within five years of the date of preliminary plat approval if the date  
4 of preliminary plat approval is on or after January 1, 2015. Nothing  
5 contained in this section shall act to prevent any city, town, or  
6 county from adopting by ordinance procedures which would allow  
7 extensions of time that may or may not contain additional or altered  
8 conditions and requirements.

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

11 When the legislative body of the city, town or county finds that  
12 the subdivision proposed for final plat approval conforms to all terms  
13 of the preliminary plat approval, and that said subdivision meets the  
14 requirements of this chapter, other applicable state laws, and any  
15 local ordinances adopted under this chapter which were in effect at the  
16 time of preliminary plat approval, it shall suitably inscribe and  
17 execute its written approval on the face of the plat. The original of  
18 said final plat shall be filed for record with the county auditor. One  
19 reproducible copy shall be furnished to the city, town or county  
20 engineer. One paper copy shall be filed with the county assessor.  
21 Paper copies shall be provided to such other agencies as may be  
22 required by ordinance. Any lots in a final plat filed for record shall  
23 be a valid land use notwithstanding any change in zoning laws for a  
24 period of seven years from the date of filing if the date of filing is  
25 on or before December 31, 2014, and for a period of five years from the  
26 date of filing if the date of filing is on or after January 1, 2015.  
27 A subdivision shall be governed by the terms of approval of the final  
28 plat, and the statutes, ordinances, and regulations in effect at the  
29 time of approval under RCW 58.17.150 (1) and (3) for a period of seven  
30 years after final plat approval if the date of final plat approval is  
31 on or before December 31, 2014, and for a period of five years after  
32 final plat approval if the date of final plat approval is on or after  
33 January 1, 2015, unless the legislative body finds that a change in  
34 conditions creates a serious threat to the public health or safety in  
35 the subdivision.

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

--- END ---