
SUBSTITUTE HOUSE BILL 1074

State of Washington 63rd Legislature 2013 Regular Session

By House Local Government (originally sponsored by Representatives Angel, Takko, Buys, and Pike)

READ FIRST TIME 01/28/13.

1 AN ACT Relating to requirements governing and associated with plat
2 approvals; and amending RCW 58.17.140 and 58.17.170.

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

4 **Sec. 1.** RCW 58.17.140 and 2012 c 92 s 1 are each amended to read
5 as follows:

6 (1) Preliminary plats of any proposed subdivision and dedication
7 shall be approved, disapproved, or returned to the applicant for
8 modification or correction within ninety days from date of filing
9 thereof unless the applicant consents to an extension of such time
10 period or the ninety day limitation is extended to include up to
11 twenty-one days as specified under RCW 58.17.095(3): PROVIDED, That if
12 an environmental impact statement is required as provided in RCW
13 43.21C.030, the ninety day period shall not include the time spent
14 preparing and circulating the environmental impact statement by the
15 local government agency.

16 (2) Final plats and short plats shall be approved, disapproved, or
17 returned to the applicant within thirty days from the date of filing
18 thereof, unless the applicant consents to an extension of such time
19 period.

1 (3)(a) Except as provided by (b) of this subsection, a final plat
2 meeting all requirements of this chapter shall be submitted to the
3 legislative body of the city, town, or county for approval within seven
4 years of the date of preliminary plat approval if the date of
5 preliminary plat approval is on or before December 31, 2014, and within
6 five years of the date of preliminary plat approval if the date of
7 preliminary plat approval is on or after January 1, 2015.

8 (b) A final plat meeting all requirements of this chapter shall be
9 submitted to the legislative body of the city, town, or county for
10 approval within ((~~nine~~)) ten years of the date of preliminary plat
11 approval if the project is ((~~within city limits,~~)) not subject to
12 requirements adopted under chapter 90.58 RCW((~~7~~)) and the date of
13 preliminary plat approval is on or before December 31, 2007.

14 (4) Nothing contained in this section shall act to prevent any
15 city, town, or county from adopting by ordinance procedures which would
16 allow extensions of time that may or may not contain additional or
17 altered conditions and requirements.

18 **Sec. 2.** RCW 58.17.170 and 2012 c 92 s 2 are each amended to read
19 as follows:

20 (1) When the legislative body of the city, town or county finds
21 that the subdivision proposed for final plat approval conforms to all
22 terms of the preliminary plat approval, and that said subdivision meets
23 the requirements of this chapter, other applicable state laws, and any
24 local ordinances adopted under this chapter which were in effect at the
25 time of preliminary plat approval, it shall suitably inscribe and
26 execute its written approval on the face of the plat. The original of
27 said final plat shall be filed for record with the county auditor. One
28 reproducible copy shall be furnished to the city, town or county
29 engineer. One paper copy shall be filed with the county assessor.
30 Paper copies shall be provided to such other agencies as may be
31 required by ordinance.

32 (2)(a) Except as provided by (b) of this subsection, any lots in a
33 final plat filed for record shall be a valid land use notwithstanding
34 any change in zoning laws for a period of seven years from the date of
35 filing if the date of filing is on or before December 31, 2014, and for
36 a period of five years from the date of filing if the date of filing is
37 on or after January 1, 2015.

1 (b) Any lots in a final plat filed for record shall be a valid land
2 use notwithstanding any change in zoning laws for a period of ((~~nine~~))
3 ten years from the date of filing if the project is ((~~within city~~
4 ~~limits,~~)) not subject to requirements adopted under chapter 90.58
5 RCW((~~7~~)) and the date of filing is on or before December 31, 2007.

6 (3)(a) Except as provided by (b) of this subsection, a subdivision
7 shall be governed by the terms of approval of the final plat, and the
8 statutes, ordinances, and regulations in effect at the time of approval
9 under RCW 58.17.150 (1) and (3) for a period of seven years after final
10 plat approval if the date of final plat approval is on or before
11 December 31, 2014, and for a period of five years after final plat
12 approval if the date of final plat approval is on or after January 1,
13 2015, unless the legislative body finds that a change in conditions
14 creates a serious threat to the public health or safety in the
15 subdivision.

16 (b) A subdivision shall be governed by the terms of approval of the
17 final plat, and the statutes, ordinances, and regulations in effect at
18 the time of approval under RCW 58.17.150 (1) and (3) for a period of
19 ((~~nine~~)) ten years after final plat approval if the project is ((~~within~~
20 ~~city limits,~~)) not subject to requirements adopted under chapter 90.58
21 RCW((~~7~~)) and the date of final plat approval is on or before December
22 31, 2007, unless the legislative body finds that a change in conditions
23 creates a serious threat to the public health or safety in the
24 subdivision.

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