
SENATE BILL 5633

State of Washington

69th Legislature

2025 Regular Session

By Senators Lovelett and Saldaña

Read first time 02/03/25. Referred to Committee on Local Government.

1 AN ACT Relating to the subdivision of land; amending RCW
2 36.70B.080; adding a new section to chapter 58.17 RCW; adding a new
3 chapter to Title 58 RCW; repealing RCW 58.17.010, 58.17.020,
4 58.17.030, 58.17.033, 58.17.035, 58.17.040, 58.17.050, 58.17.060,
5 58.17.065, 58.17.070, 58.17.080, 58.17.090, 58.17.092, 58.17.095,
6 58.17.100, 58.17.110, 58.17.120, 58.17.130, 58.17.140, 58.17.150,
7 58.17.155, 58.17.160, 58.17.165, 58.17.170, 58.17.180, 58.17.190,
8 58.17.195, 58.17.200, 58.17.205, 58.17.210, 58.17.212, 58.17.215,
9 58.17.217, 58.17.218, 58.17.220, 58.17.225, 58.17.230, 58.17.240,
10 58.17.250, 58.17.255, 58.17.260, 58.17.275, 58.17.280, 58.17.290,
11 58.17.300, 58.17.310, 58.17.320, 58.17.330, 58.17.900, and 58.17.920;
12 prescribing penalties; providing effective dates; and providing an
13 expiration date.

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

15 NEW SECTION. **Sec. 1.** (1) The legislature recognizes that:

16 (a) The statutes in chapter 58.17 RCW governing the subdivision
17 of land in Washington state were originally enacted in 1969;

18 (b) The subdivision process as originally enacted has evolved in
19 practice and implementation by local jurisdictions over 50 years such
20 that a preliminary plat of today has the level of detail of what
21 previously was considered for a final plat;

1 (c) The subdivision statutes have not been comprehensively
2 updated since the adoption of (i) chapter 36.70A RCW, the growth
3 management act (GMA), (ii) the statutes regarding local project
4 review in chapter 36.70B RCW, and (iii) the statutes integrating
5 project review under chapter 43.21C RCW, the state environmental
6 policy act (SEPA) with the planning requirements under the GMA;

7 (d) The submittal requirements for a short plat have evolved to
8 become essentially the same as required for a subdivision making the
9 distinction between a short plat and a subdivision obsolete; and

10 (e) Washington state faces a crisis in housing supply and
11 affordability to provide housing needed for the population growth
12 projected for the state.

13 (2) In light of the foregoing, the legislature deems it necessary
14 to update the statutes governing the division of land and alteration
15 of property boundaries to provide for a uniform and expeditious
16 process and integrate the subdivision process with the requirements
17 under the GMA, local project review, and SEPA.

18 (3) To further these goals, the legislature intends to make the
19 plat approval process administrative for jurisdictions planning under
20 the GMA, and to update the subdivision statutes through adoption of a
21 new chapter 58.17A RCW.

22 NEW SECTION. **Sec. 2.** The legislature finds that the process by
23 which land is divided is a matter of state concern and should be
24 administered uniformly by cities, towns, and counties throughout the
25 state. The purpose of this chapter is to:

26 (1) Regulate the division of land and alteration of property
27 boundaries and to promote the public health, safety, and general
28 welfare in accordance with standards established by the state; to
29 promote efficient use of land consistent with requirements for those
30 cities, towns, and counties planning under the growth management act,
31 chapter 36.70A RCW;

32 (2) Promote safe and convenient travel by the public on streets
33 and highways;

34 (3) Provide for adequate light and air;

35 (4) Facilitate adequate provision for water, sewerage, parks and
36 recreation areas, sites for schools and schoolgrounds, and other
37 public requirements;

38 (5) Provide for proper ingress and egress;

1 (6) Provide for the expeditious review of applications for
2 proposed subdivisions consistent with RCW 36.70A.020(7) and chapter
3 36.70B RCW;

4 (7) Provide for the approval of proposed subdivisions that
5 conform to local comprehensive plans, zoning, and development
6 regulations adopted by cities, towns, and counties;

7 (8) Adequately provide for the housing and commercial needs of
8 the citizens of the state;

9 (9) Require uniform monumenting of subdivisions; and

10 (10) Require conveyances of land by accurate legal description.

11 NEW SECTION. **Sec. 3.** The definitions in this section apply
12 throughout this chapter unless the context clearly requires
13 otherwise.

14 (1) "Binding site plan" means a drawing to a scale specified by
15 local ordinance which:

16 (a) Identifies and shows the areas and locations of all streets
17 and roads public or private, improvements, utilities, open spaces,
18 and any other matters specified by local development regulations;

19 (b) Contains inscriptions or attachments setting forth such
20 appropriate limitations and conditions for the use of the land as are
21 established by the city, town, or county having authority to approve
22 the site plan; and

23 (c) Contains provisions making any development be in conformity
24 with the site plan.

25 (2) "Block" means a group of lots or tracts within well-defined
26 and fixed boundaries.

27 (3) "County auditor" means the county auditor whose duties are
28 described in chapter 36.22 RCW or the office or person assigned such
29 duties under a county charter.

30 (4) "County road engineer" means the county road engineer whose
31 duties are described in chapter 36.40 RCW or the office or person
32 assigned such duties under a county charter.

33 (5) "County treasurer" means the county treasurer whose duties
34 are described in chapter 36.29 RCW or the office or person assigned
35 such duties under a county charter.

36 (6) "Dedication" means the deliberate appropriation of land by an
37 owner for any general and public uses, reserving to himself or
38 herself no other rights than such as are compatible with the full
39 exercise and enjoyment of the public uses to which the land has been

1 dedicated. The intention to dedicate must be evidenced by the owner
2 presenting a final plat for filing that shows the dedication thereon.
3 The acceptance of the dedication by the public must be evidenced by
4 the approval of such plat for filing by the appropriate department
5 official of the city, town, or county.

6 (7) "Development regulations" has the same meaning as in RCW
7 36.70A.030.

8 (8) "Final minor plat" means the final drawing prepared for
9 filing for record with the county auditor and containing all elements
10 and requirements for a minor plat set forth in this chapter and in
11 local regulations adopted under this chapter.

12 (9) "Final plat" means the final drawing of the subdivision
13 prepared for filing for record with the county auditor showing
14 thereon the division of a parcel or parcels into lots, tracts,
15 blocks, streets and alleys, or other divisions and dedications, and
16 containing all elements and requirements set forth in this chapter
17 and in local development regulations adopted under this chapter.

18 (10) "Minor plat" means the administrative process of dividing an
19 existing lot into no more than two lots for the purpose of sale,
20 lease, or transfer of ownership pursuant to section 9(10) of this
21 act.

22 (11) "Multifamily development project" means development of a new
23 detached accessory dwelling unit on the same parent lot as a
24 preexisting primary residence.

25 (12) "Parcel" means an area of land having fixed boundaries that
26 is subdivided into lots, tracts, and blocks as provided in this
27 chapter.

28 (13) "Parent lot" means a lot that is subdivided into unit lots
29 through the unit lot subdivision process.

30 (14) "Planning commission" means the same as "commission" as
31 defined in RCW 36.70.020 for counties, RCW 35.63.010 for cities and
32 towns, or "planning agency" as defined in chapter 35A.63 RCW for code
33 cities.

34 (15) "Plat" means a map of a proposed subdivision showing thereon
35 the layout for the division of a parcel or parcels of land into lots,
36 tracts, blocks, streets and alleys, or other divisions and
37 dedications together with other elements of the proposed subdivision
38 consistent with the requirements of this chapter. The plat must be
39 the basis for approval or disapproval of the layout of a subdivision.

1 (16) "Tract" means a fractional part of divided lands having
2 fixed boundaries that is dedicated or reserved for a specific use as
3 specified on the short plat, final plat, or binding site plan, such
4 as drainage facilities, open space or native growth protection area,
5 critical areas, and associated buffers, parks, recreation facilities,
6 and landscaping.

7 (17) "Unit lot" means a subdivided lot within a development as
8 created from a parent lot and approved through the unit lot
9 subdivision process.

10 (18) "Unit lot subdivision" means a subdivision or short
11 subdivision proposed as part of a multifamily development project
12 that meets the development standards applicable to the parent lot at
13 the time the application is vested, but which may result in
14 development on one or more individual unit lots becoming
15 nonconforming as to specified land use and development standards
16 based on the analysis of the individual unit lot. By June 30, 2026,
17 all unit lot subdivisions require notification to purchasers of their
18 legal status as further described in section 11 of this act.

19 NEW SECTION. **Sec. 4.** Cities, towns, and counties shall adopt or
20 amend local ordinances consistent with the requirements of this
21 chapter no later than the applicability date for such jurisdiction
22 pursuant to sections 46 and 47 of this act. In the event a city,
23 town, or county does not timely adopt such an ordinance then the
24 provisions of this chapter shall apply and supersede any contrary
25 codes or development regulations of the city, town, or county.
26 However, the city, town, or county is authorized but not required to
27 adopt local ordinances to implement minor plats pursuant to section 8
28 of this act.

29 NEW SECTION. **Sec. 5.** Every subdivision of land must comply with
30 the provisions of this chapter.

31 NEW SECTION. **Sec. 6.** (1) The legislative bodies of cities,
32 towns, and counties have sole authority to adopt or amend subdivision
33 ordinances and development regulations adopted pursuant to this
34 chapter, provided that such legislative bodies may by ordinance
35 delegate final plat approval to an established planning commission,
36 agency, or department official in accordance with state law or local
37 charter.

1 (2) A proposed division of land must be considered under the
2 substantive subdivision ordinance, zoning, and other development
3 regulations in effect at the time an application for plat approval of
4 the subdivision submitted to the appropriate city, town, or county
5 official is deemed to be complete under RCW 36.70B.070. This
6 subsection does not apply to procedural regulations regarding the
7 processing of an application for a proposed subdivision.

8 (3) The requirements for a fully complete application shall be
9 defined by local ordinance adopted by the city, town, or county
10 consistent with the requirements of chapter 36.70B RCW. A city, town,
11 or county shall not prohibit the submittal of a fully complete
12 application based on a requirement not expressly included in the
13 local ordinance. This subsection shall not operate to allow for or
14 require any public meeting or other form of community engagement as a
15 prerequisite to submittal of a fully complete application under this
16 section.

17 (4) Nothing in this section restricts the authority of a city,
18 town, or county from imposing conditions on a plat for a proposed
19 subdivision pursuant to the authority under chapter 43.21C RCW unless
20 the plat is exempt from such review under either chapter 43.21C RCW,
21 chapter 197-11 WAC, or by local ordinance.

22 NEW SECTION. **Sec. 7.** (1) A city, town, or county may adopt by
23 ordinance procedures for the division of land into lots, tracts, or
24 parcels through approval and recording of a binding site plan as an
25 alternate method to the subdivision procedures under this chapter
26 only for the following purposes:

27 (a) Divisions of land for the sale or lease of commercially or
28 industrially zoned land or land zoned for mixed-use development that
29 includes residential use as provided in section 9(4) of this act;

30 (b) Divisions of land for lease as provided for in section 9(5)
31 of this act; and

32 (c) Divisions of land as provided for in section 9(7) of this
33 act. A binding site plan ordinance may apply the same or different
34 requirements and procedures to each of the three types of authorized
35 divisions; must provide for administrative approval of a binding site
36 plan; and must provide processes for altering and vacating a binding
37 site plan.

38 (2) A binding site plan ordinance must provide that after
39 approval of the general binding site plan for industrial, commercial,

1 or mixed-use divisions subject to a binding site plan, the approval
2 for improvements and finalization of specific individual commercial,
3 industrial, or mixed-use lots must be reviewed and approved
4 administratively.

5 (3) The binding site plan, after approval, or when specific lots
6 are administratively approved, must be filed with the county auditor
7 together with a record of survey. Lots, tracts, blocks, or other
8 divisions created through the binding site plan procedure must be
9 legal lots of record upon recording of the binding site plan. The
10 number of lots or tracts may not exceed the number of lots allowed by
11 the local zoning ordinances and development regulations.

12 (4) A binding site plan filed for record pursuant to section 9(7)
13 of this act may, but need not, depict or describe the boundaries of
14 the lots or tracts resulting from subjecting a portion of the land to
15 either chapter 64.32 or 64.34 RCW, but must contain the following
16 statement:

17 "All development and use of the land described herein must be in
18 accordance with this binding site plan, as it may be amended with
19 the approval of the city, town, or county having jurisdiction
20 over the development of such land, and in accordance with such
21 other governmental permits, approvals, regulations, requirements,
22 and restrictions that may be imposed upon such land and the
23 development and use thereof. Upon completion, the improvements on
24 the land must be included in one or more condominiums or owned by
25 an association or other legal entity in which the owners of units
26 therein or their owners' associations have a membership or other
27 legal or beneficial interest. This binding site plan is binding
28 upon all now or hereafter having any interest in the land
29 described herein."

30 A binding site plan submitted pursuant to section 9(7) of this
31 act must be deemed to have been approved if the site plan was
32 approved by a city, town, or county either:

33 (a) In connection with the approval of a final plat with respect
34 to all of such land;

35 (b) In connection with the issuance of building permits or final
36 certificates of occupancy with respect to all of such land; or

37 (c) If not approved pursuant to (a) and (b) of this subsection,
38 then pursuant to such other procedures as such city, town, or county
39 may have established for the approval of a binding site plan.

1 (5) All provisions, conditions, and requirements of the binding
2 site plan are legally enforceable on the purchaser or any other
3 person acquiring a lease or other ownership interest of any lot or
4 tract created pursuant to the binding site plan.

5 (6) It is a violation of this chapter and may be restrained by
6 injunctive action and held illegal as provided in this chapter to
7 sell, transfer, or lease any lot or tract that either:

8 (a) Is on a binding site plan that has not been approved and
9 recorded; or

10 (b) Does not conform to the requirements of the binding site
11 plan.

12 NEW SECTION. **Sec. 8.** (1) Cities that are required to comply
13 with the minimum density requirements under RCW 36.70A.635 may adopt
14 by ordinance, and incorporate into their development regulations,
15 zoning regulations, and other official controls consistent with the
16 requirements of subsection (2) of this section, to take effect on or
17 before the applicability date for such jurisdiction pursuant to
18 sections 46 and 47 of this act.

19 (2) Through ordinances, development regulations, zoning
20 regulations, and other official controls as required under subsection
21 (1) of this section, cities may allow within a zone that primarily
22 allows residential uses an administrative minor plat to create one
23 new residential lot if the following conditions are met:

24 (a) No more than one new lot is created through a minor plat. A
25 minor plat is not authorized for properties in zones that primarily
26 allow nonresidential uses such as business, commercial, retail,
27 and/or industrial;

28 (b) A lot created through a minor plat may be further segregated
29 through either:

30 (i) A unit lot subdivision to segregate middle housing units into
31 separate legal parcels subject to the applicable residential density
32 the city is required to allow pursuant to RCW 36.70A.635; or

33 (ii) A subdivision provided the total number of lots in such
34 subdivision does not exceed the density allowed under the applicable
35 zoning;

36 (c) The parent lot and the new lot or lots resulting from the
37 administrative minor plat both meet the applicable minimum lot size
38 allowed under RCW 36.70A.635;

1 (d) The parent lot was not created through the dividing of a
2 single-family residential lot authorized by this section; and

3 (e) The minor plat would not require demolition or alteration of
4 any existing housing that is rent restricted, rent subsidized, or
5 that has been occupied by a tenant paying market-rate rent within the
6 preceding 12 months.

7 (3) A city that elects to allow minor plats shall establish
8 procedural and substantive standards through which an administrative
9 minor plat is reviewed and approved administratively and not subject
10 to an administrative appeal if certain criteria are met. A city may
11 adopt additional standards or criteria that are not inconsistent with
12 this subsection. The criteria must include that:

13 (a) The lots resulting from the minor plat meet the minimum lot
14 size under the city's development regulations;

15 (b) The lots resulting from the minor plat will not require a
16 reasonable use exception for subsequent development;

17 (c) The applicable sewer and water purveyor or purveyors have
18 issued certificates of availability to serve the newly created lot;

19 (d) Access rights are granted or conveyed as necessary on or
20 before recording of the final minor plat to provide access for the
21 maximum number of dwelling units that could be developed on the newly
22 created lot, provided such access rights may be reduced consistent
23 with a city's adopted codes, regulations, and design standards as
24 applicable through review of a subsequent application for a building
25 permit, unit lot subdivision, or subdivision application, if less
26 than the maximum number of dwelling units is built on the newly
27 created lot; and

28 (e) A proposed minor plat may be conditioned upon dedication of
29 right-of-way on the parent lot to the extent such dedication would
30 otherwise be required under applicable codes, regulations, and design
31 standards for the development or subdivision of the parent lot absent
32 the minor plat. Similarly, a subsequent application for development
33 of housing units on the newly created lot may be conditioned upon
34 construction of frontage improvements to right-of-way adjacent to
35 either the parent parcel or the newly created lots to the extent such
36 improvements would be required under applicable codes, regulations,
37 and design standards. An administrative minor plat may not be subject
38 to subdivision requirements, including those set forth in section 12
39 of this act, other than the requirement for a final minor plat and
40 the requirements of this subsection (3).

1 (4) The final minor plat must include a restriction providing
2 that the approval and recording of an administrative minor plat does
3 not constitute or guarantee approval by the city of other permits and
4 approvals that may be necessary to construct residential units on the
5 lots resulting from the minor plat.

6 (5) Any construction on the resulting lots is subject to all
7 existing state and local laws except for the provisions specified in
8 this act.

9 (6) A city electing to authorize a division of land through a
10 minor plat may not impose a limit on the total number of dwelling
11 units allowed on the new residential lot and the original lot that is
12 less than the number of residential dwelling units allowed by the
13 underlying zoning of the original lot prior to the administrative
14 minor plat.

15 (7) Notwithstanding the provisions of this section, a city must
16 deny an application for an administrative minor plat if one or both
17 resulting lots would not have sufficient developable land because of
18 the presence of critical areas or their buffers on the lot.

19 NEW SECTION. **Sec. 9.** The subdivision requirements of this
20 chapter do not apply to:

21 (1) Divisions of land into cemeteries and other burial plots
22 while used for that purpose;

23 (2) Divisions of land into lots or tracts each of which is
24 1/128th of a section of land or larger, or five acres or larger if
25 the land is not capable of description as a fraction of a section of
26 land, unless the legislative authority of the city, town, or county
27 in which the land is situated shall have adopted a subdivision
28 ordinance requiring subdivision approval of such divisions;

29 (3) Divisions of land made by a will valid in the state of
30 Washington, by other testamentary provisions, or the laws of descent;

31 (4) Divisions of land into lots or tracts classified for
32 industrial or commercial use, or mixed-use development that includes
33 residential use when the city, town, or county has approved a binding
34 site plan pursuant to section 7 of this act for the use of the land
35 in accordance with local codes and development regulations;

36 (5) Divisions of land to create lots or tracts for the purpose of
37 lease when no residential structure other than mobile homes, tiny
38 houses or tiny houses with wheels as defined in RCW 35.21.686, or
39 travel trailers are permitted to be placed upon the land when the

1 city, town, or county has approved a binding site plan pursuant to
2 section 7 of this act for the use of the land in accordance with
3 local regulations;

4 (6) Any boundary line adjustment that:

5 (a) Alters boundary lines between platted or unplatted lots or
6 tracts;

7 (b) Does not create an additional lot or tract; and

8 (c) Does not create or result in any lot or tract having
9 insufficient size and dimensions to meet minimum requirements for
10 width and area for a building site as established by applicable
11 development regulations of the city, town, or county;

12 (7) Divisions of land into lots or tracts through a binding site
13 plan pursuant to section 7 of this act if:

14 (a) Such division is the result of subjecting a portion of a
15 parcel or parcels to either chapter 64.32 or 64.34 RCW subsequent to
16 the recording of a binding site plan for all of such parcel(s);

17 (b) The improvements constructed or to be constructed thereon are
18 required by the provisions of the binding site plan to be included in
19 one or more condominiums or owned by an association or other legal
20 entity in which the owners of units therein or their owners'
21 associations have a membership or other legal or beneficial interest;

22 (c) A city, town, or county has approved the binding site plan;
23 and

24 (d) Such approved binding site plan is recorded in the county or
25 counties in which such land is located;

26 (8)(a) Divisions of land for the purpose of leasing for
27 facilities providing personal wireless services while used for that
28 purpose.

29 (b) For the purposes of this subsection (8):

30 (i) "Personal wireless services" means any federally licensed
31 personal wireless service.

32 (ii) "Facilities" means unstaffed facilities that are used for
33 the transmission or reception, or both, of wireless communication
34 services including, but not necessarily limited to, antenna arrays,
35 transmission cables, equipment shelters, and support structures;

36 (9)(a) Divisions of land into lots or tracts of less than three
37 acres that is recorded in accordance with chapter 58.09 RCW and is
38 used or to be used for the purpose of establishing a site for
39 construction and operation of consumer-owned or investor-owned
40 electric utility facilities.

1 (b) This subsection does not exempt divisions from the zoning
2 codes and development regulations of cities, towns, counties, and
3 other municipal corporations. Furthermore, this subsection only
4 applies to electric utility facilities that will be placed into
5 service to meet the electrical needs of a utility's existing and new
6 customers.

7 (c) For the purposes of this subsection (9):

8 (i) "Electric utility facilities" means unstaffed facilities,
9 except for the presence of security personnel, that are used for or
10 in connection with or to facilitate the transmission, distribution,
11 sale, or furnishing of electricity including, but not limited to,
12 electric power substations.

13 (ii) "New customer" means electric service locations not already
14 in existence as of the date that electric utility facilities subject
15 to the provisions of this subsection are planned and constructed; and

16 (10) Divisions of land to divide an existing lot or parcel into
17 up to two lots through an administrative minor plat when authorized
18 by a city pursuant to section 8 of this act.

19 NEW SECTION. **Sec. 10.** An assessor's plat made in accordance
20 with RCW 58.18.010 need not comply with any of the requirements of
21 this chapter except sections 37 and 38 of this act.

22 NEW SECTION. **Sec. 11.** (1) The legislative body of a city, town,
23 or county shall adopt regulations and procedures, and appoint
24 administrative personnel for the summary approval of short plats and
25 short subdivisions or alteration or vacation thereof. When an
26 alteration or vacation involves a public dedication, the alteration
27 or vacation must be processed as provided in section 30 or 31 of this
28 act. Such regulations must be adopted by ordinance and provide that a
29 short plat and short subdivision may be approved only if written
30 findings that are appropriate, as provided in section 15 of this act,
31 are made by the administrative personnel, and may contain wholly
32 different requirements than those governing the approval of
33 preliminary and final plats of subdivisions and may require surveys
34 and monumentations and shall require filing of a short plat, or
35 alteration or vacation thereof, for record in the office of the
36 county auditor: PROVIDED, That such regulations must contain a
37 requirement that land in short subdivisions may not be further
38 divided in any manner within a period of five years without the

1 filing of a final plat, except that when the short plat contains
2 fewer than four parcels, nothing in this section shall prevent the
3 owner who filed the short plat from filing an alteration within the
4 five-year period to create up to a total of four lots within the
5 original short plat boundaries: PROVIDED FURTHER, That such
6 regulations are not required to contain a penalty clause as provided
7 in RCW 36.32.120 and may provide for wholly injunctive relief.

8 An ordinance requiring a survey must require that the survey be
9 completed and filed with the application for approval of the short
10 subdivision.

11 (2) Cities, towns, and counties shall include in their short plat
12 regulations and procedures pursuant to subsection (1) of this section
13 provisions for considering sidewalks and other planning features that
14 assure safe walking conditions for students who walk to and from
15 school.

16 (3) All cities, code cities, and towns located in a county
17 planning under RCW 36.70A.040 shall by June 30, 2026, adopt or enact
18 procedures for unit lot subdivisions. Portions of the parent lot not
19 subdivided for individual unit lots shall be owned in common by the
20 owners of the individual unit lots, or by a homeowners' association
21 comprised of the owners of the individual unit lots.

22 (a) These procedures must include, at a minimum, the requirement
23 that prominent informational notes be placed on the unit lot
24 subdivision's plat, and recorded in the county or counties in which
25 such land is located, to acknowledge each of the following:

26 (i) Approval of the design and layout of the unit lot's
27 multifamily development project was granted based on detailed review
28 of that specified project, as a whole, on the parent lot, including
29 specific reference to the applicable permit or file number for that
30 specified project;

31 (ii) Subsequent subdivision actions, additions, or modifications
32 to the multifamily development project's structures may not create or
33 increase any nonconformity of the parent lot as a whole, and shall
34 conform to the approved multifamily development project or to the
35 land use and development standards in effect at the time of the
36 proposed actions, additions, or modifications;

37 (iii) If a structure or portion of a structure within the
38 multifamily development project has been damaged or destroyed, any
39 repair, reconstruction, or replacement of any structure must conform
40 to the approved multifamily development project or to the land use

1 and development standards in effect at the time the proposed repair,
2 reconstruction, or replacement project's permit application becomes
3 vested; and

4 (iv) The individual unit lots may not be separate buildable lots,
5 and additional development or redevelopment of the individual unit
6 lots may be limited as a result of the application of development
7 standards to the parent lot.

8 (b) These procedures must also:

9 (i) Be specifically subject to the maximum time period for local
10 government actions set forth in RCW 36.70B.080, unless extended
11 pursuant to project-specific mutual agreement as permitted by that
12 section;

13 (ii) Not require any public predecision hearing, nor any design
14 review other than administrative design review;

15 (iii) Apply only clear and objective development regulations; and

16 (iv) Be logically integrated with the application, review, and
17 approval procedures that apply to the underlying multifamily
18 development project to the greatest extent feasible.

19 (c) After June 30, 2026, no city, code city, or town subject to
20 this section may decline to accept, process, or approve an
21 application for a unit lot subdivision, consistent with the
22 procedural requirements of (a) and (b) of this subsection, solely
23 because that city, code city, or town has not completed adoption or
24 enactment of the procedures required under this section.

25 (d) Nothing in this section:

26 (i) Prohibits a city or county from applying public health,
27 safety, building code, and environmental permitting requirements to a
28 multifamily development project that is subject to or integrated with
29 a unit lot subdivision process; or

30 (ii) Requires a city or county to authorize a multifamily
31 development project or a unit lot subdivision in a location where
32 development is restricted under other laws, rules, or ordinances,
33 such as in locations where development is limited as a result of
34 physical proximity to on-site sewage system infrastructure, critical
35 areas, or other unsuitable physical characteristics of a property.

36 NEW SECTION. **Sec. 12.** All applications for approval of a
37 proposed plat to subdivide land must be processed administratively
38 regardless of the number of lots or tracts to be created through such
39 subdivision. A city, town, or county shall adopt an ordinance

1 providing for administrative review of subdivision applications
2 without a requirement for a public hearing except as provided herein.
3 The administrative review process for subdivision applications, other
4 than minor plats as provided in section 8 of this act, must include
5 the following minimum requirements:

6 (1) Applications for approval of plats for proposed subdivisions
7 and dedications of land must be submitted for approval to the city,
8 town, or county within which the land is situated.

9 (2) A city, town, or county may not require an applicant to
10 conduct community outreach or engagement either as a condition
11 precedent for submittal of a subdivision application or as a
12 condition of approval of a subdivision application. A city, town, or
13 county may provide for an optional preapplication meeting regarding a
14 plat for a proposed subdivision but shall not require a
15 preapplication meeting as a condition precedent for a subdivision
16 application to be deemed complete under section 6 of this act and
17 processing under chapter 36.70B RCW.

18 (3) A city, town, or county may not preclude an applicant for
19 subdivision approval from submitting construction plans and having
20 those plans reviewed concurrently with a subdivision application.

21 (4) Unless an applicant for subdivision approval requests
22 otherwise, a county, or a city or town with a population exceeding
23 15,000 people, shall allow and provide for a plat application for a
24 proposed subdivision to be processed concurrently with other
25 applications as specified in RCW 36.70B.120.

26 (5) The permit process, and notification requirements and
27 opportunities for public comments, regarding plat applications for
28 proposed subdivisions must be set forth in development regulations
29 adopted by the legislative body of the city, town, or county pursuant
30 to the requirements of chapter 36.70B RCW.

31 (6) All plat applications for proposed subdivisions must be
32 reviewed and processed administratively consistent with the
33 subdivision ordinances adopted by such city, town, or county pursuant
34 to this chapter and chapter 36.70B RCW.

35 (7) A public hearing may not be required for approval of a plat
36 application for a proposed subdivision, provided a city, town, or
37 county may provide for a public hearing only for plat applications
38 for proposed subdivisions that are located outside of an urban growth
39 area designated pursuant to RCW 36.70A.110 and that are not
40 categorically exempt from environmental review pursuant to chapter

1 43.21C RCW or exempt by local regulations. For subdivision
2 applications that are not exempt from chapter 43.21C RCW review, a
3 public hearing may be held only if a person adversely affected by the
4 proposed subdivision files a request for a hearing with the city,
5 town, or county within 21 days of the date of publication of the
6 notice of application. If a hearing is requested, notice for the
7 public hearing must be provided consistent with the requirements of
8 the development regulations adopted by the city, town, or county
9 adopted pursuant to chapter 36.70B RCW, and the time period for
10 approval or disapproval of the plat for the proposed subdivision
11 provided for in section 19 of this act commences upon the date of the
12 filing of the request for a public hearing. Any hearing under this
13 subsection must be conducted by the department official, hearing
14 examiner, or planning or hearing body as required by the local
15 project review provisions adopted by the city, town, or county,
16 pursuant to chapter 36.70A RCW, this chapter, and subsection (8) of
17 this section.

18 (8)(a) Where a public hearing is required as provided in
19 subsection (7) of this section, the city, town, or county legislative
20 body may adopt a hearing examiner system to conduct such hearings and
21 must specify by ordinance the legal effect of the decisions made and
22 the procedures to be followed by the examiner. The legal effect of
23 such decisions must include one of the following:

24 (i) The decision may be given the effect of a recommendation to
25 the legislative body;

26 (ii) The decision may be given the effect of an administrative
27 decision appealable within a specified time limit to the legislative
28 body; or

29 (iii) The decision may be given the effect of a final decision of
30 the legislative body.

31 (b) Each final decision of a hearing examiner must be in writing
32 and include findings and conclusions, based on the record, to support
33 the decision. Each final decision of a hearing examiner, unless a
34 longer period is mutually agreed to by the applicant and the hearing
35 examiner, must be rendered within 10 working days following
36 conclusion of all testimony and hearings.

37 (9) A city, town, or county shall complete its review and render
38 a final decision on plat applications for proposed subdivisions
39 consistent with the applicable time periods adopted by the city,
40 town, or county pursuant to chapter 36.70B RCW. If a city is required

1 pursuant to subsection (4) of this section to provide for the
2 submittal and concurrent review of construction plans with the review
3 of a plat application and the applicant for subdivision approval
4 requests such concurrent review, the application for construction
5 plan approval is subject to the applicable time periods for such
6 approval and treated separately from, and not consolidated with, the
7 applicable time period for a final decision on the related plat
8 application.

9 NEW SECTION. **Sec. 13.** Notice of the filing of a plat
10 application for approval of proposed subdivision must be provided to
11 affected cities, towns, counties, state and local governmental
12 agencies, utility providers, and such other persons and entities as
13 set forth in regulations adopted by a city, town, or county pursuant
14 to chapter 36.70B RCW.

15 NEW SECTION. **Sec. 14.** (1) This section applies only to
16 applications for subdivision approval for which a public hearing is
17 allowed pursuant to section 12(7) of this act.

18 (2) If a city, town, or county has established by ordinance
19 adopted pursuant to this chapter a process for the review of proposed
20 plats by a planning commission in accordance with state law or local
21 charter, such planning commission shall review all plats and make
22 recommendations thereon to the agency, body, or official of the city,
23 town, or county authorized to approve plats to assure conformance of
24 the proposed subdivision to the comprehensive plan and the applicable
25 development regulations as adopted by the city, town, or county. The
26 recommendations of the planning commission are advisory only and must
27 include written findings of fact and conclusions of law; however, the
28 legislative body of the city, town, or county may by ordinance assign
29 to such planning commission, or other agency, body, or official such
30 administrative functions, powers, and duties as may be appropriate to
31 prepare recommendations and to make final decisions regarding the
32 approval or disapproval of plats for proposed subdivisions.

33 (3) The planning commission may not require a public hearing on a
34 proposed plat except in the event a public hearing is requested as
35 provided in section 12(7) of this act.

36 (4) The planning commission's recommendation must be submitted to
37 the designated agency, body, or official designated by the
38 legislative body of the city, town, or county to approve plats not

1 later than 14 days following issuance of the recommendation by the
2 planning commission. The process for the review of the planning
3 commission's recommendation must be set forth in development
4 regulations adopted by the city, town, or county pursuant to this
5 chapter and chapter 36.70B RCW.

6 NEW SECTION. **Sec. 15.** (1) The agency, body, or official
7 authorized by an ordinance of a city, town, or county legislative
8 body to review and approve or disapprove plats for proposed
9 subdivisions shall inquire into the public use and interest to be
10 served by the proposed subdivision and dedication. Such authorized
11 agency, body, or official shall determine whether the proposed plat
12 complies with the applicable comprehensive plan designation,
13 development regulations, and other codes and design standards adopted
14 by the city, town, or county, and provides sidewalks and other
15 planning features that assure safe walking conditions for students
16 who only walk to and from school. A proposed plat may be subject to
17 conditions of approval necessary to ensure compliance with applicable
18 development regulations, codes, and design standards. A proposed
19 plat, as so conditioned, must be deemed to provide appropriate
20 provisions for the public health, safety, and general welfare.

21 (2) A plat for a proposed subdivision and dedication must be
22 approved if the authorized agency, body, or official makes written
23 findings that it:

24 (a) Is consistent with the applicable comprehensive plan
25 designation; and

26 (b) As conditioned, complies with the applicable development
27 regulations, codes, and design standards, and includes sidewalks and
28 other planning features that assure safe walking conditions for
29 students who only walk to and from school. Upon making such findings,
30 the authorized agency, body, or official shall approve the plat
31 application for the proposed subdivision and dedication. Dedication
32 of land to any public body, provision of public improvements to serve
33 the subdivision, or impact fees imposed under RCW 82.02.050 through
34 82.02.090 may be required as a condition of plat approval.
35 Dedications must be clearly shown on the final plat. No dedication,
36 provision of public improvements, or impact fees imposed under
37 RCW 82.02.050 through 82.02.090 may be allowed that constitute an
38 unconstitutional taking of private property. The agency, body, or
39 official with authority to approve plats shall not, as a condition to

1 the approval, require a release from damages to be procured from
2 other property owners.

3 (3) If water supply for a proposed subdivision is to be provided
4 by a groundwater withdrawal exempt from permitting under RCW
5 90.44.050, the applicant's compliance with RCW 90.44.050 and with
6 applicable rules adopted pursuant to chapters 90.22 and 90.54 RCW are
7 sufficient to determine appropriate provisions for water supply have
8 been made for a subdivision or dedication under this chapter.

9 NEW SECTION. **Sec. 16.** The authorized agency, body, or official
10 with authority to approve plats shall consider the physical
11 characteristics of a proposed subdivision and may disapprove or
12 condition approval of a proposed plat based on adopted development
13 regulations and codes addressing flood, inundation, or swamp
14 conditions. Construction of protective improvements may be required
15 as a condition of plat approval, and such improvements must be noted
16 on the final plat. No plat or final plat may be approved covering any
17 land situated in a flood control zone as provided in chapter 86.16
18 RCW without the prior written approval of the department of ecology
19 of the state of Washington.

20 NEW SECTION. **Sec. 17.** Local development regulations must
21 provide that in lieu of the completion of the actual construction of
22 any improvements required to satisfy conditions of plat approval and
23 to obtain approval of a final plat, the city, town, or county shall
24 accept a bond with a surety and subject to conditions satisfactory to
25 it, or other secure method, in an amount equal to 125 percent of the
26 estimated construction cost, providing for and securing to the actual
27 construction and installation of such improvements within a time
28 period as required by the city, town, or county. In addition, local
29 development regulations may provide for methods of security,
30 including the posting of a bond securing to the municipality the
31 successful operation of improvements for an appropriate period of up
32 to two years after final plat approval. The city, town, or county is
33 hereby granted the power to enforce bonds authorized under this
34 section by all appropriate legal and equitable remedies. Such local
35 development regulations may provide that the improvements such as
36 structures, sewers, and water systems must be designed and certified
37 by or under the supervision of a registered civil engineer prior to
38 the acceptance of such improvements.

1 NEW SECTION. **Sec. 18.** (1) If a plat of a proposed subdivision
2 and dedication as submitted does not meet the criteria for approval
3 under section 15 of this act it must be returned to the applicant for
4 modification or correction within the time period established by the
5 city, town, or county pursuant to chapter 36.70B RCW but in no event
6 later than 60 days from the date of the determination of completeness
7 unless the applicant consents to an extension of such time period.

8 (2) A plat of a proposed subdivision and dedication must be
9 approved or disapproved within 170 days in the same time period as a
10 project permit requiring public notice and a public hearing pursuant
11 to RCW 36.70B.080(1)(d)(iii) unless the applicant consents to an
12 extension of such time period.

13 (3) If an environmental impact statement is required as provided
14 in RCW 43.21C.030 for a proposed plat, the time periods set forth in
15 subsections (1) and (2) of this section may not include the time
16 spent preparing and circulating the environmental impact statement by
17 the local government agency.

18 (4) A city, town, or county may not prohibit the submission of an
19 application for approval of a final plat prior to completion of
20 construction for the plat improvements. Applications for approval of
21 final plats shall be approved, disapproved, or returned to the
22 applicant within 30 days from the date of filing the complete
23 application, unless the applicant consents to an extension of such
24 time period.

25 (5) A final plat meeting all requirements of this chapter must be
26 submitted to the legislative body of the city, town, or county within
27 five years of the date of plat approval. If an administrative or
28 judicial appeal is filed regarding approval of the plat then the date
29 of approval of the five-year period shall not commence until such
30 appeal is completed and final.

31 (6) Nothing contained in this section prevents any city, town, or
32 county from adopting by ordinance procedures that would allow for the
33 extension of the time periods under this section in which to submit a
34 final plat for approval and such extensions may contain additional or
35 amended conditions and requirements than what was required for the
36 approval of the plat deemed necessary to comply with applicable
37 development regulations, codes, and design standards.

1 NEW SECTION. **Sec. 19.** (1) Each approved plat that is submitted
2 for final plat approval must be accompanied by the recommendations
3 for approval or disapproval from the following:

4 (a) The health department or other agency furnishing sewage
5 disposal and supplying water as to the adequacy of the proposed means
6 of sewage disposal and water supply;

7 (b) The planning department charged with the responsibility of
8 reviewing plats of proposed subdivisions as to compliance with all
9 conditions of the approval of the plat or dedication; and

10 (c) The city, town, or county engineer.

11 (2) Except as provided in section 18(6) of this act, an
12 authorized agency, body, or official issuing a recommendation for
13 approval of the final plat under this section may not modify the
14 terms of its recommendations without the consent of the applicant.

15 NEW SECTION. **Sec. 20.** The review procedures for subdivision
16 applications adopted by a city, town, or county pursuant to chapter
17 36.70B RCW to implement this chapter must include a requirement that
18 notice, together with a legal description and a location map, be
19 given to the department of transportation whenever a city, town, or
20 county receives an application for the approval of a plat for the
21 proposed subdivision of land that is adjacent to the right-of-way of
22 a state highway. The department shall, within the time period
23 prescribed by the local development regulations, but no later than 14
24 days after receiving the notice, submit to the responsible official
25 who furnished the notice comments and information the department
26 deems to be relevant about the effect of the proposed subdivision
27 upon:

28 (1) The legal access to the state highway;

29 (2) The traffic carrying capacity of the state highway; and

30 (3) The safety of the users of the state highway.

31 NEW SECTION. **Sec. 21.** (1) Every final plat, or replat, of any
32 land filed for record must:

33 (a) Contain a statement of approval from the city, town, or
34 county licensed engineer, or by a licensed engineer acting on behalf
35 of the city, town, or county, as to the layout of streets, alleys,
36 and other rights-of-way, design of bridges, sewage and water systems,
37 and other structures;

1 (b) Be accompanied by a complete survey of the section or
2 sections in which the final plat or replat is located made to
3 surveying standards adopted by the division of engineering services
4 of the department of natural resources pursuant to RCW 58.24.040;

5 (c) Include properly acknowledged signatures of any vested owner,
6 lienholder, or beneficiary of a deed of trust for the filing of the
7 plat with the auditor of the county in which the land is located, or
8 any other officer who is authorized by law to take acknowledgment of
9 deeds, and a certificate of said acknowledgment must be enclosed or
10 annexed to such plat and recorded therewith; and

11 (d) Contain a certification from the appropriate officer or
12 officers in the city, town, or county responsible for tax collections
13 that all taxes and delinquent assessments for which the property may
14 be liable as of the date of certification have been duly paid,
15 satisfied, or discharged.

16 (2) No engineer who is involved in preparing a plat or materials
17 related thereto for an application to the subdivide and plat land for
18 which subdivision approval is sought may be authorized to examine and
19 approve such plat on behalf of any city, town, or county.

20 NEW SECTION. **Sec. 22.** (1) Every final plat of a subdivision
21 filed for record must contain a certificate giving a full and correct
22 description of the lands subdivided, including a statement that the
23 subdivision has been made with the free consent and in accordance
24 with the desires of the vested owner or owners.

25 (2) If the final plat is subject to a dedication, the certificate
26 or a separate written instrument must contain the dedication of all
27 streets and other areas to the public, and individual or individuals,
28 religious society or societies, or to any public or private
29 corporation as shown on the final plat and a waiver of all claims for
30 damages against any governmental authority which may be occasioned to
31 the adjacent land by the established construction, drainage, and
32 maintenance of said road. The certificate or instrument of dedication
33 must be signed and acknowledged before a notary public by all parties
34 having any ownership interest in the lands subdivided and recorded as
35 part of the final plat. Every final plat filed for record that
36 contains a dedication filed must be accompanied by a title report
37 confirming that the title of the lands as described and shown on the
38 final plat is vested in the name of the owner or owners signing the
39 certificate or instrument of dedication.

1 (3) A dedication of land for public streets may include a waiver
2 of the right of direct access to any public street from the land
3 proposed for subdivision with such dedication, which, if accepted,
4 becomes effective upon recording of the final plat or other
5 certificate or instrument of dedication. Such waiver may be required
6 by local authorities as a condition of approval for the plat for the
7 subdivision. Roads not dedicated as public must be clearly marked as
8 private roads on the face of the final plat. Any dedication,
9 donation, or grant as shown on the face of the final plat must be
10 deemed to be for all intents and purposes a quitclaim deed to the
11 said donee or grantee, for the donee's or grantee's use for the
12 purpose intended by the donors or grantors.

13 NEW SECTION. **Sec. 23.** (1) When the legislative body of the
14 city, town, or county, or such other agency, body, or official duly
15 authorized pursuant to section 14 of this act, finds that the final
16 plat for the subdivision conforms to all conditions of approval for
17 the approved plat, and that the final plat meets the requirements of
18 this chapter, other applicable state laws, and any local ordinances
19 adopted under this chapter that were in effect when the application
20 for approval of the plat for the proposed subdivision was deemed to
21 be complete, it shall suitably inscribe and execute its written
22 approval on the face of the final plat. The final plat must be filed
23 for record consistent with the recording requirements of the county
24 auditor for each county in which the land being subdivided is
25 located. Electronic or paper copies of the final plat must be
26 provided to the city, town, or county engineer and to such other
27 agencies as may be required by ordinance.

28 (2) Any lots in a final plat filed for record are a valid land
29 use notwithstanding any change in zoning laws for a period of five
30 years from the date of filing.

31 (3) A subdivision is governed by the terms of the final plat
32 approval, and the statutes, ordinances, and regulations in effect at
33 the time of approval under section 21(1) (a) and (c) of this act for
34 a period of five years after final plat approval unless the
35 legislative body finds that a change in conditions creates a serious
36 threat to the public health or safety in the subdivision.

37 NEW SECTION. **Sec. 24.** Any decision approving or disapproving
38 any plat is reviewable under chapter 36.70C RCW. However, judicial

1 review of a final plat is limited to whether the final plat satisfied
2 all the terms and conditions of plat approval for the subdivision.

3 NEW SECTION. **Sec. 25.** The county auditor must refuse to accept
4 any plat or dedication for filing until approval of the final plat
5 has been given by the appropriate legislative body, or such other
6 agency, body, or official as authorized by section 14 of this act.
7 Should a plat or dedication be filed without such approval, the
8 prosecuting attorney of the county in which the plat is filed shall
9 apply for a writ of mandate in the name of and on behalf of the
10 legislative body required to approve the plat or dedication,
11 directing the auditor and assessor to remove from their files or
12 records the unapproved plat or dedication of record.

13 NEW SECTION. **Sec. 26.** No plat or short plat may be approved
14 unless the city, town, or county makes a formal written finding of
15 fact that the proposed subdivision or proposed short subdivision
16 conforms with the applicable zoning, development regulations, codes,
17 and design standards regulations in effect at the time the
18 application for the proposed subdivision is deemed complete as
19 provided in section 6 of this act.

20 NEW SECTION. **Sec. 27.** Whenever any parcel of land is divided
21 through a subdivision into two or more lots, tracts, or parcels of
22 land and any person, firm, or corporation or any agent of them sells
23 or transfers, or offers or advertises for sale or transfer, any such
24 lot, tract, or parcel without having a final plat of such subdivision
25 filed for record, the prosecuting attorney shall commence an action
26 to restrain and enjoin further subdivisions or sales, or transfers,
27 or offers of sale or transfer and compel compliance with all
28 provisions of this chapter. The costs of such action must be taxed
29 against the person, firm, corporation, or agent selling or
30 transferring the property.

31 NEW SECTION. **Sec. 28.** If performance of an offer or agreement
32 to sell, lease, or otherwise transfer a lot, tract, or parcel of land
33 following preliminary plat approval is expressly conditioned on the
34 recording of the final plat containing the lot, tract, or parcel
35 under this chapter, the offer or agreement is not subject to section
36 27 or 42 of this act and does not violate any provision of this

1 chapter. All payments on account of an offer or agreement conditioned
2 as provided in this section must be deposited in an escrow or other
3 regulated trust account and no disbursement to sellers is permitted
4 until the final plat is recorded.

5 NEW SECTION. **Sec. 29.** A city, town, or county may not issue any
6 building permit, septic tank permit, or other development permit or
7 approval for a lot, tract, or parcel of land divided in violation of
8 this chapter or local regulations adopted pursuant thereto unless the
9 authority authorized to issue such permit or approval finds that the
10 public interest will not be adversely affected thereby. The
11 prohibition contained in this section does not apply to an innocent
12 purchaser for value without actual notice of the violation of this
13 chapter or local regulations adopted pursuant thereto. All
14 purchasers' or transferees' property, other than property of an
15 innocent purchaser for value, must comply with provisions of this
16 chapter and each purchaser or transferee may recover his or her
17 damages from any person, firm, corporation, or agent selling or
18 transferring land in violation of this chapter or local regulations
19 adopted pursuant thereto, including any amount reasonably spent as a
20 result of inability to obtain any development permit or approval and
21 spent to conform to the requirements of this chapter as well as cost
22 of investigation, suit, and reasonable attorneys' fees occasioned
23 thereby. Such purchaser or transferee may, as an alternative to
24 conforming his or her property to these requirements, rescind the
25 sale or transfer and recover costs of investigation, suit, and
26 reasonable attorneys' fees occasioned thereby.

27 NEW SECTION. **Sec. 30.** (1) Whenever any person is interested in
28 the vacation of any recorded final plat for a subdivision or portion
29 thereof, or any area designated or dedicated for public use, that
30 person may file an application for vacation with the legislative body
31 of the city, town, or county in which the subdivision is located. The
32 application must set forth the reasons for vacation and contain
33 signatures of all parties having an ownership interest in that
34 portion of the subdivision subject to vacation. If the subdivision is
35 subject to restrictive covenants which were recorded and applicable
36 to the recorded final plat for the subdivision and the application
37 for vacation would result in the violation of a covenant contained
38 within such restrictive covenants, the application must include an

1 agreement signed by all parties subject to the covenants providing
2 that the parties agree to terminate or alter the relevant covenants
3 to accomplish the purpose of the vacation of the subdivision or
4 portion thereof.

5 When the vacation application is specifically for a county road
6 or a city or town street, the procedures for road vacation or street
7 vacation in chapter 36.87 or 35.79 RCW must be utilized for the road
8 or street vacation. When the application is for the vacation of the
9 entire final plat together with the roads and/or streets shown
10 thereon, the procedure for vacation in this section must be used,
11 provided vacations of streets may not be made that are prohibited
12 under RCW 35.79.035, and vacations of roads may not be made that are
13 prohibited under RCW 36.87.130.

14 (2) The legislative body of the city, town, or county shall give
15 notice as provided in regulations adopted by the city, town, or
16 county adopted pursuant to chapter 36.70B RCW and shall conduct a
17 public hearing on the application for a vacation and may approve or
18 deny the application for vacation of the subdivision based on
19 determining whether the public use and interest would be served by
20 the vacation of the subdivision. If any portion of the land contained
21 in the subdivision was dedicated to the public for public use or
22 benefit, such land, if not deeded to the city, town, or county, must
23 be deeded to the city, town, or county unless the legislative
24 authority sets forth findings that the public use would not be served
25 in retaining title to those lands.

26 (3) Title to the vacated property vests with the rightful owner
27 as shown in the county records. If the vacated land is land that was
28 dedicated to the public for public use other than a road or street,
29 and the legislative body finds that retaining title to the land is
30 not in the public interest, title thereto vests with the person or
31 persons owning the property on each side thereof, as determined by
32 the legislative body. When the road or street that is to be vacated
33 was contained wholly within the subdivision and is part of the
34 boundary of the subdivision, title to the vacated road or street
35 vests with the owner or owners of property contained within the
36 vacated subdivision.

37 (4) This section may not be construed as applying to the vacation
38 of any plat of state-granted tidelands or shorelands.

1 NEW SECTION. **Sec. 31.** (1) When any person with an ownership
2 interest in all or portions of a subdivision is interested in the
3 alteration of any subdivision or the altering of any portion thereof,
4 except as provided in section 9(6) of this act, that person or a duly
5 authorized representative may submit an application to request the
6 alteration to the legislative body of the city, town, or county where
7 the subdivision is located. The application must be signed by a
8 majority of those persons having an ownership interest of lots,
9 tracts, or parcels in the subject subdivision that are proposed to be
10 altered, however, the application for the alteration of any lots,
11 tracts, or parcels held in common ownership by all lot owners in the
12 subdivision must be signed by the majority of all such owners. If the
13 subdivision is subject to restrictive covenants applicable to the
14 final plat of the subdivision, and the application for alteration
15 would result in the violation of a covenant, the application must
16 contain an agreement signed by all parties subject to the covenants
17 providing that the parties agree to terminate or alter the relevant
18 covenants to accomplish the purpose of the alteration of the
19 subdivision or portion thereof.

20 (2) Upon receipt of an application for alteration, the
21 legislative body shall provide notice of the application to all
22 owners of property within the subdivision, and as provided for in
23 regulations adopted by the city, town, or county adopted pursuant to
24 chapter 36.70B RCW. The notice must either establish a date for a
25 public hearing or provide that a hearing may be requested by a person
26 receiving notice within 14 days of receipt of the notice.

27 (3) The legislative body may deny or approve the application
28 based on its determination whether the proposed alteration would
29 serve the public use and interest. If any land within the subdivision
30 proposed for alteration is part of an assessment district, any
31 outstanding assessments must be equitably divided and levied against
32 the remaining lots, parcels, or tracts, or be levied equitably on the
33 lots resulting from the alteration. If any land within the alteration
34 contains a dedication to the general use of persons residing within
35 the subdivision, such land may be altered and divided equitably
36 between the adjacent properties.

37 (4) After approval of the alteration, the legislative body shall
38 order the applicant to produce a revised drawing of the approved
39 alteration of the final plat, which after signature of the

1 legislative body, must be filed with the county auditor to become the
2 lawful plat of the property.

3 (5) This section may not be construed as applying to the
4 alteration or replatting of any plat of state-granted tidelands or
5 shorelands.

6 NEW SECTION. **Sec. 32.** Any hearing required by section 11, 30,
7 or 31 of this act may be administered by a hearings examiner as
8 provided in section 12(8) of this act.

9 NEW SECTION. **Sec. 33.** The alteration of a subdivision is
10 subject to RCW 64.04.175.

11 NEW SECTION. **Sec. 34.** Any person who violates any court order
12 or injunction issued pursuant to this chapter is subject to a fine of
13 not more than \$5,000 or imprisonment for not more than 90 days, or
14 both.

15 NEW SECTION. **Sec. 35.** Following public hearing with notice to
16 the property owners in the affected subdivision, the legislative body
17 of a city, town, or county may, without complying with the
18 requirements of section 31 of this act, grant an easement for ingress
19 and egress or utilities over public property that is held as open
20 space as part of the final plat where:

21 (1) The open space is already used as a utility right-of-way or
22 corridor;

23 (2) Other access is not feasible; and

24 (3) The granting of the easement would not impair public access
25 or authorize construction of physical barriers of any type.

26 NEW SECTION. **Sec. 36.** In the enforcement of this chapter, the
27 prosecuting attorney may accept an assurance of discontinuance of any
28 act or practice deemed in violation of this chapter from any person
29 engaging in, or who has engaged in, such act or practice. Any such
30 assurance must be in writing and be filed with and subject to the
31 approval of the superior court of the county in which the alleged
32 violation occurs. A violation of such assurance constitutes prima
33 facie proof of a violation of this chapter.

1 NEW SECTION. **Sec. 37.** Except for those divisions or alterations
2 that are not subject to the requirements of this chapter as provided
3 in section 9 of this act, as now or hereafter amended, permanent
4 control monuments must be established at each and every controlling
5 corner on the boundaries of the land being subdivided. A city, town,
6 or county shall determine the number and location of permanent
7 control monuments within the plat, if any.

8 NEW SECTION. **Sec. 38.** The survey of the proposed subdivision
9 and preparation of the plat must be made by or under the supervision
10 of a registered land surveyor who must certify on the final plat that
11 it is a true and correct representation of the lands surveyed.

12 NEW SECTION. **Sec. 39.** (1) Whenever a survey of a proposed
13 subdivision reveals a discrepancy, the discrepancy must be noted on
14 the face of the final plat. Any discrepancy must be disclosed in a
15 title report prepared by a title insurer and issued after the filing
16 of the final plat.

17 (2) For the purposes of this section, "discrepancy" means:

18 (a) A boundary hiatus;

19 (b) An overlapping boundary; or

20 (c) A physical appurtenance, which indicates encroachment, lines
21 of possession, or conflict of title.

22 NEW SECTION. **Sec. 40.** Any city, town, or county shall, by
23 ordinance, regulate the procedure for naming and numbering of
24 subdivisions, streets, lots, and blocks. A city, town, or county
25 shall provide a lot numbering system and system for assigning house
26 addresses for subdivisions and lots created through an administrative
27 minor plat with such lot numbers and home addresses clearly shown on
28 the recorded final plat or final minor plat.

29 NEW SECTION. **Sec. 41.** A copy of any plat recorded in the manner
30 provided in this chapter and certified by the county auditor of the
31 counties in which the same is recorded to be a true copy of such
32 record and the whole thereof, must be received in evidence in all the
33 courts of this state, with like effect as the original.

34 NEW SECTION. **Sec. 42.** Any person, firm, corporation, or
35 association, or the agent of any person, firm, corporation, or

1 association who violates any provision of this chapter or any local
2 regulations adopted pursuant thereto relating to the sale, offer for
3 sale, lease, or transfer of any lot, tract, or parcel of land, is
4 guilty of a gross misdemeanor and each sale, offer for sale, lease,
5 or transfer of each separate lot, tract, or parcel of land in
6 violation of any provision of this chapter or any local regulation
7 adopted pursuant thereto, is a separate and distinct offense.

8 NEW SECTION. **Sec. 43.** (1) Whenever a city, town, or county
9 receives an application for the approval of a subdivision that lies
10 in whole or in part in an irrigation district organized pursuant to
11 chapter 87.03 RCW, the responsible administrator shall give written
12 notice of the application, including a legal description of the short
13 subdivision and a location map, to the irrigation district. The
14 irrigation district shall, after receiving the notice, submit to the
15 responsible administrator who furnished the notice a statement with
16 any information or conditions for approval that the irrigation
17 district deems to be necessary regarding the proposed division's
18 effect upon the structural integrity, including lateral support, of
19 the irrigation district facilities, other risk exposures, and the
20 safety of the public and irrigation district.

21 (2) In addition to any other requirements imposed by the
22 provisions of this chapter, the legislative authority of any city,
23 town, or county may not approve a plat or final plat, as defined in
24 section 3 of this act, for any subdivision, lot, tract, parcel, or
25 site which lies in whole or in part in an irrigation district
26 organized pursuant to chapter 87.03 RCW unless there has been
27 provided an irrigation water right-of-way for each parcel of land in
28 such district. In addition, if the subdivision, lot, tract, parcel,
29 or site lies within land within the district classified as irrigable,
30 completed irrigation water distribution facilities for such land may
31 be required by the irrigation district by resolution, bylaw, or rule
32 of general applicability as a condition for approval of the final
33 plat by the legislative authority of the city, town, or county.
34 Rights-of-way must be evidenced by the respective plats submitted for
35 final approval to the appropriate legislative body. In addition, if
36 the subdivision, lot, tract, parcel, or site to be platted is wholly
37 or partially within an irrigation district of 200,000 acres or more
38 and has been previously platted by the United States bureau of
39 reclamation as a farm unit in the district, the plat or final plat as

1 defined in section 3 of this act may not be approved by a city, town,
2 or county without the approval of the irrigation district and the
3 administrator or manager of the project of the bureau of reclamation,
4 or its successor agency, within which that district lies. Compliance
5 with the requirements of this section together with all other
6 applicable provisions of this chapter are a prerequisite, within the
7 expressed purpose of this chapter, to any sale, lease, or development
8 of land in this state.

9 NEW SECTION. **Sec. 44.** Whenever land within an approved plat or
10 recorded final plat is used in a manner or for a purpose which
11 violates any provision of this chapter, any provision of the local
12 subdivision regulations, or any term or condition of plat approval
13 prescribed for the plat by the local government, then the prosecuting
14 attorney, or the attorney general if the prosecuting attorney fails
15 to act, may commence an action to restrain and enjoin such use and
16 compel compliance with the provisions of this chapter or the local
17 regulations, or with such terms or conditions. The costs of such
18 action may be taxed against the violator.

19 NEW SECTION. **Sec. 45.** All ordinances and resolutions enacted at
20 a time prior to the passage of this chapter by the legislative bodies
21 of cities, towns, and counties and which are in substantial
22 compliance with the provisions of this chapter, must be construed as
23 valid and may be further amended to include new provisions and
24 standards as are authorized in general law.

25 NEW SECTION. **Sec. 46.** This chapter does not apply to cities,
26 towns, and counties planning under chapter 36.70A RCW that are
27 required to adopt the periodic update to their comprehensive plan by
28 December 31, 2025, until July 1, 2027.

29 NEW SECTION. **Sec. 47.** A new section is added to chapter 58.17
30 RCW to read as follows:

31 (1) This chapter does not apply to cities, towns, and counties
32 planning under chapter 36.70A RCW that were required to adopt the
33 periodic update to their comprehensive plan by December 31, 2024.

34 (2) This section expires July 1, 2027.

1 NEW SECTION. **Sec. 48.** Sections 1 through 46 of this act
2 constitute a new chapter in Title 58 RCW to be codified as chapter
3 58.17A RCW.

4 NEW SECTION. **Sec. 49.** Sections 1 through 47 and 51 of this act
5 take effect July 1, 2026.

6 NEW SECTION. **Sec. 50.** Section 52 of this act takes effect July
7 1, 2027.

8 **Sec. 51.** RCW 36.70B.080 and 2023 c 338 s 7 are each amended to
9 read as follows:

10 (1)(a) Development regulations adopted pursuant to RCW 36.70A.040
11 must establish and implement time periods for local government
12 actions for each type of project permit application and provide
13 timely and predictable procedures to determine whether a completed
14 project permit application meets the requirements of those
15 development regulations. The time periods for local government
16 actions for each type of complete project permit application or
17 project type should not exceed those specified in this section.

18 (b) For project permits submitted after January 1, 2025, the
19 development regulations must, for each type of permit application,
20 specify the contents of a completed project permit application
21 necessary for the complete compliance with the time periods and
22 procedures.

23 (c) A jurisdiction may exclude certain permit types and timelines
24 for processing project permit applications as provided for in RCW
25 36.70B.140.

26 (d) The time periods for local government action to issue a final
27 decision for each type of complete project permit application or
28 project type subject to this chapter should not exceed the following
29 time periods unless modified by the local government pursuant to this
30 section or RCW 36.70B.140:

31 (i) For project permits which do not require public notice under
32 RCW 36.70B.110, a local government must issue a final decision within
33 65 days of the determination of completeness under RCW 36.70B.070;

34 (ii) For project permits which require public notice under RCW
35 36.70B.110, a local government must issue a final decision within 100
36 days of the determination of completeness under RCW 36.70B.070,
37 except that a project permit for plat approval pursuant to chapter

1 58.17A RCW is subject to the time period set forth in (d)(iii) of
2 this subsection as provided in section 18(2) of this act; and

3 (iii) For project permits which require public notice under RCW
4 36.70B.110 and a public hearing, a local government must issue a
5 final decision within 170 days of the determination of completeness
6 under RCW 36.70B.070.

7 (e) A jurisdiction may modify the provisions in (d) of this
8 subsection to add permit types not identified, change the permit
9 names or types in each category, address how consolidated review time
10 periods may be different than permits submitted individually, and
11 provide for how projects of a certain size or type may be
12 differentiated, including by differentiating between residential and
13 nonresidential permits. Unless otherwise provided for the
14 consolidated review of more than one permit, the time period for a
15 final decision shall be the longest of the permit time periods
16 identified in (d) of this subsection or as amended by a local
17 government.

18 (f) If a local government does not adopt an ordinance or
19 resolution modifying the provisions in (d) of this subsection, the
20 time periods in (d) of this subsection apply.

21 (g) The number of days an application is in review with the
22 county or city shall be calculated from the day completeness is
23 determined under RCW 36.70B.070 to the date a final decision is
24 issued on the project permit application. The number of days shall be
25 calculated by counting every calendar day and excluding the following
26 time periods:

27 (i) Any period between the day that the county or city has
28 notified the applicant, in writing, that additional information is
29 required to further process the application and the day when
30 responsive information is resubmitted by the applicant;

31 (ii) Any period after an applicant informs the local government,
32 in writing, that they would like to temporarily suspend review of the
33 project permit application until the time that the applicant notifies
34 the local government, in writing, that they would like to resume the
35 application. A local government may set conditions for the temporary
36 suspension of a permit application; and

37 (iii) Any period after an administrative appeal is filed until
38 the administrative appeal is resolved and any additional time period
39 provided by the administrative appeal has expired.

1 (h) The time periods for a local government to process a permit
2 shall start over if an applicant proposes a change in use that adds
3 or removes commercial or residential elements from the original
4 application that would make the application fail to meet the
5 determination of procedural completeness for the new use, as required
6 by the local government under RCW 36.70B.070.

7 (i) If, at any time, an applicant informs the local government,
8 in writing, that the applicant would like to temporarily suspend the
9 review of the project for more than 60 days, or if an applicant is
10 not responsive for more than 60 consecutive days after the county or
11 city has notified the applicant, in writing, that additional
12 information is required to further process the application, an
13 additional 30 days may be added to the time periods for local
14 government action to issue a final decision for each type of project
15 permit that is subject to this chapter. Any written notice from the
16 local government to the applicant that additional information is
17 required to further process the application must include a notice
18 that nonresponsiveness for 60 consecutive days may result in 30 days
19 being added to the time for review. For the purposes of this
20 subsection, "nonresponsiveness" means that an applicant is not making
21 demonstrable progress on providing additional requested information
22 to the local government, or that there is no ongoing communication
23 from the applicant to the local government on the applicant's ability
24 or willingness to provide the additional information.

25 (j) Annual amendments to the comprehensive plan are not subject
26 to the requirements of this section.

27 (k) A county's or city's adoption of a resolution or ordinance to
28 implement this subsection shall not be subject to appeal under
29 chapter 36.70A RCW unless the resolution or ordinance modifies the
30 time periods provided in (d) of this subsection by providing for a
31 review period of more than 170 days for any project permit.

32 (l)(i) When permit time periods provided for in (d) of this
33 subsection, as may be amended by a local government, and as may be
34 extended as provided for in (i) of this subsection, are not met, a
35 portion of the permit fee must be refunded to the applicant as
36 provided in this subsection. A local government may provide for the
37 collection of only 80 percent of a permit fee initially, and for the
38 collection of the remaining balance if the permitting time periods
39 are met. The portion of the fee refunded for missing time periods
40 shall be:

1 (A) 10 percent if the final decision of the project permit
2 application was made after the applicable deadline but the period
3 from the passage of the deadline to the time of issuance of the final
4 decision did not exceed 20 percent of the original time period; or

5 (B) 20 percent if the period from the passage of the deadline to
6 the time of the issuance of the final decision exceeded 20 percent of
7 the original time period.

8 (ii) Except as provided in RCW 36.70B.160, the provisions in (i)
9 of this subsection (~~((1)(i) of this section)~~) are not applicable to
10 cities and counties which have implemented at least three of the
11 options in RCW 36.70B.160(1) (a) through (j) at the time an
12 application is deemed procedurally complete.

13 (2)(a) Counties subject to the requirements of RCW 36.70A.215 and
14 the cities within those counties that have populations of at least
15 20,000 must, for each type of permit application, identify the total
16 number of project permit applications for which decisions are issued
17 according to the provisions of this chapter. For each type of project
18 permit application identified, these counties and cities must
19 establish and implement a deadline for issuing a notice of final
20 decision as required by subsection (1) of this section and minimum
21 requirements for applications to be deemed complete under RCW
22 36.70B.070 as required by subsection (1) of this section.

23 (b) Counties and cities subject to the requirements of this
24 subsection also must prepare an annual performance report that
25 includes information outlining time periods for certain permit types
26 associated with housing. The report must provide:

27 (i) Permit time periods for certain permit processes in the
28 county or city in relation to those established under this section,
29 including whether the county or city has established shorter time
30 periods than those provided in this section;

31 (ii) The total number of decisions issued during the year for the
32 following permit types: Preliminary subdivisions, final subdivisions,
33 binding site plans, permit processes associated with the approval of
34 multifamily housing, and construction plan review for each of these
35 permit types when submitted separately;

36 (iii) The total number of decisions for each permit type which
37 included consolidated project permit review, such as concurrent
38 review of a rezone or construction plans;

39 (iv) The average number of days from a submittal to a decision
40 being issued for the project permit types listed in (~~subsection~~

1 ~~(2)(a))~~ (b)(ii) of this subsection. This shall be calculated from
2 the day completeness is determined under RCW 36.70B.070 to the date a
3 decision is issued on the application. The number of days shall be
4 calculated by counting every calendar day;

5 (v) The total number of days each project permit application of a
6 type listed in (~~subsection (2)(a))~~ (b)(ii) of this subsection was
7 in review with the county or city. This shall be calculated from the
8 day completeness is determined under RCW 36.70B.070 to the date a
9 final decision is issued on the application. The number of days shall
10 be calculated by counting every calendar day. The days the
11 application is in review with the county or city does not include the
12 time periods in subsection (1)(g)(i) (~~(iii) [(1)(g)(i) through~~
13 ~~(iii)]~~) through (iii) of this section;

14 (vi) The total number of days that were excluded from the time
15 period calculation under subsection (1)(g)(i) (~~(iii) [(1)(g)(i)~~
16 ~~through (iii)]~~) through (iii) of this section for each project
17 permit application of a type listed in (~~subsection (2)(a))~~ (b)(ii)
18 of this subsection.

19 (c) Counties and cities subject to the requirements of this
20 subsection must:

21 (i) Post the annual performance report through the county's or
22 city's website; and

23 (ii) Submit the annual performance report to the department of
24 commerce by March 1st each year.

25 (d) No later than July 1st each year, the department of commerce
26 shall publish a report which includes the annual performance report
27 data for each county and city subject to the requirements of this
28 subsection and a list of those counties and cities whose time periods
29 are shorter than those provided for in this section.

30 The annual report must also include key metrics and findings from
31 the information collected.

32 (e) The initial annual report required under this subsection must
33 be submitted to the department of commerce by March 1, 2025, and must
34 include information from permitting in 2024.

35 (3) Nothing in this section prohibits a county or city from
36 extending a deadline for issuing a decision for a specific project
37 permit application for any reasonable period of time mutually agreed
38 upon by the applicant and the local government.

1 NEW SECTION. **Sec. 52.** The following acts or parts of acts are
2 each repealed:

3 (1) RCW 58.17.010 (Purpose) and 1981 c 293 s 1 & 1969 ex.s. c 271
4 s 1;

5 (2) RCW 58.17.020 (Definitions) and 2002 c 262 s 1, 1995 c 32 s
6 2, & 1983 c 121 s 1;

7 (3) RCW 58.17.030 (Subdivisions to comply with chapter, local
8 regulations) and 1974 ex.s. c 134 s 1 & 1969 ex.s. c 271 s 3;

9 (4) RCW 58.17.033 (Proposed division of land—Consideration of
10 application for preliminary plat or short plat approval—Requirements
11 defined by local ordinance) and 1987 c 104 s 2;

12 (5) RCW 58.17.035 (Alternative method of land division—Binding
13 site plans) and 1987 c 354 s 2;

14 (6) RCW 58.17.040 (Chapter inapplicable, when) and 2024 c 321 s
15 407, 2024 c 190 s 2, 2019 c 352 s 2, 2004 c 239 s 1, 2002 c 44 s 1,
16 1992 c 220 s 27, & 1989 c 43 s 4-123;

17 (7) RCW 58.17.050 (Assessors plat—Compliance) and 1969 ex.s. c
18 271 s 5;

19 (8) RCW 58.17.060 (Short plats and short subdivisions—Summary
20 approval—Regulations—Requirements) and 2023 c 337 s 11, 1990 1st
21 ex.s. c 17 s 51, 1989 c 330 s 2, 1987 c 354 s 5, 1987 c 92 s 1, 1974
22 ex.s. c 134 s 3, & 1969 ex.s. c 271 s 6;

23 (9) RCW 58.17.065 (Short plats and short subdivisions—Filing) and
24 1974 ex.s. c 134 s 12;

25 (10) RCW 58.17.070 (Preliminary plat of subdivisions and
26 dedications—Submission for approval—Procedure) and 1981 c 293 s 4 &
27 1969 ex.s. c 271 s 7;

28 (11) RCW 58.17.080 (Filing of preliminary plat—Notice) and 1982 c
29 23 s 1 & 1969 ex.s. c 271 s 8;

30 (12) RCW 58.17.090 (Notice of public hearing) and 1995 c 347 s
31 426, 1981 c 293 s 5, 1974 ex.s. c 134 s 4, & 1969 ex.s. c 271 s 9;

32 (13) RCW 58.17.092 (Public notice—Identification of affected
33 property) and 1995 c 347 s 427 & 1988 c 168 s 12;

34 (14) RCW 58.17.095 (Ordinance may authorize administrative review
35 of preliminary plat without public hearing) and 1986 c 233 s 1;

36 (15) RCW 58.17.100 (Review of preliminary plats by planning
37 commission or agency—Recommendation—Change by legislative body—
38 Procedure—Approval) and 2017 c 161 s 1, 1995 c 347 s 428, 1981 c 293
39 s 6, & 1969 ex.s. c 271 s 10;

1 (16) RCW 58.17.110 (Approval or disapproval of subdivision and
2 dedication—Factors to be considered—Conditions for approval—Finding
3 —Release from damages) and 2018 c 1 s 104, 1995 c 32 s 3, 1990 1st
4 ex.s. c 17 s 52, 1989 c 330 s 3, 1974 ex.s. c 134 s 5, & 1969 ex.s. c
5 271 s 11;

6 (17) RCW 58.17.120 (Disapproval due to flood, inundation or swamp
7 conditions—Improvements—Approval conditions) and 1974 ex.s. c 134 s
8 6 & 1969 ex.s. c 271 s 12;

9 (18) RCW 58.17.130 (Bond in lieu of actual construction of
10 improvements prior to approval of final plat—Bond or security to
11 assure successful operation of improvements) and 1974 ex.s. c 134 s 7
12 & 1969 ex.s. c 271 s 13;

13 (19) RCW 58.17.140 (Time limitation for approval or disapproval
14 of plats—Extensions) and 2013 c 16 s 1, 2012 c 92 s 1, 2010 c 79 s 1,
15 1995 c 68 s 1, 1986 c 233 s 2, 1983 c 121 s 3, 1981 c 293 s 7, 1974
16 ex.s. c 134 s 8, & 1969 ex.s. c 271 s 14;

17 (20) RCW 58.17.150 (Recommendations of certain agencies to
18 accompany plats submitted for final approval) and 1983 c 121 s 4,
19 1981 c 293 s 8, & 1969 ex.s. c 271 s 15;

20 (21) RCW 58.17.155 (Short subdivision adjacent to state highway—
21 Notice to department of transportation) and 1984 c 47 s 1;

22 (22) RCW 58.17.160 (Requirements for each plat or replat filed
23 for record) and 1985 c 99 s 1 & 1969 ex.s. c 271 s 16;

24 (23) RCW 58.17.165 (Certificate giving description and statement
25 of owners must accompany final plat—Dedication, certificate
26 requirements if plat contains—Waiver) and 1981 c 293 s 9 & 1969 ex.s.
27 c 271 s 30;

28 (24) RCW 58.17.170 (Written approval of subdivision—Original of
29 final plat to be filed—Copies—Periods of validity, governance) and
30 2017 c 161 s 2, 2013 c 16 s 2, 2012 c 92 s 2, 2010 c 79 s 2, 1981 c
31 293 s 10, & 1969 ex.s. c 271 s 17;

32 (25) RCW 58.17.180 (Review of decision) and 1995 c 347 s 717,
33 1983 c 121 s 5, & 1969 ex.s. c 271 s 18;

34 (26) RCW 58.17.190 (Approval of plat required before filing—
35 Procedure when unapproved plat filed) and 2017 c 161 s 3 & 1969 ex.s.
36 c 271 s 19;

37 (27) RCW 58.17.195 (Approval of plat or short plat—Written
38 finding of conformity with applicable land use controls) and 1981 c
39 293 s 14;

1 (28) RCW 58.17.200 (Injunctive action to restrain subdivision,
2 sale, transfer of land where final plat not filed) and 1969 ex.s. c
3 271 s 20;

4 (29) RCW 58.17.205 (Agreements to transfer land conditioned on
5 final plat approval—Authorized) and 1981 c 293 s 12;

6 (30) RCW 58.17.210 (Building, septic tank or other development
7 permits not to be issued for land divided in violation of chapter or
8 regulations—Exceptions—Damages—Rescission by purchaser) and 2010 c
9 8 s 18005, 1974 ex.s. c 134 s 10, & 1969 ex.s. c 271 s 21;

10 (31) RCW 58.17.212 (Vacation of subdivision—Procedure) and 1987 c
11 354 s 3;

12 (32) RCW 58.17.215 (Alteration of subdivision—Procedure) and 1987
13 c 354 s 4;

14 (33) RCW 58.17.217 (Alteration or vacation of subdivision—Conduct
15 of hearing) and 1987 c 354 s 7;

16 (34) RCW 58.17.218 (Alteration of subdivision—Easements by
17 dedication) and 1991 c 132 s 2;

18 (35) RCW 58.17.220 (Violation of court order or injunction—
19 Penalty) and 1969 ex.s. c 271 s 22;

20 (36) RCW 58.17.225 (Easement over public open space—May be exempt
21 from RCW 58.17.215—Hearing—Notice) and 1995 c 32 s 1;

22 (37) RCW 58.17.230 (Assurance of discontinuance of violations)
23 and 1969 ex.s. c 271 s 23;

24 (38) RCW 58.17.240 (Permanent control monuments) and 1974 ex.s. c
25 134 s 11 & 1969 ex.s. c 271 s 24;

26 (39) RCW 58.17.250 (Survey of subdivision and preparation of
27 plat) and 1969 ex.s. c 271 s 26;

28 (40) RCW 58.17.255 (Survey discrepancy—Disclosure) and 1987 c 354
29 s 6;

30 (41) RCW 58.17.260 (Joint committee—Members—Recommendations for
31 surveys, monumentation and plat drawings) and 1971 ex.s. c 85 s 9 &
32 1969 ex.s. c 271 s 27;

33 (42) RCW 58.17.275 (Proposals to adopt, amend, or repeal local
34 ordinances—Advance notice) and 1981 c 293 s 13;

35 (43) RCW 58.17.280 (Naming and numbering of short subdivisions,
36 subdivisions, streets, lots and blocks) and 1993 c 486 s 1 & 1969
37 ex.s. c 271 s 29;

38 (44) RCW 58.17.290 (Copy of plat as evidence) and 1969 ex.s. c
39 271 s 31;

1 (45) RCW 58.17.300 (Violations—Penalties) and 1969 ex.s. c 271 s
2 32;
3 (46) RCW 58.17.310 (Application for approval of plat within
4 irrigation district—Approval without provision for irrigation
5 prohibited) and 2009 c 145 s 1, 1990 c 194 s 1, 1986 c 39 s 1, 1985 c
6 160 s 1, & 1973 c 150 s 2;
7 (47) RCW 58.17.320 (Compliance with chapter and local regulations
8 —Enforcement) and 1974 ex.s. c 134 s 13;
9 (48) RCW 58.17.330 (Hearing examiner system—Adoption authorized—
10 Procedures—Decisions) and 1995 c 347 s 429, 1994 c 257 s 6, & 1977
11 ex.s. c 213 s 4;
12 (49) RCW 58.17.900 (Validation of existing ordinances and
13 resolutions) and 1969 ex.s. c 271 s 33; and
14 (50) RCW 58.17.920 (Effective date and application of 1974 ex.s.
15 c 134) and 1974 ex.s. c 134 s 14.

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