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**SUBSTITUTE HOUSE BILL 2220**

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**State of Washington                      61st Legislature                      2009 Regular Session**

**By** House Local Government & Housing (originally sponsored by Representatives Simpson and White)

READ FIRST TIME 02/23/09.

1            AN ACT Relating to time limitation for approval of plats; amending  
2            RCW 58.17.170 and 58.17.065; and creating a new section.

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

4            NEW SECTION.    **Sec. 1.**    (1) The legislature finds that active land  
5            use permits are expiring due to a downturn on the state economy.  
6            Considerable cost has been expended by applicants and local  
7            jurisdictions to approve projects. Allowing these projects to expire  
8            would make it difficult for the state to meet its housing needs in the  
9            future and impose considerable staff costs on local governments to  
10           perform work that has already been completed.

11           (2) The legislature further finds that, in the current period of  
12           economic challenge, an extension for plat approvals will contribute to  
13           the overall employment of the state by employing citizens of Washington  
14           as soon as is practicable in the family wage jobs of the land  
15           development and home building industries.

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

18           (1) When the legislative body of the city, town or county finds

1 that the subdivision proposed for final plat approval conforms to all  
2 terms of the preliminary plat approval, and that said subdivision meets  
3 the requirements of this chapter, other applicable state laws, and any  
4 local ordinances adopted under this chapter which were in effect at the  
5 time of preliminary plat approval, it shall suitably inscribe and  
6 execute its written approval on the face of the plat. The original of  
7 said final plat shall be filed for record with the county auditor. One  
8 reproducible copy shall be furnished to the city, town or county  
9 engineer. One paper copy shall be filed with the county assessor.  
10 Paper copies shall be provided to such other agencies as may be  
11 required by ordinance. Any lots in a final plat filed for record shall  
12 be a valid land use notwithstanding any change in zoning laws for a  
13 period of five years from the date of filing.

14 (2) A subdivision located outside an urban growth area as described  
15 in the growth management act under RCW 36.70A.110 shall be governed by  
16 the terms of approval of the final plat, and the statutes, ordinances,  
17 and regulations in effect at the time of approval under RCW 58.17.150  
18 (1) and (3) for a period of five years after final plat approval unless  
19 the legislative body finds that a change in conditions creates a  
20 serious threat to the public health or safety in the subdivision.

21 (3) A subdivision located within an urban growth area as described  
22 in the growth management act under RCW 36.70A.110 shall be governed by  
23 the terms of approval of the final plat, and the statutes, ordinances,  
24 and regulations in effect at the time of approval under RCW 58.17.150  
25 (1) and (3) for a period of seven years after final plat approval  
26 unless the legislative body finds that a change in conditions creates  
27 a serious threat to the public health or safety in the subdivision.

28 **Sec. 3.** RCW 58.17.065 and 1974 ex.s. c 134 s 12 are each amended  
29 to read as follows:

30 (1) Each short plat and short subdivision granted pursuant to local  
31 regulations after July 1, 1974, shall be filed with the county auditor  
32 and shall not be deemed "approved" until so filed.

33 (2) Any lots in a short plat and short subdivision filed with the  
34 county auditor shall be a valid land use notwithstanding any change in  
35 zoning laws for a period of seven years from the date of filing. A  
36 short plat and short subdivision shall be governed by the terms of  
37 approval of the recorded plat, and the statutes, ordinances, and

1 regulations in effect at the time of filing for a period of seven years  
2 after final plat approval unless the legislative body finds that a  
3 change in conditions creates a serious threat to the public health or  
4 safety in the short subdivision.

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