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SENATE BILL 5832

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State of Washington

64th Legislature

2015 Regular Session

By Senator Angel

Read first time 02/05/15. Referred to Committee on Government Operations & Security.

1 AN ACT Relating to time limitations for certain plat approvals;  
2 and amending RCW 58.17.140 and 58.17.170.

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

4 **Sec. 1.** RCW 58.17.140 and 2013 c 16 s 1 are each amended to read  
5 as follows:

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

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

20 (3)(a) Except as provided by (b) of this subsection, a final plat  
21 meeting all requirements of this chapter shall be submitted to the

1 legislative body of the city, town, or county for approval within  
2 seven years of the date of preliminary plat approval if the date of  
3 preliminary plat approval is on or before December 31, 2014, and  
4 within five years of the date of preliminary plat approval if the  
5 date of preliminary plat approval is on or after January 1, 2015.

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

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

16 **Sec. 2.** RCW 58.17.170 and 2013 c 16 s 2 are each amended to read  
17 as follows:

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

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

36 (b) Any lots in a final plat filed for record shall be a valid  
37 land use notwithstanding any change in zoning laws for a period of  
38 (~~ten~~) twelve years from the date of filing if the project is not

1 subject to requirements adopted under chapter 90.58 RCW and the date  
2 of filing is on or before December 31, 2007.

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

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

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