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HOUSE BILL NO. 919

Offered January 11, 2006

Prefiled January 10, 2006

A BILL to amend and reenact § 15.2-2241 of the Code of Virginia, relating to provisions of a subdivision ordinance; easements.

 Patron—Oder

Referred to Committee on Counties, Cities and Towns

Be it enacted by the General Assembly of Virginia:**1. That § 15.2-2241 of the Code of Virginia is amended and reenacted as follows:**

§ 15.2-2241. Mandatory provisions of a subdivision ordinance.

A subdivision ordinance shall include reasonable regulations and provisions that apply to or provide:

1. For plat details which shall meet the standard for plats as adopted under § 42.1-82 of the Virginia Public Records Act (§ 42.1-76 et seq.);

2. For the coordination of streets within and contiguous to the subdivision with other existing or planned streets within the general area as to location, widths, grades and drainage, including, for ordinances and amendments thereto adopted on or after January 1, 1990, for the coordination of such streets with existing or planned streets in existing or future adjacent or contiguous to adjacent subdivisions;

3. For adequate provisions for drainage and flood control and other public purposes, and for light and air, and for identifying soil characteristics;

4. For the extent to which and the manner in which streets shall be graded, graveled or otherwise improved and water and storm and sanitary sewer and other public utilities or other community facilities are to be installed;

5. For the acceptance of dedication for public use of any right-of-way located within any subdivision or section thereof, which has constructed or proposed to be constructed within the subdivision or section thereof, any street, curb, gutter, sidewalk, bicycle trail, drainage or sewerage system, waterline as part of a public system or other improvement dedicated for public use, and maintained by the locality, the Commonwealth, or other public agency, and for the provision of other site-related improvements required by local ordinances for vehicular ingress and egress, including traffic signalization and control, for public access streets, for structures necessary to ensure stability of critical slopes, and for storm water management facilities, financed or to be financed in whole or in part by private funds only if the owner or developer (i) certifies to the governing body that the construction costs have been paid to the person constructing such facilities; (ii) furnishes to the governing body a certified check or cash escrow in the amount of the estimated costs of construction or a personal, corporate or property bond, with surety satisfactory to the governing body or its designated administrative agency, in an amount sufficient for and conditioned upon the construction of such facilities, or a contract for the construction of such facilities and the contractor's bond, with like surety, in like amount and so conditioned; or (iii) furnishes to the governing body a bank or savings institution's letter of credit on certain designated funds satisfactory to the governing body or its designated administrative agency as to the bank or savings institution, the amount and the form. The amount of such certified check, cash escrow, bond, or letter of credit shall not exceed the total of the estimated cost of construction based on unit prices for new public or private sector construction in the locality and a reasonable allowance for estimated administrative costs, inflation, and potential damage to existing roads or utilities, which shall not exceed 25 percent of the estimated construction costs. "Such facilities," as used in this section, means those facilities specifically provided for in this section.

If a developer records a final plat which may be a section of a subdivision as shown on an approved preliminary plat and furnishes to the governing body a certified check, cash escrow, bond, or letter of credit in the amount of the estimated cost of construction of the facilities to be dedicated within said section for public use and maintained by the locality, the Commonwealth, or other public agency, the developer shall have the right to record the remaining sections shown on the preliminary plat for a period of five years from the recordation date of the first section, or for such longer period as the local commission or other agent may, at the approval, determine to be reasonable, taking into consideration the size and phasing of the proposed development, subject to the terms and conditions of this subsection and subject to engineering and construction standards and zoning requirements in effect at the time that each remaining section is recorded. In the event a governing body of a county, wherein the highway system is maintained by the Department of Transportation, has accepted the dedication of a road for

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59 public use and such road due to factors other than its quality of construction is not acceptable into the
60 secondary system of state highways, then such governing body may, if so provided by its subdivision
61 ordinance, require the subdivider or developer to furnish the county with a maintenance and
62 indemnifying bond, with surety satisfactory to the governing body or its designated administrative
63 agency, in an amount sufficient for and conditioned upon the maintenance of such road until such time
64 as it is accepted into the secondary system of state highways. In lieu of such bond, the governing body
65 or its designated administrative agency may accept a bank or savings institution's letter of credit on
66 certain designated funds satisfactory to the governing body or its designated administrative agency as to
67 the bank or savings institution, the amount and the form, or accept payment of a negotiated sum of
68 money sufficient for and conditioned upon the maintenance of such road until such time as it is
69 accepted into the secondary system of state highways and assume the subdivider's or developer's liability
70 for maintenance of such road. "Maintenance of such road" as used in this section, means maintenance of
71 the streets, curb, gutter, drainage facilities, utilities or other street improvements, including the correction
72 of defects or damages and the removal of snow, water or debris, so as to keep such road reasonably
73 open for public usage;

74 6. For conveyance of common or shared easements to franchised cable television operators furnishing
75 cable television and public service corporations furnishing cable television, gas, telephone and electric
76 service to the proposed subdivision. ~~Such easements, the location of which shall be adequate for use by~~
77 ~~public service corporations and franchised cable television operators, which may be expected to occupy~~
78 ~~them, shall be conveyed by reference on the final plat to a declaration of the terms and conditions of~~
79 ~~such common easements and recorded in the land records of the county or city~~ *Once a developer*
80 *conveys an easement that will permit electric or telephone service to be furnished to a subdivision, the*
81 *developer shall, within 30 days after written request by a cable television operator, grant an easement*
82 *to that cable television operator for the purpose of providing cable television and communications*
83 *services to that subdivision, which easement shall be geographically coextensive with the electric service*
84 *easement, or if only a telephone service easement has been granted, then geographically coextensive*
85 *with that telephone service easement; however, the developer and franchised cable television operator*
86 *may mutually agree on an alternate location for an easement;*

87 7. For monuments of specific types to be installed establishing street and property lines;

88 8. That unless a plat is filed for recordation within six months after final approval thereof or such
89 longer period as may be approved by the governing body, such approval shall be withdrawn and the plat
90 marked void and returned to the approving official; however, in any case where construction of facilities
91 to be dedicated for public use has commenced pursuant to an approved plan or permit with surety
92 approved by the governing body or its designated administrative agency, or where the developer has
93 furnished surety to the governing body or its designated administrative agency by certified check, cash
94 escrow, bond, or letter of credit in the amount of the estimated cost of construction of such facilities, the
95 time for plat recordation shall be extended to one year after final approval or to the time limit specified
96 in the surety agreement approved by the governing body or its designated administrative agency,
97 whichever is greater;

98 9. For the administration and enforcement of such ordinance, not inconsistent with provisions
99 contained in this chapter, and specifically for the imposition of reasonable fees and charges for the
100 review of plats and plans, and for the inspection of facilities required by any such ordinance to be
101 installed; such fees and charges shall in no instance exceed an amount commensurate with the services
102 rendered taking into consideration the time, skill and administrator's expense involved. All such charges
103 heretofore made are hereby validated;

104 10. For reasonable provisions permitting a single division of a lot or parcel for the purpose of sale or
105 gift to a member of the immediate family of the property owner in accordance with the provisions of
106 § 15.2-2244; and

107 11. For the periodic partial and final complete release of any bond, escrow, letter of credit, or other
108 performance guarantee required by the governing body under this section in accordance with the
109 provisions of § 15.2-2245.