

1 VIRGINIA ACTS OF ASSEMBLY — CHAPTER

2 *An Act to amend and reenact §§ 15.2-2259, 15.2-2260, and 15.2-2269 of the Code of Virginia, relating*
 3 *to authority to review subdivision plats.*

4
 5 Approved [H 2544]

6 **Be it enacted by the General Assembly of Virginia:**

7 **1. That §§ 15.2-2259, 15.2-2260, and 15.2-2269 of the Code of Virginia are amended and reenacted**
 8 **as follows:**

9 § 15.2-2259. Local planning commission to act on proposed plat.

10 A. The local planning commission or other agent shall act on any proposed plat within 60 days after
 11 it has been officially submitted for approval by either approving or disapproving the plat in writing, and
 12 giving with the latter specific reasons therefor. The Commission or agent shall thoroughly review the
 13 plat and shall make a good faith effort to identify all deficiencies, if any, with the initial submission.
 14 *However, if approval of a feature or features of the plat by a state agency or public authority*
 15 *authorized by state law is necessary, the commission or agent shall forward the plat to the appropriate*
 16 *state agency or agencies for review within 10 business days of receipt of such plat. The state agency*
 17 *shall respond in accord with the requirements set forth in § 15.2-2222.1, which shall extend the time for*
 18 *action by the local planning commission or other agent, as set forth in subsection B.* Specific reasons
 19 for disapproval shall be contained either in a separate document or on the plat itself. The reasons for
 20 disapproval shall identify deficiencies in the plat that cause the disapproval by reference to specific duly
 21 adopted ordinances, regulations, or policies and shall identify modifications or corrections as will permit
 22 approval of the plat. The local planning commission or other agent shall act on any proposed plat that it
 23 has previously disapproved within 45 days after the plat has been modified, corrected and resubmitted
 24 for approval.

25 B. Any state agency or public authority authorized by state law making a review of a plat forwarded
 26 to it under this article, including, without limitation, the Virginia Department of Transportation and
 27 authorities authorized by Chapter 51 (§ 15.2-5100 et seq.), shall complete its review within 45 days of
 28 receipt of the plat upon first submission and within 45 days for any proposed plat that has previously
 29 been disapproved, provided, however, that the time periods set forth in § 15.2-2222.1 shall apply to
 30 plats triggering the applicability of said section. The Virginia Department of Transportation and
 31 authorities authorized by Chapter 51 (§ 15.2-5100 et seq.) shall allow use of public rights-of-way
 32 dedicated for public street purposes for placement of utilities by permit when practical and shall not
 33 unreasonably deny plat approval. If a state agency or public authority authorized by state law does not
 34 approve the plat, it shall comply with the requirements, and be subject to the restrictions, set forth in
 35 subsection A, with the exception of the time period therein specified. Upon receipt of the approvals from
 36 all state agencies and other agencies, the local agent shall act upon a plat within 35 days.

37 C. If the commission or other agent fails to approve or disapprove the plat within 60 days after it
 38 has been officially submitted for approval, or within 45 days after it has been officially resubmitted after
 39 a previous disapproval or within 35 days of receipt of any agency response pursuant to subsection B,
 40 the subdivider, after 10-days' written notice to the commission, or agent, may petition the circuit court
 41 for the locality in which the land involved, or the major part thereof, is located, to decide whether the
 42 plat should or should not be approved. The court shall give the petition priority on the civil docket, hear
 43 the matter expeditiously in accordance with the procedures prescribed in Article 2 (§ 8.01-644 et seq.) of
 44 Chapter 25 of Title 8.01 and make and enter an order with respect thereto as it deems proper, which
 45 may include directing approval of the plat.

46 D. If a commission or other agent disapproves a plat and the subdivider contends that the
 47 disapproval was not properly based on the ordinance applicable thereto, or was arbitrary or capricious,
 48 he may appeal to the circuit court having jurisdiction of such land and the court shall hear and
 49 determine the case as soon as may be, provided that his appeal is filed with the circuit court within 60
 50 days of the written disapproval by the commission or other agent.

51 § 15.2-2260. Localities may provide for submission of preliminary subdivision plats; how long valid.

52 A. Nothing in this article shall be deemed to prohibit the local governing body from providing in its
 53 ordinance for the submission of preliminary subdivision plats for tentative approval. The local planning
 54 commission, or an agent designated by the commission or by the governing body to review preliminary
 55 subdivision plats shall complete action on the preliminary plats within ~~sixty~~ 60 days of submission.
 56 However, if approval of a feature or features of the preliminary plat by a state agency or public

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57 authority authorized by state law is necessary, the commission or agent shall forward the preliminary
58 plat to the appropriate state agency or agencies for review within 10 business days of receipt of such
59 preliminary plat.

60 B. Any state agency or public authority authorized by state law making a review of a preliminary
61 plat forwarded to it under this section, including, without limitation, the Virginia Department of
62 Transportation and authorities authorized by Chapter 51 (\S 15.2-5100 et seq.), shall complete its review
63 within forty-five 45 days of receipt of the preliminary plat upon first submission and within 45 days for
64 any proposed plat that has previously been disapproved, provided, however, that the time period set
65 forth in \S 15.2-2222.1 shall apply to plats triggering the applicability of said section. The Virginia
66 Department of Transportation and authorities authorized by Chapter 51 (\S 15.2-5100 et seq.) shall allow
67 use of its public rights-of-way for public street purposes for placement of utilities by permit when
68 practical and shall not unreasonably deny plat approval. If a state agency or public authority authorized
69 by state law does not approve the plat, it shall comply with the requirements, and be subject to the
70 restrictions, set forth in \S 15.2-2259 A with the exception of the time period therein specified. Upon
71 receipt of the approvals from all state agencies, the local agent shall act upon a preliminary plat within
72 thirty-five 35 days.

73 C. If a commission has the responsibility of review of preliminary plats and conducts a public
74 hearing, it shall act on the plat within forty-five days after receiving approval from all state agencies. If
75 the local agent or commission does not approve the preliminary plat, the local agent or commission shall
76 set forth in writing the reasons for such denial and shall state what corrections or modifications will
77 permit approval by such agent or commission. However, no commission or agent shall be required to
78 approve a preliminary subdivision plat in less than sixty days from the date of its original submission to
79 the commission or agent, and all actions on preliminary subdivision plats shall be completed by the
80 agent or commission and, if necessary, state agencies, within a total of ninety days of submission to the
81 local agent or commission.

82 D. If the commission or other agent fails to approve or disapprove the preliminary plat within ninety
83 days after it has been officially submitted for approval, the subdivider after ten days' written notice to
84 the commission, or agent, may petition the circuit court for the locality in which the land involved, or
85 the major part thereof, is located to enter an order with respect thereto as it deems proper, which may
86 include directing approval of the plat.

87 E. If a commission or other agent disapproves a preliminary plat and the subdivider contends that the
88 disapproval was not properly based on the ordinance applicable thereto, or was arbitrary or capricious,
89 he may appeal to the circuit court having jurisdiction of such land and the court shall hear and
90 determine the case as soon as may be, provided that his appeal is filed with the circuit court within
91 sixty days of the written disapproval by the commission or other agent.

92 F. Once a preliminary subdivision plat is approved, it shall be valid for a period of five years,
93 provided the subdivider (i) submits a final subdivision plat for all or a portion of the property within
94 one year of such approval or such longer period as may be prescribed by local ordinance, and (ii)
95 thereafter diligently pursues approval of the final subdivision plat. "Diligent pursuit of approval" means
96 that the subdivider has incurred extensive obligations or substantial expenses relating to the submitted
97 final subdivision plat or modifications thereto. However, no sooner than three years following such
98 preliminary subdivision plat approval, and upon ninety days' written notice by certified mail to the
99 subdivider, the commission or other agent may revoke such approval upon a specific finding of facts
100 that the subdivider has not diligently pursued approval of the final subdivision plat.

101 § 15.2-2269. Plans and specifications for utility fixtures and systems to be submitted for approval.

102 A. If the owners of any such subdivision desire to construct in, on, or under, or adjacent to any
103 streets or alleys located in such subdivision any gas, water, sewer or electric light or power works,
104 pipes, wires, fixtures or systems, they shall present plans or specifications therefor to the governing body
105 of the locality in which the subdivision is located or its authorized agent, for approval. If the subdivision
106 is located beyond the corporate limits of a municipality but within the limits set forth in \S 15.2-2248,
107 such plans and specifications shall be presented for approval to the governing body of such municipality,
108 or its authorized agent, if the county has not adopted a subdivision ordinance. The governing body, or
109 agent, shall have thirty 45 days in which to approve or disapprove the same. In event of the failure of
110 any governing body, or its agent, to act within such period, such plans and specifications may be
111 submitted, after ten days' notice to the locality, to the circuit court for such locality for its approval or
112 disapproval, and its approval thereof shall, for all purposes of this article be treated and considered as
113 approval by the locality or its authorized agent.

114 B. Any state agency or public authority authorized by state law making a review of any plat
115 forwarded to it under this article, including, without limitation, the Virginia Department of
116 Transportation and authorities authorized by Chapter 51 (\S 15.2-5100 et seq.), shall complete its review
117 within 45 days of receipt of the plans, provided, however, that the time periods set forth in

118 § 15.2-2222.1 shall apply to plats triggering the applicability of said section. The Virginia Department
119 of Transportation and authorities authorized by Chapter 51 (§ 15.2-5100 et seq.) shall allow use of
120 public rights-of-way dedicated for public street purposes for placement of utilities by permit when
121 practical and shall not unreasonably deny plan approval. If a state agency or public authority by state
122 law does not approve the plan, it shall comply with the requirements, and be subject to the restrictions,
123 set forth in subsection A of § 15.2-2259, with respect to the exception of the time period therein
124 specified. Upon receipt of the approvals from all state agencies, the local agent shall act upon a
125 preliminary plat within 35 days.

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