

## VIRGINIA ACTS OF ASSEMBLY — CHAPTER

*An Act to amend and reenact § 15.2-2241 of the Code of Virginia, relating to subdivision ordinances; performance guarantees.*

[H 2472]

Approved

**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, for adequate provisions related to the failure of impounding structures and impacts within dam break inundation zones, 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. (Effective until July 1, 2014) 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 or, at the option of the local governing body, presents evidence satisfactory to the governing body that the time for recordation of any mechanics lien has expired or evidence that any debt for said construction that may be due and owing is contested and further provides indemnity with adequate surety in an amount deemed sufficient by the governing body or its designated administrative agency; (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 10 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 subdivision 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 subdivision plat for a period of five years from the recordation date of any 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

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

75 As used in this section, "designated administrative agency" means the planning commission of the  
 76 locality or an agent designated by the governing body of the locality for such purpose as set forth in  
 77 §§ 15.2-2258 through 15.2-2261;

78 5. (Effective July 1, 2014) For the acceptance of dedication for public use of any right-of-way  
 79 located within any subdivision or section thereof, which has constructed or proposed to be constructed  
 80 within the subdivision or section thereof, any street, curb, gutter, sidewalk, bicycle trail, drainage or  
 81 sewerage system, waterline as part of a public system or other improvement dedicated for public use,  
 82 and maintained by the locality, the Commonwealth, or other public agency, and for the provision of  
 83 other site-related improvements required by local ordinances for vehicular ingress and egress, including  
 84 traffic signalization and control, for public access streets, for structures necessary to ensure stability of  
 85 critical slopes, and for storm water management facilities, financed or to be financed in whole or in part  
 86 by private funds only if the owner or developer (i) certifies to the governing body that the construction  
 87 costs have been paid to the person constructing such facilities or, at the option of the local governing  
 88 body, presents evidence satisfactory to the governing body that the time for recordation of any  
 89 mechanics lien has expired or evidence that any debt for said construction that may be due and owing is  
 90 contested and further provides indemnity with adequate surety in an amount deemed sufficient by the  
 91 governing body or its designated administrative agency; (ii) furnishes to the governing body a certified  
 92 check or cash escrow in the amount of the estimated costs of construction or a personal, corporate or  
 93 property bond, with surety satisfactory to the governing body or its designated administrative agency, in  
 94 an amount sufficient for and conditioned upon the construction of such facilities, or a contract for the  
 95 construction of such facilities and the contractor's bond, with like surety, in like amount and so  
 96 conditioned; or (iii) furnishes to the governing body a bank or savings institution's letter of credit on  
 97 certain designated funds satisfactory to the governing body or its designated administrative agency as to  
 98 the bank or savings institution, the amount and the form. The amount of such certified check, cash  
 99 escrow, bond, or letter of credit shall not exceed the total of the estimated cost of construction based on  
 100 unit prices for new public or private sector construction in the locality and a reasonable allowance for  
 101 estimated administrative costs, inflation, and potential damage to existing roads or utilities, which shall  
 102 not exceed 25 percent of the estimated construction costs. "Such facilities," as used in this section,  
 103 means those facilities specifically provided for in this section.

104 If a developer records a final plat which may be a section of a subdivision as shown on an approved  
 105 preliminary subdivision plat and furnishes to the governing body a certified check, cash escrow, bond, or  
 106 letter of credit in the amount of the estimated cost of construction of the facilities to be dedicated within  
 107 said section for public use and maintained by the locality, the Commonwealth, or other public agency,  
 108 the developer shall have the right to record the remaining sections shown on the preliminary subdivision  
 109 plat for a period of five years from the recordation date of any section, or for such longer period as the  
 110 local commission or other agent may, at the approval, determine to be reasonable, taking into  
 111 consideration the size and phasing of the proposed development, subject to the terms and conditions of  
 112 this subsection and subject to engineering and construction standards and zoning requirements in effect  
 113 at the time that each remaining section is recorded. In the event a governing body of a county, wherein  
 114 the highway system is maintained by the Department of Transportation, has accepted the dedication of a  
 115 road for public use and such road due to factors other than its quality of construction is not acceptable  
 116 into the secondary system of state highways, then such governing body may, if so provided by its  
 117 subdivision ordinance, require the subdivider or developer to furnish the county with a maintenance and

indemnifying bond, with surety satisfactory to the governing body or its designated administrative agency, in an amount sufficient for and conditioned upon the maintenance of such road until such time as it is accepted into the secondary system of state highways. In lieu of such bond, the governing body or its designated administrative agency may accept 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, or accept payment of a negotiated sum of money sufficient for and conditioned upon the maintenance of such road until such time as it is accepted into the secondary system of state highways and assume the subdivider's or developer's liability for maintenance of such road. "Maintenance of such road" as used in this section, means maintenance of the streets, curb, gutter, drainage facilities, utilities or other street improvements, including the correction of defects or damages and the removal of snow, water or debris, so as to keep such road reasonably open for public usage.

As used in this section, "designated administrative agency" means the planning commission of the locality or an agent designated by the governing body of the locality for such purpose as set forth in §§ 15.2-2258 through 15.2-2261;

6. For conveyance of common or shared easements to franchised cable television operators furnishing cable television and public service corporations furnishing cable television, gas, telephone and electric service to the proposed subdivision. Once a developer conveys an easement that will permit electric, cable or telephone service to be furnished to a subdivision, the developer shall, within 30 days after written request by a cable television operator or telephone service provider, grant an easement to that cable television operator or telephone service provider for the purpose of providing cable television and communications services to that subdivision, which easement shall be geographically coextensive with the electric service easement, or if only a telephone or cable service easement has been granted, then geographically coextensive with that telephone or cable service easement; however, the developer and franchised cable television operator or telephone service provider may mutually agree on an alternate location for an easement. If the final subdivision plat is recorded and does not include conveyance of a common or shared easement as provided herein, the local planning commission or agent designated by the governing body to review and act on submitted subdivision plats shall not be responsible to enforce the requirements of this subdivision;

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

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

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

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

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

*B. No locality shall require that any certified check, cash escrow, bond, letter of credit or other performance guarantee furnished pursuant to this chapter apply to, or include the cost of, any facility or improvement unless such facility or improvement is shown or described on the approved plat or plan of the project for which such guarantee is being furnished. Furthermore, the terms, conditions, and specifications contained in any agreement, contract, performance agreement, or similar document, however described or delineated, between a locality or its governing body and an owner or developer of property entered into pursuant to this chapter in conjunction with any performance guarantee, as described in this subsection, shall be limited to those items depicted or provided for in the approved plan, plat, permit application, or similar document for which such performance guarantee is applicable.*