

Exhibit D
September 22, 2026
Medina Planning Commission

CERTIFICATION OF ENROLLMENT

ENGROSSED SENATE BILL 5559

Chapter 271, Laws of 2025

69th Legislature
2025 Regular Session

UNIT LOT SUBDIVISIONS—LOCAL GOVERNMENT PROCEDURES

EFFECTIVE DATE: July 27, 2025

Passed by the Senate April 21, 2025
Yeas 48 Nays 0

JOHN LOVICK

President of the Senate

Passed by the House April 10, 2025
Yeas 95 Nays 0

LAURIE JINKINS

**Speaker of the House of
Representatives**

Approved May 13, 2025 10:37 AM

BOB FERGUSON

Governor of the State of Washington

CERTIFICATE

I, Sarah Bannister, Secretary of the Senate of the State of Washington, do hereby certify that the attached is **ENGROSSED SENATE BILL 5559** as passed by the Senate and the House of Representatives on the dates hereon set forth.

SARAH BANNISTER

Secretary

FILED

May 14, 2025

**Secretary of State
State of Washington**

ENGROSSED SENATE BILL 5559

AS AMENDED BY THE HOUSE

Passed Legislature - 2025 Regular Session

State of Washington

69th Legislature

2025 Regular Session

By Senators Lovelett, Nobles, and Trudeau

Read first time 01/28/25. Referred to Committee on Local Government.

1 AN ACT Relating to streamlining the subdivision process inside
2 urban growth areas; and amending RCW 58.17.020 and 58.17.060.

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

4 **Sec. 1.** RCW 58.17.020 and 2002 c 262 s 1 are each amended to
5 read as follows:

6 As used in this chapter, unless the context or subject matter
7 clearly requires otherwise, the words or phrases defined in this
8 section shall have the indicated meanings.

9 (1) "Subdivision" is the division or redivision of land into five
10 or more lots, tracts, parcels, sites, or divisions for the purpose of
11 sale, lease, or transfer of ownership, except as provided in
12 subsection (6) of this section.

13 (2) "Plat" is a map or representation of a subdivision, showing
14 thereon the division of a tract or parcel of land into lots, blocks,
15 streets and alleys, or other divisions and dedications.

16 (3) "Dedication" is the deliberate appropriation of land by an
17 owner for any general and public uses, reserving to himself or
18 herself no other rights than such as are compatible with the full
19 exercise and enjoyment of the public uses to which the property has
20 been devoted. The intention to dedicate shall be evidenced by the
21 owner by the presentment for filing of a final plat or short plat

1 showing the dedication thereon; and, the acceptance by the public
2 shall be evidenced by the approval of such plat for filing by the
3 appropriate governmental unit.

4 A dedication of an area of less than two acres for use as a
5 public park may include a designation of a name for the park, in
6 honor of a deceased individual of good character.

7 (4) "Preliminary plat" is a neat and approximate drawing of a
8 proposed subdivision showing the general layout of streets and
9 alleys, lots, blocks, and other elements of a subdivision consistent
10 with the requirements of this chapter. The preliminary plat shall be
11 the basis for the approval or disapproval of the general layout of a
12 subdivision.

13 (5) "Final plat" is the final drawing of the subdivision and
14 dedication prepared for filing for record with the county auditor and
15 containing all elements and requirements set forth in this chapter
16 and in local regulations adopted under this chapter.

17 (6) "Short subdivision" is the division or redivision of land
18 into four or fewer lots, tracts, parcels, sites, or divisions for the
19 purpose of sale, lease, or transfer of ownership. However, the
20 legislative authority of any city or town may by local ordinance
21 increase the number of lots, tracts, or parcels to be regulated as
22 short subdivisions to a maximum of nine. The legislative authority of
23 any county planning under RCW 36.70A.040 that has adopted a
24 comprehensive plan and development regulations in compliance with
25 chapter 36.70A RCW may by ordinance increase the number of lots,
26 tracts, or parcels to be regulated as short subdivisions to a maximum
27 of nine in any urban growth area.

28 (7) "Binding site plan" means a drawing to a scale specified by
29 local ordinance which: (a) Identifies and shows the areas and
30 locations of all streets, roads, improvements, utilities, open
31 spaces, and any other matters specified by local regulations; (b)
32 contains inscriptions or attachments setting forth such appropriate
33 limitations and conditions for the use of the land as are established
34 by the local government body having authority to approve the site
35 plan; and (c) contains provisions making any development be in
36 conformity with the site plan.

37 (8) "Short plat" is the map or representation of a short
38 subdivision.

39 (9) "Lot" is a fractional part of divided lands having fixed
40 boundaries, being of sufficient area and dimension to meet minimum

1 zoning requirements for width and area. The term shall include tracts
2 or parcels.

3 (10) "Block" is a group of lots, tracts, or parcels within well
4 defined and fixed boundaries.

5 (11) "County treasurer" shall be as defined in chapter 36.29 RCW
6 or the office or person assigned such duties under a county charter.

7 (12) "County auditor" shall be as defined in chapter 36.22 RCW or
8 the office or person assigned such duties under a county charter.

9 (13) "County road engineer" shall be as defined in chapter 36.40
10 RCW or the office or person assigned such duties under a county
11 charter.

12 (14) "Planning commission" means that body as defined in chapter
13 36.70, 35.63, or 35A.63 RCW as designated by the legislative body to
14 perform a planning function or that body assigned such duties and
15 responsibilities under a city or county charter.

16 (15) "County commissioner" shall be as defined in chapter 36.32
17 RCW or the body assigned such duties under a county charter.

18 (16) "Parent lot" means a residential lot that is subdivided into
19 unit lots through the unit lot subdivision process.

20 (17) "Unit lot" means a subdivided lot within a residential
21 development as created from a parent lot and approved through the
22 unit lot subdivision process.

23 (18) "Unit lot subdivision" means a subdivision or short
24 subdivision proposed as part of a residential development project
25 that meets the development standards applicable to the parent lot at
26 the time the application is vested, but which may result in
27 development on one or more individual unit lots becoming
28 nonconforming as to specified land use and development standards
29 based on the analysis of the individual unit lot. By June 30, 2026,
30 all unit lot subdivisions shall require notification to purchasers of
31 their legal status as further described in RCW 58.17.060.

32 (19) "Clear and objective design and development standards" means
33 locally adopted development regulations that involve no personal or
34 subjective judgment by a public official, and are ascertainable by
35 reference to measurable written or graphic criteria available and
36 knowable to the permit applicant, the public, and public officials
37 prior to submittal.

38 **Sec. 2.** RCW 58.17.060 and 2023 c 337 s 11 are each amended to
39 read as follows:

1 (1) The legislative body of a city, town, or county shall adopt
2 regulations and procedures, and appoint administrative personnel for
3 the summary approval of short plats and short subdivisions or
4 alteration or vacation thereof. When an alteration or vacation
5 involves a public dedication, the alteration or vacation shall be
6 processed as provided in RCW 58.17.212 or 58.17.215. Such regulations
7 shall be adopted by ordinance and shall provide that a short plat and
8 short subdivision may be approved only if written findings that are
9 appropriate, as provided in RCW 58.17.110, are made by the
10 administrative personnel, and may contain wholly different
11 requirements than those governing the approval of preliminary and
12 final plats of subdivisions and may require surveys and
13 monumentations and shall require filing of a short plat, or
14 alteration or vacation thereof, for record in the office of the
15 county auditor: PROVIDED, That such regulations must contain a
16 requirement that land in short subdivisions may not be further
17 divided in any manner within a period of five years without the
18 filing of a final plat, except that when the short plat contains
19 fewer than four parcels, nothing in this section shall prevent the
20 owner who filed the short plat from filing an alteration within the
21 five-year period to create up to a total of four lots within the
22 original short plat boundaries: PROVIDED FURTHER, That such
23 regulations are not required to contain a penalty clause as provided
24 in RCW 36.32.120 and may provide for wholly injunctive relief.

25 An ordinance requiring a survey shall require that the survey be
26 completed and filed with the application for approval of the short
27 subdivision.

28 (2) Cities, towns, and counties shall include in their short plat
29 regulations and procedures pursuant to subsection (1) of this section
30 provisions for considering sidewalks and other planning features that
31 assure safe walking conditions for students who walk to and from
32 school.

33 (3) All cities(~~(,)~~) and towns(~~(, and counties shall include in~~
34 ~~their short plat regulations))~~ located in a county planning under RCW
35 36.70A.040 shall adopt or enact procedures for unit lot subdivisions
36 (~~(allowing division of a parent lot into separately owned unit~~
37 ~~lots))~~). Portions of the parent lot not subdivided for individual unit
38 lots shall be owned in common by the owners of the individual unit
39 lots, or by a homeowners' association comprised of the owners of the
40 individual unit lots.

1 (a) These procedures shall include, at a minimum, the requirement
2 that prominent informational notes be placed on the unit lot
3 subdivision's plat, and recorded in the county or counties in which
4 such land is located, to acknowledge each of the following:

5 (i) Approval of the design and layout of the unit lot's housing
6 development project was granted based on detailed review of that
7 specified project, as a whole, on the parent lot, including specific
8 reference to the applicable permit or file number for that specified
9 project;

10 (ii) Subsequent subdivision actions, additions, or modifications
11 to the unit lot housing development project's structures may not
12 create or increase any nonconformity of the parent lot as a whole,
13 and shall conform to the approved unit lot housing development
14 project or to the land use and development standards in effect at the
15 time of the proposed actions, additions, or modifications;

16 (iii) If a structure or portion of a structure within the unit lot
17 housing development project has been damaged or destroyed, any
18 repair, reconstruction, or replacement of any structure shall conform
19 to the approved unit lot housing development project or to the land
20 use and development standards in effect at the time the proposed
21 repair, reconstruction, or replacement project's permit application
22 becomes vested; and

23 (iv) Additional development or redevelopment of the individual
24 unit lots may be limited as a result of the application of
25 development standards to the parent lot.

26 (b) These procedures shall also:

27 (i) Not require any public predecision meeting or hearing, nor
28 any design review other than administrative design review, except for
29 those required to comply with state law, including chapter 90.58 RCW.
30 A city must ensure that the community and property owners within 250
31 feet of the unit lot to be subdivided are provided notice consistent
32 with RCW 36.70B.110 of how to provide written comments to the
33 administrative decision maker, including through notice posted on the
34 closest public sidewalk or roadway;

35 (ii) Apply only clear and objective design and development
36 standards;

37 (iii) Be logically integrated with the application, review, and
38 approval procedures that apply to the underlying unit lot housing
39 development project to the greatest extent feasible; and

1 (iv) Be specifically subject to the maximum time period for local
2 government actions as set forth in RCW 36.70B.080, unless extended
3 pursuant to project-specific mutual agreement as permitted by RCW
4 36.70B.080.

5 (c) After the deadlines in (e) of this subsection, no city or
6 town subject to this section may decline to accept, process, or
7 approve an application for a unit lot subdivision, consistent with
8 the procedural requirements of (a) and (b) of this subsection, solely
9 because that city or town has not completed adoption or enactment of
10 the procedures required under this section.

11 (d) Nothing in this section:

12 (i) Prohibits a city or county from applying public health,
13 safety, building code, and environmental permitting requirements to a
14 development project that is subject to or integrated with a unit lot
15 subdivision process;

16 (ii) Requires a city or county to authorize a development project
17 or a unit lot subdivision in a location where development is
18 restricted under other laws, rules, or ordinances, such as in
19 locations where development is limited as a result of physical
20 proximity to on-site sewage system infrastructure, critical areas, or
21 other unsuitable physical characteristics of a property.

22 (e) Cities and towns that are required to submit their next
23 comprehensive plan update in 2027 pursuant to RCW 36.70A.130 must
24 adopt or amend by ordinance, and incorporate into their development
25 regulations, zoning regulations, and other official controls, the
26 requirements of this section in their next comprehensive plan update.
27 All other cities and towns must implement the requirements of this
28 section within two years of the effective date of this section.

29 (f) Nothing in this subsection alters the vesting requirements
30 set forth in RCW 58.17.033.

Passed by the Senate April 21, 2025.

Passed by the House April 10, 2025.

Approved by the Governor May 13, 2025.

Filed in Office of Secretary of State May 14, 2025.

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