

# Land Development Phases & Review Timeframes

## Legal Entitlements

- “Entitlements” include land use permissions, subdivision approvals, utility access and easements, and more.
- Entitlements grant the legal approvals necessary to ensure a development project complies with regulations and can proceed legally.
- Developers hire attorneys and other professionals to submit applications to obtain entitlements.

## Engineering

- Engineering involves creating detailed plans for roads, utilities, drainage, grading, and lot layouts.
- Engineering ensures the design of the neighborhood meets safety standards and other regulatory requirements.
- Developers hire engineers to help them create and submit engineering plans to obtain engineering approvals.

## Surveying & Platting

- The preliminary plat defines the subdivision’s layout, including lots, streets, and utilities, for review and approval, while the final plat formalizes these elements into a legally recorded document.
- Without proper surveying or platting, a builder is unable to legally convey lots and homes to future buyers.
- Developers work with professionals to create surveys and plats for local government approval.

**Current Law**



**120 Days for Land Use**



**No Time Limit for Review**



**No Time Limit for Review**

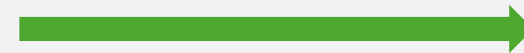
**SB 974-1**



**120 Days for Entitlements**



**120 Days for Final Engineering**



**120 Days for Final Plat**

