

Commentary

Term of Tentative Map Approvals

by Ron Horn

Owners of residential, commercial or industrial properties in California with a local agency (City and/or County) approved or conditionally approved tentative map for further subdivision should be aware that the subdivision isn't deemed established until a final tract or parcel map has been recorded.

The term of the tentative map approval varies but generally shall expire 24 months after its approval or after any additional period of time as allowed by local ordinance not to exceed an additional 12 months.

However, assuming the local agency concurs in the filing of multiple final maps and if there is a requirement to expend \$178,000 or more to construct, improve or finance the construction or improvement of public improvements outside the property boundaries of the tentative map each filing of a final map shall extend the expiration of the approved tentative map by 36 months from the date of its expiration or the date of the previously filed final map, whichever is later.

The extensions shall not extend the tentative map more than 10 years from its approval. However, a tentative map on property subject to a development agreement may be extended for the period of time provided for in the agreement. The amount of \$178,000 has an annual adjustment increase for inflation after January 1, 2005.

The above comments may not cover all situations, and after review of the tentative map conditions of approval (either pending or approved) there may be other solutions available to extend the expiration date. If a property appears to fit any of the above conditions and further information is needed, Sikand Engineering is a 50-year old company with office in Los Angeles, Orange and Kern Counties. Any questions, please feel free to contact:

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