



Land Development Services

# Technical Bulletin

**Subject:** Site-Related Plan and Final Plat Validity

**Date:** July 11, 2017

**No.:** 17-06

**Summary:** This bulletin outlines the applicability of the [approved amendment and reenactment of § 15.2-2209.1 of the Code of Virginia and Chapter 509 of the Acts of Assembly of 2013](#). The legislation extends valid site-related plan and plat approvals to July 1, 2020.

**Effective Date:** July 1, 2017

**Policy (Requirement or Guidelines):** § 15.2-2209.1 of the Code of Virginia and Chapter 509 of the Acts of Assembly of 2013, as originally passed in 2009, stated that any site-related plan or plat approval valid as of January 1, 2009 would remain valid until July 1, 2011. The legislation was later amended to extend valid approvals to July 1, 2014 and, subsequently, July 1, 2017.

Under the current amendment and reenactment, any site-related plan or plat approval valid as of July 1, 2017 will remain valid until July 1, 2020. Plan and plat approvals are considered valid provided they meet those requirements outlined in [Fairfax County Zoning Ordinance Article 17-110](#) and [County Code Chapter 101-2-5\(d\)\(2\)](#), as applicable, and any unreleased performance bonds and agreements or other financial guarantees of completion of public improvements in or associated with the proposed development are continued in full force.

This legislation applies to approved site plans, subdivision plans, public improvement plans, final subdivision record plats, minor site plans, infill lot grading plans, conservation plans, rough grading plans, and any related waiver, exception, exemption and/or modification.

If you have any questions, please contact Lori Ramsey in the Customer and Technical Support Center, at **703-222-0801, TTY 711**.

Approved by: William D. Hicks, P.E., Director  
Land Development Services  
12055 Government Center Parkway, Suite 444  
Fairfax, VA 22035-5504  
703-324-1780, TTY 711

