

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-A4



120 Days for Entitlements



90+ Days for Final Engineering



No Time Limit for Review

