



Loudoun County, Virginia

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Department of Building and Development

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Technical and Procedural Newsletter

July 2, 2014

TO: Members of the Land Development and Building Community

FROM: Michael Seigfried, Director, Department of Building and Development

The purpose of this correspondence is to inform the Land Development and Building Community of technical and procedural updates that have recently transpired. Please distribute this information to applicable personnel within your organization.

Topic included in this edition:

State code changes regarding Preliminary Subdivisions

On March 31st, 2014, Governor McAuliffe signed into law HB 209 (effective July 1, 2014). HB 209 amends Virginia code section 15.2-2260 to read, in part, that a locality may provide “in its ordinance for the *mandatory* submission of preliminary subdivision plats for tentative approval for plats involving more than 50 lots, provided that any such ordinance provides for the submission of a preliminary subdivision plat for tentative approval at the option of the landowner for plats involving 50 or fewer lots.

Therefore, effective July 1st, 2014, Preliminary Subdivisions will no longer be mandatory for projects with 50 or fewer lots, though they may still be submitted at the option of the land owner. Until such time as the Facilities Standards Manual (FSM) and Land Subdivision and Development Ordinance (LSDO) are amended to reflect this change, the Preliminary/Record Plat (SBPR) process will be utilized for up to 50 lots. All requirements of the SBPR process will apply.

Staff is currently in the process of preparing a Resolution of Intent to Amend both LSDO and FSM to reflect these changes to the Code.