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**Governor Signs Map Extension Bill**

On July 15, 2008, Governor Schwarzenegger signed SB 1185 (Lowenthal) into law. The bill extends by twelve months the expiration date of all approved vesting tentative maps, tentative maps or parcel maps that had not expired prior to the signing of the bill and that will expire before January 1, 2011. The bill takes effect immediately.

**Information in this alert directly affects all owners of property with a current tentative map or other entitlements with applicable expiration dates.**

This extension is in addition to all other extensions available under the Subdivision Map Act, including, without limitation, extensions granted by prior legislation extending maps in 1993 and 1996 as well as any automatic extensions resulting from moratoria or lawsuits.

SB 1185 also extends by twelve months any legislative, administrative or other approval by any state agency that had not expired as of July 15, 2008 and that pertains to a development project included in a map that is extended by the bill. While this extension applies to all approvals of the California Coastal Commission, the California Department of Fish and Game, the Regional Water Quality Control Boards and any other state agency, it does not apply to other approvals by a county or a city.

In addition to the twelve month automatic map extension, SB 1185 also increases from five years to six the length of time a map may be extended by discretionary action of a legislative body or advisory agency.

If you own property with a current tentative map or other entitlements with applicable expiration dates, please contact us to discuss the expiration dates of your valuable entitlements to ensure they do not expire while you evaluate when to bring your product to market.

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