

CONTINUED DOWNTURN LEADS GOVERNOR BROWN TO SIGN LEGISLATIVE RELIEF FOR DEVELOPERS



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On July 15, 2011, Governor Brown signed into law AB 208, a bill that offers a further extension of certain subdivision maps. The bill was originally sponsored by the California Building Industry Association in order to provide developers with some relief from the continued downturn in the housing market.

AB 208 provides for a 24-month extension for tentative maps that were otherwise set to expire between the effective date of the bill (AB 208 was enacted as an “urgency statute,” meaning it takes effect immediately) and January 1, 2014. The extension is automatic, meaning that developers and property owners do not need to apply for or request this extension from local jurisdictions, and is embodied in new Government Code Section 66452.23.

The extension granted is in addition to several other extensions already provided by the Subdivision Map Act, including the extensions provided by AB 333 in 2009 and SB 1185 in 2008 (for additional background, please read [“Second Subdivision Map Extension Measure Affords Developers Additional Relief”](#) regarding AB 333, published in July 2009, and [“Building Downturn Leads Governor to Sign Legislative Relief for Developers”](#) regarding SB 1185, published in August 2008).

Property owners and developers would be well-served to verify the expiration dates of their tentative maps to determine the effect of this new legislation on their maps.

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