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**Governor Brown Signs Legislation Extending Tentative Subdivision Maps**

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As a result of efforts by the California Building Industry Association, Assemblyman Fuentes and others, Sacramento just delivered some good news for those with unexpired subdivision maps. Governor Brown signed Assembly Bill (AB) 208 on July 15, 2011, the third piece of Subdivision Map Act extension of time legislation adopted since the start of the Great Recession. Generally speaking, this latest legislative fix automatically extends for two years the expiration date of tentative and vesting tentative maps that had not yet expired as of July 15, 2011 and that would have otherwise expired before January 1, 2014.

Like the two prior legislative efforts, AB 208 requires a subdivider to pay careful attention to the means by which a tentative map's expiration date was established. For example, extensions of a map's life beyond January 1, 2014, as a result of a moratorium might allow a subdivider to rely on AB 208 while a discretionary extension granted by a local agency might not. Similar to the last legislative fix, AB 208 also purports to change the rules regarding a local agency's ability to impose additional conditions or fees on building permits issued in furtherance of the development contemplated by the tentative map. Finally, AB 208 does not extend any local or federal permits and approvals required for the development of a property. As such, owners and developers must still be diligent to preserve those critical entitlements.

*Luce Forward is a full service law firm with offices throughout California. The author, Brian Fish, is a land use/development partner who has extensive experience with the Subdivision Map Act and entitlement related matters. You can reach Brian Fish using the contact information at left, or any of our other land use lawyers by visiting [www.luce.com/landuse](http://www.luce.com/landuse).*