

Vested Rights At-A-Glance

What is the Vested Rights Doctrine?

Vested Rights refers to the proposition that a person has a legal right to have a building permit, short plat, or subdivision application considered only under the zoning or other land use control ordinances in place at the time a complete application is submitted. Additionally, certain land use approvals and agreements, as specified below, include similar statutory vesting protections.

What types of applications, approvals, and agreements does vesting apply to?

Only those identified in state statute or local code. These are:

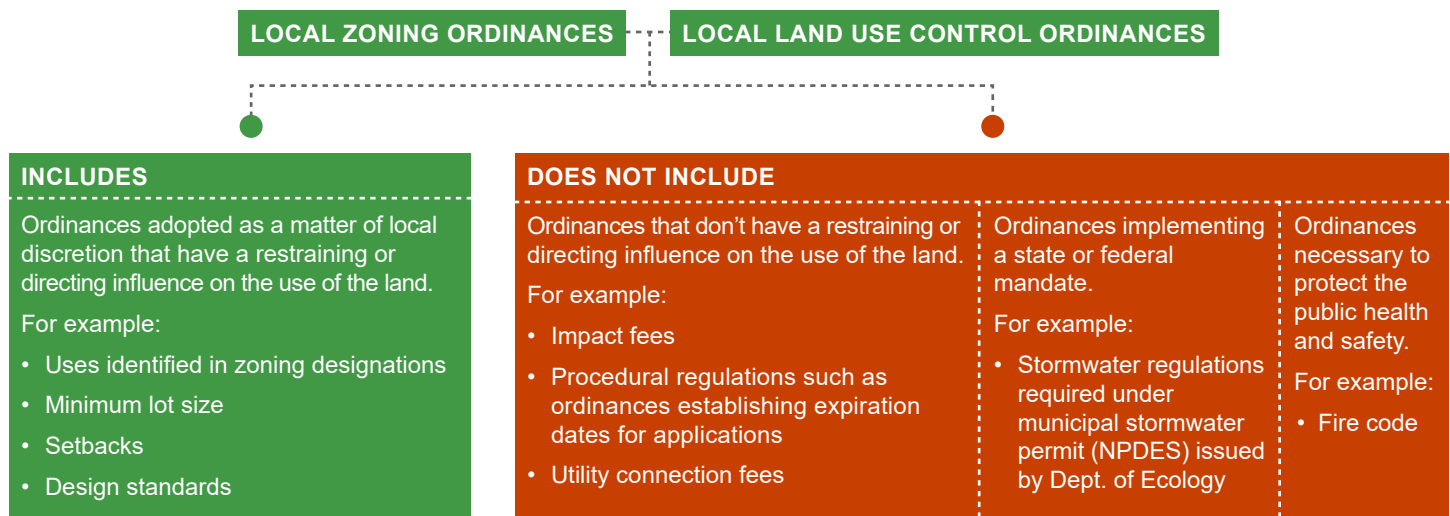
APPLICATIONS

- Building permit applications ([RCW 19.27.095\(1\)](#))
- Subdivision & short plat applications ([RCW 58.17.033\(1\)](#))
- Any additional applications identified in local code

APPROVALS & AGREEMENTS

- Development Agreements ([RCW 36.70B.180](#))
- Subdivision approvals (but see statutes for specific timeframes/conditions. [RCW 58.17.170](#))

What does the application/approval/agreement vest to?



What constitutes a complete application?

Local procedures will determine what constitutes a complete application. See also [RCW 36.70B.070](#) and [RCW 58.17.033\(2\)](#).

Disclaimer: This "At-A-Glance" document is for information purposes only and does not constitute legal advice. For more information, see MRSC's [Vested Rights](#) page. Any factual situation should be discussed with your agency's legal counsel.