

# Index

## **ABANDONMENT**

Financing capital improvements, dedications, § **6:18**

## **ABATEMENT**

Enforcement of subdivision controls, § **9:9**

## **ACCEPTANCE**

Financing capital improvements, dedications, § **6:16**

## **ACQUISITIONS**

Open space, § **2:27**

## **ADJACENT STREET**

Financing capital improvements, dedications, § **6:14**

## **ADMINISTRATION OF SUBDIVISION**

Generally, § **8:1-8:21**

Administrative review, § **8:8-8:11**

Burden of proof, § **8:9**

Fees, § **8:5**

Judicial review, § **8:20, 8:21**

Notice, § **8:6**

Planning commission, § **8:2**

Plat amendment, § **8:10**

Plat vacation, § **8:11**

Public hearings, § **8:7**

Standards, § **8:21**

Standing to apply, § **8:1**

Time limitations for administrative action delay, § **8:4**

Variances

generally, § **8:12-8:19**

administration of variance, § **8:17-8:19**

administrative appeals, § **8:19**

administrative approval, § **8:18**

conditions, § **8:15**

plan, § **8:14**

waivers, § **8:16**

zoning, § **8:13**

## **ADMINISTRATION OF VARIANCE**

**Administration of Subdivision** (this index)

## **ADMINISTRATIVE ACTION**

Time limitations for administrative action delay, § **8:4**

## **ADMINISTRATIVE APPEALS AND REVIEW**

**Appeals and Review** (this index)

## **ADMINISTRATIVE APPROVAL**

Variances, § **8:18**

## **AFFORDABLE HOUSING**

Exactions, § **6:26-6:28**

## **AGREEMENTS**

Vested development rights, developer agreements, § **10:17**

## **AGRICULTURAL PRESERVATION**

Generally, § **2:14**

## **AMENDMENTS**

Plats, § **8:10**

## **ANTIGROWTH CONTROL LEGISLATION**

Legal limitations, § **3:29**

## **ANTITRUST LEGISLATION**

Legal limitations, § **3:30**

## **APPEAL AND REVIEW**

Administrative appeals and review generally, § **8:8-8:11**

administrative review, § **8:8-8:11**

judicial review, § **8:20, 8:21**

planning standards

consistency, environmental review, § **7:6**

site plan review, § **7:17**

variances, § **8:19**

Judicial review, administration of subdivision, § **8:20, 8:21**

**APPLICATION**

Administration of subdivision, standing to apply, § 8:1  
Enforcement of subdivision controls, failure to apply, § 9:1

**APPROVAL**

Planning standards  
finality of approval, § 7:15  
final subdivision plat approval, § 7:14  
tentative or preliminary subdivision plat approval, § 7:10-7:13  
Process, generally, § 2:3  
Variances, administrative approval, § 8:18  
Vested development rights  
changes by approving authority, § 10:7  
final plat approval, § 10:13  
preliminary tract approval, § 10:12

**ASSESSMENTS**

Financing capital improvements, § 6:33  
Growth-inducing impact assessments, § 2:26

**BONDS**

Enforcement of subdivision controls  
performance bonds, § 9:16  
surety bonds, § 9:17

**BUILDING PERMITS**

Caps, § 2:9  
Sanctions, § 9:6  
Vested development rights, § 10:14

**BURDEN OF PROOF**

Administration of subdivision, § 8:9

**BUSINESS IMPROVEMENT DISTRICTS**

Generally, § 6:33

**CALIFORNIA**

Development monitoring system (DMS), Los Angeles County, § 2:23

Exclusionary zoning, § 3:12

Urban redevelopment, § 6:37

**CAPACITY**

Evaluation of system, capacity of planning information, § 4:8  
Infrastructure carrying capacity, § 7:7

**CAPITAL IMPROVEMENTS**

**Financing Capital Improvements**  
(this index)

**COASTAL ZONE MANAGEMENT**

Statewide planning programs, § 2:25

**COMPREHENSIVE PLAN**

Changes, § 10:6  
Planning standards, consistency, § 7:3

**CONDITIONS**

**Financing Capital Improvements**  
(this index)  
Planning standards, conditional approval, § 7:13  
Variances, § 8:15

**CONDOMINIUMS**

Defined, § 5:11

**CONNECTICUT**

Exclusionary zoning, § 3:16

**CONSISTENCY**

**Planning Standards** (this index)

**CONSTITUTIONAL LAW**

Controls of subdivision, § 1:16  
Growth management, generally, § 1:17  
Legal limitations  
Equal Protection Clause, § 3:26-3:28  
state constitutional planning power  
absent enabling legislation, § 3:2  
substantive due process, § 3:3  
Planning, § 1:14  
Power, generally, § 1:13-1:17  
Zoning, § 1:15

**CONSTRUCTION WORK**

Vested development rights,  
substantial construction, § 10:15

## INDEX

**CONTROL OF GROWTH AND SUBDIVISIONS**  
Generally, § 5:1-5:22  
Constitutional power, § 1:16  
Definitions  
    generally, § 5:7  
    condominiums, § 5:11  
    cooperatives, § 5:12  
    mobile home parks, § 5:13  
    non-residential subdivisions, § 5:15  
    number of lots, § 5:9  
    rental property, § 5:14  
    sale or development, § 5:8  
    size, § 5:10  
Enabling legislation and home rule power, § 1:21  
**Enforcement of Subdivision Controls** (this index)  
History, § 1:11  
Jurisdiction  
    generally, § 5:1  
    extraterritorial regulation, § 5:4  
    geographical regulatory areas, § 5:3  
    jurisdictional limitations, § 5:2  
    urban growth boundaries, § 5:6  
    urban service areas, § 5:5  
Parcel transfer  
    generally, § 5:16-5:20  
    judicial subdivision, partition, § 5:18  
    merger, § 5:19  
    minor subdivisions, § 5:20  
    operation of law, transfer by, § 5:17  
Public land use planning process, § 1:5  
Standards, § 5:21, 5:22

**COOPERATIVES**  
Defined, § 5:12

**COSTS**  
Evaluation of system, impact on land and housing costs, § 4:5

**CREDIT**  
Enforcement of subdivision controls, standby letter of credit, § 9:20

**CURBS**  
Financing capital improvements, conditions, § 6:4

**DEDICATIONS**  
**Financing Capital Improvements** (this index)

**DEFINITIONS**  
Condominiums, § 5:11  
Control, § 5:7  
Cooperatives, § 5:12  
Mobile home parks, § 5:13  
Non-residential subdivisions, § 5:15  
Number of lots, § 5:9  
Rental property, § 5:14  
Sale or development, § 5:8  
Size, § 5:10

**DELAY**  
Administration of subdivision, time limitations for administrative action delay, § 8:4

**DENIAL**  
Building permit denial, § 9:6  
Planning standards, effect of denial, § 7:16  
Public service denial, § 9:7

**DEVELOPERS AND DEVELOPMENT**  
See also other entries throughout this index  
Agreements, § 10:17  
Fairness, § 4:3  
Monitoring system. **Development Monitoring System (DMS)** (this index)  
**Vested Development Rights** (this index)

**DEVELOPMENT MONITORING SYSTEM (DMS)**  
Generally, § 2:21-2:23  
Los Angeles County, California, § 2:23

**DISTRICTS**  
Facilities benefit districts, § 6:34

**DOLAN**

Financing capital improvements, power to exact fees, dedications, and improvements, **§ 6:44**

**DOWNZONING**

Generally, **§ 2:10**

**DUE PROCESS**

Procedural due process, **§ 8:6, 8:7**  
Substantive due process, **§ 3:3**

**ENABLING LEGISLATION AND HOME RULE POWER**

Generally, **§ 1:18-1:22**  
Control of subdivision, **§ 1:21**  
Growth management, generally, **§ 1:22**  
Planning, generally, **§ 1:19**  
State constitutional planning power absent enabling legislation, **§ 3:2**  
Zoning, **§ 1:20**

**ENFORCEMENT OF SUBDIVISION CONTROLS**

Generally, **§ 9:1-9:22**  
Apply, failure to, **§ 9:1**  
Compelling plan compliance, **§ 9:13**  
Escrow, **§ 9:18**  
Improvement guarantees, **§ 9:15**  
Liens, **§ 9:19**  
Performance bonds, **§ 9:16**  
Plat sale restrictions, **§ 9:21**  
Recent cases, **§ 9:22**  
Sanctions  
    generally, **§ 9:3-9:12**  
    abatement, **§ 9:9**  
    building permit denial, **§ 9:6**  
    fines, **§ 9:4**  
    imprisonment, **§ 9:5**  
    injunctions, **§ 9:8**  
    public service denial, **§ 9:7**  
    purchasers, remedies against, **§ 9:11**  
    purchasers, remedies of, **§ 9:10**  
    wrongful recordation sanctions, **§ 9:12**  
Standby letter of credit, **§ 9:20**  
Surety bonds, **§ 9:17**

**ENVIRONMENTAL REVIEW**

Planning standards, consistency, **§ 7:6**

**ENVIRONMENTAL STANDARDS**

Generally, **§ 2:15**

**EQUAL PROTECTION CLAUSE**

Generally, **§ 3:26-3:28**

**ESCROW**

Enforcement of subdivision controls, **§ 9:18**

**ESTOPPEL**

Vested development rights compared, **§ 10:2**

**EVALUATION OF GROWTH MANAGEMENT SYSTEM**

Generally, **§ 4:1-4:9**  
Adequacy of facilities, **§ 4:2**  
Capacity of planning information, **§ 4:8**  
Costs, impact on land and housing costs, **§ 4:5**  
Demand accommodation, **§ 4:6**  
Fairness to developer, **§ 4:3**  
Monopoly effect, **§ 4:7**  
Political confrontation, potential for, **§ 4:4**  
Susceptibility to legal challenge, **§ 4:9**

**EVIDENCE**

Burden of proof, **§ 8:9**

**EXACTIONS**

**Financing Capital Improvements**  
(this index)

**EXCESSIVE REGULATION**

Taking clause, **§ 3:7**

**EXCLUSIONARY ZONING**

**Legal Limitations** (this index)

**EXTRATERRITORIAL REGULATION**

Generally, **§ 5:4**

**FACILITIES BENEFIT ASSESSMENT DISTRICTS**

Generally, **§ 6:34**

## INDEX

**FAIR HOUSING ACT**  
Generally, § 3:28

**FAIRNESS**  
Developers, fairness to, § 4:3

**FEES**  
Administration of subdivision, § 8:5  
Dedication, § 6:30  
**Financing Capital Improvements**  
(this index)

**FINAL PLAT APPROVAL**  
Planning standards, § 7:14, 7:15  
Vested development rights, § 10:13

**FINANCING CAPITAL IMPROVEMENTS**  
Generally, § 6:1-6:45  
Assessments, § 6:33  
Business improvement districts, § 6:33  
California, urban redevelopment, § 6:37  
Conditions  
    generally, § 6:1-6:9  
    curbs, § 6:4  
    flood control and drainage, § 6:7  
    gutters, § 6:4  
    maintenance, § 6:6  
    parks and recreation, § 6:5  
    paving, § 6:3  
    sanitary sewers, § 6:9  
    street improvements, § 6:2  
    water supply, § 6:8  
Dedications  
    generally, § 6:10-6:19  
    abandonment, § 6:18  
    acceptance of dedication, § 6:16  
    adjacent street widening, § 6:14  
    exaction of fees, dedications, and improvements, infra  
    fees in lieu of, § 6:30  
    internal roads, § 6:13  
    parks, § 6:11  
    revocation, § 6:17  
    schools, § 6:15  
    streets, § 6:12  
    vacation, § 6:19

**FINANCING CAPITAL IMPROVEMENTS—Cont'd**  
Exaction of fees, dedications, and improvements  
generally, § 6:20-6:28, 6:39 et seq.  
affordable housing, § 6:26-6:28  
*Dolan*, § 6:44  
flood control, § 6:25  
inclusionary zoning, affordable housing, § 6:27  
*Koont*, § 6:45  
linkage programs, affordable housing, § 6:28  
*Nollan*, § 6:43  
off-site, area, and regional street improvements, § 6:24  
rational nexus, § 6:40  
reasonableness, § 6:41  
schools, § 6:22  
transportation, § 6:23  
uniquely attributable, § 6:42  
water and sewer services, § 6:21  
Facilities benefit districts, § 6:34  
Fees, § 6:29-6:32  
    exact fees, dedications, and improvements, power to, supra  
Impact fees, § 6:31  
Land readjustment, § 6:35  
Missouri, urban redevelopment, § 6:38  
Planning and timing, § 2:16  
Urban redevelopment, § 6:35-6:38  
Utility connection fees, § 6:32

**FINANCING OF INFRASTRUCTURE**  
Generally, § 1:12

**FINDINGS**  
Tentative or preliminary subdivision plat approval, § 7:11

**FINES**  
Generally, § 9:4

**FLOOD CONTROL AND DRAINAGE**  
Conditions, § 6:7  
Exactions, § 6:25

<b>FLORIDA</b>	
Exclusionary zoning, § 3:20	
<b>GEOGRAPHICAL REGULATORY AREAS</b>	
Jurisdiction, § 5:3	
<b>GROWTH CONTROLS</b>	
Control of Growth and Subdivisions (this index)	
<b>GROWTH-INDUCING IMPACT ASSESSMENTS</b>	
Generally, § 2:26	
<b>GROWTH MANAGEMENT TECHNIQUES</b>	
Generally, § 2:1-2:27	
<b>GUARANTEES</b>	
Improvement guarantees, § 9:15	
<b>GUTTERS</b>	
Conditions, § 6:4	
<b>HEARINGS</b>	
Administration of subdivision, public hearings, § 8:7	
<b>HEIGHT LIMITS</b>	
Reduction of, § 2:11	
<b>HISTORY</b>	
Generally, § 1:8-1:11	
Control of subdivision, § 1:11	
Growth management techniques, § 2:2	
Map acts, § 1:9	
Platting, § 1:10	
<b>HOME RULE POWER</b>	
Enabling Legislation and Home Rule Power (this index)	
<b>IDAHO</b>	
Exclusionary zoning, § 3:19	
<b>ILLINOIS</b>	
Exclusionary zoning, § 3:25	
<b>IMPACT FEES</b>	
Financing capital improvements, § 6:31	
<b>IMPRISONMENT</b>	
Enforcement of subdivision controls, § 9:5	
<b>IMPROVEMENT GUARANTEES</b>	
Enforcement of subdivision controls, § 9:15	
<b>IMPROVEMENTS</b>	
Financing Capital Improvements (this index)	
<b>INACTION</b>	
Planning standards, approval by inaction, tentative or preliminary subdivision plat approval, § 7:12, 8:4	
<b>INCLUSIONARY ZONING</b>	
Exactions, § 6:27	
<b>INFRASTRUCTURE</b>	
Planning standards, carrying capacity, § 7:7	
<b>INITIATIVE OR REFERENDUM</b>	
Vested development rights, changes, § 10:8	
<b>INJUNCTIONS</b>	
Enforcement of subdivision controls, § 9:8	
<b>INTERNAL ROADS</b>	
Dedications, § 6:13	
<b>INVASION</b>	
Physical invasion, taking clause, § 3:6	
<b>JUDICIAL REVIEW</b>	
See also <b>Appeal and Review</b> (this index)	
Administration of subdivision, § 8:20, 8:21	
<b>JUDICIAL SUBDIVISION</b>	
Partition, § 5:18	
<b>JURISDICTION</b>	
Control (this index)	

## INDEX

**LAND BANKING AND TRANSFERABLE DEVELOPMENT RIGHTS**  
Generally, § 2:13

**LAND READJUSTMENT**  
Financing capital improvements, § 6:35

**LARGE-SCALE DEVELOPMENTS**  
Planning standards, § 7:8, 7:9

**LEGAL LIMITATIONS**  
Generally, § 3:1-3:30  
Antigrowth control legislation, § 3:29  
Antitrust legislation, § 3:30  
Equal Protection Clause, § 3:26-3:28  
Excessive regulation, taking clause, § 3:7  
Exclusionary zoning  
generally, § 3:8-3:25  
California, § 3:12  
Connecticut, § 3:16  
Florida, § 3:20  
Idaho, § 3:19  
Illinois, § 3:25  
Massachusetts, § 3:14  
Michigan, § 3:13  
New Hampshire, § 3:17  
New Jersey, § 3:10  
New York, § 3:11  
Pennsylvania, § 3:9  
racially exclusionary zoning, § 3:27  
Rhode Island, § 3:18  
Tennessee, § 3:21  
Virginia, § 3:15  
Washington, § 3:22  
Fair Housing Act, § 3:28  
Physical invasion, taking clause, § 3:6  
Racially exclusionary zoning, § 3:27  
State constitutional planning power  
absent enabling legislation, § 3:2  
Substantive due process, § 3:3  
Taking clause, § 3:5-3:7  
Travel, right to, § 3:4  
Zoning. Exclusionary zoning, *supra*

**LEGISLATION**  
**Enabling Legislation and Home Rule Power** (this index)

**LETTER OF CREDIT**  
Standby letter of credit, § 9:20

**LICENSES**  
**Permits** (this index)

**LIENS**  
Enforcement of subdivision controls, § 9:19

**LIMITATIONS**  
Administration of subdivision, time limitations for administrative action delay, § 8:4  
Height limits, reduction of, § 2:11  
Jurisdictional limitations, § 5:2  
**Legal Limitations** (this index)

**LINKAGE PROGRAMS**  
Exactions, § 6:28

**LOS ANGELES COUNTY, CALIFORNIA**  
Development monitoring system (DMS), § 2:23

**MAINTENANCE**  
Financing capital improvements, conditions, § 6:6

**MAP ACTS**  
History, § 1:9

**MAPS**  
Public land use planning process, zoning, § 1:4  
Vested development rights, § 10:3

**MASSACHUSETTS**  
Exclusionary zoning, § 3:14

**MASTER PLAN**  
Public land use planning process, § 1:3

**MERGER**  
Parcel transfer, § 5:19

**MICHIGAN**  
Exclusionary zoning, § 3:13

**MINNESOTA**  
Exclusionary zoning, § 3:24

**MINOR SUBDIVISIONS**  
Parcel transfer, § 5:20

**MISSOURI**  
Urban redevelopment, § 6:38

**MODEL ACTS**  
Control of subdivisions, § 5:22

**MONITORING SYSTEM**  
**Development Monitoring System (DMS)** (this index)

**MONOPOLY**  
Evaluation of system, § 4:7

**MORATORIA**  
Generally, § 2:4-2:8  
Sewer, § 2:7  
Water, § 2:6

**NEW HAMPSHIRE**  
Exclusionary zoning, § 3:17

**NEW JERSEY**  
Exclusionary zoning, § 3:10  
Timed sequential zoning, West Windsor Township, § 2:20

**NEW YORK**  
Exclusionary zoning, § 3:11  
Timed sequential zoning, Ramapo, § 2:19

**NOLLAN**  
Financing capital improvements, power to exact fees, dedications, and improvements, § 6:43

**NOTICE**  
Administration of subdivision, § 8:6

**NUMBER OF LOTS**  
Defined, § 5:9

**OFF-SITE IMPROVEMENTS**  
Exactions, § 6:24

**OPEN SPACE**  
Acquisition, § 2:27

**OPERATION OF LAW**  
Parcel transfer by, § 5:17

**PARCEL TRANSFER**  
Control (this index)

**PARKS AND RECREATION**  
Dedications, § 6:11  
Financing capital improvements, conditions, § 6:5

**PARTITION**  
Judicial subdivision, § 5:18

**PAVING**  
Financing capital improvements, conditions, § 6:3

**PENNSYLVANIA**  
Exclusionary zoning, § 3:9

**PERFORMANCE BONDS**  
Enforcement of subdivision controls, § 9:16

**PERMITS**  
Building permits  
caps, § 2:9  
sanctions, § 9:6  
vested development rights, § 10:14  
Public land use planning process, § 1:6

**PHASED DEVELOPMENTS**  
Vested development rights, § 10:16

**PHYSICAL INVASION**  
Taking clause, § 3:6

**PLANNED UNIT DEVELOPMENT**  
Standards for planning, § 7:9

**PLANNING**  
Constitutional power, § 1:14  
Enabling legislation and home rule power, § 1:19, 3:2  
**Public Land Use Planning Process** (this index)  
Variances, § 8:14

**PLANNING COMMISSION**  
Administration of subdivision, § 8:2

**PLANNING STANDARDS**  
Generally, § 7:1-7:18  
Approval, § 7:14, 7:15

## INDEX

**PLANNING STANDARDS—Cont'd**  
Conditional approval, tentative or preliminary subdivision plat approval, **§ 7:13**  
Consistency  
    generally, **§ 7:2-7:7**  
    comprehensive planning, **§ 7:3**  
    environmental review, **§ 7:6**  
    infrastructure carrying capacity, **§ 7:7**  
    state and regional plans, **§ 7:5**  
    zoning, relation to, **§ 7:4**  
Denial, effect of, **§ 7:16**  
Final approval, **§ 7:14, 7:15**  
Findings, **§ 7:11**  
Inaction, approval by, **§ 7:12, 8:4**  
Large-scale developments, **§ 7:8, 7:9**  
Planned unit development, **§ 7:9**  
Site plan review, **§ 7:17, 7:18**  
Sketch plan, **§ 7:1**  
Standards, **§ 7:18**  
Tentative or preliminary subdivision plat approval, **§ 7:10-7:13**  
Unit development, large-scale developments, **§ 7:9**

**PLATS**  
Administration of subdivision, **§ 8:10, 8:11**  
Amendments, **§ 8:10**  
Enforcement of subdivision controls, **§ 9:21**  
Final plat approval, **§ 10:13**  
History, **§ 1:10**  
Planning standards  
    final subdivision plat approval, **§ 7:14**  
    tentative or preliminary subdivision plat approval, **§ 7:10-7:13**  
Sale restrictions, **§ 9:21**  
Submission of, **§ 10:11**  
Vacation, **§ 8:11**  
Vested development rights, **§ 10:11**

**POLITICAL CONFRONTATION**  
Evaluation of system, **§ 4:4**

**PRELIMINARY APPROVAL**  
Planning standards, **§ 7:10-7:13**

**PRELIMINARY APPROVAL**  
—Cont'd  
    Vested development rights, **§ 10:12**

**PUBLIC HEARINGS**  
Administration of subdivision, **§ 8:7**

**PUBLIC LAND USE PLANNING PROCESS**  
Generally, **§ 1:2-1:6**  
Control of subdivision, **§ 1:5**  
Master plan, **§ 1:3**  
Permits, **§ 1:6**  
Zoning, mapped controls, **§ 1:4**

**PUBLIC SERVICE**  
Enforcement of subdivision controls, sanctions, **§ 9:7**

**PURCHASERS**  
Enforcement of subdivision controls, **§ 9:10, 9:11**

**RACIALLY EXCLUSIONARY ZONING**  
Generally, **§ 3:27**

**RAMAPO, NEW YORK**  
Timed sequential zoning, **§ 2:19**

**RATIONAL NEXUS**  
Exact fees, dedications, and improvements, power to, **§ 6:40**

**REASONABLENESS**  
Exact fees, dedications, and improvements, power to, **§ 6:41**

**RECENT CASES**  
Enforcement of subdivision controls, **§ 9:22**

**RECORDS AND RECORDING**  
Wrongful recordation sanctions, **§ 9:12**

**RECREATION**  
Parks and Recreation (this index)

**REDEVELOPMENT**  
Financing capital improvements, urban redevelopment, **§ 6:35-6:38**

<b>REFERENDUM</b>	
Vested development rights, changes, § 10:8	
<b>REGIONAL IMPROVEMENTS</b>	
Exactions, § 6:24	
<b>REGIONAL PLANS</b>	
Standards, consistency, § 7:5	
<b>REGULATIONS</b>	
Vested development rights, changes for subdivision, § 10:4	
<b>RESTRICTIONS</b>	
Plat sale restrictions, § 9:21	
<b>REVIEW</b>	
Appeal and Review (this index)	
<b>REVOCATION</b>	
Dedications, § 6:17	
<b>RHODE ISLAND</b>	
Exclusionary zoning, § 3:18	
<b>ROADS</b>	
Dedications, internal roads, § 6:13	
<b>SALE</b>	
Plat sale restrictions, § 9:21	
<b>SALE OR DEVELOPMENT</b>	
Defined, § 5:8	
<b>SANCTIONS</b>	
Enforcement of Subdivision Controls (this index)	
<b>SANITARY SEWERS</b>	
Financing capital improvements, conditions, § 6:9	
<b>SCHOOLS</b>	
Dedications, § 6:15	
Exactions, § 6:22	
<b>SEWERS</b>	
Financing capital improvements, § 6:9, 6:21	
Moratoria, § 2:7	
<b>SITE PLAN</b>	
Review of planning standards, § 7:17, 7:18	
<b>SIZE</b>	
Defined, § 5:10	
<b>SKETCH PLAN</b>	
Standards, § 7:1	
<b>SMART GROWTH</b>	
Generally, § 2:12	
<b>STANDARDS</b>	
Administration of subdivision, § 8:21	
Control, § 5:21, 5:22	
<b>STANDBY LETTER OF CREDIT</b>	
Enforcement of subdivision controls, § 9:20	
<b>STANDING TO APPLY</b>	
Administration of subdivision, § 8:1	
<b>STATES</b>	
Constitutional planning power absent enabling legislation, § 3:2	
Planning standards, consistency, § 7:5	
<b>STATEWIDE PLANNING PROGRAMS</b>	
Generally, § 2:24, 2:25	
Coastal zone management, § 2:25	
<b>STREETS</b>	
Financing capital improvements conditions, § 6:2	
dedications, § 6:12, 6:14	
exactions, § 6:24	
<b>SUBDIVISION CONTROL</b>	
Control of Growth and Subdivision (this index)	
<b>SUBSTANTIAL CONSTRUCTION</b>	
Vested development rights, § 10:15	
<b>SUBSTANTIVE DUE PROCESS</b>	
Generally, § 3:3	
<b>SURETY BONDS</b>	
Enforcement of subdivision controls, § 9:17	
<b>TAKING CLAUSE</b>	
Generally, § 3:5-3:7	

## INDEX

**TENNESSEE**  
Exclusionary zoning, § 3:21

**TENTATIVE APPROVAL**  
Planning standards, § 7:10-7:13

**TIMED SEQUENTIAL ZONING**  
Generally, § 2:17-2:20  
Ramapo, New York, § 2:19  
West Windsor Township, New Jersey, § 2:20

**TIME LIMITATIONS**  
Administrative action delay, § 8:4

**TIMING**  
Capital improvements planning and timing, § 2:16  
Vested development rights, § 10:10 et seq.

**TOWNS**  
Timed sequential zoning, West Windsor Township, New Jersey, § 2:20

**TRANSFERABLE DEVELOPMENT RIGHTS AND LAND BANKING**  
Generally, § 2:13

**TRANSPORTATION**  
Financing capital improvements, exactions, § 6:23

**TRAVEL, RIGHT TO**  
Legal limitations, § 3:4

**UNIT DEVELOPMENT**  
Planning standards, large-scale developments, § 7:9

**URBAN GROWTH BOUNDARIES**  
Generally, § 2:12  
Jurisdiction, § 5:6

**URBAN INFILL STRATEGIES**  
Generally, § 2:12

**URBAN REDEVELOPMENT**  
Financing capital improvements, § 6:35-6:38

**URBAN SERVICE AREAS**  
Jurisdiction, § 5:5

**UTILITY CONNECTION FEES**  
Financing capital improvements, § 6:32

**VACATION**  
Administration of subdivision, plat vacation, § 8:11  
Financing capital improvements, dedications, § 6:19

**VARIANCES**  
**Administration of Subdivision** (this index)

**VESTED DEVELOPMENT RIGHTS**  
Generally, § 10:1 et seq.  
Actions affecting vesting, generally, § 10:10 et seq.  
Approving authority, changes by, § 10:7  
Building permit, § 10:14  
Changes affecting, generally, § 10:3 et seq.  
Comprehensive plan changes, § 10:6  
Developer agreements, § 10:17  
Estoppel compared, § 10:2  
Final plat approval, § 10:13  
Initiative or referendum, changes by, § 10:8  
Maps, § 10:3  
Phased developments, § 10:16  
Plat, submission of, § 10:11  
Preliminary tract approval, § 10:12  
Regulation changes for subdivision, § 10:4  
Substantial construction, § 10:15  
Timing, § 10:10 et seq.  
Zoning changes, § 10:5

**VIRGINIA**  
Exclusionary zoning, § 3:15

**WAIVERS**  
Variances, § 8:16

**WASHINGTON**  
Exclusionary zoning, § 3:22

**WATER AND WATER SUPPLY**  
Financing capital improvements, § 6:8, 6:21

**WATER AND WATER SUPPLY**

—**Cont'd**

Moratoria, § 2:6

**WEST WINDSOR TOWNSHIP,  
NEW JERSEY**

Timed sequential zoning, § 2:20

**WRONGFUL RECORDATION  
SANCTIONS**

Enforcement of subdivision controls,  
§ 9:12

**ZONING**

Coastal zone management, § 2:25

Constitutional power, § 1:15

**ZONING—Cont'd**

Enabling legislation and home rule

power, § 1:20

Inclusionary zoning, affordable hous-  
ing, § 6:27

**Legal Limitations** (this index)

Planning standards, consistency,  
§ 7:4

Public land use planning process,  
§ 1:4

**Timed Sequential Zoning** (this  
index)

Variances, § 8:13

Vested development rights, § 10:5