

# 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

## SUBDIVISION LAW AND GROWTH MANAGEMENT

### **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

## SUBDIVISION LAW AND GROWTH MANAGEMENT

### **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 hous-  
ing, § 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

## SUBDIVISION LAW AND GROWTH MANAGEMENT

### **FLORIDA**

Exclusionary zoning, § 3:20

### **GEOGRAPHICAL REGULATORY AREAS**

Jurisdiction, § 5:3

### **GROWTH CONTROLS**

Control of Growth and Subdivisions (this index)

### **GROWTH-INDUCING IMPACT ASSESSMENTS**

Generally, § 2:26

### **GROWTH MANAGEMENT TECHNIQUES**

Generally, § 2:1-2:27

### **GUARANTEES**

Improvement guarantees, § 9:15

### **GUTTERS**

Conditions, § 6:4

### **HEARINGS**

Administration of subdivision, public hearings, § 8:7

### **HEIGHT LIMITS**

Reduction of, § 2:11

### **HISTORY**

Generally, § 1:8-1:11

Control of subdivision, § 1:11

Growth management techniques, § 2:2

Map acts, § 1:9

Platting, § 1:10

### **HOME RULE POWER**

Enabling Legislation and Home Rule Power (this index)

### **IDAHO**

Exclusionary zoning, § 3:19

### **ILLINOIS**

Exclusionary zoning, § 3:25

### **IMPACT FEES**

Financing capital improvements, § 6:31

### **IMPRISONMENT**

Enforcement of subdivision controls, § 9:5

### **IMPROVEMENT GUARANTEES**

Enforcement of subdivision controls, § 9:15

### **IMPROVEMENTS**

Financing Capital Improvements (this index)

### **INACTION**

Planning standards, approval by inaction, tentative or preliminary subdivision plat approval, § 7:12, 8:4

### **INCLUSIONARY ZONING**

Exactions, § 6:27

### **INFRASTRUCTURE**

Planning standards, carrying capacity, § 7:7

### **INITIATIVE OR REFERENDUM**

Vested development rights, changes, § 10:8

### **INJUNCTIONS**

Enforcement of subdivision controls, § 9:8

### **INTERNAL ROADS**

Dedications, § 6:13

### **INVASION**

Physical invasion, taking clause, § 3:6

### **JUDICIAL REVIEW**

See also **Appeal and Review** (this index)

Administration of subdivision, § 8:20, 8:21

### **JUDICIAL SUBDIVISION**

Partition, § 5:18

### **JURISDICTION**

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

## SUBDIVISION LAW AND GROWTH MANAGEMENT

### **REFERENDUM**

Vested development rights, changes,  
§ 10:8

### **REGIONAL IMPROVEMENTS**

Exactions, § 6:24

### **REGIONAL PLANS**

Standards, consistency, § 7:5

### **REGULATIONS**

Vested development rights, changes  
for subdivision, § 10:4

### **RESTRICTIONS**

Plat sale restrictions, § 9:21

### **REVIEW**

**Appeal and Review** (this index)

### **REVOCATION**

Dedications, § 6:17

### **RHODE ISLAND**

Exclusionary zoning, § 3:18

### **ROADS**

Dedications, internal roads, § 6:13

### **SALE**

Plat sale restrictions, § 9:21

### **SALE OR DEVELOPMENT**

Defined, § 5:8

### **SANCTIONS**

**Enforcement of Subdivision  
Controls** (this index)

### **SANITARY SEWERS**

Financing capital improvements,  
conditions, § 6:9

### **SCHOOLS**

Dedications, § 6:15

Exactions, § 6:22

### **SEWERS**

Financing capital improvements,  
§ 6:9, 6:21

Moratoria, § 2:7

### **SITE PLAN**

Review of planning standards,  
§ 7:17, 7:18

### **SIZE**

Defined, § 5:10

### **SKETCH PLAN**

Standards, § 7:1

### **SMART GROWTH**

Generally, § 2:12

### **STANDARDS**

Administration of subdivision, § 8:21

Control, § 5:21, 5:22

### **STANDBY LETTER OF CREDIT**

Enforcement of subdivision controls,  
§ 9:20

### **STANDING TO APPLY**

Administration of subdivision, § 8:1

### **STATES**

Constitutional planning power absent  
enabling legislation, § 3:2

Planning standards, consistency,  
§ 7:5

### **STATEWIDE PLANNING PROGRAMS**

Generally, § 2:24, 2:25

Coastal zone management, § 2:25

### **STREETS**

Financing capital improvements

conditions, § 6:2

dedications, § 6:12, 6:14

exactions, § 6:24

### **SUBDIVISION CONTROL**

**Control of Growth and Subdivision**  
(this index)

### **SUBSTANTIAL CONSTRUCTION**

Vested development rights, § 10:15

### **SUBSTANTIVE DUE PROCESS**

Generally, § 3:3

### **SURETY BONDS**

Enforcement of subdivision controls,  
§ 9:17

### **TAKING CLAUSE**

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 Wind-  
sor 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

SUBDIVISION LAW AND GROWTH MANAGEMENT

**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