



Final Plat Dedication City Code Amendment

SB 1103, adopted in 2023, created provisions for municipalities to review and approve subdivisions administratively.

The City of Flagstaff Subdivision Code was updated to reflect these provisions in December 2024.

HB 2447, adopted 2025, updated provisions to require municipalities to review and approve subdivision administratively with an effective date of January 1, 2026.

The following provision from the code amendment approved in December 2024 needs to be amended to be in full compliance with the mandatory administrative review provisions of HB 2447.

D. Dedications. A statement of dedication of all streets, alleys, drainageways, pedestrian ways, and other easements for public use by the subdivider shall be provided with the final plat submittal. Standard dedication language is kept on file with the Planning and Development Services ~~Section~~ **Division**. This language shall be utilized on all final plats unless alternative language is approved by the Director and City Engineer. If lands to be dedicated are mortgaged, the mortgagee shall sign the plat and required dedications.

- 1. ~~City Council Acceptance of Dedications. All public land dedications and all lands dedicated for maintenance by the City must be accepted by the City Council prior to recordation of the final plat.~~ **The Director and City Engineer shall accept dedications of real property interests to the City made through any final plat approved administratively pursuant to Section 11-20.40.040(E)(2). Such acceptance shall be effective upon recordation of the final plat.** All lands to be dedicated to the City that are not included in the plat boundaries require a separate instrument (warranty deed) to be recorded with the final plat. If the plat contains private streets, public access and utility easements shall be provided.