

Time Limits for Recording of Plans and Expired Approvals

The time limit for recording finally approved plats (plans) is established by the PA Municipalities Planning Code (MPC)¹, §513 Recording of Plats, as follows:

Upon the approval of a final plat, the developer shall within 90 days of such final approval *or 90 days after the date of delivery of an approved plat signed by the governing body, following completion of conditions imposed for such approval, whichever is later*, record such plat in the office of the recorder of deeds of the county in which the municipality is located [emphasis added].

When a plan is approved with conditions, municipalities may not sign and release the plan for recording until all of the conditions have been met. In this situation, the date of the meeting at which the conditional final approval was granted *and* the date that the municipality released or delivered the plan for recording must both be noted on the plan. The County will count the 90 days from whichever date is later.

Below are examples of certifications that can be used to note a date of delivery on a plan. Applicants should check with their municipality to determine which certification the municipality uses.

1. Approved by the [name of governing body] of the [name of municipality] by resolution, this _____ day of _____, 20____.

Signed and noted as approved this _____ day of _____, 20____.

(Seal)

Secretary

Chairperson/President

2. This plat was delivered to [name of landowner or beneficial landowner] by the [name of the Municipality] this _____ day of _____, 20-----

[Signature / title of designated municipal official]

¹ The MPC is available at http://community.newpa.com/library-files/mpc_2015-pdf/

