**This is a new template. The language in red is directly from state law and must be inserted into the Regulations as written.** **The language represented in blue is used to show changes to the existing state law language through strikethroughs and underlining and should be incorporated as is shown. The local section of the land development and subdivision regulations that identifies changes to recorded plans will need to be amended to reflect the changes to the legislation. The existing local section should be reviewed carefully with the template language for how to amend or replace language.**

* 1. *Procedure – Changes to recorded plats and plans.*
1. For all changes to the approved recorded plans of land development projects or subdivisions subject to this act an amendment of the final development plans is required prior to the issuance of any building permits. The procedure for approval and the categorization of whether such change is minor or major shall be in accordance with [INSERT LOCAL SECTION REFERENCES OR USE §§ 45-23-38(h), 45-23-39(f) or 45-23-50(j)], whichever is applicable based on the underlying type of application. Any such changes approved in the final plan shall be recorded as amendments to the final plan in accordance with the procedure established for recording of plats in § 45-23-64.

~~b. Minor changes, as defined in the local regulations, to a land development or subdivision plan may be approved administratively, by the administrative officer, whereupon a permit may be issued. The changes may be authorized without additional public hearings, at the discretion of the administrative officer. All changes shall be made part of the permanent record of the project application. This provision does not prohibit the administrative officer from requesting a recommendation from either the technical review committee or the planning board. Denial of the proposed change(s) shall be referred to the planning board for review as a major change.~~

1. ~~Major changes, as defined in the local regulations, to a land development or subdivision plan may be approved, only by the planning board and must follow the same review and public hearing process required for approval of preliminary plans as described in § 45-23-41.~~

d. Rescission procedure. The planning board, only upon application by all landowners of the plat to be affected, may determine that the application for plat rescission is not consistent with the comprehensive community plan and is not in compliance with the standards and provisions of the municipality’s zoning ordinance and/or land development and subdivision review regulations and shall hold a public hearing, which adheres to the requirements for notice described in § 45-23-42. The planning board shall approve, approve with conditions or modifications, or deny the application for rescission of the plat according to the requirements of § 45-23-63. If it is necessary to abandon any street covered under chapter 6 of title 24, the planning board shall submit to the city or town council the documents necessary for the abandonment process. Once the required process for rescission or for rescission and abandonment has been completed, the revised plat shall be signed and recorded as specified in § 45-23-64.