



SENATE BILL 445: Regulatory Reform Act of 2026, Sec. 41: Site-Specific Vesting Plan Changes.

2025-2026 General Assembly

Analysis of: S.L. 2026-59, Sec. 41

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Prepared by: Legislative Analysis
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Section 41 of S.L. 2026-59 (Senate Bill 445) extends the vesting period for a vested right for a site-specific development from two years to five years, and extends the time that a local government could provide for additional site-specific development plan vesting from five years to eight years. This section also provides that a vested right precludes all subsequent land development regulations that would impair or delay the development or use of the property as set forth in an approved site-specific vesting plan, rather than only zoning actions, except under certain enumerated circumstances.

This section became effective August 11, 2026, and applies to permit applications filed and appeals filed on or after that date.

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