

**ORDINANCE NO. 25-31**

**AN ORDINANCE TO AMEND THE CITY OF SPRINGFIELD ZONING ORDINANCE TO DEFINE SUBSTANTIAL COMPLIANCE AND ESTABLISH THE DATE OF SUBMISSION FOR DEVELOPMENT ACTIVITY**

**Whereas**, the State of Tennessee has adopted Public Chapter No. 465, effective July 1, 2025, amending Tennessee Code Annotated, Title 13, relative to planning, to provide that vested property rights are established upon submission to the local government of a development application, rather than upon approval; and

**Whereas**, it is necessary for the City of Springfield to define the date of submission for purposes of determining when vested property rights are established and when the vesting period begins; and

**Whereas**, the Springfield Regional Planning Commission has voted favorably to recommend that the Springfield Zoning Ordinance be amended to define substantial compliance and establish the date of submission for development activity.

**NOW, THEREFORE, BE IT ORDAINED** by The Board of Mayor and Aldermen of Springfield, Tennessee, that:

**Section 1.** Section 11-203 of the Springfield Zoning Ordinance is hereby amended to include the following definition:

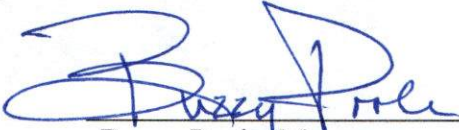
**Substantial Compliance and Submission Date** – A development application shall be deemed to have achieved substantial compliance, and shall be considered submitted, on the date that the first receipt for applicable review fees is issued by the City of Springfield. No development application shall be deemed officially submitted or vested until such invoice is issued by the city and payment is received or otherwise secured in accordance with city policy.

**Section 2.** All ordinances, resolutions, or policies in conflict herewith are hereby repealed to the extent of such conflict only.

Passed 1<sup>st</sup> reading: October 21, 2025

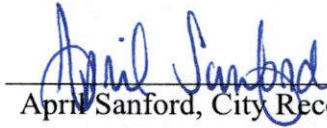
Passed 2<sup>nd</sup> reading: November 18, 2025

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Buzzy Poole, Mayor

Attest:



April Sanford, City Recorder