

Major Changes

- Establishes time frames for a variety of project permit applications.
- Partial refund to applicant if timeframes are not met.



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New Permit Review Timelines

- For projects that do not require public notice, the final decision must be issued within 65 days of the determination of completeness.
- For projects that do require public notice, the final decision must be issued within 100 days of the determination of completeness.
- For project permits which require both notice and a public hearing, the final decision must be issued within 170 days of the determination of completeness.



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Skagit County's Land Use Permits

SCC 14.06.210(1); *All development permit decisions shall be issued within 120 days of the date the letter of completeness is issued.*

Exceptions :

- (a) Final decision on preliminary subdivisions and binding site plans are 90 days.
- (b) Final decisions on final plats and short plats are 30 days.
- (c) Final decisions on eligible collocation and modification requests for wireless facility services must be issued within 60 days.



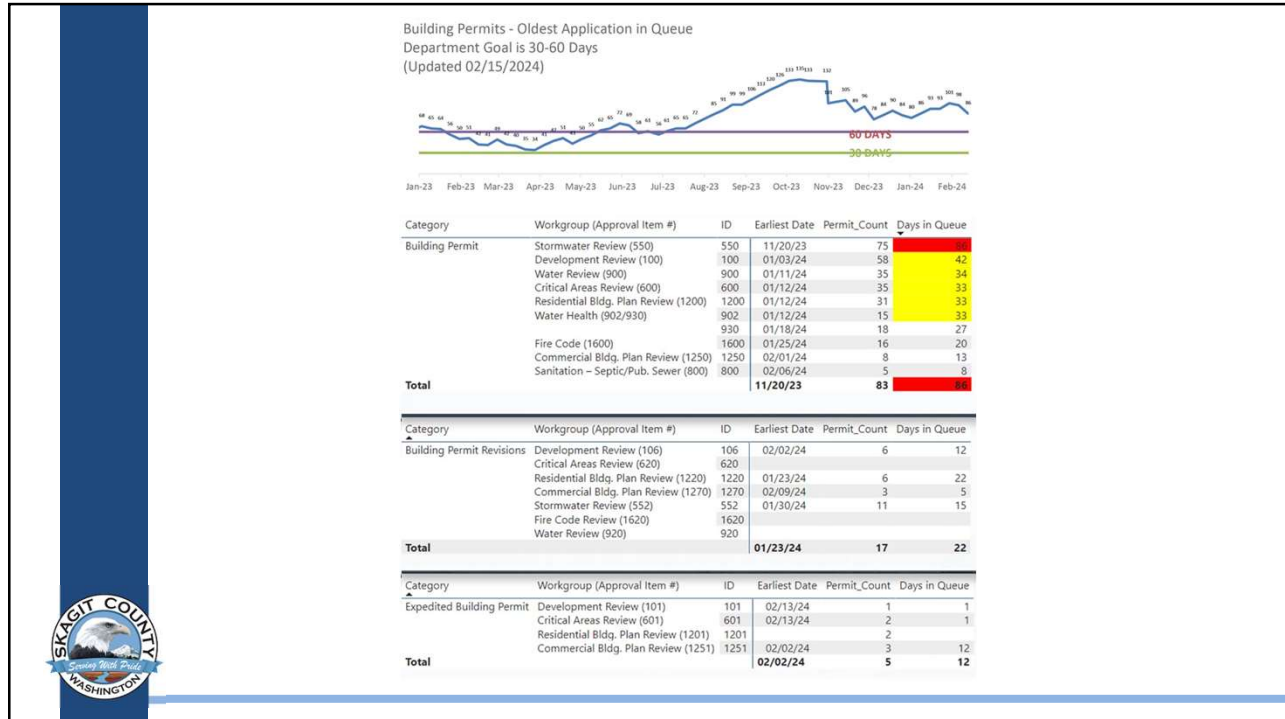
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Skagit County's Building Permits

- Building permits currently do not have statutory review timelines.
- However, the Board of County Commissioners has set a goal of 30 to 60 days timeframe for review.
- The current goal exceeds the new state requirements.



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What is Skagit County doing to address new legislation?

Technical Improvements

- Transitioning to a new permit system that streamlines the application and improves transparency of the permit project flow.

Administrative Updates

- Consultant review SCC 14.06 Permit Procedures Code for compliance with SB5290 and general procedural improvements.

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Compliance

If permit review timelines aren't met, the local government may have to refund a portion of the applicant's fees, up to 20%, based on the delay's duration.

RCW 36.70B.080(1)(I)(i)

(A) 10 percent if the final decision of the project permit application was made after the applicable deadline but the period from the passage of the deadline to the time of issuance of the final decision did not exceed 20 percent of the original time period; or

(B) 20 percent if the period from the passage of the deadline to the time of the issuance of the final decision exceeded 20 percent of the original time period.



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Compliance

However, If cities and counties have implemented at least three optional measures intended to streamline project review set forth in RCW 36.70B.160(1), then these permit fee refund provisions do not apply.



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Measures

- (a) Expediting review for project permit applications for projects that are consistent with adopted development regulations;
- (b) Imposing reasonable fees, consistent with RCW 82.02.020, on applicants for permits or other governmental approvals to cover the cost to the city, town, county, or other municipal corporation of processing applications, inspecting and reviewing plans, or preparing detailed statements required by chapter 43.21C RCW. The fees imposed may not include a fee for the cost of processing administrative appeals. Nothing in this subsection limits the ability of a county or city to impose a fee for the processing of administrative appeals as otherwise authorized by law;
- (c) Entering into an interlocal agreement with another jurisdiction to share permitting staff and resources;
- (d) Maintaining and budgeting for on-call permitting assistance for when permit volumes or staffing levels change rapidly;
- (e) Having new positions budgeted that are contingent on increased permit revenue;



Source: [RCW 36.70B.160](#)

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Measures (continued)

- (f) Adopting development regulations which only require public hearings for permit applications that are required to have a public hearing by statute;
- (g) Adopting development regulations which make preapplication meetings optional rather than a requirement of permit application submittal;
- (h) Adopting development regulations which make housing types an outright permitted use in all zones where the housing type is permitted;
- (i) Adopting a program to allow for outside professionals with appropriate professional licenses to certify components of applications consistent with their license; or
- (j) Meeting with the applicant to attempt to resolve outstanding issues during the review process. The meeting must be scheduled within 14 days of a second request for corrections during permit review. If the meeting cannot resolve the issues and a local government proceeds with a third request for additional information or corrections, the local government must approve or deny the application upon receiving the additional information or corrections.



Source: [RCW 36.70B.160](#)

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