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SENATE BILL 5212

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State of Washington                      65th Legislature                      2017 Regular Session

By Senators Wilson, Angel, Honeyford, and Schoesler

Read first time 01/17/17. Referred to Committee on Local Government.

1            AN ACT Relating to clarifying the scope of land use control  
2 ordinances for purposes of vesting; and amending RCW 19.27.095 and  
3 58.17.033.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5            **Sec. 1.** RCW 19.27.095 and 1991 c 281 s 27 are each amended to  
6 read as follows:

7            (1) A valid and fully complete building permit application for a  
8 structure, that is permitted under the zoning or other land use  
9 control ordinances in effect on the date of the application shall be  
10 considered under the building permit ordinance in effect at the time  
11 of application, and the zoning or other land use control ordinances  
12 in effect on the date of application, including land use control  
13 ordinances enacted for the purpose of complying with state law.

14            (2) The requirements for a fully completed application shall be  
15 defined by local ordinance but for any construction project costing  
16 more than five thousand dollars the application shall include, at a  
17 minimum:

18            (a) The legal description, or the tax parcel number assigned  
19 pursuant to RCW 84.40.160, and the street address if available, and  
20 may include any other identification of the construction site by the  
21 prime contractor;

1 (b) The property owner's name, address, and phone number;

2 (c) The prime contractor's business name, address, phone number,  
3 current state contractor registration number; and

4 (d) Either:

5 (i) The name, address, and phone number of the office of the  
6 lender administering the interim construction financing, if any; or

7 (ii) The name and address of the firm that has issued a payment  
8 bond, if any, on behalf of the prime contractor for the protection of  
9 the owner, if the bond is for an amount not less than fifty percent  
10 of the total amount of the construction project.

11 (3) The information required on the building permit application  
12 by subsection (2)(a) through (d) of this section shall be set forth  
13 on the building permit document which is issued to the owner, and on  
14 the inspection record card which shall be posted at the construction  
15 site.

16 (4) The information required by subsection (2) of this section  
17 and information supplied by the applicant after the permit is issued  
18 under subsection (5) of this section shall be kept on record in the  
19 office where building permits are issued and made available to any  
20 person on request. If a copy is requested, a reasonable charge may be  
21 made.

22 (5) If any of the information required by subsection (2)(d) of  
23 this section is not available at the time the application is  
24 submitted, the applicant shall so state and the application shall be  
25 processed forthwith and the permit issued as if the information had  
26 been supplied, and the lack of the information shall not cause the  
27 application to be deemed incomplete for the purposes of vesting under  
28 subsection (1) of this section. However, the applicant shall provide  
29 the remaining information as soon as the applicant can reasonably  
30 obtain such information.

31 (6) The limitations imposed by this section shall not restrict  
32 conditions imposed under chapter 43.21C RCW.

33 **Sec. 2.** RCW 58.17.033 and 1987 c 104 s 2 are each amended to  
34 read as follows:

35 (1) A proposed division of land, as defined in RCW 58.17.020,  
36 shall be considered under the subdivision or short subdivision  
37 ordinance, and zoning or other land use control ordinances, including  
38 land use control ordinances enacted for the purpose of complying with  
39 state law, in effect on the land at the time a fully completed

1 application for preliminary plat approval of the subdivision, or  
2 short plat approval of the short subdivision, has been submitted to  
3 the appropriate county, city, or town official.

4 (2) The requirements for a fully completed application shall be  
5 defined by local ordinance.

6 (3) The limitations imposed by this section shall not restrict  
7 conditions imposed under chapter 43.21C RCW.

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