
Local Government Committee

HB 1935

Brief Description: Concerning the definition of project permit and project permit application.

Sponsors: Representative Duerr.

Brief Summary of Bill

- Provides that building permits are not considered project permits for the purposes of certain local government project review requirements.

Hearing Date: 2/14/25

Staff: Kellen Wright (786-7134).

Background:

The Growth Management Act.

The Growth Management Act (GMA) requires that certain counties, and the cities within those counties, engage in planning for future population growth. The centerpiece of the planning process is the comprehensive plan. While comprehensive plans generally cover the whole jurisdiction, smaller areas may be subject to subarea plans. The city or county (local government) must adopt development regulations to implement the comprehensive plan. Development regulations include zoning ordinances, official controls, and other regulations.

Project Permits.

Before developing land, a developer must obtain permits from the local government with jurisdiction over the land allowing the development. Some of these permits are known as project permits. For the purposes of certain requirements related to local government permit review,

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

including for deadlines for local governments planning under the GMA to complete a permit review, a project permit is any land use or environmental permit or license required from a local government in order to take action on a project. This includes subdivisions, binding site plans, planned unit developments, and conditional uses. It does not include comprehensive plan amendments or adoption, subarea plans, or, in general, development regulations.

Building Permits.

Building permits are generally required to ensure that a development complies with the building code requirements. The State Building Code (Code) is adopted by the State Building Code Council (Council). The Code consists of the State Energy Code, model codes adopted by reference, as well as any amendments made to the model codes by the Council. The model codes are the International Building Code, the International Residential Code, the International Mechanical Code, the International Fire Code, the Uniform Plumbing Code Standards, and portions of the International Wildland Urban Interface Code. Local governments may also adopt local amendments to the Code, though the amendments cannot diminish the minimum performance standards required by the Code.

Summary of Bill:

For the purposes of certain requirements related to local government permit review, including for deadlines for local governments planning under the GMA to complete a permit review, a building permit is not considered a project permit.

Appropriation: None.

Fiscal Note: Requested on February 11, 2025.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.