

SENATE BILL REPORT

SHB 1935

As of March 14, 2025

Title: An act relating to the definition of project permit and project permit application.

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

Sponsors: House Committee on Local Government (originally sponsored by Representatives Duerr and Reed).

Brief History: Passed House: 3/11/25, 96-0.

Committee Activity: Local Government: 3/17/25.

Brief Summary of Bill

- Amends the definition of project permit to exclude building permits for the purposes of local government project permit procedures.

SENATE COMMITTEE ON LOCAL GOVERNMENT

Staff: Karen Epps (786-7424)

Background: Project Permits. A local government fully planning under the Growth Management Act must follow certain permit procedures to administer permit application processes for project permits. These permits include any land use permit, environmental permit, or license required from a local government for a project action.

Within 28 days of receiving a project permit application, the local government must determine if a project permit application is complete. If the local government does not make the determination within the allotted time, then the application is deemed to be complete.

After an application is deemed complete, the local government is required to issue a final decision on the application by a certain deadline, with the specific deadline based on the type of project permit application. The local government may exclude project permits that

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present special circumstances that warrant a different period of review from the deadlines. A local government may also add to or change the types of permits each deadline applies to, address how consolidated permits may require a different review period than an individual permit application, and provide for how permits of a certain scope or type can be differentiated.

If the local government has not excluded a project permit because of special circumstances or modified the deadline applicable to the permit, then the following deadlines apply:

- for project permits that do not require public notice, the local government must issue a final decision within 65 days of the determination that the application is complete;
- for project permits that require public notice but not a public hearing, the final decision must be issued within 100 days of the determination of completeness; and
- for project permits that require both public notice and a public hearing, the final decision must be issued within 170 days of the determination of completeness.

Except for the review of consolidated permits, the deadline for a decision cannot be modified to be more than 170 days. A local government is not prohibited from extending a deadline for issuing a decision for a specific project permit application for any reasonable period of time mutually agreed upon by the applicant and the local government.

Building Permits. Building permits are generally required to ensure that a development complies with building code requirements. The State Building Code establishes minimum performance standards and requirements for construction and construction materials in the state consistent with accepted standards of engineering, fire, and life safety. The code comprises a number of model codes and standards, developed and published by international and national organizations, which are adopted by reference in the State Building Code Act. Model codes and standards adopted in the act include the International Building Code, the International Residential Code, and the International Fire Code standards.

Summary of Bill: The definition of "project permit" or "project permit application" is amended to exclude building permits for the purposes of local government project permit procedures.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.