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**SUBSTITUTE HOUSE BILL 2418**

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**State of Washington**

**69th Legislature**

**2026 Regular Session**

**By** House Local Government (originally sponsored by Representatives Duerr, Zahn, Parshley, Peterson, and Reed)

READ FIRST TIME 01/27/26.

1 AN ACT Relating to permit review processes; amending RCW  
2 36.70B.020, 36.70B.070, 36.70B.080, and 36.70B.060; reenacting and  
3 amending RCW 36.70B.160; adding a new section to chapter 54.04 RCW;  
4 adding a new section to chapter 43.21A RCW; adding a new section to  
5 chapter 57.08 RCW; adding a new section to chapter 86.09 RCW; and  
6 adding a new section to chapter 43.21C RCW.

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

8 **Sec. 1.** RCW 36.70B.020 and 2025 c 102 s 1 are each amended to  
9 read as follows:

10 Unless the context clearly requires otherwise, the definitions in  
11 this section apply throughout this chapter.

12 (1) "Closed record appeal" means an administrative appeal on the  
13 record to a local government body or officer, including the  
14 legislative body, following an open record hearing on a project  
15 permit application when the appeal is on the record with no or  
16 limited new evidence or information allowed to be submitted and only  
17 appeal argument allowed.

18 (2) "Development regulations" means the controls placed on  
19 development or land use activities by a county or city including, but  
20 not limited to, zoning ordinances, critical areas ordinances,  
21 shoreline master programs, official controls, planned unit

1 development ordinances, subdivision ordinances, and binding site plan  
2 ordinances together with any amendments thereto. A development  
3 regulation does not include a decision to approve a project permit  
4 application, even though the decision may be expressed in a  
5 resolution or ordinance of the legislative body of the county or  
6 city.

7 (3) "Local government" means a county, city, or town.

8 ~~((+3))~~ (4) "Open record hearing" means a hearing, conducted by a  
9 single hearing body or officer authorized by the local government to  
10 conduct such hearings, that creates the local government's record  
11 through testimony and submission of evidence and information, under  
12 procedures prescribed by the local government by ordinance or  
13 resolution. An open record hearing may be held prior to a local  
14 government's decision on a project permit to be known as an "open  
15 record predecision hearing." An open record hearing may be held on an  
16 appeal, to be known as an "open record appeal hearing," if no open  
17 record predecision hearing has been held on the project permit.

18 ~~((+4))~~ (5)(a) "Project permit" or "project permit application"  
19 means any land use or environmental permit or license required from a  
20 local government for a project action, including but not limited to  
21 subdivisions, binding site plans, planned unit developments,  
22 conditional uses, shoreline substantial development permits, site  
23 plan review, permits or approvals required by critical area  
24 ordinances, site-specific rezones which do not require a  
25 comprehensive plan amendment, but excluding the adoption or amendment  
26 of a comprehensive plan, subarea plan, or development regulations  
27 except as otherwise specifically included in this subsection.

28 (b) "Project permit" or "project permit application" does not  
29 include ~~((building))~~ permits issued based on compliance with state  
30 and local building codes.

31 ~~((+5))~~ (6) "Public meeting" means an informal meeting, hearing,  
32 workshop, or other public gathering of people to obtain comments from  
33 the public or other agencies on a proposed project permit prior to  
34 the local government's decision. A public meeting may include, but is  
35 not limited to, a design review or architectural control board  
36 meeting, a special review district or community council meeting, or a  
37 scoping meeting on a draft environmental impact statement. A public  
38 meeting does not include an open record hearing. The proceedings at a  
39 public meeting may be recorded and a report or recommendation may be  
40 included in the local government's project permit application file.

1       **Sec. 2.** RCW 36.70B.070 and 2023 c 338 s 6 are each amended to  
2 read as follows:

3       (1)(a) Within 28 days after receiving a project permit  
4 application, a local government planning pursuant to RCW 36.70A.040  
5 shall provide a written determination to the applicant.

6       (b) The written determination must state either:

7       (i) That the application is procedurally complete; or

8       (ii) That the application is procedurally incomplete and that the  
9 procedural submission requirements of the local government have not  
10 been met. The determination shall outline what is necessary to make  
11 the application procedurally complete.

12       (c) The number of days shall be calculated by counting every  
13 calendar day.

14       (d) To the extent known by the local government, the local  
15 government shall identify other agencies of local, state, or federal  
16 governments that may have jurisdiction over some aspect of the  
17 application.

18       (2) A project permit application is procedurally complete for  
19 purposes of this section when it meets the procedural submission  
20 requirements of the local government, as outlined on the project  
21 permit application. A determination of procedural completeness is not  
22 a substantive review of the application and shall not be conditioned  
23 on the adequacy, accuracy, or sufficiency of the information  
24 submitted. Additional information or studies may be required or  
25 project modifications may be undertaken subsequent to the procedural  
26 review of the application by the local government. The determination  
27 of completeness shall not preclude the local government from  
28 requesting additional information or studies either at the time of  
29 the notice of completeness or subsequently if new information is  
30 required or substantial changes in the proposed action occur.  
31 However, if the procedural submission requirements, as outlined on  
32 the project permit application have been provided, the need for  
33 additional information or studies may not preclude a completeness  
34 determination.

35       (3) The determination of completeness may include or be combined  
36 with the following:

37       (a) A preliminary determination of those development regulations  
38 that will be used for project mitigation;

39       (b) A preliminary determination of consistency, as provided under  
40 RCW 36.70B.040;

1 (c) Other information the local government chooses to include; or  
2 (d) The notice of application pursuant to the requirements in RCW  
3 36.70B.110.

4 (4) (a) An application shall be deemed procedurally complete on  
5 the 29th day after receiving a project permit application under this  
6 section if the local government does not provide a written  
7 determination to the applicant that the application is procedurally  
8 incomplete as provided in subsection (1) (b) (ii) of this section. When  
9 the local government does not provide a written determination, they  
10 may still seek additional information or studies as provided for in  
11 subsection (2) of this section.

12 (b) Within 14 days after an applicant has submitted to a local  
13 government additional information identified by the local government  
14 as being necessary for a complete application, the local government  
15 shall notify the applicant whether the application is complete or  
16 what additional information is necessary.

17 (c) The notice of application shall be provided within 14 days  
18 after the determination of procedural completeness pursuant to RCW  
19 36.70B.110.

20 **Sec. 3.** RCW 36.70B.080 and 2025 c 208 s 5 are each amended to  
21 read as follows:

22 (1) (a) Development regulations adopted pursuant to RCW 36.70A.040  
23 must establish and implement time periods for local government  
24 actions for each type of project permit application and provide  
25 timely and predictable procedures to determine whether a completed  
26 project permit application meets the requirements of those  
27 development regulations. Except for modifications by a jurisdiction  
28 provided for in (e) of this subsection, the time periods for local  
29 government actions for each type of complete project permit  
30 application or project type may not exceed those specified in this  
31 section.

32 (b) For project permits submitted after January 1, 2025, the  
33 development regulations must, for each type of permit application,  
34 specify the contents of a completed project permit application  
35 necessary for the complete compliance with the time periods and  
36 procedures.

37 (c) A jurisdiction may exclude certain permit types and timelines  
38 for processing project permit applications as provided for in RCW  
39 36.70B.140.

1 (d) The time periods for local government action to issue a final  
2 decision for each type of complete project permit application or  
3 project type subject to this chapter should not exceed the following  
4 time periods unless modified by the local government pursuant to this  
5 section or RCW 36.70B.140:

6 (i) For project permits which do not require public notice under  
7 RCW 36.70B.110, a local government must issue a final decision within  
8 65 days of the determination of completeness under RCW 36.70B.070;

9 (ii) For project permits which require public notice under RCW  
10 36.70B.110, a local government must issue a final decision within 100  
11 days of the determination of completeness under RCW 36.70B.070; and

12 (iii) For project permits which require public notice under RCW  
13 36.70B.110 and a public hearing, a local government must issue a  
14 final decision within 170 days of the determination of completeness  
15 under RCW 36.70B.070.

16 (e) A jurisdiction may modify the provisions in (d) of this  
17 subsection to add permit types not identified, change the permit  
18 names or types in each category, address how consolidated review time  
19 periods may be different than permits submitted individually, and  
20 provide for how projects of a certain size or type may be  
21 differentiated, including by differentiating between permits that  
22 include a residential land use as a principal use of the land and  
23 permits that do not. Unless otherwise provided for the consolidated  
24 review of more than one permit, the time period for a final decision  
25 shall be the longest of the permit time periods identified in (d) of  
26 this subsection or as amended by a local government.

27 (f) If a local government does not adopt an ordinance or  
28 resolution modifying the provisions in (d) of this subsection, the  
29 time periods in (d) of this subsection apply.

30 (g) The number of days an application is in review with the  
31 county or city shall be calculated from the day completeness is  
32 determined under RCW 36.70B.070 to the date a final decision is  
33 issued on the project permit application. The number of days shall be  
34 calculated by counting every calendar day and excluding the following  
35 time periods:

36 (i) Any period between the day that the county or city has  
37 notified the applicant, in writing, that additional information is  
38 required to further process the application, an applicable fee must  
39 be paid, or a required notice must be posted, and the day when

1 responsive information is resubmitted by the applicant, the fee is  
2 paid, or the notice is posted;

3 (ii) Any period after an applicant informs the local government,  
4 in writing, that they would like to temporarily suspend review of the  
5 project permit application until the time that the applicant notifies  
6 the local government, in writing, that they would like to resume the  
7 application. A local government may set conditions for the temporary  
8 suspension of a permit application; (~~and~~)

9 (iii) Any period that the local government has completed all  
10 possible work on the application but must wait for necessary action  
11 by a government entity subject to subsection (2) of this section; and

12 (iv) Any period after an administrative appeal is filed until the  
13 administrative appeal is resolved and any additional time period  
14 provided by the administrative appeal has expired.

15 (h) The time periods for a local government to process a permit  
16 shall start over if an applicant proposes a change in use that adds  
17 or removes commercial or residential elements from the original  
18 application that would make the application fail to meet the  
19 determination of procedural completeness for the new use, as required  
20 by the local government under RCW 36.70B.070.

21 (i) If, at any time, an applicant informs the local government,  
22 in writing, that the applicant would like to temporarily suspend the  
23 review of the project for more than 60 days, or if an applicant is  
24 not responsive for more than 60 consecutive days after the county or  
25 city has notified the applicant, in writing, that additional  
26 information is required to further process the application, an  
27 additional 30 days may be added to the time periods for local  
28 government action to issue a final decision for each type of project  
29 permit that is subject to this chapter. Any written notice from the  
30 local government to the applicant that additional information is  
31 required to further process the application must include a notice  
32 that nonresponsiveness for 60 consecutive days may result in 30 days  
33 being added to the time for review. For the purposes of this  
34 subsection, "nonresponsiveness" means that an applicant is not making  
35 demonstrable progress on providing additional requested information  
36 to the local government, or that there is no ongoing communication  
37 from the applicant to the local government on the applicant's ability  
38 or willingness to provide the additional information.

39 (j) Annual amendments to the comprehensive plan are not subject  
40 to the requirements of this section.

1 (k) A county's or city's adoption of a resolution or ordinance to  
2 implement this subsection shall not be subject to appeal under  
3 chapter 36.70A RCW unless the resolution or ordinance modifies the  
4 time periods provided in (d) of this subsection by providing for a  
5 review period of more than 170 days for any project permit.

6 (l)(i) When permit time periods provided for in (d) of this  
7 subsection, as may be amended by a local government, and as may be  
8 extended as provided for in (i) of this subsection, are not met, a  
9 portion of the permit fee must be refunded to the applicant as  
10 provided in this subsection. A local government may provide for the  
11 collection of only 80 percent of a permit fee initially, and for the  
12 collection of the remaining balance if the permitting time periods  
13 are met. The portion of the fee refunded for missing time periods  
14 shall be:

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

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

22 (ii) Except as provided in RCW 36.70B.160, the provisions in  
23 (~~((1))~~) (1)(i) of this subsection are not applicable to (~~(cities~~  
24 ~~and counties)~~) a local government which (~~(have))~~ has implemented at  
25 least three of the options in RCW 36.70B.160(1) (a) through (j) at  
26 the time an application is deemed procedurally complete.

27 (2)(a) Any government entity other than a local government,  
28 including special purpose districts and public utilities, that  
29 imposes a fee on an applicant for review of a project permit  
30 application, or a portion thereof, related to a residential project  
31 must complete its review of the project permit application within the  
32 time periods established in subsection (1)(d) of this section, unless  
33 the applicant agrees in writing to waive the application of the time  
34 period for review. Such a waiver may occur at any time prior to the  
35 denial of the project permit application or the exhaustion of the  
36 time period for review. If an applicant has agreed to waive the  
37 application of the time period, then the provisions of this  
38 subsection (2) do not apply to the review of the project permit  
39 application.

1 (b) The time that a government entity has taken to review a  
2 project permit application must be determined as provided for in  
3 subsection (1)(g) of this section, and is exclusive of the time that  
4 a local government or other entity has taken to conduct its review of  
5 its portion of the project permit application.

6 (c) A government entity that does not complete its review within  
7 the required time periods must refund or forgo 20 percent of the fee  
8 that it collected or would have collected for its review. A  
9 government entity that does not collect a fee for its review of a  
10 portion of a project permit application is not required to provide  
11 any refund under this section.

12 (3)(a) Counties subject to the requirements of RCW 36.70A.215 and  
13 the cities within those counties that have populations of at least  
14 20,000 must, for each type of permit application, identify the total  
15 number of project permit applications for which decisions are issued  
16 according to the provisions of this chapter. For each type of project  
17 permit application identified, these counties and cities must  
18 establish and implement a deadline for issuing a notice of final  
19 decision as required by subsection (1) of this section and minimum  
20 requirements for applications to be deemed complete under RCW  
21 36.70B.070 as required by subsection (1) of this section.

22 (b) Counties and cities subject to the requirements of this  
23 subsection also must prepare an annual performance report that  
24 includes information outlining time periods for certain permit types  
25 associated with housing. The report must provide:

26 (i) Permit time periods for certain permit processes in the  
27 county or city in relation to those established under this section,  
28 including whether the county or city has established shorter time  
29 periods than those provided in this section;

30 (ii) The total number of decisions issued during the year for the  
31 following permit types: Preliminary subdivisions, final subdivisions,  
32 binding site plans, permit processes associated with the approval of  
33 multifamily housing, and construction plan review for each of these  
34 permit types when submitted separately;

35 (iii) The total number of decisions for each permit type which  
36 included consolidated project permit review, such as concurrent  
37 review of a rezone or construction plans;

38 (iv) The average number of days from a submittal to a decision  
39 being issued for the project permit types listed in ~~((subsection~~  
40 ~~(2)(b)(ii) of this section [(b)(ii) of this subsection])~~) (b)(ii) of

1 this subsection. This shall be calculated from the day completeness  
2 is determined under RCW 36.70B.070 to the date a decision is issued  
3 on the application. The number of days shall be calculated by  
4 counting every calendar day;

5 (v) The total number of days each project permit application of a  
6 type listed in (~~subsection (2) (b) (ii) of this section [(b) (ii) of~~  
7 ~~this subsection]~~) (b) (ii) of this subsection was in review with the  
8 county or city. This shall be calculated from the day completeness is  
9 determined under RCW 36.70B.070 to the date a final decision is  
10 issued on the application. The number of days shall be calculated by  
11 counting every calendar day. The days the application is in review  
12 with the county or city does not include the time periods in  
13 subsection (1) (g) (i) through (iii) of this section;

14 (vi) The total number of days that were excluded from the time  
15 period calculation under subsection (1) (g) (i) through (iii) of this  
16 section for each project permit application of a type listed in  
17 (~~subsection (2) (b) (ii) of this section [(b) (ii) of this~~  
18 ~~subsection]~~) (b) (ii) of this subsection.

19 (c) Counties and cities subject to the requirements of this  
20 subsection must:

21 (i) Post the annual performance report through the county's or  
22 city's website; and

23 (ii) Submit the annual performance report to the department of  
24 commerce by March 1st each year.

25 (d) No later than July 1st each year, the department of commerce  
26 shall publish a report which includes the annual performance report  
27 data for each county and city subject to the requirements of this  
28 subsection and a list of those counties and cities whose time periods  
29 are shorter than those provided for in this section.

30 The annual report must also include key metrics and findings from  
31 the information collected.

32 (e) The initial annual report required under this subsection must  
33 be submitted to the department of commerce by March 1, 2025, and must  
34 include information from permitting in 2024.

35 (3) Nothing in this section prohibits a county or city from  
36 extending a deadline for issuing a decision for a specific project  
37 permit application for any reasonable and certain period of time  
38 specified and mutually agreed upon in writing by the applicant and  
39 the local government. If an applicant has agreed to extend the  
40 deadline for issuing a decision on a specific project permit

1 application, then the provisions of subsection (1) of this section do  
2 not apply to the review of the project permit application. Such an  
3 extension may occur at any time prior to the denial of the project  
4 permit application or the exhaustion of the time period for review.  
5 No local government may require or request an extension of an  
6 applicable deadline for issuance of a decision for a specific project  
7 permit application as a condition or an option at initial submission  
8 of a project permit application.

9 **Sec. 4.** RCW 36.70B.060 and 1995 c 347 s 407 are each amended to  
10 read as follows:

11 Not later than (~~March 31, 1996~~) June 30, 2027, each local  
12 government planning under RCW 36.70A.040 shall establish by ordinance  
13 or resolution an integrated and consolidated project permit process  
14 that may be included in its development regulations. In addition to  
15 the elements required by RCW 36.70B.050, the process shall include  
16 the following elements:

17 (1) A determination of completeness to the applicant as required  
18 by RCW 36.70B.070;

19 (2) (a) The designation of a permit responsible official for  
20 project permit applications. This official has the authority to make  
21 all final administrative decisions on approval of project permit  
22 applications consistent with the procedural requirements of this  
23 chapter. If a local government is also the lead agency responsible  
24 for the environmental analysis and procedural requirements under  
25 chapter 43.21C RCW, then the permit responsible official must be  
26 designated as the responsible official under that chapter.

27 (b) The local government shall designate a single point of  
28 contact on each project permit application. Each project permit  
29 application may have a different single point of contact. The single  
30 point of contact must coordinate with the local government's other  
31 departments and with other agencies or government entities with  
32 permit review responsibilities as necessary to ensure that a final  
33 decision on project permit applications can be issued within the  
34 applicable timeline under RCW 36.70B.080;

35 (3) A notice of application to the public and agencies with  
36 jurisdiction as required by RCW 36.70B.110;

37 (~~(3)~~) (4) Except as provided in RCW 36.70B.140, an optional  
38 consolidated project permit review process as provided in RCW  
39 36.70B.120. The review process shall provide for no more than one

1 consolidated open record hearing and one closed record appeal. If an  
2 open record predecision hearing is provided prior to the decision on  
3 a project permit, the process shall not allow a subsequent open  
4 record appeal hearing;

5 ~~((4))~~ (5) Provision allowing for any public meeting or required  
6 open record hearing to be combined with any public meeting or open  
7 record hearing that may be held on the project by another local,  
8 state, regional, federal, or other agency, in accordance with  
9 provisions of RCW ~~(36.70B.090 and)~~ 36.70B.110;

10 ~~((5))~~ (6) A single report stating all the decisions made as of  
11 the date of the report on all project permits included in the  
12 consolidated permit process that do not require an open record  
13 predecision hearing and any recommendations on project permits that  
14 do not require an open record predecision hearing. The report shall  
15 state any mitigation required or proposed under the development  
16 regulations or the agency's authority under RCW 43.21C.060. The  
17 report may be the local permit. If a threshold determination other  
18 than a determination of significance has not been issued previously  
19 by the local government, the report shall include or append this  
20 determination;

21 ~~((6))~~ (7) Except for the appeal of a determination of  
22 significance as provided in RCW 43.21C.075, if a local government  
23 elects to provide an appeal of its threshold determinations or  
24 project permit decisions, the local government shall provide for no  
25 more than one consolidated open record hearing on such appeal. The  
26 local government need not provide for any further appeal and may  
27 provide an appeal for some but not all project permit decisions. If  
28 an appeal is provided after the open record hearing, it shall be a  
29 closed record appeal before a single decision-making body or officer;

30 ~~((7))~~ (8) A notice of decision as required by RCW 36.70B.130  
31 and issued within the time period provided in RCW 36.70B.080 ~~((and~~  
32 ~~36.70B.090;~~

33 ~~(8) Completion of project review by the local government,~~  
34 ~~including environmental review and public review and any appeals to~~  
35 ~~the local government, within any applicable time periods under RCW~~  
36 ~~36.70B.090)); and~~

37 (9) Any other provisions not inconsistent with the requirements  
38 of this chapter or chapter 43.21C RCW.

1       **Sec. 5.** RCW 36.70B.160 and 2023 c 338 s 8 and 2023 c 333 s 2 are  
2 each reenacted and amended to read as follows:

3       (1) Each local government is encouraged to adopt further project  
4 review and code provisions to provide prompt, coordinated, and  
5 objective review and ensure accountability to applicants and the  
6 public by:

7       (a) Expediting review for project permit applications for  
8 projects that are consistent with adopted development regulations or  
9 that include dwelling units that are affordable to low-income or  
10 moderate-income households;

11       (b) Imposing reasonable fees, consistent with RCW 82.02.020, on  
12 applicants for permits or other governmental approvals to cover the  
13 cost to the city, town, county, or other municipal corporation of  
14 processing applications, inspecting and reviewing plans, or preparing  
15 detailed statements required by chapter 43.21C RCW. The fees imposed  
16 may not include a fee for the cost of processing administrative  
17 appeals. Nothing in this subsection limits the ability of a county or  
18 city to impose a fee for the processing of administrative appeals as  
19 otherwise authorized by law;

20       (c) Entering into an interlocal agreement with another  
21 jurisdiction to share permitting staff and resources;

22       (d) Maintaining and budgeting for on-call permitting assistance  
23 for when permit volumes or staffing levels change rapidly;

24       (e) Having new positions budgeted that are contingent on  
25 increased permit revenue;

26       (f) Adopting development regulations which only require public  
27 hearings for permit applications that are required to have a public  
28 hearing by statute;

29       (g) Adopting development regulations which make preapplication  
30 meetings optional rather than a requirement of permit application  
31 submittal;

32       (h) Adopting development regulations which make housing types an  
33 outright permitted use in all zones where the housing type is  
34 permitted;

35       (i) Adopting a program to allow for outside professionals with  
36 appropriate professional licenses to certify components of  
37 applications consistent with their license; or

38       (j) Meeting with the applicant to attempt to resolve outstanding  
39 issues during the review process. The meeting must be scheduled  
40 within 14 days of a second request for corrections during permit

1 review. If the meeting cannot resolve the issues and a local  
2 government proceeds with a third request for additional information  
3 or corrections, the local government must approve or deny the  
4 application upon receiving the additional information or corrections.

5 (2) (a) After January 1, 2026, a county or city must adopt  
6 additional measures under subsection (1) of this section at the time  
7 of its next comprehensive plan update under RCW 36.70A.130 if it  
8 meets the following conditions:

9 (i) The county or city has adopted at least three project review  
10 and code provisions under subsection (1) of this section more than  
11 five years prior; and

12 (ii) The county or city is not meeting the permitting deadlines  
13 established in RCW 36.70B.080 at least half of the time over the  
14 period since its most recent comprehensive plan update under RCW  
15 36.70A.130.

16 (b) A city or county that is required to adopt new measures under  
17 (a) of this subsection but fails to do so becomes subject to the  
18 provisions of RCW 36.70B.080(1)(1), notwithstanding RCW  
19 36.70B.080(1)(1)(ii).

20 (3) Nothing in this chapter is intended or shall be construed to  
21 prevent a local government from requiring a preapplication conference  
22 or a public meeting by rule, ordinance, or resolution, where  
23 otherwise required by applicable state law.

24 (4) Each local government shall adopt procedures to monitor and  
25 enforce permit decisions and conditions.

26 (5) Nothing in this chapter modifies any independent statutory  
27 authority for a government agency to appeal a project permit issued  
28 by a local government.

29 (6) For the purposes of this section:

30 (a) A dwelling unit is affordable if it requires payment of  
31 monthly housing costs, including utilities other than telephone, of  
32 no more than 30 percent of the family's income.

33 (b) "Dwelling unit" means a residential living unit that provides  
34 complete independent living facilities for one or more persons and  
35 that includes permanent provisions for living, sleeping, eating,  
36 cooking, and sanitation, and that is sold or rented separately from  
37 other dwelling units.

38 (c) "Low-income household" means a single person, family, or  
39 unrelated persons living together whose adjusted income is less than  
40 80 percent of the median family income, adjusted for household size,

1 for the county where the household is located, as reported by the  
2 United States department of housing and urban development, or less  
3 than 80 percent of the city's median income if the project is located  
4 in the city, the city has median income of more than 20 percent above  
5 the county median income, and the city has adopted an alternative  
6 local median income.

7 (d) "Moderate-income household" means a single person, family, or  
8 unrelated persons living together whose adjusted income is at or  
9 below 120 percent of the median household income, adjusted for  
10 household size, for the county where the household is located, as  
11 reported by the United States department of housing and urban  
12 development, or less than 120 percent of the city's median income if  
13 the project is located in the city, the city has median income of  
14 more than 20 percent above the county median income, and the city has  
15 adopted an alternative local median income.

16 NEW SECTION. **Sec. 6.** A new section is added to chapter 54.04  
17 RCW to read as follows:

18 (1) Whenever a public utility district imposes a fee on an  
19 applicant for the review of a project permit application related to a  
20 residential project, the district must complete its review within the  
21 time frames provided for a local government to issue a final decision  
22 in RCW 36.70B.080(1)(d). The time that a project permit application  
23 has been under review must be calculated from the date that the  
24 district receives the information necessary for it to begin its  
25 review until the district has issued its final decision, and excludes  
26 any time period that would be excluded from the calculation of the  
27 time that a local government has been reviewing an application under  
28 RCW 36.70B.080(1)(g).

29 (2) If a public utility district does not complete its review  
30 within the required time frame, it must refund or forgo 20 percent of  
31 the fee that it charged, or would have charged, the applicant for the  
32 review. A district that does not collect a fee for its review of a  
33 portion of a project permit application is not required to provide  
34 any refund under this section.

35 (3) For the purposes of this section, "project permit" has the  
36 same meaning as in RCW 36.70B.020.

37 NEW SECTION. **Sec. 7.** A new section is added to chapter 43.21A  
38 RCW to read as follows:

1 (1) Whenever the department imposes a fee on an applicant for the  
2 review of a project permit application related to a residential  
3 project, the department must complete its review within the time  
4 frames provided for a local government to issue a final decision in  
5 RCW 36.70B.080(1)(d). The time that a project permit application has  
6 been under review must be calculated from the date that the  
7 department receives the information necessary for it to begin its  
8 review until the department has issued its final decision, and  
9 excludes any time period that would be excluded from the calculation  
10 of the time that a local government has been reviewing an application  
11 under RCW 36.70B.080(1)(g).

12 (2) If the department does not complete its review within the  
13 required time frame, it must refund or forgo 20 percent of the fee  
14 that it charged, or would have charged, the applicant for the review.  
15 If the department does not collect a fee for its review of a portion  
16 of a project permit application, it is not required to provide any  
17 refund under this section.

18 (3) For the purposes of this section, "project permit" has the  
19 same meaning as in RCW 36.70B.020.

20 NEW SECTION. **Sec. 8.** A new section is added to chapter 57.08  
21 RCW to read as follows:

22 (1) Whenever a district imposes a fee on an applicant for the  
23 review of a project permit application related to a residential  
24 project, the district must complete its review within the time frames  
25 provided for a local government to issue a final decision in RCW  
26 36.70B.080(1)(d). The time that a project permit application has been  
27 under review must be calculated from the date that the district  
28 receives the information necessary for it to begin its review until  
29 the district has issued its final decision, and excluded any time  
30 period that would be excluded from the calculation of the time that a  
31 local government has been reviewing an application under RCW  
32 36.70B.080(1)(g).

33 (2) If a district does not complete its review within the  
34 required time frame, it must refund or forgo 20 percent of the fee  
35 that it charged, or would have charged, the applicant for the review.  
36 A district that does not collect a fee for its review of a portion of  
37 a project permit application is not required to provide any refund  
38 under this section.

1 (3) For the purposes of this section, "project permit" has the  
2 same meaning as in RCW 36.70B.020.

3 NEW SECTION. **Sec. 9.** A new section is added to chapter 86.09  
4 RCW to read as follows:

5 (1) Whenever a district imposes a fee on an applicant for the  
6 review of a project permit application related to a residential  
7 project, the district must complete its review within the time frames  
8 provided for a local government to issue a final decision in RCW  
9 36.70B.080(1)(d). The time that a project permit application has been  
10 under review must be calculated from the date that the district  
11 receives the information necessary for it to begin its review until  
12 the district has issued its final decision, and excludes any time  
13 period that would be excluded from the calculation of the time that a  
14 local government has been reviewing an application under RCW  
15 36.70B.080(1)(g).

16 (2) If a district does not complete its review within the  
17 required time frame, it must refund or forgo 20 percent of the fee  
18 that it charged, or would have charged, the applicant for the review.  
19 A district that does not collect a fee for its review of a portion of  
20 a project permit application is not required to provide any refund  
21 under this section.

22 (3) For the purposes of this section, "project permit" has the  
23 same meaning as in RCW 36.70B.020.

24 NEW SECTION. **Sec. 10.** A new section is added to chapter 43.21C  
25 RCW to read as follows:

26 If a county, city, or town has designated a permit responsible  
27 official under RCW 36.70B.060 on a project permit application, that  
28 official must also be designated as the responsible official when the  
29 county, city, or town is the lead agency responsible for complying  
30 with the requirements of this chapter related to the application.

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