
HOUSE BILL 2418

State of Washington

69th Legislature

2026 Regular Session

By Representatives Duerr, Zahn, Parshley, Peterson, and Reed

Read first time 01/13/26. Referred to Committee on Local Government.

1 AN ACT Relating to permit review processes; amending RCW
2 36.70B.020, 36.70B.080, and 36.70B.060; reenacting and amending RCW
3 36.70B.160; adding a new section to chapter 36.70B RCW; adding a new
4 section to chapter 54.04 RCW; adding a new section to chapter 43.21A
5 RCW; adding a new section to chapter 57.08 RCW; adding a new section
6 to chapter 86.09 RCW; and 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 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70B
2 RCW to read as follows:

3 (1) A project permit application for one or more residential
4 housing units within an urban growth area designated pursuant to RCW
5 36.70A.110, must be considered under the zoning or other land use
6 control ordinances in effect at the time a fully complete project
7 permit application has been submitted to the local government and
8 determined to be complete pursuant to RCW 36.70B.070.

9 (2) (a) For purposes of this section, local government development
10 regulations may require the review of a permit to be paused until
11 applicable fees are paid and required notices are posted or
12 delivered. The period during which permit review is paused for this
13 reason is not included when determining the length of time a permit
14 has been in process under RCW 36.70B.080.

15 (b) A project permit application may not be deemed invalid or
16 incomplete for the purpose of determining what zoning and land
17 control ordinances it will be considered under pursuant to subsection
18 (1) of this section on the basis that an applicable fee has not been
19 paid or required notice has not been posted or delivered.

20 (3) For purposes of this section, "zoning or other land use
21 control ordinances" excludes the following:

22 (a) Building permit ordinances within the meaning of
23 RCW 19.27.095, and subdivision or short subdivision ordinances within
24 the meaning of RCW 58.17.033;

25 (b) Floodplain management ordinances adopted pursuant to chapter
26 86.16 RCW;

27 (c) Water pollution control ordinances adopted pursuant to
28 chapter 90.48 RCW; and

29 (d) Any permit review fee authorized under RCW 82.02.020, impact
30 fee imposed under RCW 82.02.050, or utility rate or charge, including
31 connection charges, for water, sewer, reclaimed water, and drain
32 services duly enacted by a water or sewer district pursuant to RCW
33 57.08.005(11) or by a city, town, or county providing such utilities.

34 (4) This section does not alter the authority of a local
35 government under chapter 43.21C RCW if the project permit is not
36 exempt from review under chapter 43.21C RCW, chapter 197-11 WAC, or
37 under the development regulations of the local government adopted to
38 implement chapter 43.21C RCW or chapter 197-11 WAC.

39 (5) Nothing in this section affects the consideration of a
40 building permit application under RCW 19.27.095, a proposed division

1 of land under RCW 58.17.033, or a development agreement under RCW
2 36.70B.180, nor the determination of the applicable zoning or other
3 land use control ordinances under those chapters.

4 (6) (a) Unless otherwise established pursuant to an executed
5 development agreement adopted under RCW 36.70B.180 that governs the
6 project permit application, a jurisdiction must provide for vested
7 rights to be maintained for a minimum of two years for project permit
8 applications containing 50 or fewer residential units, and a minimum
9 of three years for project permit applications containing more than
10 50 residential units.

11 (b) Submittal of a complete building permit application before
12 the expiration of a project permit application extends the vesting
13 period for the project permit for as long as the building permit
14 remains active.

15 (7) This section has no application or effect outside of urban
16 growth areas designated pursuant to RCW 36.70A.110.

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

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

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

34 (c) A jurisdiction may exclude certain permit types and timelines
35 for processing project permit applications as provided for in RCW
36 36.70B.140.

37 (d) The time periods for local government action to issue a final
38 decision for each type of complete project permit application or
39 project type subject to this chapter should not exceed the following

1 time periods unless modified by the local government pursuant to this
2 section or RCW 36.70B.140:

3 (i) For project permits which do not require public notice under
4 RCW 36.70B.110, a local government must issue a final decision within
5 65 days of the determination of completeness under RCW 36.70B.070;

6 (ii) For project permits which require public notice under RCW
7 36.70B.110, a local government must issue a final decision within 100
8 days of the determination of completeness under RCW 36.70B.070; and

9 (iii) For project permits which require public notice under RCW
10 36.70B.110 and a public hearing, a local government must issue a
11 final decision within 170 days of the determination of completeness
12 under RCW 36.70B.070.

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

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

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

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

39 (ii) Any period after an applicant informs the local government,
40 in writing, that they would like to temporarily suspend review of the

1 project permit application until the time that the applicant notifies
2 the local government, in writing, that they would like to resume the
3 application. A local government may set conditions for the temporary
4 suspension of a permit application; (~~and~~)

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

8 (iv) Any period after an administrative appeal is filed until the
9 administrative appeal is resolved and any additional time period
10 provided by the administrative appeal has expired.

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

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

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

37 (k) A county's or city's adoption of a resolution or ordinance to
38 implement this subsection shall not be subject to appeal under
39 chapter 36.70A RCW unless the resolution or ordinance modifies the

1 time periods provided in (d) of this subsection by providing for a
2 review period of more than 170 days for any project permit.

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

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

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

19 (ii) Except as provided in RCW 36.70B.160, the provisions in
20 (~~((1))~~) (1)(i) of this subsection are not applicable to (~~(cities~~
21 ~~and counties)~~) a local government which (~~(have))~~ has implemented at
22 least three of the options in RCW 36.70B.160(1) (a) through (j) at
23 the time an application is deemed procedurally complete.

24 (2) Any government entity other than a local government that
25 imposes a fee on an applicant for review of a portion of a project
26 permit application, including special purpose districts and public
27 utilities, must complete its review of its portion of the project
28 permit application within the time frames established in subsection
29 (1)(d) of this section. The time that a government entity has taken
30 to review a project permit application must be determined as provided
31 for in subsection (1)(g) of this section, and is exclusive of the
32 time that a local government or other entity has taken to conduct its
33 review of its portion of the project permit application. A government
34 entity that does not complete its review within the required time
35 frame must refund or forgo 20 percent of the fee that it collected or
36 would have collected for its review.

37 (3)(a) Counties subject to the requirements of RCW 36.70A.215 and
38 the cities within those counties that have populations of at least
39 20,000 must, for each type of permit application, identify the total
40 number of project permit applications for which decisions are issued

1 according to the provisions of this chapter. For each type of project
2 permit application identified, these counties and cities must
3 establish and implement a deadline for issuing a notice of final
4 decision as required by subsection (1) of this section and minimum
5 requirements for applications to be deemed complete under RCW
6 36.70B.070 as required by subsection (1) of this section.

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

11 (i) Permit time periods for certain permit processes in the
12 county or city in relation to those established under this section,
13 including whether the county or city has established shorter time
14 periods than those provided in this section;

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

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

23 (iv) The average number of days from a submittal to a decision
24 being issued for the project permit types listed in ~~((subsection~~
25 ~~-(2)(b)(ii) of this section [(b)(ii) of this subsection])~~) (b)(ii) of
26 this subsection. This shall be calculated from the day completeness
27 is determined under RCW 36.70B.070 to the date a decision is issued
28 on the application. The number of days shall be calculated by
29 counting every calendar day;

30 (v) The total number of days each project permit application of a
31 type listed in ~~((subsection (2)(b)(ii) of this section [(b)(ii) of~~
32 ~~this subsection])~~) (b)(ii) of this subsection was in review with the
33 county or city. This shall be calculated from the day completeness is
34 determined under RCW 36.70B.070 to the date a final decision is
35 issued on the application. The number of days shall be calculated by
36 counting every calendar day. The days the application is in review
37 with the county or city does not include the time periods in
38 subsection (1)(g)(i) through (iii) of this section;

39 (vi) The total number of days that were excluded from the time
40 period calculation under subsection (1)(g)(i) through (iii) of this

1 section for each project permit application of a type listed in
2 (~~subsection (2)(b)(ii) of this section [(b)(ii) of this~~
3 ~~subsection]~~) (b)(ii) of this subsection.

4 (c) Counties and cities subject to the requirements of this
5 subsection must:

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

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

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

15 The annual report must also include key metrics and findings from
16 the information collected.

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

20 (3) Nothing in this section prohibits a county or city from
21 extending a deadline for issuing a decision for a specific project
22 permit application for any reasonable and certain period of time
23 specified and mutually agreed upon in writing by the applicant and
24 the local government. No local government may require or request an
25 extension of an applicable deadline for issuance of a decision for a
26 specific project permit application as a condition or an option at
27 initial submission of a project permit application.

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

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

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

38 (2)(a) The designation of a permit responsible official for
39 project permit applications. This official has the authority to make

1 all final administrative decisions on approval of project permit
2 applications consistent with the procedural requirements of this
3 chapter. If a local government is also the lead agency responsible
4 for the environmental analysis and procedural requirements under
5 chapter 43.21C RCW, then the permit responsible official must be
6 designated as the responsible official under that chapter.

7 (b) The local government shall designate a single point of
8 contact on each project permit application. Each project permit
9 application may have a different single point of contact. The single
10 point of contact must coordinate with the local government's other
11 departments and with other agencies or government entities with
12 permit review responsibilities as necessary to ensure that a final
13 decision on project permit applications can be issued within the
14 applicable timeline under RCW 36.70B.080;

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

17 ~~((3))~~ (4) Except as provided in RCW 36.70B.140, an optional
18 consolidated project permit review process as provided in RCW
19 36.70B.120. The review process shall provide for no more than one
20 consolidated open record hearing and one closed record appeal. If an
21 open record predecision hearing is provided prior to the decision on
22 a project permit, the process shall not allow a subsequent open
23 record appeal hearing;

24 ~~((4))~~ (5) Provision allowing for any public meeting or required
25 open record hearing to be combined with any public meeting or open
26 record hearing that may be held on the project by another local,
27 state, regional, federal, or other agency, in accordance with
28 provisions of RCW ~~(36.70B.090 and)~~ 36.70B.110;

29 ~~((5))~~ (6) A single report stating all the decisions made as of
30 the date of the report on all project permits included in the
31 consolidated permit process that do not require an open record
32 predecision hearing and any recommendations on project permits that
33 do not require an open record predecision hearing. The report shall
34 state any mitigation required or proposed under the development
35 regulations or the agency's authority under RCW 43.21C.060. The
36 report may be the local permit. If a threshold determination other
37 than a determination of significance has not been issued previously
38 by the local government, the report shall include or append this
39 determination;

1 ~~((6))~~ (7) Except for the appeal of a determination of
2 significance as provided in RCW 43.21C.075, if a local government
3 elects to provide an appeal of its threshold determinations or
4 project permit decisions, the local government shall provide for no
5 more than one consolidated open record hearing on such appeal. The
6 local government need not provide for any further appeal and may
7 provide an appeal for some but not all project permit decisions. If
8 an appeal is provided after the open record hearing, it shall be a
9 closed record appeal before a single decision-making body or officer;

10 ~~((7))~~ (8) A notice of decision as required by RCW 36.70B.130
11 and issued within the time period provided in RCW 36.70B.080 ~~((and~~
12 ~~36.70B.090;~~

13 ~~(8) Completion of project review by the local government,~~
14 ~~including environmental review and public review and any appeals to~~
15 ~~the local government, within any applicable time periods under RCW~~
16 ~~36.70B.090)); and~~

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

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

21 (1) Each local government is encouraged to adopt further project
22 review and code provisions to provide prompt, coordinated, and
23 objective review and ensure accountability to applicants and the
24 public by:

25 (a) Expediting review for project permit applications for
26 projects that are consistent with adopted development regulations or
27 that include dwelling units that are affordable to low-income or
28 moderate-income households;

29 (b) Imposing reasonable fees, consistent with RCW 82.02.020, on
30 applicants for permits or other governmental approvals to cover the
31 cost to the city, town, county, or other municipal corporation of
32 processing applications, inspecting and reviewing plans, or preparing
33 detailed statements required by chapter 43.21C RCW. The fees imposed
34 may not include a fee for the cost of processing administrative
35 appeals. Nothing in this subsection limits the ability of a county or
36 city to impose a fee for the processing of administrative appeals as
37 otherwise authorized by law;

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

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

3 (e) Having new positions budgeted that are contingent on
4 increased permit revenue;

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

8 (g) Adopting development regulations which make preapplication
9 meetings optional rather than a requirement of permit application
10 submittal;

11 (h) Adopting development regulations which make housing types an
12 outright permitted use in all zones where the housing type is
13 permitted;

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

17 (j) Meeting with the applicant to attempt to resolve outstanding
18 issues during the review process. The meeting must be scheduled
19 within 14 days of a second request for corrections during permit
20 review. If the meeting cannot resolve the issues and a local
21 government proceeds with a third request for additional information
22 or corrections, the local government must approve or deny the
23 application upon receiving the additional information or corrections.

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

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

31 (ii) The county or city is not meeting the permitting deadlines
32 established in RCW 36.70B.080 at least half of the time over the
33 period since its most recent comprehensive plan update under RCW
34 36.70A.130.

35 (b) A city or county that is required to adopt new measures under
36 (a) of this subsection but fails to do so becomes subject to the
37 provisions of RCW 36.70B.080(1)(1), notwithstanding RCW
38 36.70B.080(1)(1)(ii).

39 (3) Nothing in this chapter is intended or shall be construed to
40 prevent a local government from requiring a preapplication conference

1 or a public meeting by rule, ordinance, or resolution, where
2 otherwise required by applicable state law.

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

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

8 (6) For the purposes of this section:

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

12 (b) "Dwelling unit" means a residential living unit that provides
13 complete independent living facilities for one or more persons and
14 that includes permanent provisions for living, sleeping, eating,
15 cooking, and sanitation, and that is sold or rented separately from
16 other dwelling units.

17 (c) "Low-income household" means a single person, family, or
18 unrelated persons living together whose adjusted income is less than
19 80 percent of the median family income, adjusted for household size,
20 for the county where the household is located, as reported by the
21 United States department of housing and urban development, or less
22 than 80 percent of the city's median income if the project is located
23 in the city, the city has median income of more than 20 percent above
24 the county median income, and the city has adopted an alternative
25 local median income.

26 (d) "Moderate-income household" means a single person, family, or
27 unrelated persons living together whose adjusted income is at or
28 below 120 percent of the median household income, adjusted for
29 household size, for the county where the household is located, as
30 reported by the United States department of housing and urban
31 development, or less than 120 percent of the city's median income if
32 the project is located in the city, the city has median income of
33 more than 20 percent above the county median income, and the city has
34 adopted an alternative local median income.

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

37 (1) Whenever a public utility district imposes a fee on an
38 applicant for the review of a project permit application, the
39 district must complete its review within the time frames provided for

1 a local government to issue a final decision in RCW 36.70B.080(1)(d).
2 The time that a project permit application has been under review must
3 be calculated from the date that the district receives the
4 information necessary for it to begin its review until the district
5 has issued its final decision, and excludes any time period that
6 would be excluded from the calculation of the time that a local
7 government has been reviewing an application under RCW
8 36.70B.080(1)(g).

9 (2) If a public utility district does not complete its review
10 within the required time frame, it must refund or forgo 20 percent of
11 the fee that it charged, or would have charged, the applicant for the
12 review.

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

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

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

27 (2) If the department does not complete its review within the
28 required time frame, it must refund or forgo 20 percent of the fee
29 that it charged, or would have charged, the applicant for the review.

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

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

34 (1) Whenever a district imposes a fee on an applicant for the
35 review of a project permit application, the district must complete
36 its review within the time frames provided for a local government to
37 issue a final decision in RCW 36.70B.080(1)(d). The time that a
38 project permit application has been under review must be calculated

1 from the date that the district receives the information necessary
2 for it to begin its review until the district has issued its final
3 decision, and excluded any time period that would be excluded from
4 the calculation of the time that a local government has been
5 reviewing an application under RCW 36.70B.080(1)(g).

6 (2) If a district does not complete its review within the
7 required time frame, it must refund or forgo 20 percent of the fee
8 that it charged, or would have charged, the applicant for the review.

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

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

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

23 (2) If a district does not complete its review within the
24 required time frame, it must refund or forgo 20 percent of the fee
25 that it charged, or would have charged, the applicant for the review.

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

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

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

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