
ENGROSSED SENATE BILL 5212

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~~
11 ~~time of application~~), the environmental and development regulations,
12 and the zoning or other land use control ordinances, in effect on the
13 date of application, without respect to whether the regulation or
14 ordinance was enacted for the purpose of complying with state law.

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

19 (a) The legal description, or the tax parcel number assigned
20 pursuant to RCW 84.40.160, and the street address if available, and

1 may include any other identification of the construction site by the
2 prime contractor;

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

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

6 (d) Either:

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

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

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

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

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

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

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

37 (1) A proposed division of land, as defined in RCW 58.17.020,
38 shall be considered under the subdivision or short subdivision
39 ordinance, the environmental and development regulations, and the

1 zoning or other land use control ordinances, in effect on the land,
2 without respect to whether the regulation or ordinance was enacted
3 for the purpose of complying with state law, at the time a fully
4 completed application for preliminary plat approval of the
5 subdivision, or short plat approval of the short subdivision, has
6 been submitted to the appropriate county, city, or town official.

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

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

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