
SENATE BILL 5243

State of Washington

67th Legislature

2021 Regular Session

By Senators Gildon, Fortunato, and Short

Read first time 01/15/21. Referred to Committee on Housing & Local Government.

1 AN ACT Relating to creating efficiency in housing by streamlining
2 approval of engineered plans; amending RCW 36.70B.030; and adding a
3 new section to chapter 19.27 RCW.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 19.27
6 RCW to read as follows:

7 Any building permit applications submitted with plans,
8 computations or specifications prepared, stamped and signed by a
9 professional engineer or architect, licensed under the laws of the
10 state of Washington, in the specific discipline as appropriate, shall
11 be deemed complete by the city or county building department with
12 authority under RCW 19.27.050. The department may review the
13 application for general compliance with the zoning or other land use
14 control ordinances in effect and shall not impose substantial
15 modifications or conditions on submittals prepared, stamped, and
16 signed by a licensed architect, landscape architect, soils engineer,
17 civil engineer, structural engineer, or combination thereof.

18 **Sec. 2.** RCW 36.70B.030 and 1995 c 347 s 404 are each amended to
19 read as follows:

1 (1) Fundamental land use planning choices made in adopted
2 comprehensive plans and development regulations shall serve as the
3 foundation for project review. The review of a proposed project's
4 consistency with applicable development regulations, or in the
5 absence of applicable regulations the adopted comprehensive plan,
6 under RCW 36.70B.040 shall incorporate the determinations under this
7 section.

8 (2) During project review, a local government or any subsequent
9 reviewing body shall determine whether the items listed in this
10 subsection are defined in the development regulations applicable to
11 the proposed project or, in the absence of applicable regulations the
12 adopted comprehensive plan. At a minimum, such applicable regulations
13 or plans shall be determinative of the:

14 (a) Type of land use permitted at the site, including uses that
15 may be allowed under certain circumstances, such as planned unit
16 developments and conditional and special uses, if the criteria for
17 their approval have been satisfied;

18 (b) Density of residential development in urban growth areas; and

19 (c) Availability and adequacy of public facilities identified in
20 the comprehensive plan, if the plan or development regulations
21 provide for funding of these facilities as required by chapter 36.70A
22 RCW.

23 (3) During project review, the local government or any subsequent
24 reviewing body shall not reexamine alternatives to or hear appeals on
25 the items identified in subsection (2) of this section, except for
26 issues of code interpretation. As part of its project review process,
27 a local government shall provide a procedure for obtaining a code
28 interpretation as provided in RCW 36.70B.110.

29 (4) Pursuant to RCW 43.21C.240, a local government may determine
30 that the requirements for environmental analysis and mitigation
31 measures in development regulations and other applicable laws provide
32 adequate mitigation for some or all of the project's specific adverse
33 environmental impacts to which the requirements apply.

34 (5) Nothing in this section limits the authority of a permitting
35 agency to approve, condition, or deny a project as provided in its
36 development regulations adopted under chapter 36.70A RCW and in its
37 policies adopted under RCW 43.21C.060. Project review shall be used
38 to identify specific project design and conditions relating to the
39 character of development, such as the details of site plans, curb
40 cuts, drainage swales, transportation demand management, the payment

1 of impact fees, or other measures to mitigate a proposal's probable
2 adverse environmental impacts, if applicable.

3 (6) Subsections (1) through (4) of this section apply only to
4 local governments planning under RCW 36.70A.040.

5 (7) Any building permit applications submitted with plans,
6 computations or specifications prepared, stamped and signed by a
7 professional engineer or architect, licensed under the laws of the
8 state of Washington, in the specific discipline as appropriate, shall
9 be deemed complete by the city or county building department with
10 authority under RCW 19.27.050. The department may review the
11 application for general compliance with the zoning or other land use
12 control ordinances in effect and shall not impose substantial
13 modifications or conditions on submittals prepared, stamped, and
14 signed by a licensed architect, landscape architect, soils engineer,
15 civil engineer, structural engineer, or combination thereof.

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