

## **PERMIT TIMELINE REFORM**

The average [permit approval timeline](#) in Washington state is 6.5 months, adding \$31,375 to price of a new home due to [permit delays](#) in Washington state. Local governments need to be held accountable for statutory permit timelines.

BIAW seeks to hold local jurisdictions accountable for accurately reporting their permit timelines, defining a complete application and finding creative new ways for applicants to seek relief if jurisdictions fail to meet their statutory timeline for permits.

We will also introduce a bill requiring jurisdictions to expedite and streamline the permit process by allowing architects and engineers to provide their professional stamp of approval on projects. They are the certified and insured professionals trained to follow the existing codes and laws in the first place.

## **STATE ENVIRONMENTAL POLICY ACT (SEPA) THRESHOLD EXEMPTIONS**

The current categorical SEPA threshold exemptions need to be clarified and codified to ensure that preliminary plats and the entire project are actually SEPA-exempt. The way the Department of Ecology currently interprets the rules, jurisdictions that have adopted threshold SEPA exemptions could require a SEPA review on only preliminary plats, but the rest of the project could be SEPA-exempt. This interpretation doesn't make sense. If the project is supposed to be SEPA-exempt, the whole project should be SEPA-exempt.

BIAW also requests local jurisdictions create categorical SEPA exemptions for projects after those jurisdictions have gone through comprehensive planning. There is no need for a project to go through a SEPA review twice, and it makes more sense to have it done at the planning level.

## **WORKFORCE DEVELOPMENT**

Washington needs 270,000 more homes to meet demand and make homes more affordable for people who want to buy them. With many builders reaching retirement age, we'll need thousands more skilled trades people to work in residential construction. Yet, each year, we see more and more funding cuts for Career and Technical Education (CTE) in middle and high schools, partly due to efforts to push students toward a four-year degree. To counter that, BIAW will be supporting the Education Pathways Bill. This bill will use language written by BIAW requiring the State Board of Education to provide information to students and parents on all graduation pathways and the requirements for each beginning in middle school.

We will also continue looking for other legislative opportunities to help our youth gain earlier and easier access to careers in the trades.

## **STATE BUILDING CODE COUNCIL REFORM**

The 2023 energy code approved by the Washington State Building Code Council adds thousands of dollars to the cost of a new home, when alternative pathways to energy efficiency could have been more successful. BIAW will partner with other construction, business and labor groups to find ways to restructure the State Building Code Council to provide cost-efficient options for new homes to be built in our state. We will also look for ways to address, slow down or oppose the new burdensome energy codes.

## **IMPACT FEE DEFERRAL PROGRAM REFORM**

The current process for the Impact Fee Deferral Program is broken and unusable. BIAW will be working with lawmakers to streamline this program so it actually makes sense for builders to use. We will be pushing to simplify the paperwork, require fees to be due at the end of the process, and mandate local governments publicly post all impact fee agreements.

# HOUSING FACTS

## COST OF REGULATION

### 6.5 months

Average [permit approval](#) timeline in Washington state

### \$31,375

Added to price of a new home due to [permit delays](#) in Washington state

### \$71,700

Added cost to home price due to [zoning regulations](#) in Washington state

### \$20,000+

Added to cost of newly built homes due to implementation of the [Washington state energy code](#)

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## NOT ENOUGH HOUSES TO MEET DEMAND

### Washington state has the FEWEST housing units per household of ANY state

### 268,000 and counting

[Homes needed to meet buyer demand](#) in Washington state

### 85%

Of [Washingtonians cannot afford a median-priced new home](#)

### 4,068 families

Are [priced-out of homeownership](#) for every \$1,000 increase in the price of a home in Washington state

### \$100,000

[How much more home buyers pay](#) for homes in Washington state than in other parts of the country

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## ECONOMIC IMPACT

### 2.24 jobs added for every new home built in Washington state

Just building 100 homes provides [\\$9.4 million in taxes and revenue](#) for state and local governments in Washington state

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## HOMEOWNERSHIP IS AN EQUITY ISSUE

### 31.5% [rate of homeownership](#) for black households in Washington state

This is the **LOWEST** rate in the country

### Washington state's [homeownership by race](#)

- 67% White
- 45% Hispanic
- 31% Black

### Washington state [household net worth comparison](#)

- White households = \$188,000
- Black households = \$24,100

The interest rate increase from 2021 to 2022 has increased monthly mortgage payments by **\$1700**, for a home sold at the median home sales price (\$590k as of Nov. 2022).

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