

Planning and Development in Washington State

A Survey of Cities and Counties

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Dedicated to comprehensive analysis and research of housing trends, policies, and challenges in Washington state and situated at the intersection of academia, government, and industry, the Center plays a pivotal role in shaping the discourse and strategies surrounding housing attainability.

As a trusted source of information and analysis, the Center equips decision-makers with the knowledge and tools needed to address the complex and evolving housing policy landscape. By fostering collaboration and dialogue among diverse stakeholders, the Washington Center for Housing Studies continues to drive innovation and progress in the pursuit of safe, affordable, and sustainable housing for all Americans.

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Acknowledgement

Thank you to the following 66 jurisdictions for taking the time to submit data for the enclosed report.

Counties

Columbia County, Garfield County, King County, King County, Kitsap County, Kittitas County, Lewis County, Pierce County, Snohomish County, Snohomish County, Spokane County

Cities:

Airway Heights, Algona, Auburn, Bainbridge Island, Black Diamond, Brier, Burien, Clyde Hill, Covington, Dayton, DuPont, Elma, Enumclaw, Everett, Fife, Ilwaco, Kennewick, La Center, Langlely, Lyman, Lynden, Marysville, Medina, Mill Creek, Millwood, Monroe, Mount Vernon, North Bend, Othello, Palouse, Pasco, Port Orchard, Port Townsend, Poulsbo, Puyallup, Redmond, Rock Island, SeaTac, Shoreline, South Bend, Spokane, Stanwood, Steilacoom, Stevenson, Sultan, Tacoma, Tekoa, Tukwila, Wenatchee, Wilbur, Winlock, Winthrop, Woodway, Yacolt, Zillah

Abstract / Executive Summary

Planning and development review processes vary significantly by local jurisdiction. This report explores each segment of those processes.

Highlights

- Counties tend to employ double the planning and review staff that cities employ.
- Most jurisdictions reported having minimum lot size requirements.
- No consistency in jurisdictions' permit or zoning change review processes.
- With some exceptions, the larger the jurisdiction, the more inspections they require per project.
- Impact fees vary widely throughout jurisdictions and can be changed at any time during the year.
- Classification of "missing middle" housing types (condos, townhomes, etc.) are not applied consistently across jurisdictions.

In the remaining pages, readers will develop an understanding of the differences between jurisdictions, how changes to laws and regulations impact review times, and ways applicants and other state agencies may help streamline these processes.

Background

BIAW invited every city and county in the state to respond to the survey, *Planning and Development in Washington State, A Survey of Cities and Counties*. Of 320 jurisdictions in the state, 66 responded.

The information in the following pages are self-reported data points and personal perceptions of respondents who work in departments such as planning, community development, and code administration. For purposes of this study, we were not interested in gaining perspectives of elected officials of the jurisdictions surveyed.

Methodology

To begin this study, BIAW utilized the Wharton Residential Land Use Regulation Index survey questions devised by Professor Joseph Gyourko of the Real Estate Department of the Wharton School, University of Pennsylvania. Dr. Gyourko is a well-known and respected professor and researcher, with multiple academic papers published in the National Bureau of Economic Research.

From this starting point, we added a series of questions BIAW staff are continually asked throughout the year. A few examples include:

- *How many inspections do jurisdictions require?*
- *How long does it take to process a permit in each jurisdiction?*
- *How can the building industry better support the jurisdiction in their permitting and planning review process to reduce project delays?*

For a full list of questions posed to jurisdictions, please refer to Appendix: Exhibit A.

Respondents by Population Size of Jurisdiction

Small (10k and under), Medium (10k - 100k), Large (100k+)

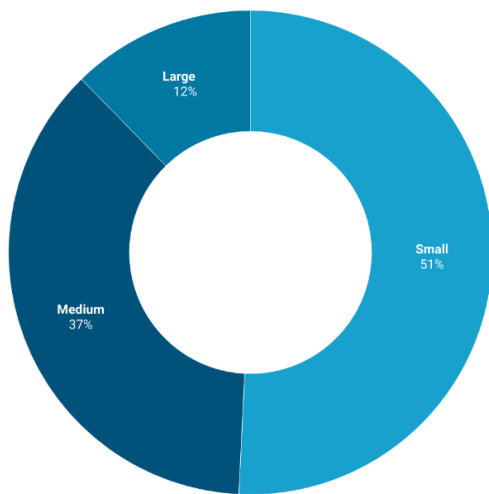


Chart: Washington Center for Housing Studies · Created with Datawrapper

BIAW staff compiled email addresses from each municipal website and emailed all staff listed at that time in early 2023 a link to the survey. In situations where jurisdictions are small and/or staff emails were not listed, we sent the survey to the head administrator for distribution to the correct staff person. Most survey respondents represent departments such as Community Planning, Code Administration, and Development/Engineering.

BIAW kept the survey open for 60 days to allow for ample time for jurisdictions to answer the survey questions thoughtfully and completely. We did receive feedback on a few of the questions and will improve those questions in the next iteration of this

study.

For the purposes of this report, we will split counties and cities into two subsections.

*Please note: These are self-reported data points from each jurisdiction. If you believe there are inconsistencies, please let your jurisdiction know independently so they can improve internal reporting processes.

Results by County

County Staffing Levels

One frequent question that arises when comparing jurisdictions is what is the appropriate level of staffing for the planning and/or development departments?

On average, counties employ:

- 4 permit technicians
- 8 plan reviewers
- 5 inspectors

WA County Planning Department Staffing Levels

County	Permit Technicians	Plan Reviewers	Inspectors
Columbia County	1	1	1
Garfield County	0	0	0
King County	3	2	3
Kitsap County	8	6	8
Kittitas County	3	3	4
Lewis County	4	1	3
Pierce County	12	53	28
Snohomish County	3	1	1
Spokane County	2	1	1

Table: Washington Center for Housing Studies • Created with Datawrapper

Regulatory Landscape by County

We next wanted to understand which regulations were present in counties, with a strong interest in minimum lot sizes. While there are sometimes good reasons for minimum lot sizes, such as to include mandatory setbacks, larger lot size minimums can disincentivize development of smaller square footage homes [and Accessory Dwelling Units](#).

Our findings suggest an average minimum lot size is 5,300 square feet, with counties self-reporting the presence of three or more of the five regulations we asked about in our survey.

Housing Construction Regulations Present in WA Counties

County	Minimum Lot Size ▲	Infill Development Regulations Present	Mandatory Affordable Housing Required	Open or Dedicated Space Required	Pay Impact Fees
Kitsap County	2,400	Yes		Yes	Yes
King County	2,500	Yes	Yes	Yes	Yes
Garfield County	5,000	Yes		Yes	
Columbia County	7,200	Yes		Yes	Yes
Snohomish County	7,200	Yes		Yes	Yes
Spokane County	7,500			Yes	Yes
Pierce County		Yes		Yes	Yes
Lewis County				Yes	

Table: Washington Center for Housing Studies • Created with Datawrapper

Re-zoning in Counties

We were also interested in understanding re-zoning experiences on county land. The following tables showcase self-reported timelines from counties, dependent upon housing project type and size.

Regardless of re-zoning application type, the most frequent timeframe referenced was 2+ years from submission to approval. Only one county reported placing limits on any single or multi-family projects, specifically noting they put a limit on the number of units they will authorize in multi-family buildings.

WA County Re-zoning Timelines for 50 or Less Single-Family Units



Chart: Washington Center for Housing Studies • Created with Datawrapper

WA County Re-zoning Timelines for 50+ Single-Family Units



Chart: Washington Center for Housing Studies • Created with Datawrapper

WA County Re-zoning Timelines for Multi-Family Housing



Chart: Washington Center for Housing Studies • Created with Datawrapper

The next set of questions related to land-use was aimed at determining how counties perceived their current supply for specific land-use types. Interestingly, respondents indicated that single and multi-family land supply was about right.

WA County Perspectives on Residential Land Supply

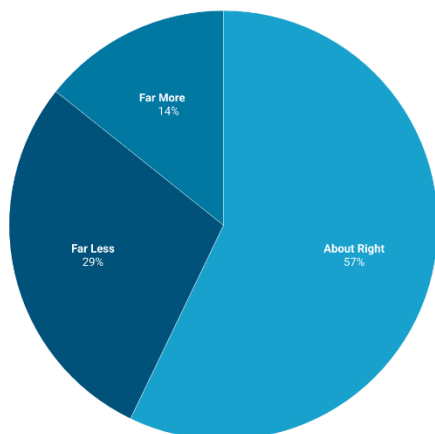


Chart: Washington Center for Housing Studies • Created with Datawrapper

WA County Perspectives on Multi-Family Land Supply

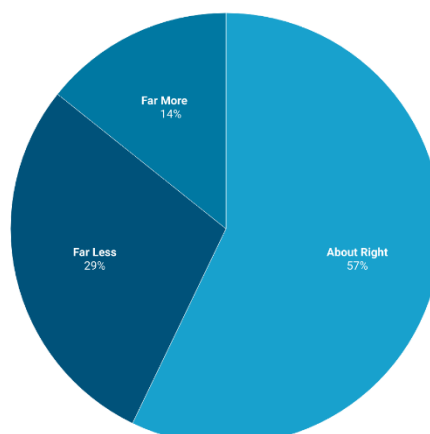


Chart: Washington Center for Housing Studies • Created with Datawrapper

In the same line of questions, we also asked respondents to estimate how much the cost to develop land and lots has increased over the last 10 years. Most respondents indicated costs had increased in the 21-40% range – including costs to develop any lot and single-family only.

WA County Perception of Cost to Develop Residential Lots Over Last Ten Years

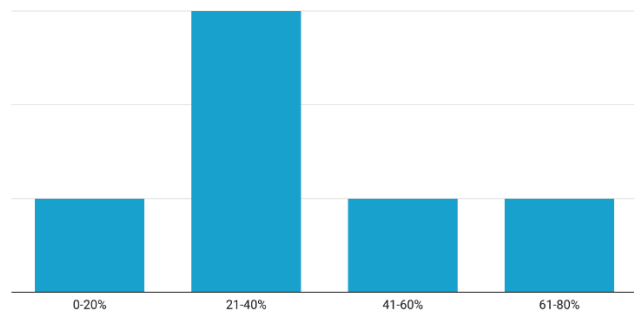


Chart: Washington Center for Housing Studies • Created with Datawrapper

WA County Perception of Cost to Develop Land Over Last Ten Years

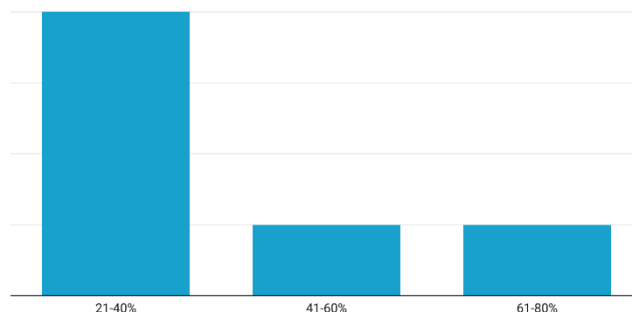


Chart: Washington Center for Housing Studies • Created with Datawrapper

Permitting Trends by County

Turning our questions to permitting processes, we sought to understand how counties tracked housing permits by type. We found inconsistencies in townhome and condo permits. Some counties included townhomes in single-family permit counts, while others included them in multi-family permit counts. The same is true for condos, though most put those in the multi-family category or did not report separately at all.

WA County Permits by Housing Unit Type

County	Permits Approved - SF Units	Permits Approved - Townhomes
Columbia County	29	
Garfield County	37	
King County	343	
Kitsap County	2	2
Kittitas County	2	50
Lewis County	673	
Pierce County	15	
Snohomish County	50	35
Spokane County	30	

Table: Washington Center for Housing Studies • Created with Datawrapper

As it relates to timelines from application submission to project approval, the data illustrates inconsistencies across the board. This is unsurprising as our respondents were limited in number and not every county surveyed was able to provide data points.

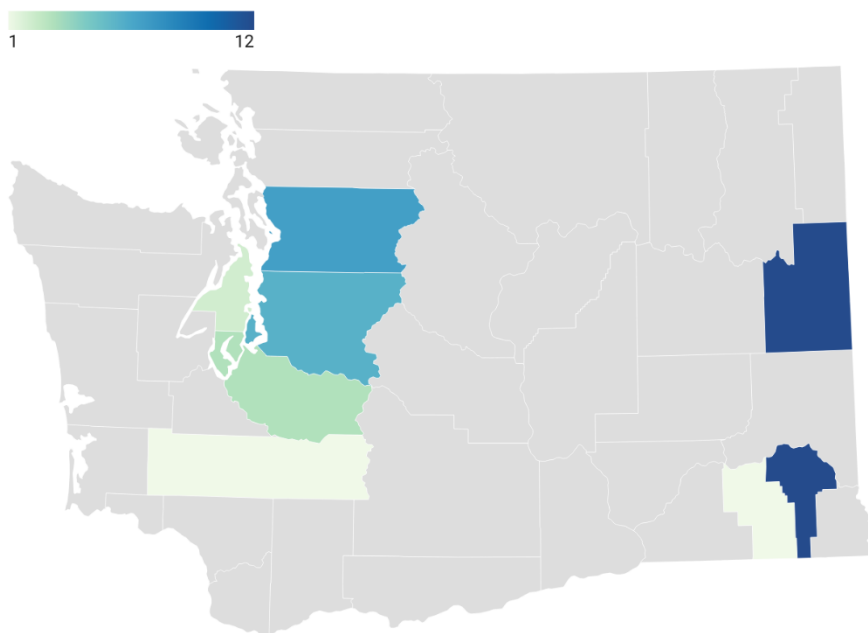
Counties generally reported taking more than two years to approve permits for townhomes and condo projects. The average approval timeline for single-family permits was 5.5 months.

WA County Permit Approval Timelines Based on Size of Residential Housing Project

County	Time Elapsed - Subdivision Approval: Less than 50 single-family units	Time Elapsed - Subdivision Approval: 50+ single-family units
Columbia County	7-12 months	7-12 months
Lewis County	1-2 years	2+ years
Kitsap County	1-2 years	1-2 years
Pierce County	2+ years	2+ years
King County	2+ years	2+ years
Snohomish County	3-6 months	3-6 months
Garfield County	7-12 months	7-12 months
Spokane County	3-6 months	3-6 months

Table: Washington Center for Housing Studies • Created with Datawrapper

WA County Permit Timelines - 2022



Map: Washington Center for Housing Studies • Created with Datawrapper

We were also curious how counties felt approval timelines have changed over the last ten years. Half indicated some change or a somewhat longer timeframe.

WA County Perspectives on Permit Approval Timelines Over Last 10 Years

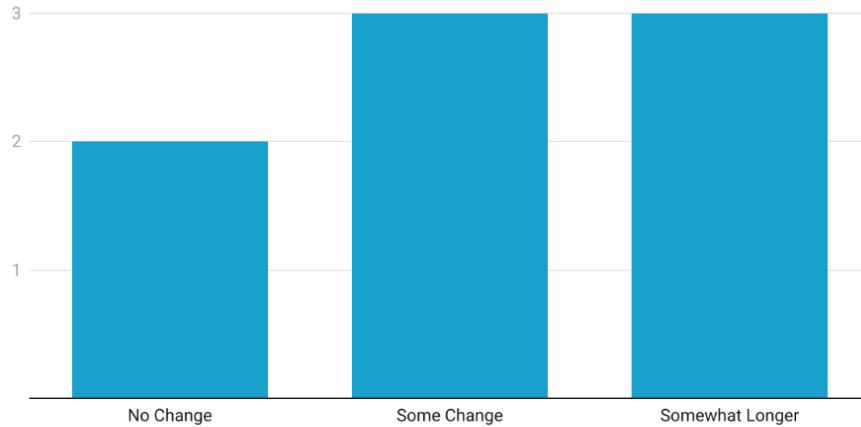


Chart: Washington Center for Housing Studies • Created with Datawrapper

Next, we asked what method respondents to allow applicants to submit permits and track approval. We are proud to report 56% of respondent counties reported using electronic methods for both submission and process tracking. MRSC provides a great [online](#) list of systems counties use.

WA County Permit Application Method

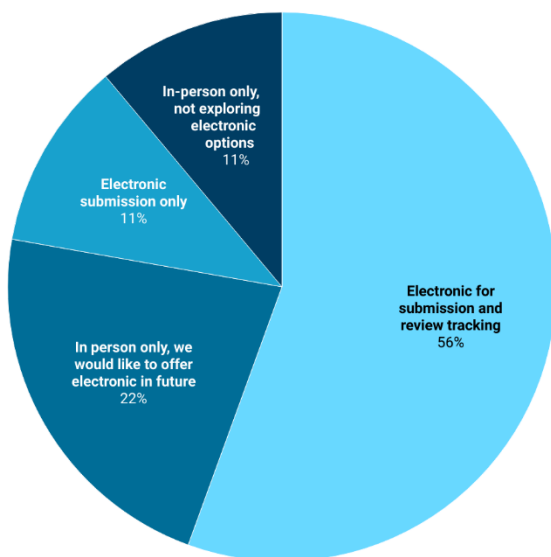


Chart: Washington Center for Housing Studies • Created with Datawrapper

Another commonly used method for streamlining permit processes is the use of third-party reviews. Of the county respondents, 75% said they allow third-party reviews – regardless of if they assessed extra fees or not.

WA Counties' Utilization of Third-Party Plan Reviews

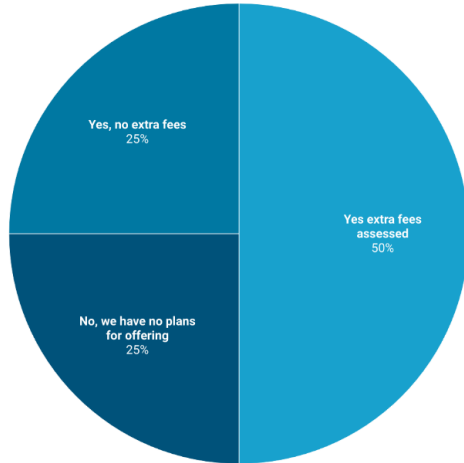


Chart: Washington Center for Housing Studies • Created with Datawrapper

Frequency of Inspections

Finally, we asked how many inspections were required per home in each county. According to the data provided by respondents, the average number of inspections per home is 11.

Average Number of Inspections on Single-Family Homes in WA Counties

County	Number of Inspections per SF Home
1 Garfield County	3
2 Spokane County	6
3 Columbia County	8
4 Snohomish County	9
5 Lewis County	10
6 Kittitas County	12
7 Kitsap County	14
8 Pierce County	15
9 King County	25

Table: Washington Center for Housing Studies • Created with Datawrapper

Impact Fees by County

Lastly, we focused questions on impact fees. Five of the counties surveyed reported they charged impact fees on new development. School impact fees were among the most common impact fee assessed.

WA Counties Imposing Impact Fees

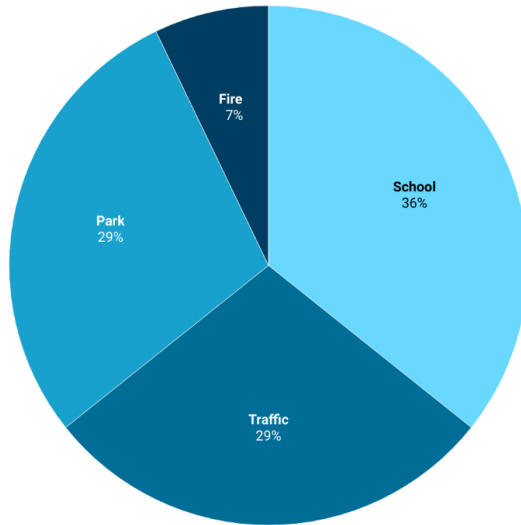


Chart: Washington Center for Housing Studies • Created with Datawrapper

Only three counties reported the average impact fees charged for single and multi-family projects. This could be for many reasons but most frequently, respondents noted the information was difficult to find. We recognize a more holistic view of costs associated with each impact fee type would be a more powerful educational tool.

WA County Total Impact Fee Charges

County	Average Impact Fees Total for SF	Average Impact Fees Total for MF
King County	\$35,359	\$19,831
Kitsap County	\$7,007	\$71,000
Snohomish County	\$5,434	\$15,332

Table: Washington Center for Housing Studies • Created with Datawrapper

Of the counties completing this segment of the survey, only King County listed its fire impact fee at the amount of \$2,840. The tables below help illustrate differences between park, traffic, and school impact fees for reporting counties.

Park Impact Fee Rates by WA County

County	Park Impact Fee Rate
King County	\$10,533
Kitsap County	\$810
Pierce County	\$3,529
Snohomish County	\$2,438

Table: Washington Center for Housing Studies • Created with Datawrapper

Traffic Impact Fee Rates by WA County

County	Traffic Impact Fee Rate
King County	\$10,609
Kitsap County	\$4,611
Snohomish County	\$1,875

Table: Washington Center for Housing Studies • Created with Datawrapper

School Impact Fee Rates by WA County

County	School Impact Fee Rate
King County	\$11,377
Kitsap County	\$1,587
Pierce County	\$4,440
Snohomish County	\$1,121

Table: Washington Center for Housing Studies • Created with Datawrapper

Results by City

City Staffing Levels

On average, cities employ:

- 2 permit technicians
- 2 plan reviewers
- 3 inspectors

WA City Planning Department Staffing Levels

City	Permit Technicians	Plan Reviewers	Inspectors
Airway Heights	1	0	1
Algona	1	6	4
Auburn	3	2	2
Bainbridge Island	3	9	4
Black Diamond	2	1	1
Brier	1	1	1
Burien	2	3	
Clyde Hill	1	1	1
Covington	2	2	1
Dayton	1	1	1
DuPont	1	1	1
Elma	1	1	1
Enumclaw	1	2	1
Everett	4	4	9
Fife	1	2	2
Ilwaco	1	1	1
Kennewick	3	2	2
La Center	0	1	1
Langley	1	1	1
Lyman	1	1	1
Lynden	1	1	1
Marysville	3	2	5
Medina	1	1	1
Mill Creek	1	2	0
Millwood	0	0	0
Monroe	3	1	2
Mount Vernon	2	4	2
North Bend	2	0	1
Othello	1	1	1
Palouse	0	1	1
Pasco	3	3	2
Port Orchard	1	1	1
Port Townsend	2	1	1
Poulsbo	1	1	1
Puyallup	4	11	7
Redmond	5	7	12
Rock Island	1	1	1
SeaTac	3	7	3
Shoreline	4	5	2
South Bend	2	1	1
Spokane	8	6	16
Stanwood	1	1	1
Steilacoom	1	1	1
Stevenson	0	0	0
Sultan	1	0	1
Tacoma	8	19	19
Tekoa	1	0	1
Tukwila	5	1	4
Wenatchee	2	1	2
Wilbur	1	1	1
Winlock	1	1	1
Winthrop	1	1	1
Woodway	1	1	1
Yacolt	1	2	1
Zillah	2	1	2

Regulatory Landscape by City

We next wanted to understand which regulations were present at the city level, with a strong interest in minimum lot sizes for the same reasons denoted in the County Regulatory Landscape section of this study.

Our findings suggest an average minimum lot size is 6,170 square feet, with cities self-reporting the presence of three or more of the five regulations we included in the survey.

Housing Construction Regulations Present in WA Cities

City *	Minimum Lot Size Requirement	Infill Development Regulations Present	Mandatory Affordable Housing Required	Open or Dedicated Space Required	Payment of Impact Fees	No Requirements
Airway Heights	6,000				Yes	
Algona	4,000			Yes	Yes	
Auburn	4,500	Yes			Yes	
Bainbridge Island	12,500		Yes	Yes	Yes	
Black Diamond		Yes		Yes	Yes	
Brier	12,500				Yes	
Burien	10,000	Yes				Yes
Clyde Hill	20,000					Yes
Covington	2,500			Yes	Yes	
Dayton	5,000	Yes	Yes	Yes		
DuPont		Yes			Yes	
Elma	6,250	Yes				Yes
Enumclaw	8,400			Yes	Yes	
Everett	5,000	Yes			Yes	
Fife					Yes	
Ilwaco	6,000					Yes
Kennewick	1,600	Yes		Yes	Yes	
La Center	6,000			Yes	Yes	
Langley	5,000	Yes				Yes
Lyman	12,500					Yes
Lynden	6,000	Yes		Yes	Yes	
Marysville	5,000	Yes		Yes	Yes	
Medina	16,000					Yes
Mill Creek	7,200			Yes	Yes	
Millwood	5,000	Yes				Yes
Monroe		Yes			Yes	
Mount Vernon	7,500	Yes	Yes	Yes	Yes	
North Bend		Yes		Yes	Yes	
Othello	4,500			Yes		
Palouse	7,000					Yes
Pasco	3,000	Yes		Yes	Yes	
Port Orchard	800	Yes		Yes	Yes	
Port Townsend	3,000	Yes			Yes	
Poulsbo	7,500	Yes		Yes	Yes	
Puyallup						
Redmond	2,500	Yes	Yes	Yes	Yes	
Rock Island	8,500	Yes		Yes		
SeaTac		Yes			Yes	
Shoreline		Yes	Yes	Yes	Yes	
South Bend	8,700			Yes	Yes	
Spokane	4,350	Yes			Yes	
Starwood	5,000	Yes		Yes	Yes	
Stellacoom	7,200	Yes			Yes	
Stevenson	5,000	Yes				
Sultan	3,600	Yes			Yes	
Tacoma	2,500	Yes	Yes	Yes		
Tekoa						Yes
Tukwila	6,500	Yes			Yes	
Wenatchee	3,000	Yes		Yes		
Wilbur	5,000				Yes	
Winlock	1,400	Yes	Yes	Yes	Yes	
Winthrop	2,500					
Woodway	7,000	Yes				Yes
Yacolt	10,000	Yes		Yes	Yes	
Zillah	7,000			Yes	Yes	

Table: Washington Center for Housing Studies • Created with Datawrapper

Re-zoning by City

The following tables showcase self-reported timelines from cities, dependent upon housing project type and size. Regardless of re-zoning application type, the most frequent timeframe referenced was 2+ years from submission to approval. Only one county reported placing limits on any single or multi-family projects, specifically noting they put a limit on the number of units they will authorize in multi-family buildings.

WA City Re-zoning Timelines for 50 or Less Single-Family Units



Chart: Washington Center for Housing Studies • Created with Datawrapper

WA City Re-zoning Timelines for 50+ Single-Family Units



Chart: Washington Center for Housing Studies • Created with Datawrapper

WA City Re-zoning Timelines for Multi-Family Housing



Chart: Washington Center for Housing Studies • Created with Datawrapper

The next set of questions related to land-use was aimed at determining how cities perceived their current supply for specific land-use types. In contrast to the counties, less than half of the respondents felt like supply was “about right.”

WA City Perspectives on Residential Land Supply

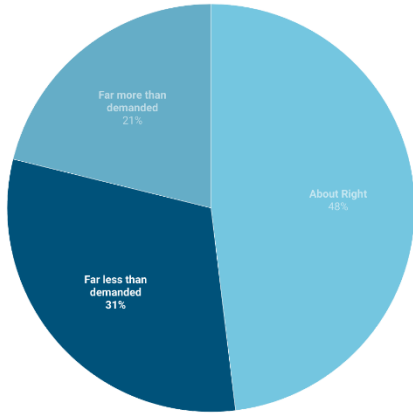


Chart: Washington Center for Housing Studies • Created with Datawrapper

WA City Perspectives on Multi-Family Land Supply

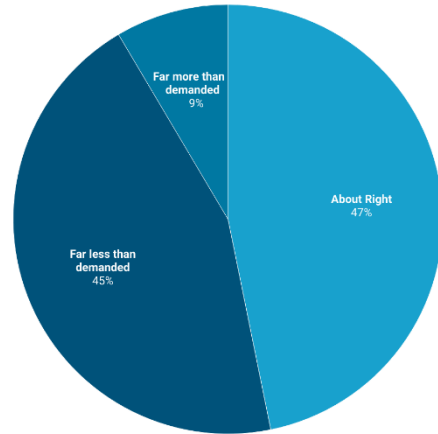


Chart: Washington Center for Housing Studies • Created with Datawrapper

In the same line of questions, we also asked cities to estimate how much land and lot development has increased over the last 10 years. Of the city respondents, 56% indicated a cost increase of 21-40% to develop land. This places them in lockstep to the perspectives shared by their county counterparts.

WA City Perception of Cost to Develop Land Over Last Ten Years

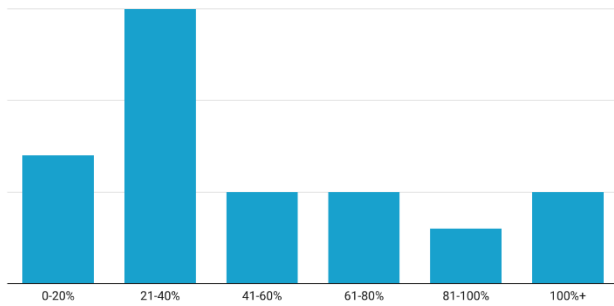


Chart: Washington Center for Housing Studies • Created with Datawrapper

WA City Perception of Cost to Develop Residential Lots Over Last Ten Years

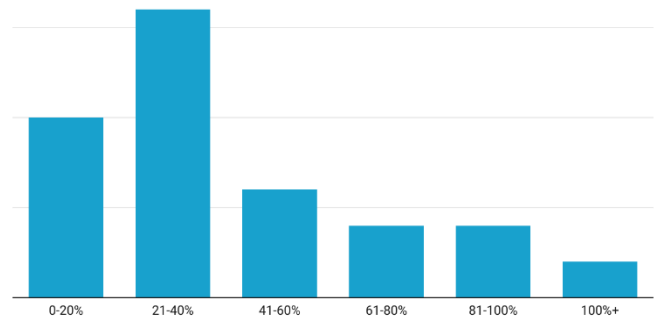


Chart: Washington Center for Housing Studies • Created with Datawrapper

Permitting Trends by City

Turning our questions to permitting processes, we wanted to understand how cities tracked housing permits by type. Similar to the county data, we found an absence of accepted reporting methods related to condos and townhomes.

WA City Permits by Housing Unit Type

City	Permits Approved - SF Units	Permits Approved - Townhomes	Per
Airway Heights	235	52	
Algona	15	2	
Auburn	321	26	
Bainbridge Island	438	21	
Brier	80		
Clyde Hill	55		
Covington	370		
Dayton	8	3	
Elma	24		
Everett	100	400	
Fife	39		
Ilwaco	12		
Kennewick	1,808	49	
La Center	376	2	
Langley	15		
Lyman	4		
Lynden	361	236	
Marysville	1,579	53	
Medina	83		
Mill Creek	36	10	
Millwood	5	29	
Monroe	648	40	
Mount Vernon		35	
North Bend	633		
Othello	270		
Palouse	15		
Pasco	1,300	100	
Port Orchard	892	4	
Port Townsend	285		
Poulsbo	344	8	
Puyallup	417	6	
Redmond	580	12	
Rock Island	115		
SeaTac	170	17	
Shoreline	349	48	
South Bend	10		
Spokane	1,747	95	
Stanwood	377	15	
Steilacoom	60		
Stevenson	91	2	
Sultan	686		
Tacoma	6,346	38	
Tekoa	4		
Tukwila	161		
Wenatchee	200	100	
Wilbur	1		
Winlock	140	12	
Winthrop	53		
Yacolt	38		
Zillah	11	7	

Table: Washington Center for Housing Studies • Created with Datawrapper

WA City Permit Approval Timelines Based on Size of Residential Housing Project

City ^A	Time Elapsed - Subdivision Approval: Less than 50 single-family units	Time Elapsed - Subdivision Approval: 50+ single-family units
Airway Heights	1-2 years	1-2 years
Algona	7-12 months	7-12 months
Auburn	1-2 years	2+ years
Bainbridge Island	7-12 months	1-2 years
Brier	1-2 years	1-2 years
Burien	7-12 months	1-2 years
Covington	1-2 years	1-2 years
Dayton	7-12 months	7-12 months
DuPont	3-6 months	
Elma	3-6 months	
Enumclaw	1-2 years	1-2 years
Everett	Less than 3 months	Less than 3 months
Fife	7-12 months	7-12 months
Kennewick	7-12 months	7-12 months
La Center	1-2 years	1-2 years
Langley	7-12 months	1-2 years
Lyman	Less than 3 months	Less than 3 months
Lynden	1-2 years	1-2 years
Marysville	3-6 months	3-6 months
Monroe	7-12 months	7-12 months
Mount Vernon	3-6 months	3-6 months
North Bend	1-2 years	1-2 years
Othello	3-6 months	3-6 months
Palouse	1-2 years	1-2 years
Pasco	7-12 months	7-12 months
Port Orchard	2+ years	2+ years
Port Townsend	3-6 months	7-12 months
Poulsbo	7-12 months	7-12 months
Redmond	1-2 years	
Rock Island	7-12 months	7-12 months
SeaTac	1-2 years	
South Bend	7-12 months	
Spokane	7-12 months	1-2 years
Stanwood	1-2 years	1-2 years
Steilacoom	3-6 months	3-6 months
Stevenson	2+ years	2+ years
Sultan	1-2 years	1-2 years
Tekoa	3-6 months	3-6 months
Tukwila	3-6 months	3-6 months
Wenatchee	Less than 3 months	Less than 3 months
Wilbur	3-6 months	3-6 months
Winlock	1-2 years	
Winthrop	2+ years	2+ years
Woodway	1-2 years	
Yacolt	7-12 months	7-12 months
Zillah	Less than 3 months	Less than 3 months

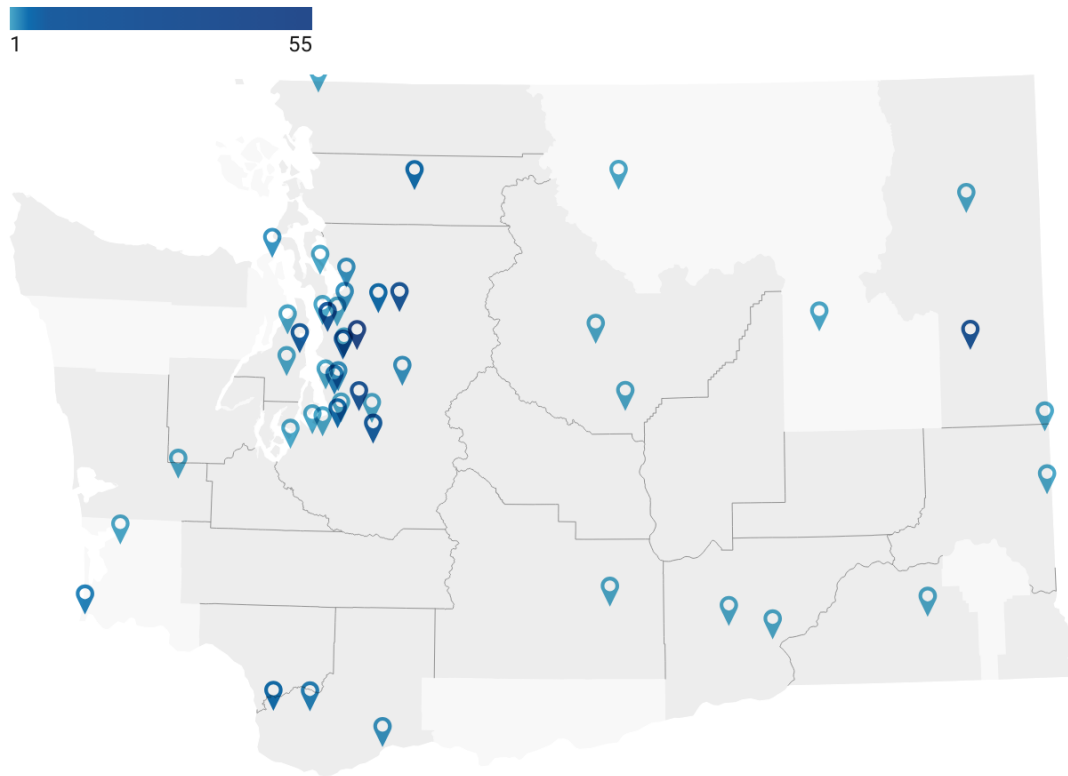
Table: Washington Center for Housing Studies • Created with Datawrapper

As it relates to timelines from application submission to project approval, the data illustrates inconsistencies across cities. This is unsurprising as sizes of cities vary greatly, as does the development and building activity in each city.

However, when taking approval timelines for both sizes of housing projects into account, 52% of cities reported the process generally took one to two years. When looking at

approval timelines of just single-family permits, the average is 4 months. That number is unhelpful though when one considers the range of answers, from one month to 55 months.

WA City Permit Timelines - 2022



Map: Washington Center for Housing Studies • Created with Datawrapper

We were also curious how cities felt approval timelines have changed over the last 10 years and found 27% of cities thought there was some change or a somewhat longer timeframe, while 38% responded that permit approval timeframes have remained stable.

WA City Perspectives on Permit Approval Timelines Over Last 10 Years

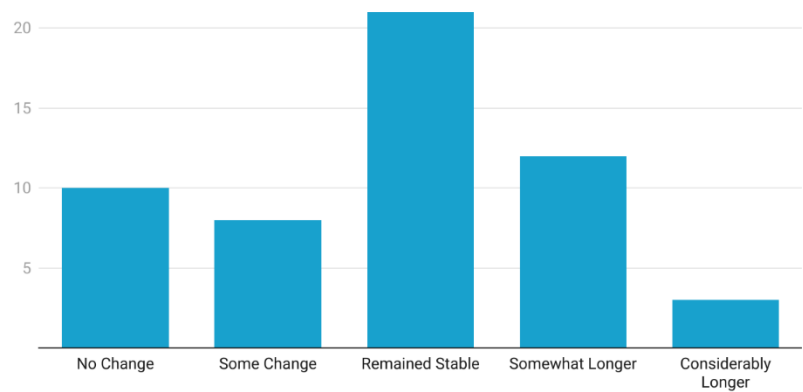


Chart: Washington Center for Housing Studies • Created with Datawrapper

Next, we asked how cities how applicants submitted permits and tracked approval. Cities surpassed counties in reporting that 71% used electronic methods for submission and for review tracking.

WA City Permit Application Method

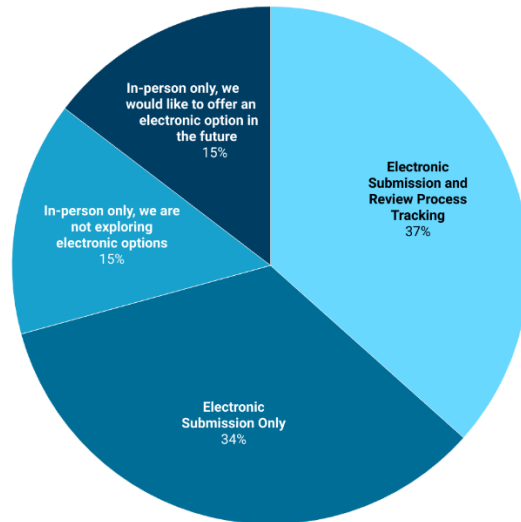


Chart: Washington Center for Housing Studies • Created with Datawrapper

On the topic of third-party plan reviews to streamline permitting processes, 65% said they allow third-party reviews – regardless of if they assessed extra fees or not. A larger subset of cities (29%) than counties (25%) reported they aren't considering third-party reviews as an option for their city.

WA Cities Utilization of Third-Party Plan Reviews

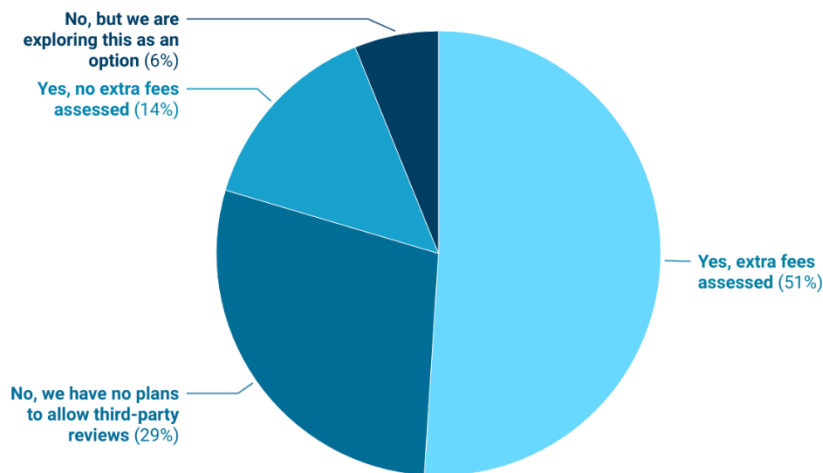


Chart: Washington Center for Housing Studies • Created with Datawrapper

Frequency of Inspections by City

Next , we asked how many inspections were required per home in each city. According to the data provided by respondents, the average number of inspections per home is 14 – surpassing the number of inspections required by counties (11).

Impact Fees by City

Our final set of questions focused on impact fees. We wanted to understand which cities charged these fees and at what amount. Only 15% of cities reported imposing no impact fees. However, of the cities indicating they did charge impact fees, the most frequently utilized fees are traffic and park.

Average Number of Inspections on Single-Family Homes in WA Cities

	City	Inspections Required on SF Homes
1	Algona	41
2	Mount Vernon	35
3	Bainbridge Island	30
4	Black Diamond	30
5	Tukwila	30
6	Everett	25
7	Redmond	23
8	Poulsbo	21
9	Enumclaw	20
10	North Bend	20
11	Shoreline	20
12	Steilacoom	20
13	Port Orchard	19
14	Auburn	18
15	Othello	18
16	Marysville	16
17	Burien	15
18	Tacoma	15
19	Airway Heights	14
20	Medina	13
21	Stanwood	13
22	Sultan	13
23	Clyde Hill	12
24	Fife	12
25	Mill Creek	12
26	Monroe	12
27	Pasco	12
28	Port Townsend	12
29	Wenatchee	12
30	Zillah	12
31	South Bend	11
32	Rock Island	10
33	Stevenson	10
34	Winlock	10
35	Yacolt	10
36	Brier	8
37	Dayton	8
38	La Center	8
39	Lyman	8
40	Lynden	8
41	Puyallup	8
42	Spokane	8
43	Tekoa	8
44	Palouse	7
45	Woodway	7
46	Elma	6
47	Langley	6
48	Wilbur	3
49	DuPont	1

WA Cities Imposing Impact Fees

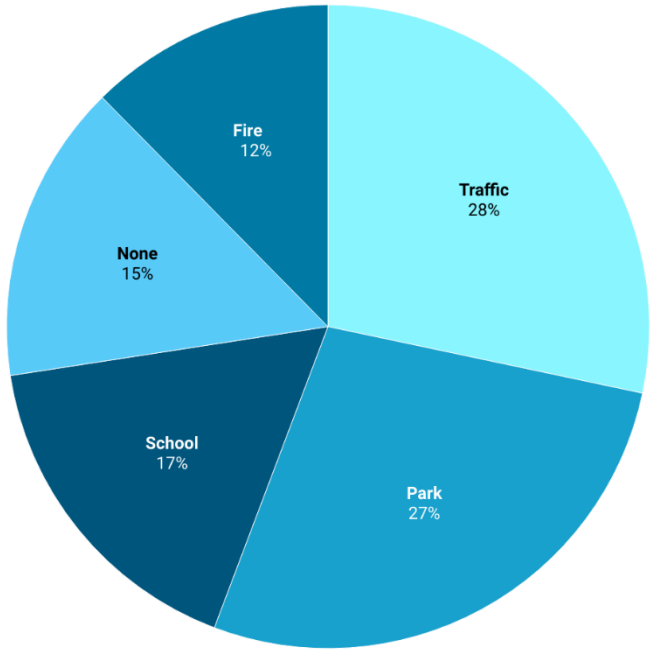


Chart: Washington Center for Housing Studies • Created with Datawrapper

Thirty-two cities reported the average impact fees charged for single and multi-family projects. The average total impact fees assessed were \$8,505 for single-family and \$51,578 for multi-family projects.

The below tables help illustrate differences between park, traffic, and school impact fees for reporting cities.

WA City Total Impact Fee Charges

City ▲	Average Impact Fees Total for SF	Average Impact Fees Total for MF
Airway Heights	\$4,749	\$3,846
Algona	\$1,000	
Auburn	\$20,000	\$350,000
Bainbridge Island	\$1,811	\$2,920
Brier	\$3,908	
Covington	\$16,190	\$10,796
Enumclaw	\$15,000	\$10,000
Everett	\$11,200	\$14,000
Fife	\$8,000	
Kennewick	\$2,579	\$27,852
La Center	\$21,704	\$307,605
Lynden	\$5,588	\$3,358
Marysville	\$19,600	\$7,400
Mill Creek	\$19,889	\$14,197
Mount Vernon	\$19,500	\$18,000
North Bend	\$40,000	\$22,365
Othello	\$2,127	
Pasco	\$6,800	\$6,500
Port Orchard	\$12,950	\$7,543
Poulsbo	\$6,700	\$33,500
Puyallup	\$12,537	
Redmond	\$33,364	\$210,570
SeaTac	\$3,733	\$31,350
Shoreline		\$2,050,000
Spokane	\$1,160	\$536
Stanwood	\$5,459	\$3,823
Steilacoom	\$6,500	
Sultan	\$11,919	\$11,919
Tukwila	\$4,778	\$71,790
Winlock	\$1,890	\$3,780
Yacolt	\$10,568	
Zillah	\$2,000	\$35,000

Table: Washington Center for Housing Studies • Created with Datawrapper

Park Impact Fee Rates by WA City

City	Park Impact Fee Rate
Airway Heights	\$2,775
Algona	\$1,000
Auburn	\$3,500
Brier	\$3,908
Covington	\$3,922
Enumclaw	\$1,209
Everett	\$2,120
Fife	\$1,400
Kennewick	\$1,064
La Center	\$2,842
Lynden	\$2,925
Marysville	\$1,825
Mill Creek	\$1,739
Monroe	\$7,304
Mount Vernon	\$50
North Bend	\$6,642
Othello	\$1,746
Pasco	\$1,400
Port Orchard	\$2,080
Poulsbo	\$1,316
Puyallup	\$3,291
Redmond	\$4,085
Stanwood	\$1,936
Sultan	\$3,150
Tukwila	\$3,006
Yacolt	\$2,300
Zillah	\$15

Traffic Impact Fee Rates by WA City

City	Traffic Impact Fee Rate
Airway Heights	\$2,100
Auburn	\$4,000
Covington	\$4,461
Enumclaw	\$3,200
Everett	\$5,000
Fife	\$473
Kennewick	\$1,515
La Center	\$7,561
Lynden	\$2,146
Marysville	\$6,300
Mill Creek	\$3,900
Monroe	\$3,791
Mount Vernon	\$1,000
North Bend	\$15,209
Pasco	\$725
Port Orchard	\$5,731
Poulsbo	\$5,318
Puyallup	\$4,230
Redmond	\$5,182
SeaTac	\$3,733
Spokane	\$1,160
Stanwood	\$3,523
Sultan	\$8,787
Winlock	\$1,890
Yacolt	\$2,700
Zillah	\$60

Table: Washington Center for Housing Studies • Created with Datawrapper

School Impact Fee Rates by WA City

City	School Impact Fee Rate
Auburn	\$9,000
Covington	\$5,818
Enumclaw	\$5,500
Everett	\$4,000
Fife	\$4,000
La Center	\$3,501
Marysville	\$11,434
Mill Creek	\$14,250
Monroe	\$3,803
Mount Vernon	\$12,000
North Bend	\$16,203
Pasco	\$4,700
Port Orchard	\$1,370
Puyallup	\$4,290
Redmond	\$3,486
Steilacoom	\$6,800
Yacolt	\$5,000

Table: Washington Center for Housing Studies • Created with Datawrapper

Fire Impact Fee Rates by WA City

City ▲	Fire Impact Fee Rate
Auburn	\$300
Covington	\$1,989
Enumclaw	\$3,200
Lynden	\$517
Mount Vernon	\$50
North Bend	\$622
Redmond	\$236
Tukwila	\$1,769
Yacolt	\$568
Zillah	\$25

Table: Washington Center for Housing Studies • Created with Datawrapper

Impact Fee Discrepancies in Cities and Counties

While BIAW was collecting data for this survey, we were also compiling information on impact fees. Knowing this, we opted to compare results. We discovered there is sometimes a discrepancy between what's listed on a jurisdiction's website and/or what was self-reported.

Discrepancies exist due to the following reasons:

- **The jurisdiction does not publish fees online.** This means to find out what fee is being charged, an applicant or interested party must first contact the jurisdiction, slowing down the planning phase of the project.
- **Inconsistency in charging of impact fees.** For example, some jurisdictions charge based on square footage, number of bedrooms and/or bathrooms, and classification of project (single-family versus multi-family).
- **Unpredictable impact fee increases.** For instance, we collected data at the beginning of 2023 for impact fees assessed in 2022. Some jurisdictions have not updated their fees since that time frame; however, others have adopted increased fees. There is no statutory requirement governing when a jurisdiction can increase fees or by how much. This makes it more difficult for builders to adequately track expenses. The result is typically a higher home sales price once construction commences.

Regardless of the reason behind impact fee discrepancies, all influence the ability for builders to invest in their community by housing units Washington families can afford.

For BIAW's data on impact fees, please see Appendix B.

Themes in Qualitative Data

We asked a series of open-ended questions and below are some highlights from responses received:

- **Staffing remains a key concern.** A few of the reasons include losing existing staff to employment opportunities in the private sector that pay more, other jurisdictions for promotion opportunities, and seeking a hybrid or remote work arrangements. These reasons were all cited for recruitment of new employees but once a new hire was on board, it was tough to find enough time for training (especially for smaller jurisdictions). The jurisdictions reporting lack of adequate staffing their legislative bodies to direct more funding to their departments.
- **Incomplete submissions and quality submittals, as well as public processes related to new projects, are cited as the biggest pinch points in permitting process.** Several jurisdictions reported utilizing pre-application meetings to help reduce issues prior to submittal. They also suggested creating more professional development courses to help reduce the number of low-quality submittals.
- **Other reasons for permit delays included silos between departments and outside agencies,** specifically storm water, energy code changes (additional complexity adds to review time) and constant changes to the GMA. Every change that demands a response or takes time to understand and implement increases review time. One jurisdiction requested state agencies playing a part in permitting also consider ways to streamline communications with local jurisdictions and permit applicants.
- **Buildable lands are disappearing, with most having critical areas.** A few jurisdictions reported inexperienced builders or homeowners purchasing land without understanding the constraints of the parcel(s) they've purchased. It's recommended developers and real estate agents seek professional development in this area.
- **Surges in volume of applications that come from code changes or expedited review processes.** Perhaps it was the timing of the survey because there was a statewide code delay that was announced during this timeframe, but many jurisdictions noted their disdain for code changes due to the sheer volume of submittals they get before the new code goes into effect. A handful of responding jurisdictions recommended less frequent codes changes to help counter this issue.
- **Energy code is getting too complex for local jurisdictions to review and ensure compliance.** Surprisingly, the energy code was referenced in most comments from jurisdictions. Not only is it more complex on their end, causing permit delay, but it's also more complex for designers and builders to understand how to comply.

Policy Recommendations

The legislature should explore ways to reform impact fees that increase costs to add to city and county housing stock. Using the city average of \$8,505 of total impact fees assessed on a home, we can

estimate the true cost to the homebuyer over the lifetime of their 30-year mortgage (assuming an 8% interest rate) will reach \$21,263.

Jurisdictions should explore effective ways to make their permitting timelines more efficient and predictable. The range in both cities and counties in time from application to approval varies greatly and adds unintended costs to the construction of housing units. For example, each week of delay adds [\\$1,100](#) to the sales price of a home. However, as one respondent pointed out, it's not always the fault of the local jurisdiction. State agencies with a hand in project review and approval should streamline their internal processes as well.

Jurisdictions should devise a best practice for [reporting condo, townhome, and ADU permits](#). The inconsistency in data limits research regarding levels of production and barriers to development of these housing types.

Conclusion

This study was designed to help jurisdictions understand what is working (or not) among other jurisdictions in the state. Perhaps the most striking finding in this study is the inconsistent application and adoption of impact fees and associated increases. As such, we will be exploring ways to transparently track these by jurisdiction in 2024.

Lastly, we commend the jurisdictions that have found creative ways to streamline permitting processes. There were a number of respondents using third parties and/or contracting with other jurisdictions to better allocate their resources and keep timelines predictable.

Appendix A

Jurisdiction Survey [2023]

1. What jurisdiction do you represent?
2. In which department within the jurisdiction do you work?
3. How many permit technicians are employed? Full-time: ____ Part-time: ____
4. How many plan reviewers are employed? Full-time: ____ Part-time: ____
5. How many inspectors are employed? Full-time: ____ Part-time: ____
6. How many square miles does your jurisdiction cover?
7. Does your jurisdiction have zoning laws? Yes / No
8. Does your community place annual limits on the total allowable number of permits or dwellings? Please check only one box per row.

	Yes	No
Building permits for single-family homes		
Building permits for multi-family homes		
Number of single-family residential units authorized for construction		
Number of multi-family residential units authorized for construction		
Number of multi-family dwellings		
Number of units in multi-family dwellings		

9. Does your jurisdiction allow third-party reviews?
 - a. Yes, no extra fees assessed
 - b. Yes, extra fees assessed / cost of fee:
 - c. No, but we are exploring this as an option
 - d. No, we have no plans to allow third-party reviews
10. Do developers have to comply with any of the following requirements to build in your jurisdiction?
 - a. Include affordable housing, however defined, in their projects: Yes / No
 - b. Supply mandatory dedication of space or open space (or fee in lieu of dedication) Yes / No
 - c. Pay impact fees (allocable share of costs of infrastructure improvement). Please select which impact fees are imposed and the current rate(s). Please leave blank if fees are not assessed.
 - i. Traffic / Rate:
 - ii. Fire / Rate:
 - iii. Park / Rate:
 - iv. School / Rate:
11. What are the average total impact fees assessed on the following (if dependent upon square footage, please provided your best estimate for a 2,000 square foot single-family detached house):
 - a. Single-family detached:
 - b. Townhome:
 - c. Condo:
 - d. Multi-family:
12. Do you have a minimum lot size requirement? If so, what is the minimum lot size:

a. If "YES," do you have the same lot size requirement across the entire jurisdiction?

13. How do you perceive the supply of land zoned for each use listed below compared to the demand for it in your community?

Unit Type	Land-use is not zoned	Far more than demanded	More than demanded	About right	Less than demanded	Far less than demanded
Single-family						
Multi-family						
Commercial						
Industrial						

14. Please provide data regarding zoning applications over the *past 12 months*.

Application Type	Total Submitted	Total Approved
Applications for any zoning changes		
Applications for zoning changes regarding NEW development		

15. Have you had any lot development in the last 10 years?

16. Given your best judgement, how much has the cost of the following types of development increased in the last 10 years?

	0%-20%	21%-40%	41%-60%	61%-80%	81%-100%	Over 100%
Lot development, including subdivisions						
Single family lots						

17. How many permits did your jurisdiction process in the last 6 years, per housing type?

Year	Single-family detached (not classified as townhome or condo)	Townhome	Condo	Multi-family
2022 (as of November 1)				
2021				
2020				
2019				
2018				
2017				

18. What is the current length of time required to complete the review of a "by-right" (permitted under current rules) residential project?

	Length of time in months	We do not have this type of unit
Single-family units		
Multi-family units		

Less than 50 single-family units							
50+ single-family units							

28. Approximately how many inspections are required per new single-family home constructed?

29. How can the building industry support your efforts to streamline zoning and permitting for housing units in your jurisdiction?

In case we need to contact you for follow-up, please provide the following information. (Optional)

- a. Name
- b. Title
- c. Phone
- d. Email

Please check this box if you would like to receive the results of this survey.

Thank you very much for taking the time to complete this survey.

Appendix B

County	City	Fire	Parks	Schools	Traffic	TOTAL:
Adams						
Asotin						
Benton						
	Benton City					
	Kennewick					
	Dist. 1 - Southridge				\$ 1,516.00	\$ 1,516.00
	Dist. 2- Vista Field Area				\$ 993.00	\$ 993.00
	Dist. 3 - Balance of City				\$ 1,136.00	\$ 1,136.00
	Dist. 4 - Downtown				\$ 389.00	\$ 389.00
	Area 1		\$ 1,064.00			\$ 1,064.00
	Area 2		\$ 878.00			\$ 878.00
	Prosser					
	Richland					
	Zone 1				\$ 1,991.00	\$ 1,991.00
	Zone 2				\$ 855.00	\$ 855.00
	Zone 3				\$ 2,229.00	\$ 2,229.00
	Zone 4				\$ 2,222.00	\$ 2,222.00
	West Richland		\$ 2,100.00			
Chelan						
	Cashmere					
	Chelan					
	Entiat					
	Leavenworth					
	Wenatchee					
Clallam						
	Forks					
	Port Angeles					
	Port Townsend	\$ -	\$ -		\$ -	

	Sequim		\$ 5,887.00		\$ 2,491.00	\$ 8,378.00
Clark						
Area 1			\$ 2,133.00			\$ 2,133.00
Area 2			\$ 2,668.00			\$ 2,668.00
Area 3			\$ 2,282.00			\$ 2,282.00
Area 4			\$ 1,998.00			\$ 1,998.00
Area 5			\$ 4,353.00			\$ 4,353.00
Area 6			\$ 5,572.00			\$ 5,572.00
Area 7			\$ 4,252.00			\$ 4,252.00
Area 8			\$ 3,959.00			\$ 3,959.00
Area 9			\$ 5,500.00			\$ 5,500.00
Area 10			\$ 3,852.00			\$ 3,852.00
Hazel Dell					\$ 4,459.00	
Mount Vista					\$ 8,521.00	
Orchar ds					\$ 3,860.00	
Rural					\$ 3,221.00	
	Battleground	\$ 696.00	\$ 4,270.00	\$ 10,760.0 0	\$ 3,390.00	\$ 19,116.00
	Camas (tif north)			by school district: Camas \$6,650; Evergre en \$6,432; Washou gal \$5,600	\$ 9,983.00	
	(tif South)			same as above	\$ 3,800.00	

	LaCenter		\$ 2,842.00	\$ 3,501.00	\$ 7,561.00	\$ 13,904.00
	Ridgefield		\$ 4,039.00	\$ 16,880.00	\$ 4,909.00	\$ 25,828.00
	Vancouver			\$ 2,880.00		
	Columbia				\$ 238.00	
	Cascade				\$ 326.00	
	Pacific				\$ 424.00	
	Washougal	68 cents/foot	\$ 6,464.00	\$ -	\$ 7,811.00	
	Woodland	\$ 1,530.00	\$ 1,116.00	\$ 5,900.00	\$ 838.00	\$ 9,384.00
	Yacolt	\$ 568.00	\$ 2,300.00	\$ 5,000.00	\$ 2,700.00	\$ 10,568.00
Cowlitz		N/A	N/A	N/A	N/A	
Douglas						
Ferry						
Franklin						
	Basin City					
	Connell					
	Kahlotus					
	Mesa					
	Pasco	\$ -	\$ 1,466.00	\$ 4,700.00	\$ 709.00	\$ 6,875.00
Grant						
	Electric City					
	Ephrata					
	George					
	Grand Coulee					
	Moses Lake					
	Quincy					
	Royal City					
	Soap Lake					
	Warden					
Grays Harbor		N/A	N/A	N/A	N/A	
Island						

	Langley					
	Oak Harbor	**				
	Coupeville					
King		\$ -	\$ -	by district	\$ -	
	Algona	\$ -	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00
	Auburn	\$ 290.00	\$ 3,500.00	\$ 7,963.00		
	Non- downtown				\$ 6,146.00	
	downtown				\$ 4,978.00	
	Bellevue				\$ 7,490.00	
	Burien				\$ 957.00	\$ 957.00
	Carnation		\$ 4,805.00	\$ 13,931.0 0	\$ 8,815.00	\$ 27,551.00
	Covington	\$ 2,378.00	\$ 3,922.00	\$ -	\$ 4,461.00	\$ 10,761.00
	Des Moines				\$ 8,544.00	\$ 8,544.00
	Duvall		\$ 8,938.00	\$ 12,368.0 0	\$ 10,177.00	\$ 31,483.00
	Enumclaw	\$ 2,383.00	\$ 1,209.00	\$ 5,958.00	\$ 3,239.00	\$ 12,789.00
	Federal Way		\$ 2,200.00	\$ -	\$ 8,194.00	\$ 10,394.00
	Fife		\$ 1,700.00	\$ 4,000.00	\$ 473.00	\$ 6,173.00
	Issaquah	\$ 2,840.00	\$ 10,533.00	\$ 11,377.0 0	\$ 10,609.00	\$ 35,359.00
	Kenmore		\$ 4,522.00	\$ 17,963.0 0	\$ 11,773.00	\$ 34,258.00
	Kent	sliding scale	\$ -	\$ -		\$ -
	Inside downtown				\$ 3,287.00	
	Outside downtown				\$ 4,058.00	

	Kirkland	\$ 1,152.00	\$ 6,822.00	\$ 18,610.0 0	\$ 7,181.00	\$ 33,765.00
	Lake Washington			\$ 18,610.0 0		\$ 18,610.00
	Mercer Island		\$ 6,073.00	\$ -	\$ 4,153.00	\$ 10,226.00
	North Bend	\$ 622.00	\$ 6,642.00	\$ 16,203.0 0	\$ 15,209.00	\$ 38,676.00
	Redmond	\$ 139.00	\$ 5,884.00	\$ 18,610.0 0	Zones: Downtown \$7,132; Overlake \$7,378; Rest of City \$8,730	
	Renton	\$ 829.00	\$ 3,276.00	\$ 2,911.00	\$ 12,208.00	\$ 19,224.00
	Seattle	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	SeaTac				\$ 3,733.00	\$ 3,733.00
	Shoreline	\$ 2,311.00	\$ 5,227.00		\$ 8,590.00	\$ 16,128.00
	Snoqualmie			\$ 16,203.0 0		
	Tukwila	\$ 1,683.00	\$ 2,859.00			\$ 4,542.00
Kitsap			\$ 810.00	\$ 1,587.00	\$ 4,611.00	\$ 7,008.00
	Port Orchard		\$ 5,909.00	\$ 1,370.00	\$ 5,674.00	\$ 12,953.00
	Poulsbo		\$ 1,316.00		\$ 5,318.00	\$ 6,634.00
Kittitas						
Klickitat		N/A	N/A	N/A	N/A	
Lewis						
	Centralia					
	Chehalis					
	Morton					
	Mossyrock					
	Toledo					
	Vader					

	Winlock				\$ 1,890.00	\$ 1,890.00
Lincoln						
Mason						
	Shelton				\$ 4,443.00	\$ 4,443.00
Okanogan						
Pacific						
Pend Oreille						
Pierce			\$ 3,529.00	by district	By Transportat ion Service Area: A \$5514; B \$5514; C \$9012; D \$2215	
	Bonney Lake		\$ 5,277.00	\$ 2,355.00	\$ 3,955.00	\$ 11,587.00
	Buckley		\$ 1,625.00		\$ 4,146.00	\$ 5,771.00
	DuPont			\$ 100.00		\$ 100.00
	Edgewood					
	Fife		\$ 1,700.00			\$ 1,700.00
	Gig Harbor		\$ 1,500.00	\$ 4,462.00	\$ 5,720.00	\$ 11,682.00
	Lakewood					
	Milton		\$ 1,876.00	\$ 4,016.00		\$ 5,892.00
	Orting		\$ 1,492.00			\$ 1,492.00
	Pacific					
	Puyallup		\$ 3,291.00	\$ 4,290.00	\$ 4,230.00	\$ 11,811.00
	Ruston					
	Steilacoom		\$ -	\$ 4,440.00	\$ -	\$ 4,440.00
	Sumner		\$ 3,527.00	\$ 4,792.00		\$ 8,319.00
	Tacoma					
	University Place		\$ 3,644.00		\$ 3,193.00	\$ 6,837.00

Skagit						
	Anacortes	\$ 532.00	\$ 1,556.00		\$ 3,217.00	\$ 5,305.00
	Burlington	\$ 254.00	\$ 655.00	\$ -	\$ 2,665.00	\$ 3,574.00
	Mount Vernon	\$ 152.00	\$ 855.00	\$ 3,262.00	\$ 5,996.00	\$ 10,265.00
	Sedro- Woolley	\$.28/square foot			weird schedule	
Skama nia						
Snoho mish				by district		
	Kayak Point		\$ 504.00			
	River Meadows		\$ 504.00			
	Robe Canyon		\$ 685.00			
	White Horse		\$ 504.00			
	Lord Hill		\$ 504.00			
	Centennial		\$ 504.00			
	Nakeeta Beach		\$ 1,630.00			
	Arlington		\$ 1,662.00	\$ 3,811.00	\$ 3,355.00	\$ 8,828.00
	Bothell	\$ 412.00	By square foot	\$ 17,963.0 0	\$ 11,181.00	\$ 29,556.00
	Brier	\$ -	\$ 3,908.00	\$ -	\$ -	
	Edmonds		\$ 2,734.00		\$ 6,249.00	\$ 8,983.00
	Everett		By bedrooms : studio and 1 \$1,060; 2 \$2120; 3 or more \$3,180	\$ 6,286.00	\$ 4,993.00	
	Gold Bar					
	Granite Falls		\$ 230.00		\$ 2,500.00	\$ 2,730.00

	Lake Stevens		\$ 4,155.00	\$ 11,434.00		
	Zone 1				\$ 2,771.00	
	Zone 2 &3				\$ 3,500.00	
	Lynnwood		\$ 5,554.00			
	Zone A				\$5,158	
	Zone B				\$8023	
	Marysville		\$ 1,825.00	\$ 11,434.00	\$ 6,300.00	\$ 19,559.00
	Mill Creek	\$ -	\$ 1,739.00	\$ 14,250.00	\$ 3,900.00	\$ 19,889.00
	Monroe		\$ 7,304.00	\$ 2,961.00	\$ 4,026.00	\$ 14,291.00
	Mountlake Terrace		\$ 3,657.00		Per PM Peak Hour Trip	
	Mukilteo		\$ 2,438.00	\$ 5,048.00	Per PM Peak Hour Trip	\$ 7,486.00
	Snohomish		\$ 4,150.00	\$ 6,039.00	Per PM Peak Hour Trip	\$ 10,189.00
	Stanwood	\$ 200.00	\$ 1,936.00	\$0.00	\$ 3,523.00	\$ 5,659.00
	Sultan		\$ 3,175.00		\$ 8,787.00	\$ 11,962.00
	Woodway					
Spokane			\$ -		\$ -	
	Airway Heights		\$ 2,775.00		\$ 2,100.00	\$ 4,875.00
	Cheney					
	Deer Park				\$350	
	Liberty Lake					
	Medical Lake					
	Millwood					
	Spangle					
	Spokane					
	Latah District				\$ 7,470.00	\$ 7,470.00

	Downtown District				\$ 236.00	\$ 236.00
	Northwest District				\$ 866.00	\$ 866.00
	South District				\$ 2,935.00	\$ 2,935.00
	Northeast district				\$ 724.00	\$ 724.00
	West Plains District				\$ 4,224.00	\$ 4,224.00
	Spokane Valley					
	South Barker Corridor				\$ 1,084.00	
	Mirabeau subarea				\$ 657.00	
	North Pines Road subarea				\$ 2,063.00	
	Stevens					
	Thurston		\$ 1,809.00	by district		\$ 1,809.00
	(Northwest)				\$ 3,217.00	\$ 3,217.00
	(West)				\$ 2,247.00	\$ 2,247.00
	(South + South UGA)				\$ 5,055.00	\$ 5,055.00
	(East + East UGA)				\$ 2,834.00	\$ 2,834.00
	(North)				\$ 2,247.00	\$ 2,247.00
	(Central UGAs)				\$ 3,191.00	\$ 3,191.00
	Lacey			\$ 4,867.00	Varies by location per city employee email	\$ 4,867.00
	Olympia		\$ 5,987.00	\$ 6,475.00	\$ 4,229.00	\$ 16,691.00
	Rainier					
	Rochester			\$ 6,608.00		\$ 6,608.00
	Tenino					
	Tumwater		\$ 3,726.00	\$ 5,408.00	\$ 4,275.00	\$ 9,683.00

	Yelm	36 cents/square foot		\$ 4,500.00	\$ 1,497.00	
Walla Walla						
	College Place					
	Prescott					
	Waitsburg					
	Walla Walla					
Whatco m						
	Bellingham				\$ 3,199.00	\$ 3,199.00
	Blaine					
	Ferndale		\$ 2,422.00	\$ 1,100.00		\$ 3,522.00
	Lynden		\$ 2,925.00		\$ 2,111.00	\$ 5,036.00
Wahkia kum						
Whitm an						
Yakima						
	Grandview					
	Granger					
	Mabton					
	Moxee					
	Selah					
	Sunnyside					
	Tieton					
	Toppenish					
	Union Gap					
	Wapato					
	Yakima					
	Zillah	\$ 25.00	\$ 15.00		\$ 60.00	

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