

2019 - 2020 Seattle City Council Green Sheet

Ready for Notebook

Tab	Action	Option	Version
33	8	B	1

Budget Action Title: Amend CB 119386, SDCI's Fee Ordinance, to apply the lower maximum fee for a certificate of approval for projects that select the MHA performance option.

Ongoing: Yes

Has CIP Amendment: No Has Budget Proviso: No

Primary Sponsor: Johnson, Rob

Councilmembers:

Staff Analyst: Aly Pennucci

Council Bill or Resolution: 119386

Date	Total	BC	SB	TM	LG	BH	LH	RJ	DJ	MO	KS
	Yes										
	No										
	Abstain										
	Absent										

Budget Action description:

This green sheet would amend Council Bill (CB) 119386, the Seattle Department of Construction and Inspections' (SDCI) Fee Ordinance, to apply the proposed lower maximum fee for a landmarks review certificate of approval to buildings subject to landmarks review that select the performance option to meet the requirements of the Mandatory Housing Affordability (MHA) program.

SDCI's proposed Fee Ordinance would increase the maximum certificate of approval fee that the Department of Neighborhoods' (DON) charges for historic reviews to \$20,000 for new construction projects. Rehabilitation projects and affordable housing financed, at least in part, by public funds would be exempt from this increase to encourage rehabilitation of existing buildings and to encourage construction of affordable housing. Those projects would continue to be subject to the existing maximum \$4,000 fee. This amendment would also apply the maximum \$4,000 fee to projects that choose the performance option under the MHA program.

Proposed Amendment to CB 119386 - Section 16
 (language proposed to be added is shown with a double underline):

22.900G.010 Fees for Department of Neighborhoods review

The following fees shall be collected by the Director of the Department of Neighborhoods and deposited in the General Fund unless otherwise specified.

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A. Certificate of Approval Fees. There is a charge for a certificate of approval as required by all applicable ordinances for the construction or alteration of property in a designated special review district, Landmark, Landmark District, or historic district of \$25 for construction costs of \$1,500 or less, plus \$10 for each additional \$5,000 of construction costs, up to a maximum fee of ~~(\$4,000)~~ \$20,000, except that the maximum fee for a certificate of approval shall be \$4,000 if for construction or alteration involving: a structure and retaining some portion of that structure; or a new or existing structure including housing financed, in whole or in part, by public funding; or a new or existing structure that elects the MHA performance option according to Sections 23.58B.050 or 23.58C.050. ~~((if))~~ If an applicant applies for a certificate of approval for the preliminary design of a project and later applies for a certificate of approval for a subsequent phase or phases of the same project, a fee shall only be charged for the first application. There is an additional charge of \$25 for a certificate of use approval in the Pioneer Square Preservation District, the Pike Place Market Historical District, and the International Special Review District.

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