



Planning and Community Development

Deb Bell

Council Initiated:

Yes

No

ECAF: 2026-0024

Ordinance: 26-005

Type:

Contract

Board Appt.

Code Amendment

Budget Action

Other

Requested Handling:

Normal

Expedite

Urgent

Fund Source:

General Fund

Other

N/A

Executive Rec:

Approve

Do Not Approve

N/A

Approved as to

Form:

Yes

No

N/A

Subject:

Relating to Development Permit Fees for Townhouses, Snohomish County Code Chapters 30.86.

Scope:

The proposed amendment to Snohomish County Code would assist in streamlining the current permitting process for townhomes and would create a new type of permit for townhouses regardless of whether they are built under the IRC or the IBC. This change would eliminate the need for separate mechanical and plumbing permits, making this process more consistent with residential permitting. This would also clarify all other permit fees for townhouse construction, such as the base fee and plan review fee. The proposed ordinance would allow for the combining of multiple permits into one townhouse permit, saving time and cost for both builders and PDS staff.

Duration: NA

Fiscal Impact:

Current Year

Multi-Year

N/A

Authority Granted:

The County Council adopts the recitals as findings of fact and conclusions as set forth in Ordinance 26-005, under Snohomish County Charter 2.110.

Background:

Townhouses are considered an R-3 residential occupancy type under the International Residential Code (IRC) but can be built under the IRC or the International Building Code (IBC). Currently, PDS permits townhomes under a commercial building permit and charges the commercial plan check fee for these permits, including separate mechanical and plumbing permits.

The goal is to streamline the permitting process for townhome construction. To accomplish this, the proposed would amend SCC 30.86.400 to clarify the base fee, plan review fees, and site review fees and permit fees related to townhomes. This includes amending SCC 30.86.410; these are the fees relating to mechanical permits for townhouses to be consistent with other residential types of construction and amend SCC 30.86.420 to update fees relating to plumbing permits for townhouses to be consistent with other residential types of construction.

Action Requested:

For Council to move Ordinance 26-005 to GLS on Wednesday February 4, 2026, to set time and date for a Public Hearing, with the suggested date and time of February 25th, 2026, at 10:30 am.