CITY OF RENTON, WASHINGTON

RESOLUTION NO. _______

A RESOLUTION OF THE CITY OF RENTON, WASHINGTON, EXTENDING THE SUNSET DATE TO DECEMBER 31, 2020 FOR REDUCED DEVELOPMENT FEES, INCLUDING TRANSPORTATION AND PARKS IMPACT FEES, UTILITY SYSTEM DEVELOPMENT CHARGES (ALSO KNOWN AS UTILITY HOOK UP FEES), AND LAND USE REVIEW AND BUILDING FEES, FOR ACCESSORY DWELLING UNITS.

WHEREAS, the City charges building fees; land use review fees; use of public works facilities fees, which include system development charges; and transportation and parks impact fees based on adopted rate studies; and

WHEREAS, the above fees are listed in Section XII, Development Fees, of the current City of Renton Fee Schedule which is adopted by resolution; and

WHEREAS, the City of Renton strives to facilitate the creation and preservation of an affordable and diverse housing stock; and

WHEREAS, provisions were adopted in 2010 allowing the establishment of Accessory Dwelling Units (ADUs) as a form of affordable market-rate housing in the City, but the City’s records showed that only five ADUs were created between 2010 and October of 2017; and

WHEREAS, on October 16, 2017 by Resolution No. 4318 the City Council adopted reduced development fees, including transportation and parks impact fees, utility system development charges, and land use review and building fees, applicable to all ADUs by half, and waived all such fees for every third ADU created within a new subdivision of ten (10) or more lots to encourage their creation, and since then the City has received five applications for ADUs; and

WHEREAS, reducing development fees for ADUs has, within one year, doubled the number of ADUs created within the City during the previous seven years; and
WHEREAS, the City Council finds that the public benefit of encouraging ADUs warrants an extension of the reduced ADU fees for a new period sunsetting on December 31, 2020;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RENTON, WASHINGTON, DO RESOLVE AS FOLLOWS:

SECTION I. The following development fees are reduced by half (50%) for new ADUs:

- Building permit fees;
- Combination building permit fees;
- Building plan check fee;
- Electrical permit fees for single-family and duplex;
- Mechanical permit fees;
- Plumbing permit fees;
- Administrative Conditional Use Permit fees;
- Water Service and Wastewater Fees (excluding Fire Service Fees);
- Storm Water System Development Charges for new single family residences;
- Water construction permit fees;
- Wastewater and surface water construction permit fees; and
- Transportation and park impact fees for ADUs.

SECTION II. The development fees listed in Section I of this resolution are waived in full for every third new ADU created within a subdivision of ten (10) or more lots that receives final plat approval on or after the effective date of this resolution.

SECTION III. The fees modified by or under the authority of this resolution shall remain modified through December 31, 2020, upon which date the fees modifications shall sunset unless the City Council takes action to the contrary.
RESOLUTION NO. ________

PASSED BY THE CITY COUNCIL this _____ day of ________________________, 2018.

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Jason A. Seth, City Clerk

APPROVED BY THE MAYOR this _____ day of ________________________, 2018.

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Denis Law, Mayor

Approved as to form:

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Shane Moloney, City Attorney

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