

CERTIFICATION OF ENROLLMENT

**SUBSTITUTE HOUSE BILL 1935**

69th Legislature  
2025 Regular Session

Passed by the House March 11, 2025  
Yeas 96 Nays 0

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**Speaker of the House of  
Representatives**

Passed by the Senate April 10, 2025  
Yeas 48 Nays 1

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**President of the Senate**

Approved

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**Governor of the State of Washington**

CERTIFICATE

I, Bernard Dean, Chief Clerk of the House of Representatives of the State of Washington, do hereby certify that the attached is **SUBSTITUTE HOUSE BILL 1935** as passed by the House of Representatives and the Senate on the dates hereon set forth.

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**Chief Clerk**

FILED

**Secretary of State  
State of Washington**

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**SUBSTITUTE HOUSE BILL 1935**

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Passed Legislature - 2025 Regular Session

**State of Washington**

**69th Legislature**

**2025 Regular Session**

**By** House Local Government (originally sponsored by Representatives Duerr and Reed)

READ FIRST TIME 02/20/25.

1       AN ACT Relating to the definition of project permit and project  
2 permit application; and amending RCW 36.70B.020 and 36.70B.140.

3       BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4       **Sec. 1.** RCW 36.70B.020 and 2023 c 338 s 5 are each amended to  
5 read as follows:

6       Unless the context clearly requires otherwise, the definitions in  
7 this section apply throughout this chapter.

8       (1) "Closed record appeal" means an administrative appeal on the  
9 record to a local government body or officer, including the  
10 legislative body, following an open record hearing on a project  
11 permit application when the appeal is on the record with no or  
12 limited new evidence or information allowed to be submitted and only  
13 appeal argument allowed.

14       (2) "Local government" means a county, city, or town.

15       (3) "Open record hearing" means a hearing, conducted by a single  
16 hearing body or officer authorized by the local government to conduct  
17 such hearings, that creates the local government's record through  
18 testimony and submission of evidence and information, under  
19 procedures prescribed by the local government by ordinance or  
20 resolution. An open record hearing may be held prior to a local  
21 government's decision on a project permit to be known as an "open

1 record predecision hearing." An open record hearing may be held on an  
2 appeal, to be known as an "open record appeal hearing," if no open  
3 record predecision hearing has been held on the project permit.

4 (4) (a) "Project permit" or "project permit application" means any  
5 land use or environmental permit or license required from a local  
6 government for a project action, including but not limited to  
7 subdivisions, binding site plans, planned unit developments,  
8 conditional uses, shoreline substantial development permits, site  
9 plan review, permits or approvals required by critical area  
10 ordinances, site-specific rezones which do not require a  
11 comprehensive plan amendment, but excluding the adoption or amendment  
12 of a comprehensive plan, subarea plan, or development regulations  
13 except as otherwise specifically included in this subsection.

14 (b) "Project permit" or "project permit application" does not  
15 include building permits.

16 (5) "Public meeting" means an informal meeting, hearing,  
17 workshop, or other public gathering of people to obtain comments from  
18 the public or other agencies on a proposed project permit prior to  
19 the local government's decision. A public meeting may include, but is  
20 not limited to, a design review or architectural control board  
21 meeting, a special review district or community council meeting, or a  
22 scoping meeting on a draft environmental impact statement. A public  
23 meeting does not include an open record hearing. The proceedings at a  
24 public meeting may be recorded and a report or recommendation may be  
25 included in the local government's project permit application file.

26 **Sec. 2.** RCW 36.70B.140 and 2023 c 338 s 1 are each amended to  
27 read as follows:

28 (1) A local government by ordinance or resolution may exclude the  
29 following project permits from the provisions of RCW 36.70B.060  
30 through ((36.70B.090)) 36.70B.080 and 36.70B.110 through 36.70B.130:  
31 Landmark designations, street vacations, or other approvals relating  
32 to the use of public areas or facilities, or other project permits,  
33 whether administrative or quasi-judicial, that the local government  
34 by ordinance or resolution has determined present special  
35 circumstances that warrant a review process or time periods for  
36 approval which are different from that provided in RCW 36.70B.060  
37 through ((36.70B.090)) 36.70B.080 and 36.70B.110 through 36.70B.130.

38 (2) A local government by ordinance or resolution also may  
39 exclude the following project permits from the provisions of RCW

1 36.70B.060 and 36.70B.110 through 36.70B.130: Lot line or boundary  
2 adjustments and (~~building and~~) other construction permits, or  
3 similar administrative approvals, categorically exempt from  
4 environmental review under chapter 43.21C RCW, or for which  
5 environmental review has been completed in connection with other  
6 project permits.

7 (3) A local government must exclude project permits for interior  
8 alterations from site plan review, provided that the interior  
9 alterations do not result in the following:

10 (a) Additional sleeping quarters or bedrooms;

11 (b) Nonconformity with federal emergency management agency  
12 substantial improvement thresholds; or

13 (c) Increase the total square footage or valuation of the  
14 structure thereby requiring upgraded fire access or fire suppression  
15 systems.

16 (4) Nothing in this section exempts interior alterations from  
17 otherwise applicable building, plumbing, mechanical, or electrical  
18 codes.

19 (5) For purposes of this section, "interior alterations" include  
20 construction activities that do not modify the existing site layout  
21 or its current use and involve no exterior work adding to the  
22 building footprint.

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