



Shoreline Exemption Checklist

A substantial development permit is required for all proposed uses and modifications within a shoreline jurisdiction unless the proposal is specifically exempt from the definition of substantial development in Revised Code of Washington (RCW) 90.58.030, and Washington Administrative Code (WAC) 173-27-040, or is exempted by RCW 90.58.140.

If a proposal is exempt from the definition of substantial development, King County Code (KCC) 21A.25.290 requires a written shoreline exemption if:

1. WAC 173-27-050 applies (federal permit review); or
2. Except for the maintenance of agricultural drainage that is not used by salmonids or as otherwise provided in subsection 'F' of KCC 21A.25.290, the proposed use or modification will occur waterward of the ordinary high water mark.

Application Submittal Requirements

1. Building / Architectural Plans
2. Site Plan to scale on 11" x 17" site plan template including:
 - Ordinary High Water Mark
 - Boundary of parcel and land upon which the development is proposed
 - Name of shoreline water body
 - Critical area boundaries and buffers
 - Structures, improvements, and existing and proposed uses
 - Grading and filling
 - Land contours (Topography from LIDAR)
3. Letter describing the project and/or Washington State, [Joint Aquatic Resources Permit Application \(JARPA\)](#)
4. King County Flood Hazard Certification form (if applicable)
5. If permit subject to SEPA, include a SEPA Environmental Checklist and SEPA Greenhouse Gas Emissions Worksheet

Apply On-Line at MyBuildingPermit.com

Select: King County | Land Use | Any Project Type | Shoreline Development | Shoreline Exemption



Shoreline Exemption Checklist, continued

Fees

The fees for a Shoreline Exemption Application will vary depending on the scope and activity of the project.

Review Process

The information requested as part of the application is necessary to evaluate the merits of the proposal with applicable county and state regulations. Permitting review staff will visit the site.

Applications will be evaluated on the basis of the information provided by the applicant, the King County Shoreline Master Program, the State Shoreline Management Act, the King County Comprehensive Plan (KCCP), pertinent provisions of the King County Code, and a site inspection(s).

Shoreline Exemption application decisions are made administratively. Upon conclusion of the review a written decision will be issued to the applicant. A copy of the decision will be sent to certain state agencies and tribes.

A building permit and/or clearing and grading permit may be required to implement the requirements of a shoreline exemption approval.

References

[Department of Local Services, Permitting Division](#)

[Shoreline Permits](#)

[Fees](#)

[Applications, Forms and Informational Bulletins](#)

- Building / Architectural Plans instructions and samples
- Flood Hazard Certification form (if needed)
- SEPA Environmental Checklist (if needed)
- SEPA Greenhouse Gas Emissions Worksheet (if needed)

[King County Code](#), see Title 21A, Zoning

[Revised Code of Washington \(RCW\)](#)

Title 90 Water Rights - Environment

[Washington Administrative Code \(WAC\)](#)

Title 173, Chapter 173-27, Shoreline Management Permit and Enforcement Procedure

