

**CITY OF KENMORE  
WASHINGTON  
ORDINANCE NO. 22-0544**

**AN ORDINANCE OF THE CITY OF KENMMORE, WASHINGTON,  
AMENDING SECTION 20.05.050 OF THE KENMORE MUNICIPAL  
CODE TO ALLOW THE CITY’S COMMUNITY DEVELOPMENT  
DIRECTOR TO WAIVE CERTAIN DEVELOPMENT REVIEW FEES FOR  
REPAIR OF SINGLE-FAMILY HOMES BASED ON HARDSHIP;  
PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN  
EFFECTIVE DATE.**

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**WHEREAS**, the City of Kenmore as a member of ARCH has been working to help people with lower incomes obtain stable and safe housing; and

**WHEREAS**, the ARCH income standard for homeownership is 80 percent of Area Median Income (AMI) as adjusted for family size; and

**WHEREAS**, some Kenmore homeowners have incomes that are at or below 80 percent AMI; and

**WHEREAS**, homeowners who are lower income may have difficulty in paying for repairs and necessary improvements to their homes in order to provide for safety and accessibility; and

**WHEREAS**, many people who live in Kenmore have also been financially impacted by the COVID-19 pandemic; and

**WHEREAS**, one component of performing repairs or safety/accessibility improvements on a home is obtaining permits from the City; and

**WHEREAS**, the costs of these permits add to the overall costs of repairing or improving the home and can make it financially infeasible from some homeowners to maintain their homes in a safe and accessible manner; and

**WHEREAS**, in order to assist homeowners with incomes at or below 80 percent AMI in maintaining their homes in a safe and accessible manner, the City Council deems it in the public interest to allow the Community Development Director to waive certain development review fees; and

**WHEREAS**, the City Council finds that waiving some of these fees as set forth in this Ordinance will benefit the public health and welfare of its residents and it will encourage low income homeowners to repair their homes to make them safe and accessible;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF KENMORE, WASHINGTON  
ORDAINS AS FOLLOWS:**

Section 1.     Amendment. The City Council amends Section 20.05.050 of the Kenmore Municipal Code to read as follows:

**20.05.050 Fee waivers.**

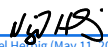
The director shall have the discretion to waive all or a portion of the development review fees administered by the department and required pursuant to this title; provided, the waiver is warranted in the director's judgment or building permit fees are assessed to replace, repair, abate or demolish a structure due to property damage caused by a natural disaster. In addition, the director may waive all or a portion of development review fees for certain permits necessary to repair single-family dwelling units when the property owner(s) demonstrates, on a form provided by the department, their income level meets the level(s) described in KMC 18.20.098. The types of permits eligible are single family addition and/or alteration building permit for repair or maintenance of the existing structure, including accessibility or safety reasons, manufactured homes addition and/or alteration building permit for manufactured homes occupied as single-family residences, temporary mobile home permits, single family plumbing and mechanical permits, and shoreline substantial development permit exemptions for any of the previously mentioned permit types. Additional fee reduction provisions may be specified elsewhere in this title.

Section 2.     Severability. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 3.     Effective Date. This ordinance shall be published in the City's newspaper of record and shall take effect and be in full force five (5) days after the date of publication.

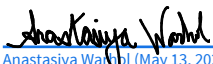
PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

CITY OF KENMORE

  
Nigel Herbig (May 11, 2022 20:03 PDT)

Nigel Herbig, Mayor

ATTEST/AUTHENTICATED:

  
Anastasiya Warhol (May 13, 2022 09:13 PDT)

Anastasiya Warhol, City Clerk

Approved as to form:

  
Dawn Reitan (May 11, 2022 16:11 PDT)

Dawn Reitan, City Attorney

FILED WITH THE CITY CLERK: May 1, 2022  
PASSED BY THE CITY COUNCIL: May 9, 2022  
ORDINANCE NO.: 22-0544  
DATE OF PUBLICATION: May 16, 2022  
EFFECTIVE DATE: May 22, 2022

# Ordinance 22-0544 - Development Fees and Hardships

Final Audit Report

2022-05-13

|                 |                                              |
|-----------------|----------------------------------------------|
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