

# REAL ESTATE



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**Q |** I understand that new and stricter stormwater regulations are set to take effect in many smaller cities, including most Eastside cities of King County, on January 1, 2017. Do these regulations apply to my project if I submit permit applications prior to that date?

**A |** In most cases, no. Smaller cities are adopting the updated stormwater regulations in order to comply with the terms of the “municipal stormwater permit” issued by the Washington Department of Ecology in 2013. With some exceptions, this permit includes an exemption for projects that have submitted development applications by January 1, 2017, as long as construction activities commence by January 1, 2022. The terms “application” and “construction” are specifically defined in the Ecology permit. Those definitions, along with city-specific regulations, should be consulted to determine whether your project will need to meet the stricter (and often more costly) regulations.