



## Real Estate

**Q: The City of Seattle plans to proceed with a local improvement district (LID) for the Seattle Waterfront Project in spring 2015. How does the process work?**

**A:** The City will likely form the LID through the resolution process, with the first formal step being to adopt a resolution of intent. The improvements must specifically benefit the LID. The City must hold a public hearing, and provide a cost estimate, statement of the LID responsibility for the improvement, and boundary description. Property owners within the proposed LID will be mailed notice. After the hearing, the City must adopt an ordinance and order the improvement. Then there is a 30-day protest period, followed by a 30-day window for legal challenges. If 60% of affected property owners file a timely written protest, the LID cannot proceed. You can attend public meetings; sign up for mailings; watch for notices; join owner groups; and contact your lawyer early to evaluate the LID.

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