



Permit Center

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IMPACT FEE DEFERRAL PROGRAM

Starting September 1, 2016, you may request to have all impact fees deferred until after building permit issuance. The following are common questions that help explain the deferral program.

Who is eligible for the deferral program?

This voluntary program is available to all property owners applying for a new single family detached or attached building permit.

What impact fees can be deferred through this program?

Park, school, and traffic impact fees may be deferred. The deferral request must include all applicable impact fees; partial deferrals will not be granted. Also, please ask about our sewer and water system demand charge deferral program!

How do I defer my impact fees?

Simply check the impact fee deferral box when you submit your initial building permit application. A deferral request may not be submitted after the building permit application has been accepted.

Is there a fee for requesting a deferral?

Yes. An administrative processing fee of \$107.00 will be charged and is due at the time of building permit application submittal. As part of the deferral process a lien against the property is also required to be recorded at the Whatcom County Auditor's office prior to permit issuance. Any fees associated with the recording or releasing of the lien will also need to be paid by the owner.

When is payment of the impact fees due?

The earliest of the following:

- The final inspection by the city. The city will not conduct, approve or issue final inspection and/or final certificate of occupancy until the deferred impact fees have been paid in full;
 - The issuance of certificate of occupancy or equivalent certification;
 - The closing of the first sale of the property occurring after issuance of building permit application; or;
 - Eighteen (18) months from the date of original building permit issuance.
- Please note, if the fees are not paid prior to the first of the actions identified above, the city and school districts have the authority to begin foreclosure proceedings.

Is there a limit to the number of deferrals that can be requested?

Yes. No more than 20 deferrals per calendar year may be requested by a single applicant, unless approved by the Planning and Community Development director.

*The regulations governing the impact fee deferral program can also be reviewed in their entirety under **BMC 19.10** ([Ordinance #2016-08-031](#)).*