

HEARING EXAMINER JURISDICTIONS

LAND USE & ENVIRONMENTAL [Administered by Department of Construction and Inspections]

Appeals:

Downtown Housing Maintenance (SMC [22.220.140](#))
Denial or Revocation of Rental Housing Registration (SMC [22.214.045](#))
Environmental Determinations (SMC [25.05.680](#)) [Admin. by any City dept. as lead agency]
Environmentally Critical Areas
 Conditional Use (SMC [23.42.042](#))
 Reasonable Use Exception (SMC [25.09.300](#))
 Variance (SMC [25.09.160.C](#), [25.09.280](#))
Habitable Building Standards Variances (SMC [22.206.217](#))
Housing & Building Maintenance Code Violations (SMC [22.208.050](#))
Land Use Code Citations (SMC [23.91.006](#), [23.91.010](#), [23.91.012](#))
Land Use Code Interpretations (SMC [23.88.020](#))
Land Use Regulations (SMC [23.47A.004](#))
Adult Cabarets (SMC [23.49.030](#))
Land Use Regulations Industrial (SMC [23.50.012](#))
Land Use Regulations – Affordable Housing Impact Mitigation Program for Commercial Development (SMC [23.58B.030](#))
Land Use Regulations – Mandatory Housing Affordability for Residential Development (SMC [23.58C.035](#))
Land Use Regulations – Seattle Shoreline Master Program Regulations (SMC [23.60A.064](#), [23.60A.202](#), [23.60A.203](#), [23.60A.204](#), [23.60A.214](#))
Land Use Regulations – Station Area Overlay District (SMC [23.61.016](#))
Land Use Regulations – Master Planned Communities (SMC [23.75.085](#), [23.75.120](#))
Master Use Permit [Type II] decisions (SMC [23.76.06C](#), [23.76.022](#)):
 Administrative Conditional Uses
 Consistency with Planned Action Ordinance and EIS
 Design Review
 Downtown Planned Community Developments
 Establishing Light Rail Transit Facilities
 Establishing Monorail Transit Facilities
 Major Phased Developments
 Short Subdivisions
 Special Exceptions
 Temporary Uses
 Variances
Noise Code Variances (SMC [25.08.590](#), [25.08.610](#), [25.08.655](#))
Noise Code Citations (SMC [25.08.900](#), [25.08.910](#), [25.08.920](#), [25.08.930](#), [25.08.940](#), [25.08.950](#))
Pioneer Square Minimum Maintenance Violations (SMC [25.28.280](#), [25.28.300](#), [25.28.310](#))
Relocation Assistance: (City action causes displacement) (SMC [20.84.225](#), [20.84.640](#))
Stop Work Orders (SMC [23.76.034](#))
Stormwater, Grading & Drainage exceptions (SMC [22.800.040](#))

Tenant Relocation Assistance Eligibility Determinations (SMC [22.210.100](#), [22.210.110](#), [22.210.120](#), [22.210.150](#), [22.210.160](#))
Economic Displacement Relocation Assistance (SMC [22.212.090](#), [22.212.100](#))
Weed and Vegetation Citations (SMC [10.52.031](#), [10.52.032](#), [10.52.034](#), [10.52.035](#), [10.52.036](#))
[Admin. by SDCI]

Land use decisions on Type III applications

Subdivisions (SMC [23.76.024](#) & SMC [23.22.054](#))

Recommendations to City Council on Type IV applications (SMC [23.76.036](#), [23.76.052](#), [23.76.054](#)):

Council Conditional Uses

Major Amendment to Property Use and Development Agreement (SMC [23.76.058](#))

Major Institution Master Plans (SMC [23.69.030](#))

Public Facilities (SMC [23.69.032](#))

Rezone Applications (SMC [23.34](#))

SCHOOL REUSE & DEPARTURES [Administered by Department of Neighborhoods]

School Development Standard Departures (SMC [23.79.012](#)) within MUP decision School

Reuse/SUAC (SMC [23.78.014](#)) within MUP decision

CIVIL RIGHTS [Administered by the Office for Civil Rights]

Employment Discrimination Complaints (SMC [14.04.150](#), [14.04.170](#), [14.04.180](#), [14.04.185](#))

Unfair Public Accommodations Practices (SMC [14.06.040](#), [14.06.110](#), [14.06.120](#), [14.06.130](#), [14.06.140](#))

All-Gender Single-Occupant Restrooms Requirements (SMC [14.07.040](#))

Fair Housing (SMC [14.08.170](#), [14.08.180](#), [14.08.200](#))

Use of Criminal Records in Housing (SMC [14.09.085](#) & [14.09.090](#))

Fair Contracting Practices (SMC [14.10.120](#), [14.10.130](#), [14.10.140](#), [14.10.150](#))

Paid Sick/Safe Leave Appeals (SMC [14.16.050](#), [14.16.070](#), [14.16.085](#), [14.16.090](#), [14.16.100](#), [14.16.105](#))

Fair Chance Employment Appeals (SMC [14.17.045](#), [14.17.060](#), [14.17.065](#), [14.17.075](#), [14.17.080](#))

Minimum Wage Appeals (SMC [14.19.050](#), [14.19.070](#), [14.19.085](#), [14.19.090](#), [14.19.100](#), [14.19.105](#))

Wage Theft Appeals (SMC [14.20.030](#), [14.20.050](#), [14.20.065](#), [14.20.070](#), [14.20.080](#), [14.20.085](#))

The Use of Conversion Therapy on Minors (SMC [14.21.050](#))

Secure Scheduling (SMC [14.22.065](#), [14.22.085](#), [14.22.100](#), [14.22.105](#), [14.22.115](#), [14.22.120](#))

Domestic Workers (SMC [14.23.095](#), [14.23.100](#), [14.23.105](#), [14.23.115](#), [14.23.120](#))

Protecting Hotel Employees from Violent or Harassing Conduct (SMC [14.26.150](#), [14.26.170](#), [14.26.180](#), [14.26.210](#), [14.26.220](#))

Protecting Hotel Employees from Injury (SMC [14.27.150](#), [14.27.170](#), [14.27.180](#), [14.27.190](#), [14.27.210](#), [14.27.220](#))

Improving Access to Medical Care for Hotel Employees (SMC [14.28.150](#), [14.28.170](#), [14.28.180](#), [14.28.210](#), [14.28.220](#))

Hotel Employees Job Retention (SMC [14.29.150](#), [14.29.170](#), [14.29.180](#), [14.29.190](#), [14.29.210](#), [14.29.220](#))

LANDMARKS AND SPECIAL DISTRICTS [Administered by the Dept. of Neighborhoods]

Certificates of Approval for Designated Landmarks (SMC [25.12.740](#))
Factors to be considered by Board or Hearing Examiner (SMC [25.12.750](#))
Hearing Examiner procedure (SMC [25.12.760](#))
Landmark Controls & Incentives (SMC [25.12.530](#)) [Recommendations to City Council]
Owner's objections to Board's recommendation (SMC [25.12.535](#))
Scheduling of hearing (SMC [25.12.540](#))
Hearing Examiner procedure (SMC [25.12.560](#))
Basis for Hearing Examiner's recommendations. (SMC [25.12.570](#))
Hearing Examiner recommendations--Referral to Council (SMC [25.12.610](#))
Service of notices (SMC [25.12.640](#))
Landmarks Code Interpretations (SMC [25.12.845](#))
Conformance with general development (SMC [25.12.890](#))

Special Review Districts' Certificate of Approval and Code Interpretations

Certificate of Approval – Application, review, and appeals (SMC [23.66.030](#))
Ballard Avenue Landmark District (SMC [25.16.110](#), [25.16.115](#))
Columbia City Landmark District (SMC [25.20.110](#), [25.20.115](#))
Fort Lawton Landmark District (SMC [25.21.110](#), [25.21.130](#), [25.21.135](#))
Harvard Belmont Landmark District (SMC [25.22.110](#), [25.22.130](#), [25.22.135](#))
International District (SMC [25.24.080](#), [25.24.085](#))
Pike Place Market Historical District (SMC [25.24.080](#), [25.24.085](#))
Pioneer Square Historical District (SMC [25.28.280](#), [25.28.300](#), [25.28.310](#))
Sand Point Naval Air Station Landmark District (SMC [25.30.090](#), [25.30.110](#), [25.30.120](#))

HEALTH AND PUBLIC SAFETY CODE VIOLATIONS

Graffiti Nuisance Violations (SMC [10.07.050](#)) [Administered by Seattle Public Utilities]
Health Code Permit Actions (SMC [10.01.220](#)) [Admin. by Seattle-King County Public Health]
Infectious Waste Management Ordinance Violations (SMC [21.43.090](#)) [Admin. by Seattle-King County Public Health]
Frozen Dairy Food Products (SMC [10.18.140](#)) [Administered by Seattle-King County Public Health]
Noise Variance (SMC [25.08.610](#))
Radiofrequency Radiation Ordinance Violations (SMC [25.10.540](#)) [Admin. by Seattle-King County Public Health]
Corrosion Prevention (SMC [21.08.350](#), [21.08.360](#)) [Admin. By Seattle-King County Public Health]

CITY TAXES AND LICENSES [Admin. by Financial & Admin. Serv., Revenue & Consumer Affairs]

Admission Tax Exemptions (SMC [5.40.028](#), [5.40.085](#))
All Ages Dance and Venues (SMC [6.295.180](#))
Bond Claims (SMC [6.202.290](#))
Business and Occupation and other Tax Assessments (SMC [5.55.140](#), [5.55.150](#), [5.55.230](#))
Income Tax on High-Income residents (SMC [5.65.160](#), [5.65.170](#), [5.65.230](#))
Multifamily Housing Property Tax Exemption (SMC [5.73.110](#))

Horse Drawn Carriage Licenses (SMC [6.315.430](#))
License Denials, Suspensions & revocations (SMC [5.55.230](#), SMC [6.02.080](#), SMC [6.02.285](#),
SMC [6.214.320](#), SMC [6.02.290](#), SMC [6.202.240](#), SMC [6.202.270](#), Chap. [6.500](#) SMC, SMC
[6.10.120](#), SMC [6.10.130](#), [6.208.020](#), [6.214.320](#), [6.295.160](#), [6.295.180](#))

Animal Control:

Animal License Denials (SMC [9.25.120](#))

Determinations of Viciousness/Order of Humane Disposal (SMC [9.25.036](#))

Adult Entertainment (SMC [6.270](#))

For-Hire Vehicles & Drivers (SMC [6.310.635](#), [6.310.735](#))

Gas Piping (SMC [6.430.210](#))

Panorama and Peepshows (SMC [6.42.080](#))

Refrigeration Systems (SMC [6.410.210](#))

Steam Engineers and Boiler Fireman (SMC [6.420.210](#))

Unit Pricing (SMC [7.12.090](#))

Marijuana Business License Citations (SMC [6.500.147](#), [6.500.150](#), [6.500.170](#))

Short-Term Rentals (SMC [6.600.120](#))

CABLE COMMUNICATIONS- [Administered by the Office of Cable Communications]

Franchise Termination (SMC [21.60.120](#))

MISCELLANEOUS JURISDICTIONS

Civil Service Appeals (SMC [4.04.250](#)) [Delegation from Civil Service Commission]

Commuter Benefit (SMC [14.30.150](#))

Energy Benchmarking Appeals (SMC [22.920.155](#)) [Admin. by Office of Sustainability and Environment]

Ethics Code Violations (SMC [3.70.100](#)) [Delegation from Ethics & Elections Commission]

Improvement District Assessment Appeals as provided by Ordinance

LID Assessment Rolls (SMC [20.04.090](#)) [Admin. by SDOT]

Rental Agreement (SMC [7.24.130](#)) [Admin. by SDCI]

Restricted Parking Zone Appeal (SMC [11.16.317](#)) [Admin. by SDOT]

Review of Floating Home Moorage Fees (SMC [7.20.080](#), [7.20.090](#), [7.20.110](#))

Property Tax Exemption Elimination (SMC [5.73.110](#), [5.73.100](#)) [Admin. by Office of Housing]

SDOT Citation Appeals (SMC [15.91.006](#)) [Admin. by SDOT]

Street Use Appeals (SMC [15.90](#)) [Admin. by SDOT]

Third Party Utility Billing Complaints (SMC [7.25.050](#))

Whistleblower Retaliation Complaints (SMC [4.20.865](#)) [Filed by the Ethics and Elections Commission]

Compensation and Working Conditions Generally (SMC [4.20.225](#), [4.20.860](#), [4.20.870](#))

Floating Home Moorages (SMC [7.20.080](#), [7.20.090](#), [7.20.100](#), [7.20.110](#))

Refund Anticipation Loan Regulation (SMC [7.26.070](#))

Please note that the list is provided only for the public's convenience and may not reflect recent ordinances adopted by the City Council. The Seattle Municipal Code and those ordinances are the ultimate authorities on the extent of the Examiner's jurisdiction.