



Statement of Intent to Take Advantage of Current Land Use Code

Effective January 21, 2026, the City of Seattle implemented permanent regulations to comply with House Bill 1337 regarding Accessory Dwelling Units (ADUs), House Bill 1110 regarding increased density and opportunity for Middle Housing and updated the City's zoning use and development standards to align with the One Seattle Plan, Seattle's comprehensive plan. This form is for applicants who would like to take advantage of the land use provisions, including those to accommodate ADUs and/or Middle Housing, and who have permits that are under review or have been issued and are still active. Additional permit fees may apply and will be charged according to Director's Rule 2-2021.

To utilize this process, and to avoid having to withdraw and resubmit your construction permits, you will need to state in this form that you:

- Would like to revise your project to take advantage of the permanent land use code
- Are willing to abandon your vested rights to all the land use control ordinances in place when you applied for your building permit (land use control ordinances include SMC Title 23, and Chapters 25.05, 25.09, 25.11)
- Verify that the project scope was originally designed to the Seattle Residential Code (SRC) and with the proposed revisions, still falls within the scoping of the SRC (SRC Section R101.2).

Changes to Projects:

All permit change requests will be reviewed by SDCI's zoning reviewers whether projects are under review or have previously issued permits. Please include your current project description and proposed project description in this form along with your current and proposed site plans.

If you choose to apply the new Land Use Code, your project will remain vested to the version of the SRC in effect at application, even if the proposed changes are to applications in review or revisions to issued permits. Any new buildings proposed on a site will require a new building permit and will be subject to the SRC in effect at the time of completed permit application. Changes to projects that no longer fall within the SRC will also require a new permit application.

Instructions:

In order to take advantage of this process, select the **Statement of Intent** applicable to your request. The first Statement of Intent form is for projects under active review (not yet issued). The second Statement of Intent form is for revisions to issued permits that are still active.

You will need the following to complete the applicable Statement of Intent.

1. Gather the SDCI record numbers associated with each building in your project application. Each structure is assigned a separate record number.
2. Prepare current and proposed project descriptions.
3. Prepare current and proposed site plans.
4. Confirm the scope of project remains subject to the Seattle Residential Code. Seattle Residential Code (R101.2) applies to detached one- and two-family dwellings and townhouses, 3 stories and less [Note: any townhouse must be a single unit, ground to sky].
 - a. Permit changes that add a new building on a site or that revise the project scope beyond the SRC to Seattle Building Code (SBC) require a new permit.

After you've completed the form, email the signed document, project descriptions and site plans to your assigned zoning reviewer. If you have questions about this process, please [contact us online](#).

Statement of Intent

For projects seeking to take advantage of current land Use regulations (PROJECTS UNDER ACTIVE REVIEW)

I, the undersigned, hereby request that SDCI review my project, consisting of SDCI record numbers _____, under all current land use control ordinances.

I confirm that I will abandon any vested rights I have to the land use code. I acknowledge that my permit will not vest to land use regulations until the date of permit issuance.

I attest that the permit scope with the proposed changes still falls within the scope of the SRC (SRC Section R101.2).

Please email this completed form and site plans to your zoning reviewer.

Current project description (attach site plan): _____

Proposed project description (attach site plan): _____

Applicant name: _____

Applicant email: _____

SDCI record number(s): _____

Signature: _____ **Date:** _____

Outcome: _____

SDCI signature: _____ **Date:** _____

Statement of Intent

For projects seeking to take advantage of current land Use regulations (REVISIONS TO ISSUED PERMITS THAT ARE STILL ACTIVE)

I, the undersigned, hereby request that SDCI review revisions to my project, consisting of SDCI record numbers _____, under all current land use control ordinances.

I acknowledge that my revision will not vest to land use regulations until the date SDCI issues my post-permit revision.

I attest that the project with the proposed revision still falls within the scope of the Seattle Residential Code (SRC Section R101.2).

Please email this completed form to your zoning reviewer.

Current project description (attach site plan): _____

Proposed project description (attach site plan): _____

Applicant name: _____

Applicant email: _____

SDCI record number(s): _____

Signature: _____ **Date:** _____

Outcome: _____

SDCI signature: _____ **Date:** _____