



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

June 30, 2022

Dear City and County Shoreline Administrators:

We are sending you this letter to inform you that the “substantial development” dollar threshold will increase to \$8,504.00 as of July 1, 2022.

As you know, the Shoreline Management Act defines “substantial development” as any development in which the fair market value exceeds five thousand dollars. In 2002, the Legislature passed a bill that requires the Office of Financial Management to adjust this dollar threshold, based on inflation, every five years beginning July 1, 2007. The threshold was increased to \$5,718 in 2007, then to \$6,416 in 2012, and to \$7,047 in 2017.

Please alert your agency’s staff to this change.

On the second page of this letter is the public notice the Washington State Office of Financial Management published in the Washington State Register with contact information if you have questions.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Misty Blair".

Misty Blair
Shoreline Management Policy Lead
Shorelands & Environmental Assistance Program

Office of Financial Management

Notice of Substantial Development Dollar Threshold Adjustment

In accordance with [RCW 90.58.030](#) (3)(e), the Office of Financial Management (OFM) shall adjust the "substantial development" dollar threshold defined in the Shoreline Management Act every five years beginning July 1, 2007. The new dollar threshold shall be transmitted to the Office of the Code Reviser for publication in the Washington State Register at least one month before the new threshold takes effect.

[RCW 90.58.030](#) (3)(e), a part of the Shoreline Management Act, defines a substantial development to include any development with a fair market value exceeding five thousand dollars. The statute requires OFM to adjust this dollar threshold for inflation every five years. The adjustment is to be based on changes in the consumer price index for the urban areas of Seattle, Washington, during that five-year period. The new dollar threshold shall be published in the state register at least one month before the new dollar threshold takes effect.

In accordance with these requirements, OFM submits for publication the new dollar threshold of eight thousand five hundred four dollars (\$8,504). The new dollar threshold takes effect July 1, 2022.

The new threshold was calculated as follows. Over the five-year period from April 2017 to April 2022, the consumer price index for urban wage earners and clerical workers for the Seattle-Tacoma-Bellevue, Washington, area as reported by the Bureau of Labor Statistics, United States Department of Labor, increased by 20.679 percent. This percentage applied to the prior threshold of seven thousand forty-seven dollars (\$7,047) results in an updated threshold of eight thousand five hundred four dollars (\$8,504).

If you have any questions or need further information, contact Robert Baker at (360) 902-0605 or email Bob.Baker@ofm.wa.gov.

OFFICE OF THE CODE REVISER
STATE OF WASHINGTON
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