

# CITY OF LYNDEN

## EXECUTIVE SUMMARY



<b>Meeting Date:</b>	January 2, 2024	
<b>Name of Agenda Item:</b>	Set the Public Hearing to Consider Res 24-1088 - Update to the Building Valuation Data (BVD) used to Calculate Building Permit Fees	
<b>Section of Agenda:</b>	Consent	
<b>Department:</b>	Community Development	
<b>Council Committee Review:</b>	<input type="checkbox"/> Community Development <input type="checkbox"/> Finance <input type="checkbox"/> Parks	<input type="checkbox"/> Public Safety <input type="checkbox"/> Public Works <input type="checkbox"/> Other: _____
	<b>Legal Review:</b> <input type="checkbox"/> Yes - Reviewed <input checked="" type="checkbox"/> No - Not Reviewed <input type="checkbox"/> Review Not Required	
<b>Attachments:</b>		
Draft Res 24-1088 with proposed values shown in blue.		
<b>Summary Statement:</b>		
<p>As the City Council considers fee increases reflected in a comprehensive fee schedule, staff has also drafted an update to the Building Valuation Data (BVD) which is used in a formula to calculate building permit fees. The last update to the City's BVD table was done in 2018 via Resolution 991.</p> <p>National BVD is updated by the International Code Council (ICC) every 6 months to represent average valuations for various occupancy types including business, residential, educational, etc. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material. The City of Lynden then uses these valuations to calculate building permit fees. Fees are collected to recoup some of the costs associated with the services provided by the building division. The valuation table that is currently used by the City reflects 2016 ICC guidance. Staff is now proposing an increase to the 2021 guidance to close the gap between the city's adopted valuation data and the current market rate. Staff recommends that budget approvals for the 2025 and 2026 years consider bringing the building valuation closer to the market-rate standard and then remain current with the ICC guidance.</p> <p><b>Res 24-1088 does not propose an increase to the fee formula but only to the minimum value assigned per construction type.</b> If accurate construction costs have been submitted to the city the result will be little to no increase in that portion of permit fees. An example fee list for a single-family residence is included to demonstrate the fee increases per the updated fee schedule and the updated BVD table. Council is asked to review this proposal ahead of a public hearing. The item will also be discussed at the January 10 Community Development Committee meeting.</p>		
<b>Recommended Action:</b>		
Motion to set the public hearing for <b>January 16, 2024</b> , to consider a resolution which would update the building valuation data used to calculate building permit fees.		