

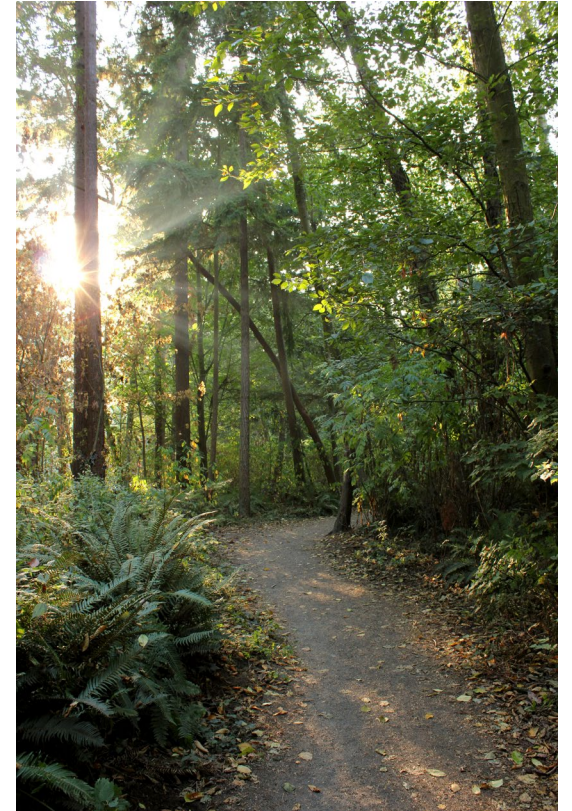
Public Hearing on a King County Public Benefit Rating System (PBRS) Application

AB 6687 | May 20, 2025

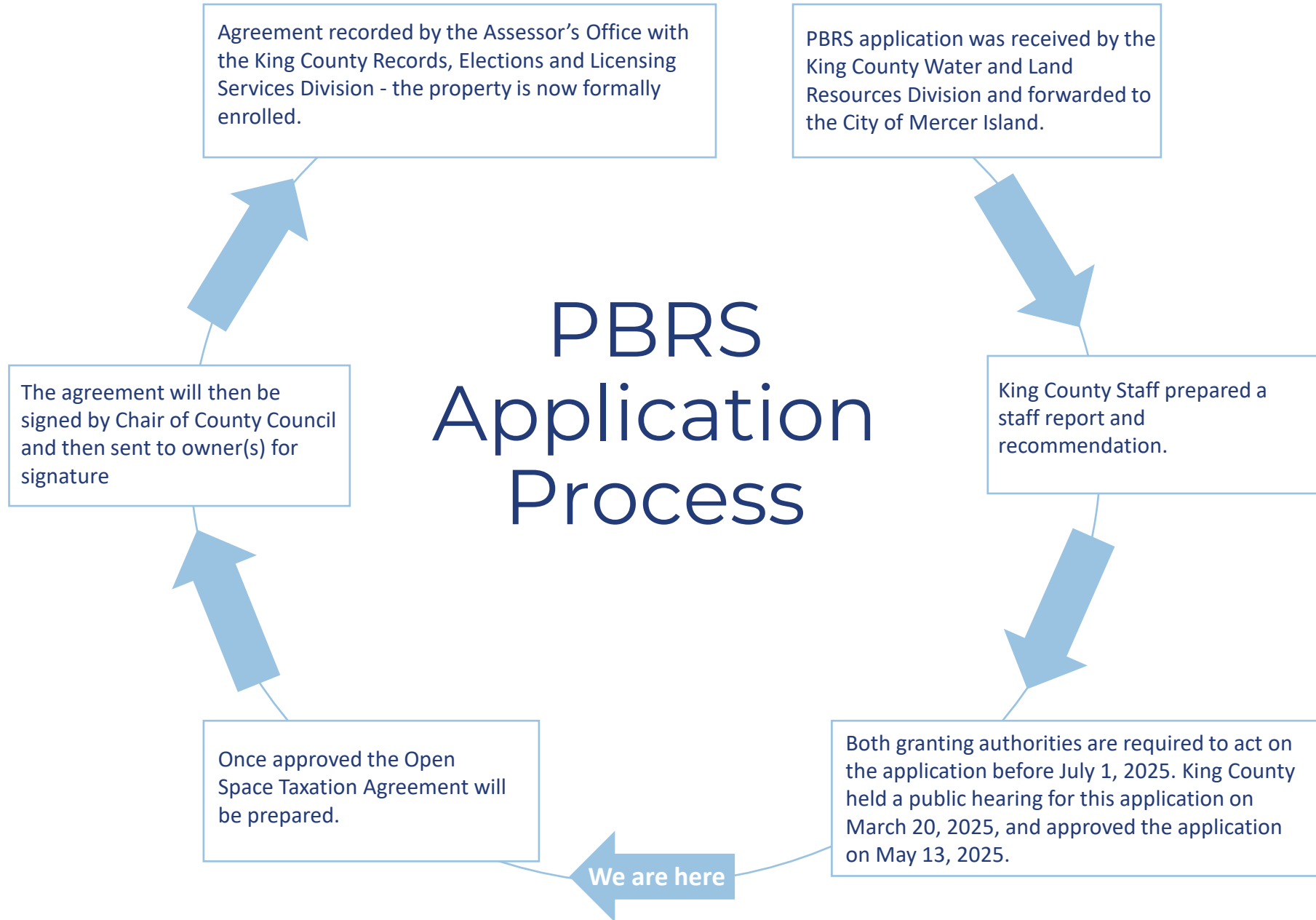


Public Benefit Rating System (PBRs) Program

- The Public Benefit Rating System (PBRs) program encourages voluntary resource conservation and offers an incentive to preserve open space on private property in King County by providing a tax reduction.
- The reduction in property tax is based upon the accrual of “points” under the program and the annual tax reduction ranges from 50% to 90%.
- The last PBRs application was received by the City of Mercer Island in 2017. A public hearing was conducted under AB 5303 and Resolution No. 1531 was approved.



PBRS Application Process



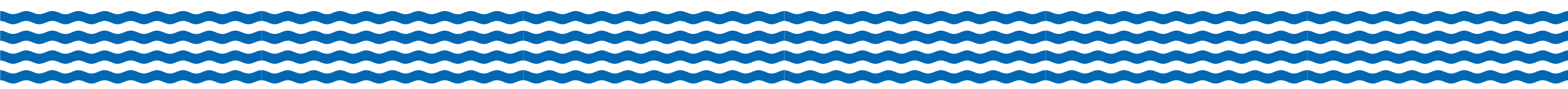
PBRS Request

- Address: 5045 Forest Avenue SE
Parcel Number: 242404-9035
- The subject property is highly encumbered by critical areas and developed with an existing single-family residence and cabin.
- The subject property has been enrolled in King County's PBRS program since 1997 as authorized under RCW 84.34 and KCC 20.36.
- The subject property is 4.09 acres in area; the PBRS tax reduction affects 2.91 acres of the site.
- The request is for additional tax relief by updating their PBRS Resource Inventory. The request is to increase the property tax reduction from 80% to 90%.



Next Steps

- If the PBRS application is approved by the City Council, the tax reduction will take effect for the 2026 fiscal year.
- After approval, an Open Space Taxation Agreement will be produced for the subject property later this summer, which must be signed by the Chair of the County Council and all owners then recorded no later than June 30, 2025.



Recommended Action

- Conduct the Public Hearing for the proposed property tax reduction.
- Approve Resolution No. 1674 for the proposed public benefit rating system current use assessment for 2.91 acres of the property located at 5045 Forest Ave SE, Mercer Island, WA.