

Multifamily Housing Tax Exemptions: Extension of Program Deadlines

Ordinance No. O2026-017



Planning Commission Briefing, September 22, 2026

Background

The intent of the ordinance is to amend Chapter 3.30, Multifamily Housing Tax Exemptions, of the Tumwater Municipal Code to extend the program deadlines to provide time for City Council and staff to complete the work on the Multifamily Tax Exemption Program evaluation and update



Background

- The review of the program is expected to be completed in early 2027 and potential amendments to the program are expected in 2027
- The City is currently working with ECONorthwest to review City's existing Multifamily Housing Tax Exemptions program to determine if it is providing its intended outcomes



Background

- Under current regulations, applications for new projects under the Multifamily Housing Tax Exemptions program will no longer be accepted after the end of the year
- Aside from extending deadlines for the program, the ordinance does not make any other changes to the existing program



Amendments to TMC 3.30.130

TMC 3.30.130, *Application deadline and program expiration*, is amended as follows:

- A. *Applications for the multifamily housing tax exemption program will not be accepted after December 31, 202~~6~~7. Applications for final certificate of tax exemption will not be accepted after December 31, 202~~9~~30.*
- B. *The multifamily housing tax exemption program, this chapter, shall expire March 31, 204~~2~~3.*



Recommended Action

The Planning Commission will be asked to set a hearing date of October 13, 2026, for the ordinance after discussion at the briefing



Next Steps

State Environmental Protection Act

- SEPA Checklist was completed August 28, 2026
- Determination of Non-significance is expected to be issued in September 2026
- Determination Appeal Period is expected to end in September 2026

Notice of Intent

- Notice of Intent was submitted to Commerce on August 28, 2026
- Comment Period will end on October 28, 2026

Planning Commission

- Briefing September 22, 2026
- Hearing October 13, 2026

City Council

- General Government Committee October 21, 2026
- Consideration November 2, 2026