

VALUE OF IMPROVEMENTS

6/30/10

The City may require additional information as needed. If you have any questions concerning your application submittal, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

NOTE: This information is not needed for all applications, but it is critical information to have early in the process for the affected projects. Please contact the Land Use planner in the Permit Center to determine how this requirement may affect your project.

Any addition or alteration to an existing building requires review by the City to determine if the original development meets the current Land Use Code regulations. Improvements, remodels, or expansions of nonconforming buildings that exceed a certain percentage of the replacement value, or exceed a certain size, may require that the site be brought into partial or full compliance with the current Land Use Code (LUC) requirements. For requirements applicable to buildings located outside of the Downtown, refer to *LUC 20.20.560*. For requirements applicable to buildings located in the Downtown, refer to *LUC 20.25A.025*. Please complete the following and submit with your application.

1. Property Address _____ Floor/Suite _____
2. Description of proposed improvements (including square footage) _____

3. Value of proposed improvements _____
4. Current use (e.g., vacant, new space, retail, restaurant, residential) _____
- 4.a. If vacant, most recent use _____
(If the use has changed, you must demonstrate that the City's parking requirements are met. See LUC 20.20.590 and 20.25A.050.)
5. Proposed use _____
6. Name of building _____
7. Year building construction was completed _____
8. Replacement value of the existing building _____
see reverse side of page
9. Total value of other improvements completed within the last 12 months _____ **or**
- 9a. List the other improvements to the building completed within the last 12 months _____

To be completed by a Planner:

This project triggers the current Land Use Code development regulations

(OVER)

Do not hire an expert to prepare the estimate of valuation until you have verified with the City that this requirement applies to your project.

Procedure for Determining Valuation

The following valuation procedure is established pursuant to the requirements of LUC 20.20.560. The replacement value of non-conforming buildings is determined using the following procedure.

1. The Director requires the applicant to provide an estimate of the current replacement value of the building. The calculation must be prepared by a licensed architect, qualified appraiser, insurance professional, or cost-estimating consultant utilizing cost indexes published by the Marshall Valuation Service (Marshall & Swift). The assessed value of the building, as defined by the King County Assessor's Office for the year specified in LUC 20.20.560, may be used as the replacement value at the applicant's option.
2. The estimate should include a deduction for items of deferred maintenance, if applicable.

Deferred maintenance is defined as:

- a. Physical depreciation or loss in value of a building resulting from postponed maintenance of the building;
 - b. Curable physical deterioration that should be corrected immediately; or,
 - c. Repairs necessary to put a property in good condition.
3. The Director will verify that the value estimate indicated by the Marshall Valuation Service calculation is reasonably correct. In the event the Director determines that the estimate has not been correctly calculated, or the cost indexes have not been appropriately applied, the Director will notify the applicant in writing and specify why the estimate has been incorrectly determined.
 4. The Director will make the final determination of replacement value. The permit or decision may be appealed pursuant to the procedures designated by the Bellevue Land Use Code when this determination is made as part of a permit or decision processed under Process II (LUC 20.35.200 et seq).