**This schedule applies to: Land Use Planning and Permitting**

**Scope of records retention schedule**

This records retention schedule authorizes the destruction/transfer of the public records relating to the function of planning and development of land use and growth, and the authorization, development and regulating of building and construction projects. It is to be used in conjunction with the *Local Government Common Records Retention Schedule (CORE),* which authorizes the destruction/transfer of public records common to all local government agencies. *CORE* can be accessed online at: <http://www.sos.wa.gov/archives/recordsretentionschedules.aspx>.

**Disposition of public records**

Public records covered by records series within this records retention schedule must be retained for the minimum retention period as specified in this schedule. Washington State Archives strongly recommends the disposition of public records at the end of their minimum retention period for the efficient and effective management of local resources.

Public records designated as Archival (Permanent Retention) or Non-Archival (with a retention period of “Life of the Agency” or “Permanent”) must not be destroyed. Records designated as Archival (Appraisal Required) must be appraised by the Washington State Archives before disposition. Public records must not be destroyed if they are subject to ongoing or reasonably anticipated litigation. Such public records must be managed in accordance with the agency’s policies and procedures for legal holds. Public records must not be destroyed if they are subject to an existing public records request in accordance with [chapter 42.56 RCW](http://apps.leg.wa.gov/rcw/default.aspx?cite=42.56). Such public records must be managed in accordance with the agency’s policies and procedures for public records requests.

In addition to the minimum retention requirements specified in this schedule, there may be additional (longer) retention requirements mandated by federal, state and/or local statute, grant agreement, and/or other contractual obligations.

**Revocation of previously issued records retention schedules**

All previously approved disposition authorities for records that are covered by this retention schedule are revoked, including those listed in all general and agency unique retention schedules. Local government agencies should take measures to ensure that the retention and disposition of public records is in accordance with current approved records retention schedules.

**Authority**

This records retention schedule was approved by the Local Records Committee in accordance with [RCW 40.14.070](http://apps.leg.wa.gov/rcw/default.aspx?cite=40.14.070) on November 29, 2012.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| *Signature on File* |  | *Signature on File* |  | *Signature on File* |
| **For the State Auditor: Cindy Evans** |  | **For the Attorney General: Sharon Payant** |  | **The State Archivist: Jerry Handfield** |

**REVISION HISTORY**

|  |  |  |
| --- | --- | --- |
| **Version** | **Date of Approval** | **Extent of Revision** |
| 1.0 | November 29, 2012 | New sector schedule created from records series imported from version 5.2 of the *Local Government General Records Retention Schedule (LGGRRS)*, which has been dismantled. A series has been added to cover SEPA applications that are lapsed/withdrawn (LU2012-075), and another to cover the assignment of street addresses (LU2012-076). All disposition authority numbers (DANs) have been assigned a prefix of “LU” and a revision number of “0” (zero). A glossary of terms is located in the *Local Government Common Records Retention Schedule (CORE)*. |

**TABLE OF CONTENTS**

[1. PERMITTING 4](#_Toc338686098)

[2. PLANNING 10](#_Toc338686099)

[INDEXES 12](#_Toc338686100)

For assistance and advice in applying this records retention schedule,

please contact Washington State Archives at:

[recordsmanagement@sos.wa.gov](mailto:recordsmanagement@sos.wa.gov)

or contact your Regional Archivist.

1. PERMITTING

| **DISPOSITION AUTHORITY NUMBER (DAN)** | **DESCRIPTION OF RECORDS** | **RETENTION AND**  **DISPOSITION ACTION** | **DESIGNATION** |
| --- | --- | --- | --- |
| LU50-11-01  Rev. 0 | APPLICATIONS AND APPROVAL DOCUMENTATION FOR BUILDING CONSTRUCTION AND MODIFICATION PERMITS | **Retain** until completion of project and/or certificate of occupancy  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OPR |
| LU50-11-03  Rev. 0 | APPROVED CONSTRUCTION DRAWINGS, PLANS, AND SPECIFICATIONS | **Retain** for 90 days after completion of project  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  **ESSENTIAL**  OPR |
| LU50-11-02  Rev. 0 | APPROVED CONSTRUCTION SITE PLANS  Show “footprint” of development site. | **Retain** for 6 years after life of building  *or*  until subsequent permits changing the site plan are issued  *then*  **Destroy.** | NON-ARCHIVAL  **ESSENTIAL**  OPR |
| LU50-11-08  Rev. 0 | BUILDING CONSTRUCTION AND MODIFICATION PERMIT FILES (INVALID)  Permits issued in error in relation to code or jurisdiction. | **Retain** for 3 years after end of calendar year  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OFM |
| LU50-11-05  Rev. 0 | BUILDING CONSTRUCTION AND MODIFICATION PERMIT FILES (VALID)  Long term official documentation for all permitted projects, including permit, project inspection records, certificate of occupancy, administrative decisions, legal actions, statements of alternate methods of construction, variances, and special conditions. | **Retain** for 6 years after life of building  *then*  **Destroy.** | NON-ARCHIVAL  **ESSENTIAL**  OPR |
| LU50-11-06  Rev. 0 | BUILDING CONSTRUCTION AND MODIFICATION PERMIT INDEXES | **Retain** until no longer needed for agency business  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  **ESSENTIAL**  OFM |
| LU50-16B-04  Rev. 0 | CONDITIONAL USE PERMITS  Includes special use permits or equivalent. | **Retain** for the life of the agency. | NON-ARCHIVAL  **ESSENTIAL**  OPR |
| LU50-11-26  Rev. 0 | FOREST PRACTICE PERMIT FILES  Documentation of review, approval, and land inspections related to development applications that require forest practice permits. | **Retain** for 6 years after termination of permit  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  NON-ESSENTIAL  OPR |
| LU50-11-24  Rev. 0 | LAND DIVISION AND DEVELOPMENT BACKGROUND/REFERENCE FILES  Includes all records leading to final determination. For example, for a subdivision these records would include preliminary plat records. Includes land use developments such as subdivisions (plat, short plats), planned unit developments, planned development districts, binding site plans, master planned resorts, major industrial developments, and new fully-contained communities. Records to include any critical (sensitive) area designations and plat review working files. | **Retain** for 10 years after final determination  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  NON-ESSENTIAL  OFM |
| LU50-11-11  Rev. 0 | LAND DIVISION AND DEVELOPMENT FINAL DETERMINATION FILES  Documents of final official action determining land division and development conditions. Includes land use developments such as subdivisions (plats, short plats), planned unit developments, planned development districts, binding site plans, master planned resorts, major industrial developments, and new fully contained communities. | **Retain** until no longer needed for agency business  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  NON-ESSENTIAL  OFM |
| LU50-11-22  Rev. 0 | LONG TERM RIGHT-OF-WAY USE PERMITS | **Retain** for 6 years after termination of permit  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OPR |
| LU50-16-04  Rev. 0 | REFERRED PROJECT FILES  Project plans and statements referred from other agencies for land use planning review, including any agency response. | **Retain** for 3 years after conclusion of review  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OFM |
| LU2012-075  Rev. 0 | ***SEPA (State Environmental Policy Act) Applications – Withdrawn/Lapsed***  Applications and associated documents submitted to the local government agency for SEPA review, where the agency serves as lead agency. | **Retain** for 6 years after associated application withdrawn or lapsed  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OPR |
| LU50-11-13  Rev. 0 | SEPA (STATE ENVIRONMENTAL POLICY ACT) DETERMINATION OF SIGNIFICANCE OR NONSIGNIFICANCE  Includes Mitigated Determinations of Nonsignificance (MDNS). | **Retain** for the life of the agency. | NON-ARCHIVAL  **ESSENTIAL**  OPR |
| LU50-11-14  Rev. 0 | SEPA (STATE ENVIRONMENTAL POLICY ACT) ENVIRONMENTAL CHECKLIST | **Retain** for life of approved activity  *then*  **Destroy.** | NON-ARCHIVAL  **ESSENTIAL**  OPR |
| LU50-11-17  Rev. 0 | SEPA (STATE ENVIRONMENTAL POLICY ACT) ENVIRONMENTAL IMPACT STATEMENTS  Submitted to and accepted by the agency as part of its building code enforcement duties. | **Retain** for life of approved activity  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  **ESSENTIAL**  OPR |
| LU50-11-15  Rev. 0 | SHORELINE SUBSTANTIAL DEVELOPMENT PERMITS | **Retain** for life of approved activity  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  **ESSENTIAL**  OPR |
| LU2012-076  Rev. 0 | ***Street Address Assignment***  Records relating to the assignment of street addresses to parcels within the agency’s jurisdiction.  Includes, but is not limited to:   * Requests for new addresses; * Requests for name modifications; * Documentation of street/number assignments. | **Retain** until no longer needed for agency business  *then*  **Transfer** to Washington State Archives for permanent retention. | **ARCHIVAL**  **(Permanent Retention)**  **ESSENTIAL**  OPR |
| LU50-11-18  Rev. 0 | TEMPORARY PERMITS  Moving, log hauling, demolition, blasting, right of way use, et al. | **Retain** for 3 years after conclusion of permit activity  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OFM |
| LU50-11-19  Rev. 0 | TRANSITORY BUILDING CONSTRUCTION AND MODIFICATION PERMIT PROCESSING RECORDS  Does not include permit application records. | **Retain** until permit issued  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OFM |
| LU50-16B-19  Rev. 0 | UTILITY PERMIT FILES  Records document the issuance for the installation, modification, and removal of utility support in the public right-of-way. Records may include permit application, copies of the permit, plans, and inspection reports. | **Retain** for 6 years after termination of permit  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OPR |
| LU50-11-27  Rev. 0 | WATER AVAILABILITY VERIFICATION | **Retain** for 2 years after date of verification  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OPR |
| LU50-11-23  Rev. 0 | WITHDRAWN OR ABANDONED LAND USE, BUILDING CONSTRUCTION AND MODIFICATION PERMIT APPLICATIONS, APPEALS, LAND USE DEVELOPMENT, LAND DIVISION, AND SUPPORT DOCUMENTATION  May include permits issued but work not started within 180 days. | **Retain** until permit abandoned or withdrawn  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OFM |
| LU50-11-21  Rev. 0 | ZONING AND LAND USE EXCEPTIONS/WAIVERS  May include permits issued but work not started within 180 days. | **Retain** for the life of the agency. | NON-ARCHIVAL  **ESSENTIAL**  OPR |

1. PLANNING

| **DISPOSITION AUTHORITY NUMBER (DAN)** | **DESCRIPTION OF RECORDS** | **RETENTION AND**  **DISPOSITION ACTION** | **DESIGNATION** |
| --- | --- | --- | --- |
| LU50-16-01  Rev. 0 | COMPREHENSIVE LAND USE PLAN AND AMENDMENTS  Includes amendments, and Growth Management Act appeal determinations that amend the Comprehensive Plan. Includes all land use and zoning regulations (including critical areas, natural resource lands, urban growth areas, etc.) for *Growth Management Act* and non-*Growth Management Act* planning entities.  Excludes designations on the local government agency’s assets, which are covered by *CORE* series *Designations (Assets)* GS2012-034. | **Retain** until repealed or superseded  *then*  **Transfer** to Washington State Archives for permanent retention. | **ARCHIVAL**  **(Permanent Retention)**  **ESSENTIAL**  OPR |
| LU50-16-08  Rev. 0 | COMPREHENSIVE LAND USE PLAN HISTORY FILES  Statutory or locally required record of agency action leading to adoption of plan. | **Retain** until no longer needed for agency business  *then*  **Transfer** to Washington State Archives for permanent retention. | **ARCHIVAL**  **(Permanent Retention)**  NON-ESSENTIAL  OFM |
| LU50-11-25  Rev. 0 | CRITICAL (SENSITIVE) AREA DESIGNATION  Documentation of designation of **individual parcels** of real property that have critical areas.  Excludes designations on the local government agency’s assets, which are covered by CORE series *Designations (Assets)* GS2012-034. | **Retain** for 6 years after termination of designation  *then*  **Transfer** to Washington State Archives for permanent retention. | **ARCHIVAL**  **(Permanent Retention)**  NON-ESSENTIAL  OPR |
| LU50-11-29  Rev. 0 | ***Historic Site Files – Designation Granted***  Files track, monitor and document all designated historic buildings, landmarks and districts. Provides a history of building/landmark/district including nomination packet, criteria, and certificate of approval. May also include request from owners to change/renovate parts of landmark which includes photos, public hearings, agenda, violations, and site visits. | **Retain** for 6 years after termination of designation  *then*  **Transfer** to Washington State Archives for appraisal and selective retention. | **ARCHIVAL**  **(Appraisal Required)**  NON-ESSENTIAL  OPR |
| LU50-11-30  Rev. 0 | HISTORIC SITE FILES – NOMINATION DENIED  Nominations for landmark designation, which have been denied by the Landmarks Board. | **Retain** for 6 years after denial of nomination  *then*  **Destroy.** | NON-ARCHIVAL  NON-ESSENTIAL  OFM |
| LU50-16-05  Rev. 0 | SHORELINE MANAGEMENT MASTER PLAN AND AMENDMENTS | **Retain** until no longer needed for agency business  *then*  **Transfer** to Washington State Archives for permanent retention. | **ARCHIVAL**  **(Permanent Retention)**  **ESSENTIAL**  OPR |

|  |  |
| --- | --- |
| INDEX: | ARCHIVAL RECORDS |

PERMITTING

Approved Construction Drawings, Plans and Specifications 4

Building Construction And Modification Permit Indexes 5

Forest Practice Permit Files 5

SEPA (State Environmental Policy Act) Environmental Impact Statements 7

Shoreline Substantial Development Permits 7

Street Address Assignment 8

PLANNING

Comprehensive Land Use Plan and Amendments 10

Comprehensive Land Use Plan History Files 10

Critical (Sensitive) Area Designation 10

Historic Site Files – Designated 10

Land Division And Development Background/Reference Files 6

Land Division And Development Final Determination Files 6

Shoreline Management Master Plan And Amendments 11

|  |  |
| --- | --- |
| **INDEX:** | ESSENTIAL RECORDS |

PERMITTING

Approved Construction Drawings, Plans, and Specifications 4

Approved Construction Site Plans 4

Building Construction And Modification Permit Files (Valid) 5

Building Construction And Modification Permit Indexes 5

Conditional Use Permits 5

SEPA (State Environmental Policy Act) Determination Of Significance Or Nonsignificance 7

SEPA (State Environmental Policy Act) Environmental Checklist 7

SEPA (State Environmental Policy Act) Environmental Impact Statements 7

Shoreline Substantial Development Permits 7

Street Address Assignment 8

Zoning and Land Use Exceptions/Waivers 9

PLANNING

Comprehensive Land Use Plan and Amendments 10

Shoreline Management Master Plan And Amendments 11

|  |  |
| --- | --- |
| **INDEX:** | **DISPOSITION AUTHORITY NUMBERS (DANs)** |

LU2012-075 6

LU2012-076 8

LU50-11-01 4

LU50-11-02 4

LU50-11-03 4

LU50-11-05 5

LU50-11-06 5

LU50-11-08 4

LU50-11-11 6

LU50-11-13 7

LU50-11-14 7

LU50-11-15 7

LU50-11-17 7

LU50-11-18 8

LU50-11-19 8

LU50-11-21 9

LU50-11-22 6

LU50-11-23 9

LU50-11-24 6

LU50-11-25 10

LU50-11-26 5

LU50-11-27 8

LU50-11-29 10

LU50-11-30 11

LU50-16-01 10

LU50-16-04 6

LU50-16-05 11

LU50-16-08 10

LU50-16B-04 5

LU50-16B-19 8

|  |  |
| --- | --- |
| **INDEX:** | SUBJECTS |

***NOTE: “CORE” refers to the Local Government Common Records Retention Schedule.***

A

accounting *see CORE*

address assignment 8

annexations *see CORE*

applications and approval documentation 4

asset management *see CORE*

B

benefits (human resources) *see CORE*

blasting permits 8

boards/councils/committees *see CORE*

boundaries (jurisdictional) *see CORE*

building construction 4

permits (valid/invalid) 4, 5

site plans 4

building construction and modification permits 4

buildings

construction permit indexes 5

construction permits 5

construction permits (invalid) 4

historic 10, 11

C

community relations *see CORE*

comprehensive

land use plans 10

history files 10

conditional use permits 5

construction *see CORE*

drawings (approved) 4

site plans (approved) 4

transitory building permit 8

contracts *see CORE*

critical (sensitive) area designation 6, 10

D

demolition permits 8

design/construction *see CORE*

designation (critical/sensitive area) 10

districts (historic) 10, 11

E

electronic information systems *see CORE*

environmental

checklist (SEPA) 7

determination of non-/significance (SEPA) 7

impact statement (SEPA) 7

executive communications *see CORE*

F

financial *see CORE*

fleet/motor pool *see CORE*

forest practice permit 5

franchises 10

G

glossary of terms *see CORE*

governing bodies *see CORE*

*Growth Management Act* 10

Growth Management Act (appeals) 10

H

historic buildings/districts/landmarks/sites 10, 11

history files

comprehensive land use plan 10

human resources *see CORE*

I

incorporations *see CORE*

inspections

utilities 8

inventories *see CORE*

J

jurisdictional boundaries *see CORE*

L

land division/development 6

landmarks (historic) 10, 11

legal (advice, litigation, legal affairs) *see CORE*

log hauling permits 8

long term right of way use permits 6

M

mail/delivery *see CORE*

maintenance *see CORE*

meetings *see CORE*

minutes *see CORE*

mitigated determination of nonsignificance (MDNS) 7

moving permits 8

P

payroll *see CORE*

permits

building construction 8

valid 5

withdrawn/abandoned 9

conditional use 5, 6

forest practice 5

long term right of way use 6

shoreline development 7

temporary (moving, log hauling, demolition, blasting, right-of-way use, etc) 8

utility (in public right-of-way) 8

zoning and land use exemptions/waivers 9

plans *see also CORE*

approved construction 4

Comprehensive Land Use 10

construction site 4

referred from other agencies 6

Shoreline Master 11

utilities 8

plat review 6

property management *see CORE*

public disclosure *see CORE*

R

records management *see CORE*

referred project files 6

right of way use permits 6, 8

S

security *see CORE*

sensitive area designation 10

SEPA (State Environmental Policy Act)

applications (withdrawn/lapsed) 6

determination 7

environmental checklist 7

environmental impact statement 7

shoreline management

master plan/amendments 11

substantial development permit 7

sites (historic) 10, 11

staff records *see CORE*

State Environmental Policy Act (SEPA) 6

street address assignment 8

T

temporary permits 8

transitory building permit 8

U

utilities support (installation/removal) 8

W

withdrawn/abandoned permit applications 9

Z

zoning

comprehensive land use plan 10

exemptions/waivers 9

Growth Management Act 10