

CITY OF MONROE
ORDINANCE NO. 025/2025

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, AUTHORIZING A TEMPORARY WAIVER OF BUILDING PERMIT FEES FOR THE REPAIR AND REPLACEMENT OF STRUCTURES DAMAGED BY THE DECEMBER 2025 FLOODING EVENT; DECLARING AN EMERGENCY; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE AND AN AUTOMATIC EXPIRATION DATE.

WHEREAS, the City of Monroe experienced significant flooding between December 11 and December 13, 2025, resulting in widespread damage to residential and commercial structures within the City; and

WHEREAS, the governmental response to the December 2025 flooding event included, without limitation, declarations and/or proclamations of emergency at the federal, state, and local levels; and

WHEREAS, the City has a strong governmental interest in ensuring that the structural damage caused by the December 2025 flooding event is expeditiously repaired and remediated; and

WHEREAS, the City Council finds that the temporary waiver of certain building permit fees is necessary in order to assist property owners in the timely repair and restoration of flood-damaged structures; to facilitate and expedite the community recovery process; to prevent the public health, safety, and welfare detriment that would be posed by the continued presence of numerous unrepaired and unrestored structures throughout the City; and to promote economic development within the Monroe community; and

WHEREAS, the City Council desires to limit the scope of such fee waivers to repairs that constitute like-for-like replacement of flood-damaged materials and components, and to exclude modifications, additions, remodels, or upgrades to existing structures or systems that are not necessitated by or otherwise directly related to the December 2025 flooding event; and

WHEREAS, this ordinance is categorially exempt from State Environmental Policy Act (SEPA) requirements pursuant to WAC 197-11-800(19) and WAC 197-11-880; and

WHEREAS, adoption of this ordinance is necessary for the protection of public health, safety, property, peace, and/or welfare;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE DO ORDAIN AS FOLLOWS:

Section 1. Findings. The above recitals, together with the content of Agenda Bill, AB25-542, are hereby adopted as legislative findings in support of this ordinance.

Section 2. Temporary Building Permit Fee Waiver Authorized. The City shall not impose or collect any City-imposed fees for building permits issued for the repair or replacement of structures damaged by the December 2025 flooding event, provided that such work is limited to like-for-like repair and replacement of damaged materials and components.

Section 3. Exclusions The fee waiver authorized pursuant to Section 1 shall not apply to building permits issued for the following categories of work:

- a. Additions to existing structures;
- b. Remodels or reconfigurations;
- c. Upgrades or modifications to existing building systems, including but not limited to structural, mechanical, electrical, or plumbing systems, except as required to meet minimum code requirements for repair; or
- d. Any work unrelated to flood damage repair or restoration.

Section 4. State Building Code Fees Unaffected. Nothing in this ordinance shall be construed as waiving, reducing, or otherwise modifying any fees required by the State Building Code and/or other fees not imposed by the City of Monroe. All applicable state fees shall remain due and payable.

Section 5. Administration; Interpretation. The Building Official or their designee is authorized to interpret and administer this ordinance. Without limitation of the foregoing, the Building Official or their designee shall determine eligibility for the fee waiver authorized pursuant to Section 2 and may require permit applicants to provide reasonable documentation demonstrating that the proposed work satisfies the applicable criteria hereunder.

Section 6. Superseding Effect. Except as provided herein or as provided by law, the provisions of this ordinance shall supersede any inconsistent provision of any other City ordinance or resolution.

Section 7. Prospective Effect. The fee waiver authorized pursuant to Section 2 shall have prospective effect only and shall not apply to any permit application submitted prior to the effective date of this ordinance.

Section 8. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 9. Declaration of Emergency; Effective Date; Sunset. Based upon the findings set forth above, the City Council hereby declares a public emergency requiring this ordinance to take effect immediately. This ordinance shall accordingly be in full force and effect immediately upon adoption and shall remain effective for a period of sixty (60) days unless terminated earlier or subsequently extended by the City Council.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 16th day of December, 2025.

First Reading: 12/16/2025
Adoption: 12/16/2025
Published: 12/19/2025
Effective: 12/16/2025

CITY OF MONROE, WASHINGTON:


Geoffrey Thomas (Dec 17, 2025 19:56:20 PST)

Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:


Jodi Wycoff (Dec 18, 2025 08:43:36 PST)

Jodi Wycoff, City Clerk


Zach Lell (Dec 17, 2025 10:45:48 PST)

J. Zachary Lell, City Attorney

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Final Audit Report

2025-12-18

Created:	2025-12-17
By:	Jodi Wycoff (jwycoff@monroewa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAA8TWNsf024dAbX0Tf9s9P8CmetIEa3j7o

"Ord 025 2025 _Flood Emergency Fee Waiver 2025" History

-  Document created by Jodi Wycoff (jwycoff@monroewa.gov)
2025-12-17 - 6:42:01 PM GMT
-  Document emailed to Zach Lell (zlell@omwlaw.com) for signature
2025-12-17 - 6:42:30 PM GMT
-  Email viewed by Zach Lell (zlell@omwlaw.com)
2025-12-17 - 6:45:05 PM GMT
-  Document e-signed by Zach Lell (zlell@omwlaw.com)
Signature Date: 2025-12-17 - 6:45:48 PM GMT - Time Source: server
-  Document emailed to Geoffrey Thomas (gthomas@monroewa.gov) for signature
2025-12-17 - 6:45:50 PM GMT
-  Email viewed by Geoffrey Thomas (gthomas@monroewa.gov)
2025-12-18 - 3:56:07 AM GMT
-  Document e-signed by Geoffrey Thomas (gthomas@monroewa.gov)
Signature Date: 2025-12-18 - 3:56:20 AM GMT - Time Source: server
-  Document emailed to Jodi Wycoff (jwycoff@monroewa.gov) for signature
2025-12-18 - 3:56:21 AM GMT
-  Email viewed by Jodi Wycoff (jwycoff@monroewa.gov)
2025-12-18 - 4:43:26 PM GMT
-  Document e-signed by Jodi Wycoff (jwycoff@monroewa.gov)
Signature Date: 2025-12-18 - 4:43:36 PM GMT - Time Source: server

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2025-12-18 - 4:43:36 PM GMT