WHEN IS A TREE REMOVAL PERMIT REQUIRED?

Authorization from the City is required for removal of any Significant Tree (diameter of at least 6" at 4.5’ above grade).

Significant Trees. A Tree Removal Permit is required for removal of any Significant Tree. Each single-family, multifamily, commercial, and industrial lot within the City is permitted a maximum number of tree removals per year (RZC 21.72.020, Permits Required).

Tree Exceptions. A Tree Exception Request is required for any of the following actions: removing a Landmark tree (greater than 30” DBH); exceeding the maximum number of trees allowed for removal; not complying with the standards provided in RZC 21.72. An Arborist report and/or photo documentation is required.

Hazard Trees. A Hazard Tree Removal Declaration form, including a tree health assessment completed by a certified arborist, shall be submitted and reviewed by the City prior to removal of any hazardous tree. In lieu of an arborist report, staff may accept pictures of the a dead, dying, or diseased tree. Please consult with the Department prior to submitting a hazard tree declaration form to determine if your situation may allow for picture documentation.

Emergency Tree Removal. In the case of an emergency, a tree (or trees) can be removed without first obtaining a Tree Removal Permit. An emergency is generally when an imminent dangerous situation exists. A Tree Removal Permit shall be issued retroactively after the tree is removed.

TIP. If eleven (11) or more Significant Trees are proposed to be removed, a Clear and Grade Permit is required. Contact Development Engineering (425) 556-2876 for more information.

LANDMARK TREES, PROTECTED TREES, AND CRITICAL AREAS

Landmark Trees, Protected Trees, and trees within designated Critical Areas cannot be removed or altered, unless they are deemed hazardous by a certified arborist.

A Tree Exception Request is required for the removal of any Landmark; Protected Tree; or Tree within a designated Critical Area.

Landmark Trees. Significant trees greater than 30 inches in diameter at 4.5 feet above grade (DBH).

Protected Trees. Trees designated for protection on a Tree Preservation Plan as part of a land development approval or subdivision.

Critical Areas. Critical areas include Native Growth Protection Areas/Easements; classified streams and their buffers; wetlands and their buffers; landslide hazard areas; floodplains; and their associated buffer/building setback.
HOW MANY TREES ARE PERMITTED TO BE REMOVED?

**Developed Single Family Lots**
The maximum number of Significant Trees permitted to be removed per year is based upon the total lot area of the property (RZC 21.72.020.B).

<table>
<thead>
<tr>
<th>Lot Size</th>
<th>Number of Trees</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lots up to 10,000 sq. ft.</td>
<td>Up to 2</td>
</tr>
<tr>
<td>Lots between 10,001 &amp; 20,000 sq. ft.</td>
<td>Up to 4</td>
</tr>
<tr>
<td>Lots between 20,001 &amp; 30,000 sq. ft.</td>
<td>Up to 6</td>
</tr>
<tr>
<td>Lots 30,001 sq. ft or larger</td>
<td>Up to 8</td>
</tr>
</tbody>
</table>

**Developed Commercial/ Multifamily/Industrial Lots**
The maximum number of Significant Trees permitted to be removed per year is no more than five significant per acre per year for the purposes of:

a. thinning a heavily wooded area where remaining trees may benefit from the thinning and the site’s forested look, value, or function is maintained, OR

b. maintaining the sites landscaped areas (RZC 21.72.020.C).

**All New Development**
(Including single-family residences)
In all developments, a minimum of 35% of all Significant Trees shall be retained. In addition to retaining trees on site, development activities shall demonstrate consistency with the Tree Protection Standards and Measures contained in RZC 21.72.060 & 070, including providing tree protection barriers during construction.

A Tree Preservation Plan and Arborist Report, and Replanting Plan demonstrating consistency with RZC 21.72, shall be submitted with any application for construction permit.

**TIP.**
Trees which are deemed hazardous by a certified arborist do not count towards the total number of Significant Trees allowed to be removed per year.

**TIP.**
A Hazard Tree is defined as a tree that is dead, or is so affected by a significant structural defect or disease, that falling or failure appears imminent, or a tree that impedes safe vision or traffic flow, or that otherwise currently poses a threat to life or property.

HOW TO APPLY

Tree Removal Permits can be applied for online through Plan Review Online (PRO) request form. Once the form is submitted, a permit tech will reach out to you via email with instructions on how to upload the application materials to the Redmond ePermitting Service (REPS). It may take up to one business day before you receive a response.

- **Application Forms:** [Hazard Tree Declaration](#), Significant Tree Removal and Tree Exception Request

Specific submittal requirements are included on the applicable application form for [Hazard Tree Declaration](#), Significant Tree Removal and Tree Exception Request. A complete application form, including payment of all applicable fees, are required prior to the review of the tree removal request.

[Development Review Fee Schedule](#). Starting February 1, 2024 fees will be charged for all Single-Family Tree Removal Requests and Tree Exemptions.

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Rev. 02/2024