



STATE MANDATED WELL FORM

Purpose

On January 19, 2018, Washington State adopted new legislation affecting how counties manage development supported by permit-exempt groundwater withdrawals. Engrossed Substitute Senate Bill (ESSB) 6091 changed how Thurston County reviews and approves building permits relying on water for domestic use from a permit-exempt well. The State Mandated Well Form and associated fee were developed to address the requirements of ESSB 6091.

When is this form required?

The State Mandated Well Form and fee of \$500 are required for residential building permit applications when the applicant intends to supply water for domestic use by relying on a permit-exempt well. Residential building permit applications include:

- Single Family Residence
- Manufactured Home Placement
- Manufactured Home Placement for Family Member Unit
- Accessory Dwelling Unit

NOTE: The fee is not required for wells constructed prior to January 19, 2018, if a building permit application is submitted within five years from the date the well was constructed. The applicant must provide a well log demonstrating the construction date with the building permit application.

What is a permit-exempt well?

The State Groundwater Code (Chapter 90.44 RCW) identifies certain “small withdrawals” of groundwater as exempt from the state Department of Ecology’s permitting process. This includes requiring a water right.

Permit-exempt groundwater wells often provide water where a community supply is not available. The exemption allows for small uses of groundwater without a water right permit for the following types of uses:

- Domestic uses of less than 5,000 gallons per day
- Industrial uses of less than 5,000 gallons per day
- Irrigation of a lawn or non-commercial garden, a half-acre or less in size
- Stock water

Water Use Restrictions

The state law establishes limits on water use that vary depending on the location of the property within a watershed, also known as a Water Resource Inventory Area (WRIA). The watersheds and limitations on water use are as follows:

Nisqually (WRIA 11) or Chehalis (WRIAs 22, 23)

- Water for domestic use is limited to an annual average of 3,000 gallons per day (GPD) per connection.

Deschutes (WRIA 13) or Kennedy-Goldsborough (WRIA 14)

- Water for domestic use is limited to an annual average of 950 gallons per day (GPD) per connection, but may be curtailed to 350 gpd under declaration of a drought.
- Stormwater must be managed on site to the extent practicable by maximizing infiltration, using low impact development techniques.

NOTE: Permit-exempt wells are still subject to the overall limit for all connections of 5,000 gpd. Well meters are not required.

What is the Well Notification Affidavit Form?

This form acknowledges water use restrictions for the property. The property owner must sign, notarize, and record the affidavit with the Thurston County Auditor’s Office. The Auditor’s Office will charge a separate recording fee that will depend on the number of pages to be recorded. A copy of the recorded affidavit must be submitted to the Building Development Center prior to issuance of a building permit.

I Still Have Questions...

You can reach the Building Development Center (BDC) at (360) 786-5490. The BDC is open Monday through Friday from 8 am – 4 p.m. Information is also available on the County website at

www.co.thurston.wa.us/permitting.

Building Development Center

2000 Lakeridge Drive SW, Bldg 1, Second Floor; Olympia, WA 98502
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