



Snohomish County
Planning and Development Services

John Lovick
County Executive

Clay White, Director
3000 Rockefeller Avenue M/S #604
Everett, WA 98201-4046
(425) 388-3311 FAX (425) 388-3832

November 16, 2015

Dear Property Owner,

You are receiving this notice because county records indicate that you are the owner of designated forest resource land or real property within 500 feet of designated forest resource land. These records reflect the latest designation of forest lands in the updated Snohomish County Comprehensive Plan, effective July 2, 2015. If you have any questions about this notice, please call us at 425-388-3311, extension 2206.

Periodically, the county sends notices to all property owners on or near designated forest resource lands to provide information regarding:

- The designation and location of forest resource lands, as shown on the County's Comprehensive Plan Future Land Use Map,
- How forest management activities may affect you as a property owner of designated forest land or real property in proximity to those designated lands, and
- The requirement for landowners and purchasers of designated forest resource lands to complete a *Snohomish County "Right to Practice Forestry" Disclosure Statement* at the time of property transfer (sale and purchase).

Designated Resource Lands: State and county policies require the designation and conservation of resource lands that are not already characterized by urban growth and have long-term significance for the commercial production or extraction of agricultural products, timber products, or minerals (Revised Code of Washington 36.70A; Snohomish County General Policy Plan Land Use Section – Forest Lands). You can find out where the county's designated forest resource lands are located by using this link: [Map 1: Future Land Use](#)

How You May Be Affected: The Snohomish County Code (SCC) chapter that regulates Forest Lands (chapter 30.32A SCC) contains requirements that may affect you and your land. The provisions of this chapter include the following statements:

"Your real property is on, adjacent to, or within 500 feet of designated forest land, on which a variety of forest management activities could occur that may not be compatible with residential development for certain periods of limited duration. These forest management activities include, but are not limited to, timber harvest, road and trail construction, the operation of machinery, trucks and aircraft, brush control, slash burning, the application by spraying of forest chemicals, and other forest management activities, which activities are lawful if conducted in compliance with Title 222 WAC.

In addition, forest management activities may cause physical and aesthetic risks to residences and other structures within 200 feet of forest lands including falling timber and increased fire hazard. Due to these risks, Snohomish County encourages landowners to locate structures at least 200 feet from adjacent forest land boundaries.

Snohomish County has adopted Forest Lands Regulations (chapter 30.32A SCC) which may affect you and your land. You may obtain a copy of chapter 30.32A SCC from Snohomish County.

A provision of chapter 30.32A SCC provides that "forest management activities conducted on the designated forest land in compliance with best management practices as defined by the current Washington Forest Practices Rules and Regulations (Title 222 WAC), and Washington's pesticide regulations (WAC 16-228-1220(5)), and established prior to surrounding non-forestry activities, are presumed to be reasonable and shall not be found to constitute a nuisance unless the activity has a substantial adverse effect on the public health, safety, or environment."

This disclosure applies to real property upon any development or building permit approval; or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated forest land are changed from designated forest land. Nothing in chapter 30.32A SCC shall affect or impair any right to sue for damages." (SCC 30.32A.220).

Real Estate Transfer Document – "Right to Practice Forestry" Disclosure Required: SCC 30.32A.210(3) requires buyers and sellers of designated forest land, or lands within 500 feet of those lands, to complete a Real Estate Transfer Document, the Snohomish County "Right to Practice Forestry" Disclosure Statement, upon the transfer of such property. The purpose of this disclosure is to ensure that buyers are informed, and sellers disclose, the existence and proximity of designated forest lands and the potential impacts to their property which may not be compatible with residential development but may serve the long-term viability of the resources.

Transfer Document: *A copy of the "Right to Practice Forestry" Disclosure document is attached. Please retain this document and provide it to the buyer or transferee of your real property upon sale or transfer.* Instructions for use are on the document. You may reproduce copies for your own use.

For quick access to more information or to obtain copies of chapter 30.32A SCC and the Real Estate Transfer Document for Forest Resource Lands please go to the following site (see "Notification 2" for "Forestry Resource Lands"):

snohomishcountywa.gov/1516/Notification-of-Proximity-to-Resource-Lands

You can also obtain copies directly from Planning and Development Services, 2nd floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, WA, or by calling us at 425-388-3311, extension 2206.

Sincerely,

Clay White, Director
Planning and Development Services

Enclosure: Snohomish County "Right to Practice Forestry" Disclosure Statement

WHEN RECORDED RETURN TO

Name
Address
City, State, Zip

FILED FOR AND RECORDED AT THE REQUEST OF

IMPORTANT REAL PROPERTY DOCUMENT - DO NOT DISCARD
SNOHOMISH COUNTY "RIGHT TO PRACTICE FORESTRY" DISCLOSURE STATEMENT

Name of Transferor: _____

Name of Transferee: _____

Legal Description of Property (Must include abbreviated description here; may attach addendum if needed.):

Assessor's Property Tax Parcel/Account Number _____

A. INSTRUCTIONS:

1. This Disclosure Statement must be provided to the Transferee whenever there is a transfer of (1) real property designated as forest land or (2) real property adjacent to or within 500 feet of designated forest land. This Disclosure Statement applies to transfers by sale, exchange, gift, real estate contract, lease with option to purchase, any other option to purchase, or any other means of transfer (except transfers made by testamentary provisions or the laws of descent).
2. The Transferor must provide the Transferee a copy of this Disclosure Statement prior to closing.
3. The Transferor must record a copy of this Disclosure Statement, showing an acknowledgment of receipt executed by the Transferee, with the Snohomish County Auditor prior to closing.
4. Fill in the names of the Transferor (Seller) and the Transferee (Buyer) prior to recording this form.

B. DISCLOSURE:

Your real property is on, adjacent to, or within 500 feet of designated forest land, on which a variety of forest management activities could occur that may not be compatible with residential development for certain periods of limited duration. These forest management activities include, but are not limited to, timber harvest, road and trail construction, the operation of machinery, trucks and aircraft, brush control, slash burning, the application by spraying of forest chemicals, and other forest management activities, which activities are lawful if conducted in compliance with Title 222 WAC.

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This disclosure applies to real property upon any development or building permit approval; or, in the case of real property transfers, the disclosure applies to the subject property as of the date of the transfer. This disclosure may not be applicable thereafter if areas designated forest land are changed from designated forest land.

Nothing in chapter 30.32A SCC shall affect or impair any right to sue for damages.

C. NOTE TO CLOSING AGENT

Transferee and Transferor authorize and direct Closing Agent to record this Disclosure Statement with the Snohomish County Auditor before closing. The copy to be recorded must bear (1) an acknowledgment of receipt executed by the Transferor, (2) the signature of a witness, and (3) the legal description of the property being transferred.

(Transferor)

(Transferee)

RECEIPT ACKNOWLEDGMENT AND WITNESS SIGNATURE

("Transferee") acknowledges receipt of this Snohomish County Right to Practice Forestry Disclosure Statement from _____ ("Transferor").

Dated this _____ day of _____ 20____.

Signature of Transferee

Print Name of Transferee

By

Its

Witnessed by: _____
Signature of Witness

Name

Address

Date

NOTE: The above "Witness" section must be completed for this Disclosure to be legally valid. A real estate agent or licensee who is involved in the transaction may act as a witness and is permitted to complete the above "Witness" section.