King County Local Services

PERMITS

Private Well Permitting Process

The Department of Local Services, Permitting Division (Permitting) reviews land use actions and building permits and provides code enforcement services for the unincorporated areas of King County. This information bulletin covers the permit process associated with the siting and drilling of a private well in unincorporated King County.

In coordination with King County Environmental Health, Permitting leads the permitting process associated for projects seeking to utilize a private well as a water source. Permitting determines the adequacy and legality of the proposed potable water source, while King County Environmental Health reviews and approves the technical aspects of a private well (water quality and quantity).

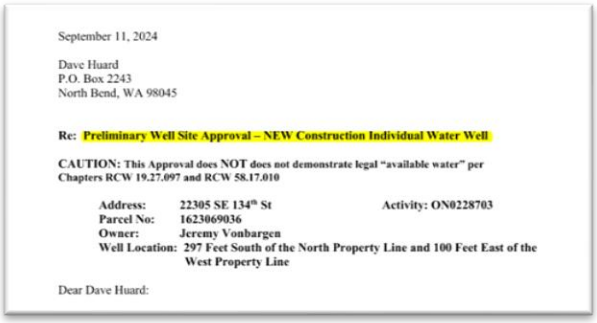
For new projects seeking to provide potable water service via a new private well:

1. The applicant must confirm that their property is not within a water system service area and cannot be served by an existing, neighboring Group A or Group B water system.
   KCC 13.24.138 (Water facilities in rural areas) identifies the preferred water source hierarchy:
   I. Group A water systems through direct service if within approved service area and service can be provided in timely and reasonable manner
   II. New public water system owned and operated by a Group A water system or satellite management agency
   III. A neighboring existing Group A or Group B water system
   IV. A new Group A or Group B water system
   V. By a private well

   If there are questions regarding what potable water source is allowed to support new development, please use the Zoning & Historical Certification Letter process to get an official determination by King County at Zoning and Historical Certification Letter, 2019_07_08.
2. The applicant shall submit and obtain a Critical Areas Designation (CADS25-XXXX) from DLS Permitting in order to determine the location of any critical areas on the parcel.
3. Based on the results of the CADS application, the applicant needs to hire a professional designer or engineer to apply to Environmental Health for an Independent Well (or Septic/Well combined). A list of professionals is available at WA State Licensed OSS designers and professional engineers, updated 6/10/25.

Private Well Permitting Process, continued

4. Environmental Health will review the well application and issue a Preliminary Well Site Approval.



September 11, 2024

Dave Huard
P.O. Box 2243
North Bend, WA 98045

Re: Preliminary Well Site Approval – NEW Construction Individual Water Well

CAUTION: This Approval does NOT does not demonstrate legal "available water" per Chapters RCW 19.27.097 and RCW 58.17.010

Address: 22305 SE 134th St **Activity: ON0228703**
Parcel No: 1623069036
Owner: Jeremy Vonbargen
Well Location: 297 Feet South of the North Property Line and 100 Feet East of the West Property Line

Dear Dave Huard:

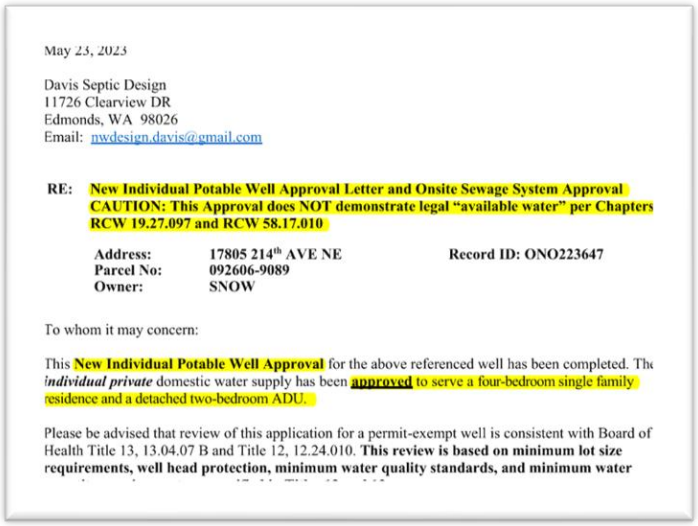
5. The applicant shall submit and obtain a separate Clearing and Grading permit (GRDE25-XXXX) from DLS Permitting if the clearing and grading thresholds are triggered to reach the well site. This separate application may be submitted in advance of the building permit application. A Clearing and Grading permit is required prior to any of the following:

   - Cumulative filling and/or excavation exceeding 100 cubic yards
   - Filling to a depth of three feet or more in any one location
   - Excavating to a depth of five feet or more in any one location
   - Grading an area that produces more than 2,000 square feet of new impervious surface
   - Clearing within the Urban Growth Boundary
   - Cumulative clearing of more than 7,000 square feet
   - Any clearing, filling, or excavating on: Steep Slopes, Landslide Hazard Areas, Channel Migration Hazard Zones, Wetlands, Aquatic Areas, Wildlife Habitat Conservation Areas, Wildlife Habitat Networks, or any other critical area as defined in King County Code (KCC) Chapter 21A.24

   A copy of the Preliminary Well Site Approval from Environmental Health is required as part of permit intake for this application.

6. If a separate Clearing and Grading permit is required to reach the well site and after the permit is issued, the applicant can proceed with any clearing and grading required to reach the well site and drill the well.

7. Once the well is drilled and well data is collected, the applicant shall submit and obtain a New Individual Potable Well Approval from King County Environmental Health.[1]



May 23, 2023

Davis Septic Design
11726 Clearview DR
Edmonds, WA 98026
Email: nwdesign.davis@gmail.com

RE: New Individual Potable Well Approval Letter and Onsite Sewage System Approval
CAUTION: This Approval does NOT demonstrate legal "available water" per Chapters RCW 19.27.097 and RCW 58.17.010

Address: 17805 214th AVE NE **Record ID: ONO223647**
Parcel No: 092606-9089
Owner: SNOW

To whom it may concern:

This **New Individual Potable Well Approval** for the above referenced well has been completed. The ***individual private*** domestic water supply has been **approved** to serve a four-bedroom single family residence and a detached two-bedroom ADU.

Please be advised that review of this application for a permit-exempt well is consistent with Board of Health Title 13, 13.04.07 B and Title 12, 12.24.010. **This review is based on minimum lot size requirements, well head protection, minimum water quality standards, and minimum water**

8. Once the New Individual Potable Well Approval has been granted by Environmental Health, the applicant may submit the building permit application (DWEL25-XXXX) to DLS Permitting. A copy of the New Individual Potable Well Approval is required as part of permit intake for this application.

For additional information or questions applicants may refer to the Permit application forms listed by packet webpage

Additional Resources:

For additional information or questions, applicants may email PermitQuestions@KingCounty.gov or click the link to submit your question online.

Department of Local Services, Permitting Division website

Fees

King County Code

Zoning and Historical Certification Letter, 2019_07_08

Critical Areas Designation Handout, 2020_05_18

Clearing and Grading Permit Information, 2019_03_06

[1] Seattle-King County Public Health's role is to review and approve private wells for site location, water quality and quantity purposes. Seattle-King County Public Health does not review or approve private wells to determine if a private well is a legal water source for a proposed new development. While Public Health does not determine the legality of the water source, the Seattle & King County Board of Health Code mandates other standards, such as setbacks and minimum lot size, for private well placement.