

TREES & REMOVAL ON PRIVATE PROPERTY GUIDE

Please contact a Planner at the City if you are unsure, or have any questions pertaining to tree removal or would like to verify if the tree is not protected and may be removed.

- The Planner of the day be reached by phone at 425-806-6400 or e-mail planning@bothellwa.gov.

The City of Bothell wishes to encourage the preservation, protection and planting of trees on both public and private lands. Trees are important because they:

- Produce oxygen and improve air quality
- Control stormwater runoff and soil erosion
- Contribute to human health and well-being
- Provide wildlife habitat and bird migration
- Contribute to the City's physical and aesthetic environment
- Provide shade and reduce the heating effects of impervious surfaces.

Do I need a permit to cut down a tree on my property?

Generally, a permit is not required if all of the conditions below apply:

- ✓ The lot is an existing individual lot of record.
- ✓ The lot is less than 20,000 square feet, **or** there is less than 2,000 square feet of required landscaping associated with the site for nonresidential and multifamily uses.
- ✓ It has been more than 5 years since the establishment of the subdivision/development.
- ✓ There are *no critical areas* such as:
 - Wetlands
 - Streams
 - Steep slopes greater than a 40% grade
 - Shoreline designation

If you are not sure, contact a Planner. They can be reached by phone at 425-806-6400 or e-mail planning@bothellwa.gov.

What if the tree is a safety hazard? I'm afraid it's going to fall over on my house.

If you suspect that you have a dead, diseased, or otherwise dangerous tree on your property, most arborists suggest that it be removed before it causes damage to your property or infects any neighboring trees. *Trees and ground cover maybe removed in emergency situations involving immediate danger. **Please do contact a city Planner if you suspect a tree will need to be removed.***

Trees in a Critical Area

Vegetation, including trees within critical areas and critical area buffers are generally protected. However, a hazardous tree can be removed immediately in emergency situations involving immediate danger to life or property.

- For trees located within critical areas *in the* Shoreline Jurisdiction, refer to the Bothell Municipal Code (BMC) [13.13.010\(K\)\(3\)\(g\)](#).
- For trees located within critical areas *outside of* the Shoreline Jurisdiction, refer to BMC [14.04.150\(C\)\(6\)](#).

Replanting Plan

If the tree is a safety hazard and is located in a critical area, then a tree replanting plan is required. If the tree was required to be retained as part of a development approval, replanting is required. Contact a Planner in order to determine if this is applicable to your parcel.

Arborist Report

An arborist report from a certified arborist, registered landscape architect, or professional forester is required to determine the health of the tree for any non-exempt significant tree removal requests, and for any tree removal requests in critical areas and/or within the Shoreline Jurisdiction. Find qualified arborist through the ISA (International Society of arboriculture) site: <https://www.treesaregood.org/findanarborist>

What can I do about a neighbor's tree? Its leaves are falling on to my property; in fact, the whole tree is about to fall on to my property.

Washington case law has determined that disputes regarding vegetation along property lines that isn't otherwise regulated by the city as described above is a civil matter between the private property owners involved. The City can step in only when it is a city owned tree (trees on public property) that has fallen or is falling onto neighboring private property. When that happens, the City will remove the fallen tree and repair any property damage that might occur.

Visit our Pubic interactive mapping system to find out more information regarding your property or to confirm approximate property lines.

- Definitive property lines would be determined through a survey at the discretion of the property owner.

[CobMap \(click for link\)](#)

Tips - Enter your address in the search bar (top right). Select your address (confirm by clicking on the correct address/parcel on the upper left) then select layers (tab is at the bottom left) and confirm Environmental layers are selected to view critical areas:



Wetland (permission from the city required before tree removal)




Wetland buffer (permission from the city required before tree removal)

**Buffers are estimates*

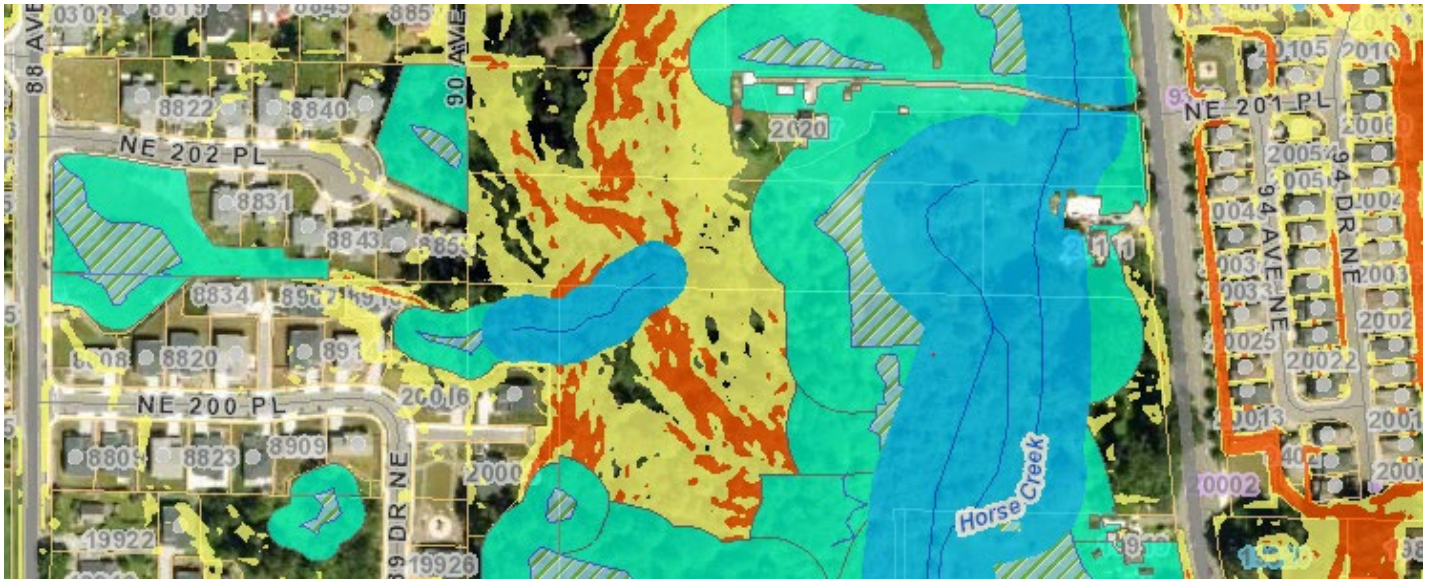


Stream and stream buffer (permission from the city required before tree removal)

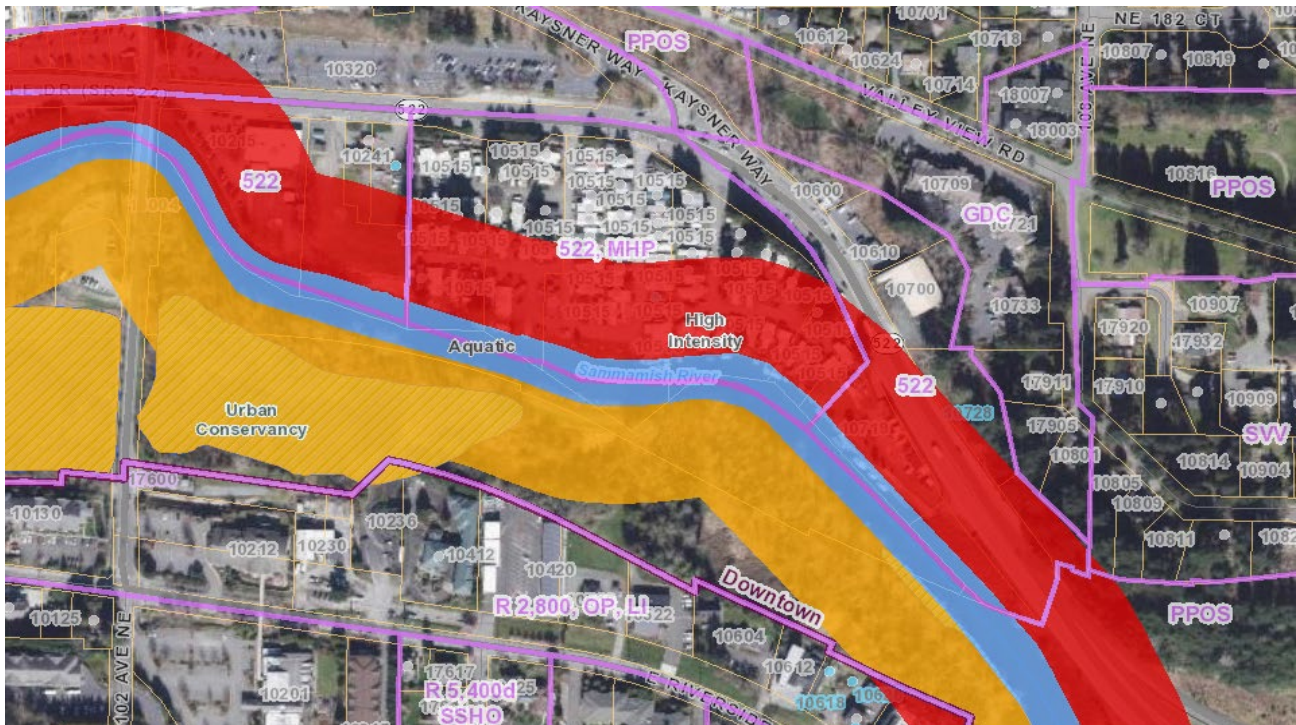
**Buffers are estimates*

 Steeps slopes over 40% grade (considered critical areas and permission from the city required before tree removal)

- *Trees in any critical area require approval for tree removal, and may be required in other cases as well. Contact a city Planner for questions.*



Snapshot from CobMaps



Snapshot from CobMaps of Shoreline designation