CITY OF TACOMA
Finance Department / Tax & License Division
747 Market Street, Room 212, Tacoma, WA 98402-3770
(253) 591-5252 www.cityoftacoma.org/taxandlicense

Tax and License
Contract Account #: _____

DATE: _____

CONDITIONAL LIVE / WORK AND WORK / LIVE AGREEMENT

Check the applicable box below:

☐ Live/Work Unit: A dwelling or sleeping unit in which up to 50 percent of the unit's space includes a commercial business use. The business owner lives in the residential space.

☐ Work/Live Unit: A commercial business use which includes a dwelling unit in up to 50 percent of the unit's space. The business owner lives in the residential space.

Description of business activity:

_____

_____

_____

As the occupant of the subject property, I agree to manage a live/work or work/live unit in accordance with all City codes and ordinances. I understand I am also subject to the condition set forth below in addition to regulatory inspections (if applicable).

1. My unit will include accommodations for commercial and/or manufacturing activities in the form of an active, licensed business. Work activities will be limited to those allowed within the underlying zoning district.
2. Residents of my unit will be limited to one family as defined by the Land Use Regulatory Code.
3. Residents of my unit will not live in the non-residential space of the unit (applies to Work/Live only).
4. To change or expand my business, I will first obtain all necessary permits/approvals from the City, including but not limited to Planning and Development Services Department and Fire Department, and meet all requirements prior to changing or expanding.
5. All hazardous materials used, stored and disposed of in the unit shall be approved by the Planning and Development Services Department and Fire Department and used, in strict accordance with applicable adopted health and safety regulations, codes and standards. Any changes to the use and storage of hazardous materials within the unit shall first be approved by the Planning and Development Services Department and Fire Department.
6. I agree to comply with all applicable building, fire, zoning, nuisance, and other health and safety regulations of the City of Tacoma, including any building and development permit approvals.
7. I fully understand the Fire Department may perform periodic code inspections of the unit and I shall provide access to the entire unit including the residential dwelling areas upon request of the Fire Department to do so.
8. I agree to have an approved certificate of occupancy and to obtain all necessary permits and approvals and comply with all the requirements of such approvals prior to occupying the unit.

If you have any questions, please contact Planning and Development Services at (253) 591-5363.

I agree to the limits as specified above and understand the City may revoke/deny my license(s) should I fail to comply with the terms and conditions.

Signed _____ Date _____
Applicant

Phone _____