



City of Tacoma

City Council Action Memorandum

TO: Kim Hyun, City Manager
FROM: Jackie Flowers, Director of Utilities, Tacoma Public Utilities
COPY: City Council and City Clerk
SUBJECT: Proposed Ordinance Change – revise TMC Chapter 12.06A regarding who may obtain and electrical permit
DATE: May 13, 2026

SUMMARY AND PURPOSE:

Tacoma Power requests an ordinance authorizing the amendment of the Tacoma Municipal Code (TMC) Chapter 12.06A, specifically 12.06A.230 to allow nonprofit corporations to obtain electrical permits when certain project criteria are met.

BACKGROUND:

This Department’s Recommendation is Based On: The current policy limits those who can obtain an electrical permit to either owner/occupants or licensed electrical contractors. To promote housing affordability, Tacoma Public Utilities recommends adding language to Section 230 to allow nonprofit housing builders to obtain electrical permits when certain project criteria are met.

COMMUNITY ENGAGEMENT/ CUSTOMER RESEARCH:

This proposed change has been requested by a nonprofit agency.

2025 STRATEGIC PRIORITIES:

Equity and Accessibility: (Mandatory)

This proposed change will allow lower cost housing to be built and improve affordability which disproportionately affects minority communities.

Livability: Equity Index Score: Select Index Score.

Decrease the percentage of individuals who are spending more than 45% of income on housing and transportation costs.

Explain how your legislation will affect the selected indicator(s).

Allow cost savings by certain nonprofit housing builders which will lead to increased affordable housing.

ALTERNATIVES:

Presumably, your recommendation is not the only potential course of action; please discuss other alternatives or actions that City Council or staff could take. Please use table below.

Alternative(s)	Positive Impact(s)	Negative Impact(s)
1.Continue with current requirements.	No staff action is needed.	Continue hurdles to building affordable housing.
2.		
3.		



EVALUATION AND FOLLOW UP:

Tacoma Power will track the number of electrical permit applications submitted and approved for eligible nonprofit housing projects. Success will be measured by increased nonprofit utilization of this permit pathway.

STAFF/SPONSOR RECOMMENDATION:

Recommend approval of this change to TMC 12.06A to allow lower cost housing to be built and improve affordability. Request an effective date of July 1, 2026.

FISCAL IMPACT:

Please provide a short summary of the fiscal impacts associated with the grant, agreement, policy action, or other action.

Fund Number & Name	COST OBJECT (CC/WBS/ORDER)	Cost Element	Total Amount
1.N/A			
2.			
TOTAL			

What Funding is being used to support the expense?

N/A

Are the expenditures and revenues planned and budgeted in this biennium's current budget?

NO, PLEASE EXPLAIN BELOW

THE PROPOSED CHANGES ARE EXPENDITURE AND REVENUE NEUTRAL

Are there financial costs or other impacts of not implementing the legislation?

No

Will the legislation have an ongoing/recurring fiscal impact?

No

Will the legislation change the City's FTE/personnel counts?

No

ATTACHMENTS:

Proposed Amendments to Chapter 12.06A of the Tacoma Municipal Code.