



HOME OCCUPATIONS

FAQ

📍 6406 Marine Drive NW, Tulalip, WA 98271 📞 360-716-4214 ✉️ permits@tulaliptribes-nsn.gov

Q: What is a Home Occupation (HO)?

A small-scale business accessory to residential single-family home.

A home based business generates revenue through its operations and is clearly incidental and subordinate to the residential use of the property. The business cannot be a commercial or industrial use that is or becomes the primary use of the property. The home occupation permit applicant must reside on the property.

Purpose: To provide for home-based economic opportunities for the Reservation community while protecting nearby residential properties and neighborhoods from potential detrimental effects of home occupations.

Q: Is a Business License required for a Home Occupation?

Yes, a Tulalip Business License is required for any business operating within the boundaries of the Tulalip Reservation.

To obtain a Tulalip Business License contact the Tax and Licensing Department at (360) 716-4209 or visit the Tulalip Tribes Tax and Licensing Department webpage: <https://www.tulaliptribes-nsn.gov/Visitors/TLD>

Q: Is a Permit required for a Home Occupation?

Yes, a home occupation permit is required unless the home based business or activity qualifies for an exemption. See list of exemptions below.

No permit needed for the following business activities:

- **Home offices:** Bookkeeping and/or office for a business conducted off-premises with no outward indication of the business nor customers or employees visiting the premises.
- **Garage sales:** Social events and garage/yard sales that occur no more than four times a year.
- **Cultural Crafts:** Any occupations related to Tribal Rights derived from the Treaty of Point Elliot are exempt. Examples include:
 - » **Native arts and crafts**
 - » **Fishing / crabbing**
 - » **Totem / story pole carving**
 - » **Traditional and cultural buildings and activities**

For more details use the QR code or follow the link below to Tulalip's home occupation code <https://www.codepublishing.com/WA/Tulalip/#!/Tulalip07/Tulalip0710.html#7.10.060>



Scan this QR code to Access the official Tulalip Tribal Code Chapter 7.10.060.
The language in the official code takes precedence over anything in this document.



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Q: Are retail sales allowed as part of a Home Occupation?

Retail sales are limited to items accessory to a service or merchandise that is handcrafted on the premises.

A limited amount of online sales is permitted as long as there are no customers coming to the house and delivery trips are under 10-15 depending on the home occupation type.

No retail sales or outward facing storefronts are allowed.

Q: What Businesses are prohibited as Home Occupations?

- **Automotive towing, salvage yard, service station, painting, repair and maintenance**
- **Hotel, motel, and bed and breakfast inn**
- **Restaurant**
- **Retail store**
- **Medical and dental clinics**
- **Wineries, breweries, and distillation of alcohol**
- **Dance and nightclubs**
- **Any other use determined by the Executive Director that is not compatible with residential activities.**

For the full list of business and actives that are prohibited, see the QR code or follow the link below <https://www.codepublishing.com/WA/Tulalip/#!/Tulalip07/Tulalip0710.html#7.10.060>

Q: Where can I operate my Home Occupation?

- **In my garage and accessory building?**

Yes, however restrictions on the area used within the garage or accessory building are regulated based on your lot size.

For lots five acres or larger (Type I): Total area used for home occupations in any accessory structure and attached garage shall not exceed 7,000 square feet.

For lots smaller than five acres (Type II): Total area for home occupations in any accessory structure and attached garage shall not exceed 3,500 square feet.

- **In my apartment or duplex?**

Home occupations are not allowed in multifamily dwellings as well as structures accessory to those dwellings.

Q: When can I operate my Home Occupation?

Hours of operation are limited to 7:00am to 6:00pm Monday through Friday; and 9:00am to 6:00pm, Saturday and Sunday including deliveries, employee visits and customer visits.



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Q: What other regulations may apply to my Home Occupation?

- **No Impacts to Neighbors:** The home occupation shall not create light and glare, smoke, heat, dust, odor, drainage, electrical interference or other similar impacts that are detectable at or beyond property lines of the lot where home occupation is located.
- **No Excessive Noise:** When measured at the property line noise generated by home occupation activities shall not exceed the limits established in Chapter 11.10 TTC, Noise Abatement.
- **No Excessive Traffic:** Nonresident employee and business related vehicle trips are regulated based on your lot size.
 - For lots five acres or larger (Type I):*** No more than three nonresident employees shall be employed in the home occupation. No more than 15 total business-related visits per day are allowed except child care home occupations which are allowed business-related visits for pick-up and drop-off of up to 12 children per day.
 - For lots smaller than five acres (Type II):*** No more than one nonresident employee shall be employed in the home occupation. No more than 10 total business-related visits per day allowed except child care home occupations which are allowed business-related visits for pick-up and drop-off of up to 12 children per day.
- **Outdoor Storage & Visibility:** Visibility of your business is regulated based on your lot size.
 - For lots larger than five acres (Type I):*** Materials stored outdoors shall be covered and not visible at or beyond all property lines. The parking area for any commercial vehicle associated with the home occupation shall be located indoors, screened with a solid fence, or landscaped with a row of evergreen shrubs.
 - For lots smaller than five acres (Type II):*** No outdoor storage of equipment and/or materials used for the home occupation is allowed. Home occupation shall be fully enclosed within residence and accessory structure(s) with the exception of child care home occupations which may provide outdoor play areas for children.
- **Annual Inspections:** Home occupations are subject to annual inspections, wherein it will be determined whether or not the HO is in compliance with Tulalip Tribes building and fire codes, policies and regulations.

Q: Who should I contact if I have questions?

Contact the Tulalip Planning Department for further questions or to schedule an in person pre-application meeting to discuss a proposed home occupation. See phone number and email on FAQ flyer above.

Thank you! t'igwicid



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