



City of Tukwila Land Use Permit Fees

Effective: January 1, 2018 Per Resolution 1894

**Some permits may include additional fees for Peer Review and or Hearing Examiner*

| Permit Type | 2018 FEES |
|--|------------|
| APPEALS | |
| Type 1, 2, and 4 Decisions, SEPA MDNS, Sign Code | \$626.00 |
| Impact Fees: | \$626.00 |
| Fire | \$626.00 |
| Parks | \$626.00 |
| Transportation | \$626.00 |
| SIGN PERMIT | |
| Permanent – including Commercial Combo building mounted / Freestanding | \$270.90 |
| Temporary | \$43.05 |
| Special Event | \$270.90 |
| Pole/Banner Initial Application | \$117.60 |
| Pole/Banner Renewal | \$58.80 |
| New Billboard | \$657.30 |
| Master Sign Program – Admin | \$2,421.30 |
| Master Sign Program – BAR <i>Requires Database & Notices</i> | \$3,876.60 |
| DESIGN REVIEW | |
| Administrative | \$2,491.65 |
| Public Hearing – <i>Requires Database & Notices</i> | \$4,463.55 |
| Major Modification – <i>Requires Database & Notices</i> | \$1,525.65 |
| Minor Modification | \$694.05 |
| PARKING - Variances and Special Permissions | |
| Administrative Parking Variance (Type 2) | \$657.30 |
| Parking Variance (Type 3) – <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$1,079.40 |
| Parking Standard for Use Not Specified | \$645.75 |
| Residential Parking Reduction | \$657.30 |
| Shared, Covenant, Complementary Parking Reduction | \$657.30 |
| Parking lot Restriping | \$657.30 |
| ZONING & SHORELINE VARIANCES, SPECIAL PERMISSIONS, SITE PLAN REVIEW | |
| Variances, Zoning, Shoreline <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$3,147.90 |
| Environmentally Sensitive Areas Deviation <u>or</u> Sensitive Area Buffer Reduction | \$1,666.35 |
| **** Reduced Fee for LDR Homeowners, no associated Short Plat. | \$657.30 |
| Reasonable Use Exception– <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$3,331.65 |
| Exception from Single Family Design Standard | \$657.30 |
| Special Permission Cargo Container | \$657.30 |



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Examiner

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|---|------------|
| Landscape Perimeter Averaging | \$657.30 |
| Tree and Landscape Modification Permit and Exceptions | \$116.55 |
| LOT CREATION AND CONSOLIDATION | |
| Boundary Line Adjustment | \$1,867.95 |
| Lot Consolidation | \$694.05 |
| Short Plat (2-4 lots) | \$4,252.50 |
| Short Plat (5-9 lots) <i>Requires Database and Notices</i> | \$4,840.50 |
| SUBDIVISION | |
| Preliminary Plat (10+ lots) <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$5,554.50 |
| Final Plat (10+ lots) <i>Requires Database and Notices</i> | \$3,331.65 |
| Binding Site Improvement Plan | \$4,252.50 |
| Planned Residential Development: | |
| Administrative | \$2,421.30 |
| Public hearing <i>Requires Database and Notices</i> | \$5,554.50 |
| Minor Modification | \$657.30 |
| Major Modification <i>Requires Database and Notices</i> | \$2,701.65 |
| WIRELESS COMMUNICATION FACILITY | |
| Minor (Type 1) | \$657.30 |
| Administrative (Type 2) | \$1,867.95 |
| Major – Newly constructed or Height Waiver (Type 3) <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$3,734.85 |
| SEPA & ENVIRONMENTAL | |
| Checklist –Environmental Review <i>Requires Database and Notices</i> | \$1,903.65 |
| SEPA EIS <i>Requires Database and Notices</i> | \$3,331.65 |
| SEPA Planned Action | \$657.30 |
| SEPA Addendum | \$657.30 |
| SEPA Exemption Letter | \$387.45 |
| Sensitive Area Master Plan Overlay | \$5,554.50 |
| SHORELINE PERMITS | |
| Substantial Development permit: | |
| Project Value: \$5,000 - \$10,000 <i>Requires Database and Notices</i> | \$1,316.70 |
| \$10,001 - \$50,000 <i>Requires Database and Notices</i> | \$3,078.60 |
| \$50,001 - \$500,00 <i>Requires Database and Notices</i> | \$4,910.85 |
| More than \$500,000 <i>Requires Database and Notices</i> | \$6,225.45 |
| Permit Exemption Letter, Shoreline | \$270.90 |
| Shoreline Permit Revision | \$681.45 |



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| Conditional Use, Shoreline <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$4,322.85 |
| Shoreline Tree Removal and Vegetation Clearing permit | \$116.55 |
| Shoreline Environment Re-Designation <i>Requires Database and Notices</i> | \$3,331.65 |
| NOISE VARIANCE | |
| Type 1 – 30 days or less, No Notice, No Hearing | \$539.70 |
| Type 2 – 31 – 60 days No Hearing, <i>Requires Database and Notices</i> | \$728.70 |
| Type 3 – More than 60 days <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$1,620.15 |
| USE PERMITS | |
| Conditional Use Permit <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$4,322.85 |
| Unclassified Use Permit <i>Requires Database and Notices</i> | \$5,554.50 |
| TSO Special Permission Use <i>Requires Database, Notices & Hearing Examiner Fees</i> | \$1,079.40 |
| COMPREHENSIVE PLAN CHANGES | |
| Rezone (Map Change) <i>Requires Database and Notices</i> | \$3,888.15 |
| Comprehensive Plan Amendment <i>Requires Database and Notices</i> | \$4,443.60 |
| Zoning Code Text Amendment <i>Requires Database and Notices</i> | \$5,051.55 |
| TUC ZONE MODIFICATIONS | |
| Modification to TUC Corridor Standards | \$657.30 |
| Modification to TUC Open Space Regulations | \$657.30 |
| Transit Reduction to Parking Requirements | \$657.30 |
| MISCELLANEOUS SERVICES AND CHARGES | |
| Development Agreement | \$2,221.80 |
| Code Interpretation | \$387.45 |
| Zoning Verification Letter | \$387.45 |
| Legal Lot Verification | \$622.65 |
| Pre-application meeting | \$539.70 |
| Generate mailing list database | \$486.00 |
| Public Notice Mailing Fee per address for each mailing (materials and postage) | \$1.00 per notice |
| Public Notice Board – <i>Paid directly to Fast Signs</i> | Contact Fast Signs |