



City of Tukwila Building Permit Fees 2025

Effective January 1, 2025 Per Resolution 2105

**Some permits may include additional fees*

BUILDING PERMIT FEE SCHEDULE

VALUATION OF WORK (Total Contract Amount)	BUILDING PERMIT FEES
\$1 to \$500	\$75.64 + Technology Fee
\$501 to \$2,000	\$75.64 for the first \$500, plus \$5.00 for each additional \$100, or fraction thereof, to and including \$2,000, + Technology Fee
\$2,001 to \$25,000	\$150.71 for the first \$2,000, plus \$22.80 for each additional \$1,000, or fraction thereof, to and including \$25,000, + Technology Fee
\$25,001 to \$50,000	\$698.72 for the first \$25,000, plus \$17.81 for each additional \$1,000, or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$100,000	\$1,144.25 for the first \$50,000, plus \$12.33 for each additional \$1,000, or fraction thereof, to and including \$100,000, + Technology Fee
\$100,001 to \$500,000	\$1,759.10 for the first \$100,000, plus \$9.89 for each additional \$1,000, or fraction thereof, to and including \$500,000, + Technology Fee
\$500,001 to \$1,000,000	\$5,709.66 for the first \$500,000, plus \$8.14 for each additional \$1,000, or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 to \$5,000,000	\$9,825.75 for the first \$1,000,000, plus \$5.46 for each additional \$1,000, or fraction thereof, to and including \$5,000,000, + Technology Fee
\$5,000,001 and up	\$31,704.04 for the first \$5,000,000, plus \$5.05 for each \$1,000 or fraction thereof, + Technology Fee

Non-Structural Plan Review Fee. A non-structural plan review fee shall be paid at the time of submitting plans and specifications for review. The non-structural plan review fee shall be 65% of the calculated permit fee as set forth in the permit fee schedule. The non-structural plan review fee specified herein is a separate fee from the permit fee and is in addition to the permit fee.

Structural Plan Review Fee. Where a structural plan review is deemed necessary, a structural plan review fee shall be charged. The structural plan review fee shall be 35% of the calculated non-structural plan review fee.

Total Value of All Construction Work. The latest Building Data Valuation that is updated twice a year by the International Code Council shall be used for the purposes of calculating value of the construction work.

MECHANICAL PERMIT FEE SCHEDULE

VALUATION OF WORK (Total Contract Amount)	MECHANICAL PERMIT FEES
	\$37.81 for issuance of each permit (base fee) + Technology Fee
\$250 or less	\$75.64 + Technology Fee
\$251 to \$500	\$75.64 for first \$250, plus \$9.11 for each \$100 or fraction thereof, to and including \$500, + Technology Fee
\$501 to \$1,000	\$98.44 for the first \$500, plus \$10.12 for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 to \$5,000	\$149.06 for the first \$1,000, plus \$11.22 for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee



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MECHANICAL (Continued)

\$5,001 to \$50,000	\$193.99 for the first \$5,000, plus \$11.69 for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$250,000	\$743.85 for the first \$50,000, plus \$9.77 for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 to \$1,000,000	\$2,698.94 for the first \$250,000, plus \$8.61 for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 and up	\$9,157.68 for the first \$1,000,000, plus \$7.79 for each \$1,000 or fraction thereof, + Technology Fee

Plan Review Fee: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.

PLUMBING PERMIT FEE SCHEDULE

PLUMBING PERMIT TYPE	PLUMBING PERMIT FEE
Permit Issuance—Issuance of each permit (base fee)	\$37.81 + Technology Fee
Unit Fee Schedule (in addition to base fee above):	
For one plumbing fixture (a fixture is a sink, toilet, bathtub, etc.)	\$75.64 + Technology Fee
For each additional fixture	\$17.10 + Technology Fee
For each building sewer and each trailer park sewer	\$28.52 + Technology Fee
Rainwater system — per drain (inside building)	\$17.10 + Technology Fee
For each water heater and/or vent	\$17.10 + Technology Fee
For each industrial waste pretreatment interceptor, including its trap and vent, except for kitchen type grease interceptors	\$34.23 + Technology Fee
For each grease interceptor for commercial kitchens	\$34.23 + Technology Fee
For each repair or alteration of water piping and/or water treating equipment, each occurrence	\$17.10 + Technology Fee
For each repair or alteration of drainage or vent piping, each fixture	\$17.10 + Technology Fee
For each medical gas piping system serving one to five inlets/outlets for a specific gas.	\$96.97 + Technology Fee
For each additional medical gas inlets/outlets.	\$19.35 + Technology Fee
For each lawn sprinkler system on any one (1) meter including backflow protection devices therefor.	\$34.23 + Technology Fee
For atmospheric-type vacuum breakers not included in lawn sprinkler backflow protection:	
1 to 5: \$17.10; + technology fee	
Over 5: \$17.10 for first 5 plus \$3.70 for each additional + technology fee	
For each backflow protective device other than atmospheric type vacuum breakers:	
2-inch diameter and smaller: \$34.23 + technology fee	
Over 2-inch diameter: \$37.65 + technology fee	

Plan Review Fee: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.



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FUEL GAS PIPING PERMIT FEE SCHEDULE

FUEL GAS PERMIT TYPE	FUEL GAS PERMIT FEE
<i>Permit Issuance:</i> For issuance each permit (base fee): (\$0 if permit is in conjunction with a plumbing permit for an appliance with both plumbing and gas connection.)	\$37.81 + Technology Fee
<i>Unit Fee Schedule (in addition to issuance fee)</i>	
For each gas piping system of one to five outlets.	\$75.64 + Technology Fee
For each additional gas piping system outlet, per outlet.	\$17.10 + Technology Fee

Plan Review Fee: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.

ELECTRICAL PERMIT FEE SCHEDULE

NEW SINGLE-FAMILY DWELLINGS

ELECTRICAL PERMIT TYPE	ELECTRICAL PERMIT FEE
New single-family dwellings (including a garage).	\$213.12 + Technology Fee
Garages, pools, spas and outbuildings.	\$136.91 + Technology Fee
Low voltage systems.	\$68.46 + Technology Fee

SINGLE-FAMILY REMODEL AND SERVICE CHANGES

ELECTRICAL PERMIT TYPE	ELECTRICAL PERMIT FEE
Service change or alteration—no added/altered circuits.	\$136.91 + Technology Fee
Service change \$112.97 with added/altered circuits, plus \$11.41 for each added circuit (maximum permit fee \$182.54).	\$112.97 + Technology Fee
Circuits added/altered without service change (includes up to 5 circuits)	\$68.46 + Technology Fee
Circuits \$68.46 added/altered without service change (more than 5 circuits); \$11.41 for each added circuit (maximum permit fee \$112.97 + Technology Fee).	\$68.46 + Technology Fee
Meter/mast repair.	\$88.10 + Technology Fee
Low voltage systems.	\$68.46 + Technology Fee

MULTI-FAMILY AND COMMERCIAL (Including Low Voltage)

VALUATION OF WORK (Total Contract Amount)	ELECTRICAL PERMIT FEE
\$250 or less	\$75.64 + Technology Fee
\$251 - \$1,000	\$75.64 for the first \$250 plus \$5.00 for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 - \$5,000	\$112.89 for the first \$1,000 plus \$25.13 for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 - \$50,000	\$213.31 for the first \$5,000 plus \$20.60 for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 - \$250,000	\$1,139.48 for the first \$50,000 plus \$15.00 for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 - \$1,000,000	\$4,151.27 for the first \$250,000 plus \$10.63 for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
Over \$1,000,000	\$12,150.25 plus 0.5% of cost over \$1,000,000, + Technology Fee

Plan Review Fee: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.



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MISCELLANEOUS ELECTRICAL PERMIT FEES

ELECTRICAL PERMIT TYPE	ELECTRICAL PERMIT FEE
Temporary service (residential).	\$120 + Technology Fee
Temporary service/generators.	\$120 + Technology Fee
Manufactured/mobile home parks and RV park sites, each service and feeder.	\$120 + Technology Fee
Carnivals:	
- Base fee	\$120 + Technology Fee
- Each concession fee	\$12.55 + Technology Fee
- Each ride and generator truck	\$12.55 + Technology Fee
Inspections or plan review not specified elsewhere (one hour minimum).	\$120 + Technology Fee
Safety inspections, plan revisions.	\$120 + Technology Fee
Adult family home inspection (paid at the time of scheduling the inspection).	\$120 + Technology Fee

SIGN PERMIT FEE SCHEDULE (ALSO PUBLISHED IN LAND USE FEES)

SIGNS	2024 FEES
Permanent	\$356.80
Temporary/Special Event Sign	\$58.74
Pole/Banner Initial Application	\$356.80
Pole/Banner Annual Renewal	\$78.32
New Billboard	\$864.80
Master Sign Program-Admin	\$3,193.78
Master Sign Program-BAR <i>Requires Database & Notices</i>	\$4,701.00



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OTHER INSPECTIONS AND FEES

PERMIT TYPE	PERMIT FEE
Inspections outside of normal business hours (four-hour minimum charge).	\$120
Re-inspection fee (minimum charge one hour).	\$120 per hour
Inspection for which no fee is specifically indicated (investigations or safety inspections).	\$120 per hour
Additional plan review required by changes, additions, or revisions to approved plans.	\$120 per hour
Work commencing before permit issuance shall be subject to an investigation fee equal to 100% of the permit fee.	100% of the permit fee
Plan review fee—Mechanical, Plumbing, Fuel Gas Piping and Electrical: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.	
Work covered prior to inspection or work not ready at the time of inspection may be charged a re-inspection fee of \$120.	
Expired permit final – includes two inspections.	\$160 + Technology Fee
Expired permit final – each additional inspection.	\$80
Minor residential remodel plan review and permit (projects valued up to \$20,000 including building, mechanical, electrical, and plumbing within 1 year).	\$100 + Technology Fee
Certificate of Occupancy replacement.	\$120
Permit extension for issued permit – when allowed by code	\$120
Permit extension for expired permit – when allowed by code	\$240

NOTES:

Technology Fees are set at 5% of the applicable permit fee.

If payment is made by credit card (VISA or MasterCard), a processing fee of 3% will be added to the total charge.