



City of Tukwila Land Use Permit Fees Effective: January 1, 2021 Per Resolution 2012

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

Permit Type	2021 FEES
APPEALS	
Type 1, 2, and 4 Decisions, SEPA MDNS, Sign Code	\$675.00
Impact Fees:	
Fire	\$675.00
Parks	\$675.00
Transportation	\$675.00
SIGN PERMIT	
Permanent – including Commercial Combo building mounted / Freestanding	\$292.95
Temporary	\$48.30
Pole/Banner Initial Application	\$292.95
Special Event	\$128.10
Pole/Banner Renewal	\$64.05
New Billboard	\$708.75
Master Sign Program – Admin	\$2,616.60
Master Sign Program – BAR <i>Requires Database & Notices</i>	\$4,188.45
DESIGN REVIEW <i>Fire Review adds \$400.00</i>	
Administrative	\$2,691.15
Public Hearing – <i>Requires Database & Notices</i>	\$4,822.65
Major Modification – <i>Requires Database & Notices</i>	\$1,651.65
Minor Modification	\$751.80
PARKING - Variances and Special Permissions	
Administrative Parking Variance (Type 2)	\$708.25
Parking Variance (Type 3) – <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$1,166.55
Parking Standard for Use Not Specified	\$698.25
Residential Parking Reduction	\$708.25
Shared, Covenant, Complementary Parking Reduction	\$708.25
Parking Lot Restriping	\$708.25
ZONING & SHORELINE VARIANCES, SPECIAL PERMISSIONS, SITE PLAN REVIEW	
Variances, Zoning, Shoreline <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$3,405.15
Environmentally Sensitive Areas Deviation <u>or</u> Sensitive Area Buffer Reduction **** Reduced Fee for LDR Homeowners, no associated Short Plat.	\$1,800.75 \$708.75
Reasonable Use Exception– <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$3,602.55
Exception from Single Family Design Standard	\$708.75
Special Permission Cargo Container	\$708.75



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Landscape Perimeter Averaging	\$708.75
Tree and Landscape Modification Permit and Exceptions	\$121.00
LOT CREATION AND CONSOLIDATION	
Boundary Line Adjustment <i>Fire Review adds Res \$100.00, Com \$200.00</i>	\$2,019.15
Lot Consolidation <i>Fire Review adds Res \$100.00, Com \$400.00</i>	\$751.80
Short Plat (2-4 lots) <i>Fire Review adds \$200.00</i>	\$4,599.00
Short Plat (5-9 lots) <i>Requires Database and Notices, Fire Review adds \$200.00</i>	\$5,233.20
SUBDIVISION <i>Fire Review adds Res \$150.00, Com \$400.00</i>	
Preliminary Plat (10+ lots) <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$6,004.95
Final Plat (10+ lots) <i>Requires Database and Notices</i>	\$3,602.55
Binding Site Improvement Plan	\$4,599.00
<i>Planned Residential Development:</i>	
Administrative	\$2,616.60
Public Hearing <i>Requires Database and Notices</i>	\$6,004.95
Minor Modification	\$708.25
Major Modification <i>Requires Database and Notices</i>	\$2,920.05
WIRELESS COMMUNICATION FACILITY <i>Fire Review adds \$150.00</i>	
Minor (Type 1)	\$708.75
Administrative (Type 2)	\$2,019.15
Major – Newly constructed or Height Waiver (Type 3) <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$4,039.35
SEPA & ENVIRONMENTAL <i>Fire Review adds \$400.00</i>	
Checklist –Environmental Review <i>Requires Database and Notices</i>	\$2,056.95
SEPA EIS <i>Requires Database and Notices</i>	\$3,602.55
SEPA Planned Action	\$708.75
SEPA Addendum	\$708.75
SEPA Exemption Letter	\$421.05
Sensitive Area Master Plan Overlay	\$6004.95
SHORELINE PERMITS	
<i>Substantial Development permit:</i>	
Project Value: \$5,000 - \$10,000 <i>Requires Database and Notices</i>	\$1,422.75
\$10,001 - \$50,000 <i>Requires Database and Notices</i>	\$3,330.60
\$50,001 - \$500,000 <i>Requires Database and Notices</i>	\$5,307.75
More than \$500,000 <i>Requires Database and Notices</i>	\$6,730.50
Permit Exemption Letter, Shoreline	\$292.95
Shoreline Permit Revision	\$735.00



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Conditional Use, Shoreline <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$4,673.55
Shoreline Tree Removal and Vegetation Clearing permit	\$121.00
Shoreline Environment Redesignation <i>Requires Database and Notices</i>	\$3,602.55
NOISE VARIANCE	
Type 1 – 30 days or less, No Notice, No Hearing	\$580.65
Type 2 – 31 – 60 days No Hearing, <i>Requires Database and Notices</i>	\$788.55
Type 3 – More than 60 days <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$1,753.50
USE PERMITS	
Conditional Use Permit <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$4,673.55
Unclassified Use Permit <i>Requires Database and Notices</i>	\$6,004.95
TSO Special Permission Use <i>Requires Database, Notices & Hearing Examiner Fees</i>	\$1,166.55
COMPREHENSIVE PLAN CHANGES	
Rezone (Map Change) <i>Requires Database and Notices</i>	\$4,204.20
Comprehensive Plan Amendment <i>Requires Database and Notices</i>	\$4,800.60
Zoning Code Text Amendment <i>Requires Database and Notices</i>	\$5,462.10
TUC ZONE MODIFICATIONS	
Modification to TUC Corridor Standards	\$708.75
Modification to TUC Open Space Regulations	\$708.75
Transit Reduction to Parking Requirements	\$708.75
MISCELLANEOUS SERVICES AND CHARGES	
Development Agreement	\$2,403.45
Code Interpretation	\$421.05
Zoning Verification Letter	\$421.05
Legal Lot Verification	\$670.90
Preapplication meeting	\$580.65
In-lieu Tree Replacement Fee	\$416.00
Generate mailing list database	\$523.00
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