



City of Tukwila Land Use Permit Fees Effective January 1, 2023 Per Resolution 2058

**Some permits may include additional fees*

Permit Type and Subtypes	2023 FEES	Tech Fee (5%)
APPEALS		
Appeal of Type 1, 2 and 4 Decisions	\$743.00	
SEPA MDNS Appeal	\$743.00	
Appeal of Sign Code Decision	\$743.00	
Appeal of Fire Impact Fees	\$743.00	
Appeal of Parks Impact Fees	\$743.00	
Appeal of Transportation Fees	\$743.00	
SIGNS (ALSO PUBLISHED IN BUILDING FEES)		
Permanent	\$307.00	\$15.35
Temporary	\$50.00	\$2.50
Pole/Banner Initial Application	\$307.00	\$15.35
Special Event	\$133.00	\$6.65
Pole/Banner annual Renewal	\$67.00	\$3.35
New Billboard	\$743.00	\$37.15
Master Sign Program-Admin	\$2,744.00	\$137.20
Master Sign Program-BAR <i>Requires Database & Notices</i>	\$4,393.00	\$219.65
TUC MODIFICATIONS		
Mod to TUC Corridor Standards	\$743.00	\$37.15
Mod to TUC Open Space Regulations	\$743.00	\$37.15
Transit Reduction to Parking Requirements	\$743.00	\$37.15
DESIGN REVIEW		
Administrative	\$2,822.00	\$141.10
Public Hearing <i>Requires Database & Notices</i>	\$5,058.00	\$252.90
Major Modification <i>Requires Database & Notices</i>	\$1,733.00	\$86.65
Minor Modification	\$788.00	\$39.40
PARKING VARIANCES & SPECIAL PERMISSIONS		
Admin Parking Variance	\$743.00	\$37.15
Parking Variance <i>Hearing Examiner, Requires Database & Notices</i>	\$1,224.00	\$61.20
Parking Standard for use not specified	\$732.00	\$36.60
Residential Parking Reduction	\$743.00	\$37.15
Shared, covenant, Complementary Parking Reduction	\$743.00	\$37.15
Parking Lot Restriping	\$743.00	\$37.15



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VARIANCES, SPECIAL PERMISSIONS AND SITE PLAN REVIEW	2023 FEES	Tech Fee (5%)
Variances <i>Hearing Examiner, Requires Database & Notices</i>	\$3,571.00	\$178.55
Environmentally Sensitive Areas Deviation, Buffer Reduction	\$1,889.00	\$94.45
Reduced fee for LDR homeowners, <u>no associated short plat</u>	\$743.00	\$37.15
Reasonable Use Exception <i>Hearing Examiner, Requires Database & Notices</i>	\$3,778.00	\$188.90
Exception from SF Design Standard	\$743.00	\$37.15
Special Permission Cargo Container	\$743.00	\$37.15
Tree Permit for SFR properties (including shoreline and critical areas)	\$135.00	\$6.75
Tree Permit and Landscape Mod and Exceptions for non-SFR properties (including shoreline and critical areas)	\$743.00	\$37.15
LOT CREATION AND CONSOLIDATION		
Boundary Line Adjustment	\$2,100.00	\$105.00
Lot Consolidation	\$1,000.00	\$50.00
Short Plat (2-4 lots)	\$6,000.00	\$300.00
Short Plat (5-9 lots) <i>Requires Database & Notices</i>	\$8,000.00	\$400.00
<i>Subdivision</i>		
Subdivision Preliminary Plat (10+ lots) <i>Hearing Examiner, Requires Database & Notices</i>	\$8,500.00	\$425.00
Subdivision Final Plat (10+ lots) <i>Requires Database & Notices</i>	\$5,000.00	\$250.00
Binding Site Improvement Plan	\$4,823.00	\$241.15
<i>Planned Residential Development</i>		
Administrative	\$2,744.00	\$137.20
Public Hearing <i>Requires Database and Notices</i>	\$6,298.00	\$314.90
Minor Modification	\$743.00	\$37.15
Major Modification <i>Requires Database and Notices</i>	\$3,063.00	\$153.15
WIRELESS COMMUNICATION FACILITY		
Eligible Facilities Modification	\$743.00	\$37.15
Substantial Change	\$2,118.00	\$105.90
New Macro Facility <i>Hearing Examiner</i>	\$4,237.00	\$211.85



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SEPA AND ENVIRONMENTAL	2023 FEES	Tech Fee (5%)
Checklist <i>Requires Database and Notices</i>	\$2,157.00	\$107.85
SEPA EIS <i>Requires Database and Notices</i>	\$3,778.00	\$188.90
SEPA Planned Action	\$743.00	\$37.15
SEPA Addendum	\$743.00	\$37.15
SEPA Exemption Letter	\$442.00	\$22.10
Critical Area Master Plan Overlay	\$6,298.00	\$314.90
SHORELINE PERMITS		
Project value: \$5,000 - \$10,000 <i>Requires Database and Notices</i>	\$1,492.00	\$74.60
\$10,001 - \$50,000 <i>Requires Database and Notices</i>	\$3,493.00	\$174.65
\$50,001 - \$500,000 <i>Requires Database and Notices</i>	\$5,566.00	\$278.30
More than \$500,000 <i>Requires Database and Notices</i>	\$7,059.00	\$352.95
Permit Exemption Letter, Shoreline	\$307.00	\$15.35
Shoreline Permit Revision	\$771.00	\$38.55
Conditional Use Permit, Shoreline <i>Hearing Examiner, Requires Database and Notices</i>	\$4,901.00	\$245.05
Shoreline Environment Redesignation <i>Requires Database and Notices</i>	\$3,778.00	\$188.90
NOISE VARIANCES		
Type I - 30 days or less	\$609.00	\$30.45
Type II - 31- 60 Days <i>Requires Database and Notices</i>	\$827.00	\$41.35
Type III - More than 60 days <i>Hearing Examiner, Requires Database and Notices</i>	\$1,839.00	\$91.95
USE PERMITS		
Conditional Use Permit <i>Hearing Examiner, Requires Database and Notices</i>	\$4,901.00	\$245.05
Unclassified Use Permit <i>Requires Database and Notices</i>	\$6,298.00	\$314.90
TSO Special Permission Use <i>Hearing Examiner, Requires Database and Notices</i>	\$1,224.00	\$61.20
COMPREHENSIVE PLAN CHANGES		
Rezone (Map Change - Separate Comprehensive Plan amendment fees also apply) <i>Requires Database and Notices</i>	\$8,000.00	\$400.00
Comprehensive Plan Amendment <i>Requires Database and Notices</i>	\$5,035.00	\$251.75
Zoning Code Text Amendment <i>Requires Database and Notices</i>	\$5,729.00	\$286.45



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MISCELLANEOUS SERVICES AND CHARGES	2023 FEES	Tech Fee (5%)
Development Agreement	\$5,000.00	\$250.00
Code Interpretation	\$442.00	\$22.10
Zoning Verification Letter (Up to two contiguous parcels; \$50 for each additional parcel)	\$442.00	\$22.10
Legal Lot Verification	\$704.00	\$35.20
Preapplication Meeting	\$609.00	\$30.45
In-Lieu Tree Replacement Fee	\$458.00	
Database Fee (to Generate Labels, per project)	\$575.00	
Notice Fee (Per address for each physical mailing piece-not emails)	\$1.00	
Public Notice Board – <i>Paid directly to Fast Signs</i>	Contact Fast Signs	

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 order.