



City of Tukwila Land Use Permit Fees 2024 Effective October 29, 2024 Per Resolution 2103

**Some permits may include additional fees*

PERMIT TYPE AND SUBTYPES	2024 FEE	PERMIT TYPE
ADMINISTRATIVE		
Code Interpretation	\$496.65	2
Development Agreement	\$5,617.50	5
Preapplication Meeting	\$683.55	--
Resolve uncertain zoning district boundary	\$790.65	3
Zoning Verification Letter (Up to two contiguous parcels. \$50 for each additional parcel, limited to five total.)	\$496.65	1
APPEALS		
Appeal of Type 1, 2 Decisions	\$795	--
SEPA MDNS Appeal	\$795	--
Appeal of Sign Code Decision	\$795	--
Appeal of Fire Impact Fees	\$795	--
Appeal of Parks Impact Fees	\$795	--
Appeal of Transportation Fees	\$795	--
COMPREHENSIVE PLAN CHANGES		
Site Specific Rezones - Separate Comprehensive Plan amendment fees also apply	\$8,988.00	5
Comprehensive Plan Amendment	\$5,657.40	5
Development Regulations Amendment	\$6,436.50	5
DESIGN REVIEW		
Design Review Application	\$3,171.00	2
Minor Modification to Approved Design Review	\$885.15	1
ENVIRONMENTAL REVIEW		
State Environmental Policy Act (SEPA)		
SEPA Checklist	\$2,423.40	--
SEPA - EIS	\$4,244.10	--
SEPA - Planned Action	\$834.75	--
SEPA - Addendum	\$834.75	--
SEPA Exemption Letter	\$496.65	--
Environmentally Critical Areas		
Critical Areas Deviation, Buffer Reduction	\$2,122.05	2
- Reduced fee for LDR homeowners, no associated short plat	\$834.75	2
Critical Areas Reasonable Use Exception	\$4,244.10	3
Environmentally Critical Area Master Plan Overlay	\$7,075.95	3



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PERMIT TYPE AND SUBTYPES	2024 FEE	PERMIT TYPE
SHORELINE PERMITS		
Exemption from Shoreline Permit Letter	\$345.45	1
Shoreline Permit Revision	\$866.25	1
Conditional Use Permit - Shoreline	\$5,506.20	3
Shoreline Substantial Development Permit		
Project value: \$8,504 - \$15,000 ¹	\$1,675.80	2
\$15,001 - \$50,000 ¹	\$3,923.85	2
\$50,001 - \$500,000 ¹	\$6,253.80	2
More than \$500,000 ¹	\$7,930.65	2
SIGNS (ALSO PUBLISHED IN BUILDING FEES)		
Permanent Sign	\$344.40	1
Temporary/Special Event Permit Sign	\$56.70	1
Pole/Banner Initial Application	\$344.40	1
Pole/Banner Annual Renewal	\$75.60	1
New Billboard	\$834.75	1
Master Sign Program	\$3,082.80	2
SUBDIVISIONS AND BOUNDARY LINE ADJUSTMENTS		
Legal Lot Verification	\$790.65	1
Binding Site Improvement Plan	\$5,418.00	2
Boundary Line Adjustment & Lot Consolidation		
Boundary Line Adjustment - Lot Consolidation	\$1,123.50	1
Boundary Line Adjustment - No Lot Consolidation	\$2,369.35	1
Minor Modification of a Boundary Line Adjustment or Lot Consolidation Preliminary Approval	\$834.75	1
Subdivision - Short		
Short Plat (2-4 lots)	\$6,741.00	2
Short Plat (5-9 lots)	\$8,988.00	2
Minor Modification to Preliminary Short Subdivision	\$2,369.35	2
Subdivision - Long		
Subdivision Preliminary Plat (10+ lots)	\$9,549.75	3
Subdivision Final Plat (10+ lots)	\$5,617.50	2
Minor Modification to Preliminary Long Subdivision	\$5,617.50	2
Planned Residential Development (PRD)		
Administrative	\$3,082.80	2
Public Hearing	\$7,075.95	3
Minor Modification to PRD	\$834.75	1
Major Modification to PRD	\$3,440.85	3



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PERMIT TYPE AND SUBTYPES	2024 FEE	PERMIT TYPE
TREE PERMITS		
Not Within Critical Area or Shoreline		
Tree Permit for SFR properties	\$151.20	1
Request for Landscape Modification	\$834.75	1
Within Critical Area or Shoreline		
Critical Area Tree & Vegetation Clearing Permit	\$624.75	2
Shoreline Tree Permit	\$834.75	2
In-Lieu Tree Replacement Fee	\$490.00	
USE PERMITS		
Conditional Use Permit	\$5,506.20	3
TSO Special Permission Use	\$1,375.50	3
Unclassified Use Permit	\$7,075.95	4
VARIANCES AND MODIFICATIONS		
Variances from Zoning Code	\$4,012.05	3
Noise		
30 days or less	\$683.55	1
More than 30 days	\$2,066.40	3
Parking		
Modifications to Certain Parking Standards	\$834.75	2
Parking Lot Restriping	\$834.75	2
Parking Standard for Use Not Specified	\$822.15	2
Parking Variance – Up to 10% reduction	\$834.75	2
Parking Variance – 10% and greater reduction	\$1,375.50	3
Shared, Covenant, and/or Complementary Parking Reduction	\$834.75	2
Tukwila South Overlay (TSO) and Tukwila Urban Center (TUC) Modifications		
Modification to TSO Development Standards	\$834.75	2
Modification to TUC Corridor Standards	\$834.75	2
Modification to TUC Open Space Regulations	\$834.75	2
Transit Reduction to Parking Requirements	\$834.75	2
Special Permission		
Exception from Single-Family Design Standard	\$834.75	2
Cargo Container Placement	\$834.75	2
WIRELESS COMMUNICATION FACILITIES		
Eligible Facilities Modification	\$834.75	1
Macro Facility – No New Tower	\$2,379.30	2
Macro Facility – New Tower	\$4,760.70	3



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Noticing Fees		
Database Fee (to Generate Labels, per project)	\$615.00	--
Notice Fee (Per address, for each physical mailing piece - not emails)	\$1.00	--

1. *Only for the portion of project located within the Shoreline Jurisdiction.*

NOTES:

- Some Type 2 permits and all Type 3-5 permits require public noticing. See Tukwila Municipal Code 18.104 for more information.
- If payment is made by credit card (VISA or MasterCard), a processing fee of 3% will be added to the total order.

REVISIONS ARE NOT ACCEPTED ON ANY LAND USE PERMITS AFTER ISSUANCE.