



## City of Tukwila Land Use Permit Fees 2024 Effective January 1, 2023 Per Resolution 2058

*\*Some permits may include additional fees*

Permit Type and Subtypes	2024 FEES	Tech Fee (5%)
<b>APPEALS</b>		
Appeal of Type 1, 2 and 4 Decisions	\$795.00	N/A
SEPA MDNS Appeal	\$795.00	N/A
Appeal of Sign Code Decision	\$795.00	N/A
Appeal of Fire Impact Fees	\$795.00	N/A
Appeal of Parks Impact Fees	\$795.00	N/A
Appeal of Transportation Fees	\$795.00	N/A
<b>SIGNS (ALSO PUBLISHED IN BUILDING FEES)</b>		
Permanent	\$328.00	\$16.40
Temporary	\$54.00	\$2.70
Pole/Banner Initial Application	\$328.00	\$16.40
Special Event	\$142.00	\$7.10
Pole/Banner annual Renewal	\$72.00	\$3.60
New Billboard	\$795.00	\$39.75
Master Sign Program-Admin	\$2,936.00	\$146.80
Master Sign Program-BAR <i>Requires Database &amp; Notices</i>	\$4,701.00	\$235.05
<b>TUC MODIFICATIONS</b>		
Mod to TUC Corridor Standards	\$795.00	\$39.75
Mod to TUC Open Space Regulations	\$795.00	\$39.75
Transit Reduction to Parking Requirements	\$795.00	\$39.75
<b>DESIGN REVIEW</b>		
Administrative	\$3,020.00	\$151.00
Public Hearing <i>Requires Database &amp; Notices</i>	\$5,412.00	\$270.60
Major Modification <i>Requires Database &amp; Notices</i>	\$1,854.00	\$92.70
Minor Modification	\$843.00	\$42.15
<b>PARKING VARIANCES &amp; SPECIAL PERMISSIONS</b>		
Admin Parking Variance	\$795.00	\$39.75
Parking Variance <i>Hearing Examiner, Requires Database &amp; Notices</i>	\$1,310.00	\$65.50
Parking Standard for use not specified	\$783.00	\$39.15
Residential Parking Reduction	\$795.00	\$39.75
Shared, covenant, Complementary Parking Reduction	\$795.00	\$39.75
Parking Lot Restriping	\$795.00	\$39.75



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VARIANCES, SPECIAL PERMISSIONS AND SITE PLAN REVIEW	2024 FEES	Tech Fee (5%)
Variances <i>Hearing Examiner, Requires Database &amp; Notices</i>	\$3,821.00	\$191.05
Environmentally Sensitive Areas Deviation, Buffer Reduction	\$2,021.00	\$101.05
<b>Reduced fee for LDR homeowners, <u>no associated short plat</u></b>	\$795.00	\$39.75
Reasonable Use Exception <i>Hearing Examiner, Requires Database &amp; Notices</i>	\$4,042.00	\$202.10
Exception from SF Design Standard	\$795.00	\$39.75
Special Permission Cargo Container	\$795.00	\$39.75
Tree Permit for SFR properties (including shoreline and critical areas)	\$144.00	\$7.20
Tree Permit and Landscape Mod and Exceptions for non-SFR properties (including shoreline and critical areas)	\$795.00	\$39.75
LOT CREATION AND CONSOLIDATION		
Boundary Line Adjustment	\$2,247.00	\$122.35
Lot Consolidation	\$1,070.00	\$53.50
Short Plat (2-4 lots)	\$6,420.00	\$321.00
Short Plat (5-9 lots) <i>Requires Database &amp; Notices</i>	\$8,560.00	\$428.00
Subdivision		
Subdivision Preliminary Plat (10+ lots) <i>Hearing Examiner, Requires Database &amp; Notices</i>	\$9,095.00	\$454.75
Subdivision Final Plat (10+ lots) <i>Requires Database &amp; Notices</i>	\$5,350.00	\$267.50
Binding Site Improvement Plan	\$5,160.00	\$258.00
Planned Residential Development		
Administrative	\$2,936.00	\$146.80
Public Hearing <i>Requires Database and Notices</i>	\$6,739.00	\$336.95
Minor Modification	\$795.00	\$39.75
Major Modification <i>Requires Database and Notices</i>	\$3,277.00	\$163.85
WIRELESS COMMUNICATION FACILITY		
Eligible Facilities Modification	\$795.00	\$39.75
Substantial Change	\$2,266.00	\$113.30
New Macro Facility <i>Hearing Examiner</i>	\$4,534.00	\$226.70



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SEPA AND ENVIRONMENTAL	2024 FEES	Tech Fee (5%)
Checklist <i>Requires Database and Notices</i>	\$2,308.00	\$115.40
SEPA EIS <i>Requires Database and Notices</i>	\$4,042.00	\$202.10
SEPA Planned Action	\$795.00	\$39.75
SEPA Addendum	\$795.00	\$39.75
SEPA Exemption Letter	\$473.00	\$23.65
Critical Area Master Plan Overlay	\$6,739.00	\$336.95
SHORELINE PERMITS		
Project value: \$5,000 - \$10,000 <i>Requires Database and Notices</i>	\$1,596.00	\$79.80
\$10,001 - \$50,000 <i>Requires Database and Notices</i>	\$3,737.00	\$186.85
\$50,001 - \$500,000 <i>Requires Database and Notices</i>	\$5,956.00	\$297.80
More than \$500,000 <i>Requires Database and Notices</i>	\$7,553.00	\$377.65
Permit Exemption Letter, Shoreline	\$329.00	\$16.45
Shoreline Permit Revision	\$825.00	\$41.25
Conditional Use Permit, Shoreline <i>Hearing Examiner, Requires Database and Notices</i>	\$5,244.00	\$262.20
Shoreline Environment Redesignation <i>Requires Database and Notices</i>	\$4,042.00	\$202.10
NOISE VARIANCES		
Type I - 30 days or less	\$651.00	\$32.55
Type II - 31- 60 Days <i>Requires Database and Notices</i>	\$885.00	\$44.25
Type III - More than 60 days <i>Hearing Examiner, Requires Database and Notices</i>	\$1,968.00	\$98.40
USE PERMITS		
Conditional Use Permit <i>Hearing Examiner, Requires Database and Notices</i>	\$5,244.00	\$262.20
Unclassified Use Permit <i>Requires Database and Notices</i>	\$6,739.00	\$336.95
TSO Special Permission Use <i>Hearing Examiner, Requires Database and Notices</i>	\$1,310.00	\$65.50
COMPREHENSIVE PLAN CHANGES		
Rezone (Map Change - Separate Comprehensive Plan amendment fees also apply) <i>Requires Database and Notices</i>	\$8,560.00	\$428.00
Comprehensive Plan Amendment <i>Requires Database and Notices</i>	\$5,388.00	\$269.40
Zoning Code Text Amendment <i>Requires Database and Notices</i>	\$6,130.00	\$306.50



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MISCELLANEOUS SERVICES AND CHARGES	2024 FEES	Tech Fee (5%)
Development Agreement	\$5,350.00	\$267.50
Code Interpretation	\$473.00	\$23.65
Zoning Verification Letter (Up to two contiguous parcels; \$50 for each additional parcel)	\$473.00	\$23.65
Legal Lot Verification	\$753.00	\$37.65
Preapplication Meeting	\$651.00	\$32.55
In-Lieu Tree Replacement Fee	\$490.00	
Database Fee (to Generate Labels, per project)	\$615.00	
Notice Fee (Per address for each physical mailing piece-not emails)	\$1.00	
Public Notice Board – <b><i>Paid directly to Fast Signs</i></b>	<a href="#">Contact Fast Signs</a>	

**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.

No revisions will be accepted on any land use permits after issuance.