



City of Tukwila Land Use Permit Fees 2025

Effective January 1, 2025 Per Resolution 2105

**Some permits may include additional fees*

PERMIT TYPE AND SUBTYPES	2025 FEE	PERMIT TYPE
ADMINISTRATIVE		
Code Interpretation	\$514.53	2
Development Agreement	\$5819.73	5
Preapplication Meeting	\$708.16	--
Resolve uncertain zoning district boundary	\$819.11	3
Temporary Encampment	\$514.53	2
Zoning Verification Letter (Up to two contiguous parcels. \$50 for each additional parcel, limited to five total.)	\$514.53	1
APPEALS		
Appeal of Type 1, 2 Decisions	\$823.62	--
SEPA MDNS Appeal	\$823.62	--
Appeal of Sign Code Decision	\$823.62	--
Appeal of Fire Impact Fees	\$823.62	--
Appeal of Parks Impact Fees	\$823.62	--
Appeal of Transportation Fees	\$823.62	--
Appeal of a Notice of Violation and Order	\$823.62	--
COMPREHENSIVE PLAN CHANGES		
Site Specific Rezones - Separate Comprehensive Plan amendment fees also apply	\$9,311.57	5
Comprehensive Plan Amendment	\$5,861.07	5
Development Regulations Amendment	\$6,668.21	5
DESIGN REVIEW		
Design Review Application	\$3,285.16	2
Minor Modification to Approved Design Review	\$917.02	1
ENVIRONMENTAL REVIEW		
State Environmental Policy Act (SEPA)		
SEPA Checklist	\$2,510.64	--
SEPA - EIS	\$4,396.89	--
SEPA - Planned Action	\$864.80	--
SEPA - Addendum	\$864.80	--
SEPA Exemption Letter	\$514.53	--
Environmentally Critical Areas		
Critical Area Designation	\$2,568.30	1
Critical Areas Deviation, Buffer Reduction	\$2,198.44	2
- Reduced fee for LDR homeowners, no associated short plat	\$864.80	2
Critical Areas Reasonable Use Exception	\$4,396.89	3
Environmentally Critical Area Master Plan Overlay	\$7,330.68	3



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PERMIT TYPE AND SUBTYPES	2025 FEE	PERMIT TYPE
SHORELINE PERMITS		
Exemption from Shoreline Permit Letter	\$357.89	1
Shoreline Permit Revision	\$897.44	1
Conditional Use Permit - Shoreline	\$5,704.42	3
Shoreline Substantial Development Permit		
Project value: \$8,504 - \$15,000 ¹	\$1,736.13	2
\$15,001 - \$50,000 ¹	\$4,065.11	2
\$50,001 - \$500,000 ¹	\$6,478.94	2
More than \$500,000 ¹	\$8,216.15	2
SIGNS (ALSO PUBLISHED IN BUILDING FEES)		
Permanent Sign	\$356.80	1
Temporary/Special Event Permit Sign	\$58.74	1
Pole/Banner Initial Application	\$356.80	1
Pole/Banner Annual Renewal	\$78.32	1
New Billboard	\$864.80	1
Master Sign Program	\$3,193.78	2
SUBDIVISIONS AND BOUNDARY LINE ADJUSTMENTS		
Legal Lot Verification	\$819.11	1
Binding Site Improvement Plan	\$5,613.05	2
Boundary Line Adjustment & Lot Consolidation		
Boundary Line Adjustment - Lot Consolidation	\$1,163.95	1
Boundary Line Adjustment - No Lot Consolidation	\$2,444.29	1
Minor Modification of a Boundary Line Adjustment or Lot Consolidation Preliminary Approval	\$864.80	1
Subdivision - Short		
Short Plat (2-4 lots)	\$6,983.68	2
Short Plat (5-9 lots)	\$9,311.57	2
Minor Modification to Preliminary Short Subdivision	\$2,444.29	2
Subdivision - Long		
Subdivision Preliminary Plat (10+ lots)	\$9,893.54	3
Subdivision Final Plat (10+ lots)	\$5,819.73	2
Minor Modification to Preliminary Long Subdivision	\$5,819.73	2
Planned Residential Development (PRD)		
Administrative	\$3,193.78	2
Public Hearing	\$7,330.68	3
Minor Modification to PRD	\$864.80	1
Major Modification to PRD	\$3,564.72	3



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PERMIT TYPE AND SUBTYPES	2025 FEE	PERMIT TYPE
TREE PERMITS		
Not Within Critical Area or Shoreline		
Tree Permit for SFR properties	\$156.64	1
Request for Landscape Modification	\$864.80	1
Within Critical Area or Shoreline		
Critical Area Tree & Vegetation Clearing Permit	\$647.24	2
Shoreline Tree Permit	\$864.80	2
In-Lieu Tree Replacement Fee	\$533.02	
USE PERMITS		
Conditional Use Permit	\$5,704.42	3
TSO Special Permission Use	\$1,425.02	3
Unclassified Use Permit	\$7,330.68	4
VARIANCES AND MODIFICATIONS		
Variances from Zoning Code	\$4,156.48	3
Noise		
30 days or less	\$708.16	1
More than 30 days	\$2,140.79	3
Parking		
Modifications to Certain Parking Standards	\$864.80	2
Parking Lot Restriping	\$864.80	2
Parking Standard for Use Not Specified	\$851.75	2
Parking Variance – Up to 10% reduction	\$864.80	2
Parking Variance – 10% and greater reduction	\$1,425.02	3
Shared, Covenant, and/or Complementary Parking Reduction	\$864.80	2
Tukwila South Overlay (TSO) and Tukwila Urban Center (TUC) Modifications		
Modification to TSO Development Standards	\$864.80	2
Modification to TUC Corridor Standards	\$864.80	2
Modification to TUC Open Space Regulations	\$864.80	2
Transit Reduction to Parking Requirements	\$864.80	2
Special Permission		
Exception from Single-Family Design Standard	\$864.80	2
Cargo Container Placement	\$864.80	2
WIRELESS COMMUNICATION FACILITIES		
Eligible Facilities Modification	\$864.80	1
Macro Facility – No New Tower	\$2,464.95	2
Macro Facility – New Tower	\$4,932.09	3



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Noticing Fees		
Database Fee (to Generate Labels, per project)	\$637.14	--
Notice Fee (Per address, for each physical mailing piece - not emails)	\$1.00	--
Public Notice Sign	\$120 per hour	

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 charge.

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