



## **INFORMATIONAL MEMORANDUM**

**TO:** Planning and Community Development Committee

**FROM:** Nora Gierloff, DCD Director

**BY:** Rachelle Sagan, Permit Supervisor  
Max Baker, Development Supervisor  
Kerry Murdock, Development Review Engineer

**CC:** Mayor Ekberg

**DATE:** September 26, 2022

**SUBJECT:** Consolidated Permit Fee Resolution for 2023-2024

### **ISSUE**

Should Tukwila increase its land use, infrastructure, and development permit fees to reflect the increased costs to provide development review services?

### **BACKGROUND**

The City has previously updated permit fees on a two-year cycle to align with the budget cycle and reflect the cost of service. Most permits have an additional 5% technology fee that pays for our permit software. Some permits have additional fees such as hearing examiner services for review of Type 3 permits. This fee is collected with the land use application and passed through to the applicant. Credit card payments are now processed by Cardknox so the City no longer collects a 3% convenience fee, the surcharge is collected directly from applicants by Cardknox.

Some permits incur additional costs for Fire Department review. Resolution 1967 adopted fees charged by the Fire Department which are in addition to the fees listed in Attachment A. In preparation for the move to a contractual arrangement for Fire services with the Puget Sound Regional Fire Authority staff recommends aligning our fee structure with other jurisdictions served by the Authority. Fire Department staff will be presenting those recommendations for a new fee structure in a separate resolution.

### **DISCUSSION**

#### *Overall*

Staff is suggesting that permit fees increase at 8.5% in 2023 and 7% in 2024 to reflect the City's increased labor and benefit costs due to a rapid rise in inflation. The CPI-W was 9.5% for the June 2022 period and additional cost increases are anticipated to affect costs for equipment, vehicles, supplies, etc. Additionally, staff is suggesting that hourly inspection fees and after hours inspections should be increased from \$106.50 per hour to \$117 in order to recover staff costs associated with inspections. Also, the 5% technology fee collected to provide for online permitting software upgrade/maintenance and converting paper records to digital records should be maintained.

*Development Permits Building/Electrical/Plumbing/Mechanical*

Permits in this category are based on the value of the construction covered by the permit. This permit value is developed by the International Code Council and updated twice a year. High cost areas, such as the Puget Sound Region, apply a modifier to this nationwide index.

Tukwila has a special \$20 permit fee for residential remodels up to a value of \$20,000. The intent was to remove a barrier to permitting for homeowners making modest improvements to their houses or repairing storm damage. This can help to ensure that construction is done safely and in accordance with building codes. In 2021 the City issued 167 permits using the reduced residential remodel fee. If we had charged according to the standard fee schedule we would have collected an additional \$24,280. If the Council is looking for ways to increase cost recovery for permitting they could delete this lower rate.

	Issued	Res. Remodel Fee	Actual F
Development	16	\$ 431	\$ 7,30
Electrical	102	\$ 2,171	\$ 10,81
Mechanical	35	\$ 725	\$ 7,84
Plumbing	14	\$ 298	\$ 1,94

*Infrastructure/ROW Permits*

TMC Chapter 11.08 covering permitting within the City’s Right-of-Way has been going through an internal review and rewrite over the past year. The new title, with revised permit types, will be presented to Council this fall. This fee resolution assumes the passage of an updated ordinance for Chapter 11.08 and reflects the new permit categories.

Our present Public Works fee schedule, effective 1/1/21 Resolution No. 2012 was structured to incorporate permit fees for 6 different types of rights-of-way permits (A – F). Type A - (Short-Term Non-profit), Type B (Short-Term Profit), Type C (Infrastructure and Grading on Private Property and City Right-of-Way and Disturbance of City Right-of-Way), Type D (Long-Term), Type E (Potential Disturbance of City Right-of-Way), and Type F (Blanket Permits) not to be confused with Franchise permits that are issued for utilities that have an existing or expired franchise agreement with the city.

Proposed updates to Title 11.08 Permits (Right-of-Way) look to consolidate the permit subtypes into two categories – Right-of-Way Use Permit (ROWUP), and an Annual Activities Blanket Permit (AABP). The (ROWUP) would be required for both franchise holders and non-franchise holders performing any kind of work in the right-of-way. The (AABP) may be issued to franchise holders on an annual basis to undertake blanket activities as defined by the updated Title 11.08. Consolidating the number of permit types will reduce confusion among applicants and staff members and streamline the way permit fees are assessed leading to a more equitable fee structure.

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Permit fees for the two types of proposed right-of-way permits; ROWUP & AABP will still be based on 4 prior components assessed under the current Type C Public Works permit for construction value: 1) plan review, 2) construction Inspection, 3) pavement mitigation, and 4) grading review as applicable with a base application fee. The current base application fee is \$254.00. Staff recommends that the base application fee be increased to align with comparable and surrounding municipalities, keep up with the cost of living, and provide service that meets industry demand. Historically, franchise holders have not been assessed permit fees when applying for right-of-way permits. This fee would be independent of the initial application fee that is assessed for a new franchise application or to renew an existing one that expired. This would be a new source of revenue for the city and would align with surrounding jurisdictions. To reiterate, an existing or newly granted franchise agreement holder applying for a ROWUP would be charged a base application fee and the 4 components of construction value that is determined and assessed under the city’s existing Public Works Bulletin A2 Fee Estimate Worksheet that is required upon submittal for right-of-way permits.

Permit Description	Existing Fee	2023 Fee	2024 Fee
Right-of-Way Use Permit. (ROWUP) Required for (Franchise & Non-Franchise holders).	\$254.00 application base fee, Technology Fee, plus four components based on construction value: 1)Plan Review 2)Construction Inspection 3)Pavement Mitigation 4)Grading Plan Review <i>See Public Works Bulletin A1 for fee schedule.</i>	\$276.00 application base fee, Technology Fee, plus four components based on construction value: 1)Plan Review 2)Construction Inspection 3)Pavement Mitigation 4)Grading Plan Review <i>See Public Works Bulletin A1 for fee schedule.</i>	\$295.00 application base fee, Technology Fee, plus four components based on construction value: 1)Plan Review 2)Construction Inspection 3)Pavement Mitigation 4)Grading Plan Review <i>See Public Works Bulletin A1 for fee schedule.</i>
Annual Activities Blanket Permit. (AABP) Issued to existing Franchise holders.	N/A	\$276.00 application base fee, Technology Fee, plus two components based on construction value: 1)Plan Review 2)Construction Inspection  <i>See Public Works Bulletin A1 for fee schedule.</i>	\$295.00 application base fee, Technology Fee, plus two components based on construction value: 1)Plan Review 2)Construction Inspection  <i>See Public Works Bulletin A1 for fee schedule.</i>
Franchise Application Deposit	\$5,075.00 deposit	\$5,506.00 deposit	\$5,891.00 deposit
Franchise – Cable	\$5,075.00 plus 5% of total revenue	\$5,506.00 plus 5% of total revenue	\$5,891.00 plus 5% of total revenue
Street Vacation	\$1,218.00	\$1,322.00	\$1,415.00

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Latecomer's Agreements	\$507.50 processing fee, plus 17% administrative fee, plus \$507.50 segregation fee	\$549.00 processing fee, plus 17% administrative fee, plus 549.00 segregation fee	\$587.00 processing fee, plus 17% administrative fee, plus 587.00 segregation fee
Flood Zone Control Permit	\$51.00 + Technology Fee	\$55.00 + technology Fee	\$59.00 + technology Fee
Public Works Inspector Safety, Investigation or Re-inspection Fee	\$71.00 per hour	\$77.00 per hour	\$83.00 per hour
Public Works inspection outside of normal business hours (four-hour minimum charge)	\$106.50 per hour	\$116.00 per hour	\$124.00 per hour

*Land Use Permits*

In addition to the overall inflation adjustment staff has reviewed the fees charged by neighboring jurisdictions and finds that some of Tukwila's fees are well below market rates, see Attachment B. Staff suggests adjusting the following permit fees to better reflect the cost of the labor of the multiple reviewers involved in the approval of these permits.

Permit	Existing Fee	Proposed Fee
Short Plat	\$4,667 (2-4 lots) \$5,310 (5-9 lots)	\$6,000 (2-4 lots) \$8,000 (5-9 lots)
Subdivision Preliminary Approval	\$6,095	\$8,500
Subdivision Final Plat Approval	\$3656	\$5,000
Development Agreement	\$2,439	\$5,000
Rezone	\$4,064	\$8,000
Boundary Line Adjustment	\$1,952	\$2,100
Lot Consolidation	\$762	\$1,000

**FINANCIAL IMPACT**

The proposed fee increases will keep pace with the City's costs to provide these necessary services.

**RECOMMENDATION**

The Council is being asked to approve the fee resolution and consider this item at the October 24, 2022 Committee of the Whole meeting and consent agenda at the subsequent November 7, 2022 Regular Meeting.

**ATTACHMENTS**

- A. Draft Consolidated Permit Fee Resolution for 2023-2024
- B. Comparison of Selected Land Use Permit Fees

# DRAFT

## **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, REPEALING RESOLUTION NOS. 2012, 2021, AND 2046, AND ADOPTING A CONSOLIDATED PERMIT FEE SCHEDULE.**

**WHEREAS**, the City Council adopted Resolution No. 2012 in 2020, establishing the City's current consolidated permit fee schedule; and

**WHEREAS**, Resolution No. 2012 was amended by Resolution Nos. 2021 and 2046, which amended the fees for wireless permits, tree/landscape permits, and zoning verification letters; and

**WHEREAS**, the Public Works permit structure for infrastructure and right-of-way permits has changed due to an update to Tukwila Municipal Code Chapter 11.08; and

**WHEREAS**, the permit structure for small wireless facilities has changed due to an update of TMC Chapter 18.58; and

**WHEREAS**, the City intends to update permit fees on an annual basis, with any increases tied to growth in City expenses for providing permit services; and

**WHEREAS**, the City Council wishes to recover a portion of the City's costs for review and processing of permit applications; and

**WHEREAS**, the City has adopted a biennial budget process; and

**WHEREAS**, the City's primary cost for permit processing is employee salaries and benefits; and

**WHEREAS**, the Seattle Consumer Price Index (CPI-W) was 9.5% for the June 2022 period; and

**WHEREAS**, the cost for employee benefits has also risen; and

**WHEREAS**, increasing flat fee permits by 8.5% in 2023 and 7% in 2024 will enable revenues to track with increasing City labor costs; and

**WHEREAS**, the permit fees for short plats, subdivisions, development agreements, rezones, and lot consolidations have been increased by larger amounts based on the amount of staff time required and comparison with other jurisdictions;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:**

**Section 1. Repealer.** Resolution Nos. 2012, 2021, and 2046 are hereby repealed, effective January 1, 2023.

**Section 2.** For 2023 and 2024, the Technology Fee shall be set at 5% of the applicable permit fee.

**Section 3.** Right-of-Way Use and Franchise Permit fees shall be charged according to the following schedule:

**PUBLIC WORKS RIGHT-OF-WAY USE PERMITS FEE SCHEDULE**

Permit Description	CURRENT Fee	2023 Fee
Type A (Short-Term Non-profit)	\$51.00 + Technology Fee	NA
Type B (Short-Term Profit)	\$102.00 + Technology Fee	NA
Type C (Infrastructure and Grading on Private Property and City Right-of-Way and Disturbance of City Right-of-Way)	\$254.00 application base fee, Technology Fee, plus four components based on construction value: 1) Plan Review 2) Construction Inspection 3) Pavement Mitigation 4) Grading Plan Review <i>See Public Works Bulletin A1 for fee schedule.</i>	NA
Type D (Long-Term)	\$102.00 + Technology Fee	NA
Type E (Potential Disturbance of City Right-of-Way)	\$102.00 + Technology Fee	NA
Type F (Blanket Permits)	\$254.00 processing fee, plus \$5,075.00 cash deposit, withdraw \$102.00 per instance for inspection	NA

Permit Description	CURRENT Fee	2023 Fee	2024 Fee
<a href="#">Right-of-Way Use Permit (ROWUP). Required for (Franchise and Non-Franchise Holders).</a>	<del>\$254.00 application base fee, Technology Fee and, as applicable, four additional based on construction value: 1) <del>Plan Review</del> 2) <del>Construction Inspection</del> 3) <del>Pavement Mitigation</del> 4) <del>Grading Plan Review</del> See <i>Public Works Bulletin A1 for fee schedule.</i></del>	<a href="#">\$276.00 application base fee, Technology Fee and, as applicable, four additional fees based on construction value: 1) <a href="#">Plan Review</a> 2) <a href="#">Construction Inspection</a> 3) <a href="#">Pavement Mitigation</a> 4) <a href="#">Grading Plan Review</a> See <a href="#">Public Works Bulletin A1 for fee schedule.</a></a>	<a href="#">\$295.00 application base fee, Technology Fee and, as applicable, four additional fees based on construction value: 1) <a href="#">Plan Review</a> 2) <a href="#">Construction Inspection</a> 3) <a href="#">Pavement Mitigation</a> 4) <a href="#">Grading Plan Review</a> See <a href="#">Public Works Bulletin A1 for fee schedule.</a></a>
<a href="#">Annual Activities Blanket Permit (AABP). Issued to Existing Franchise Holders.</a>	NA	<a href="#">\$276.00 application base fee, Technology Fee and, as applicable, two additional fees based on construction value: 1) <a href="#">Plan Review</a> 2) <a href="#">Construction Inspection</a> See <a href="#">Public Works Bulletin A1 for fee schedule.</a></a>	<a href="#">\$295.00 application base fee, Technology Fee and, as applicable, two additional fees based on construction value: 1) <a href="#">Plan Review</a> 2) <a href="#">Construction Inspection</a> See <a href="#">Public Works Bulletin A1 for fee schedule.</a></a>
Franchise – <a href="#">Telecommunications application deposit for all franchise applications except cable franchises.</a> <sup>1</sup>	<del>\$5,075.00 administrative fee</del>	<a href="#">\$5,506.00 deposit</a>	<a href="#">\$5,891.00 deposit</a>
<sup>1</sup> <a href="#">Requires a deposit with franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation shall be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City rights-of-way.</a>			
Franchise <a href="#">Application Fee</a> – Cable	<del>\$5,075.00 plus 5% of total revenue</del>	<a href="#">\$5,506.00 plus 5% of total revenue</a>	<a href="#">\$5,891.00 plus 5% of total revenue</a>
Street Vacation	<del>\$1,218.00</del>	<a href="#">\$1,322.00</a>	<a href="#">\$1,415.00</a>
Latecomer’s Agreements	<del>\$507.50 processing fee, plus 17% administrative fee, plus \$507.50 segregation fee</del>	<a href="#">\$549.00 processing fee, plus 17% administrative fee, plus \$549.00 segregation fee</a>	<a href="#">\$587.00 processing fee, plus 17% administrative fee, plus \$587.00 segregation fee</a>

Permit Description	CURRENT Fee	2023 Fee	2024 Fee
Flood Zone Control Permit	<del>\$51.00</del> + Technology Fee	<u>\$55.00 + Technology Fee</u>	<u>\$59.00 + Technology Fee</u>
<del>Public Works</del> -Infrastructure Inspector Safety, Investigation or Re-inspection Fee	<del>\$71.00 per hour</del>	<u>\$77.00 per hour</u>	<u>\$83.00 per hour</u>
<del>Public Works</del> -Infrastructure Inspection Outside of Normal Business Hours (four-hour minimum charge)	<del>\$106.50 per hour</del>	<u>\$116.00 per hour</u>	<u>\$124.00 per hour</u>

**Section 4.** Land use permit and processing fees will be charged according to the following schedule:

**LAND USE FEE SCHEDULE**

All peer review fees will be passed through to the applicant per TMC Section 18.50.200.

Decision Type	2021 Fee	2022 Fee	2023 Fee	2024 Fee	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
<b>APPEALS</b>						
Appeal of Type 1, 2 and 4 Decisions	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		
SEPA MDNS Appeal	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		
Appeal of Sign Code Decision	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		
Appeal of Fire Impact Fees	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		
Appeal of Parks Impact Fees	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		
Appeal of Transportation Impact Fees	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		
<b>SIGNS (TMC Chapter 19)</b>						
Permanent	<del>\$279</del>	<del>\$283</del>	<u>\$307</u>	<u>\$328</u>		+ TF
Temporary	<del>\$46</del>	<del>\$46</del>	<u>\$50</u>	<u>\$54</u>		+ TF
Pole/Banner Initial Application	<del>\$279</del>	<del>\$283</del>	<u>\$307</u>	<u>\$328</u>		+ TF
Special Event	<del>\$122</del>	<del>\$123</del>	<u>\$133</u>	<u>\$142</u>		+ TF
Pole/Banner Annual Renewal	<del>\$64</del>	<del>\$62</del>	<u>\$67</u>	<u>\$72</u>		+ TF
New Billboard	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		+ TF
Master Sign Program—Admin	<del>\$2,492</del>	<del>\$2,529</del>	<u>\$2,744</u>	<u>\$2,936</u>		+ TF
Master Sign Program—BAR	<del>\$3,989</del>	<del>\$4,049</del>	<u>\$4,393</u>	<u>\$4,701</u>		+ TF



Decision Type	2021 Fee	2022 Fee	<a href="#">2023 Fee</a>	<a href="#">2024 Fee</a>	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
<b>TUC MODIFICATIONS</b>						
Modification to TUC Corridor Standards (TMC Section 18.28.130.C)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Modification to TUC Open Space Regulations (TMC Section 18.28.250.D.4.d)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Transit Reduction to Parking Requirements (TMC Section 18.28.260.B.5.b)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
<b>DESIGN REVIEW (TMC Section 18.60.030)</b>						
Administrative	\$2,563	\$2,604	<a href="#">\$2,822</a>	<a href="#">\$3,020</a>		+ TF
Public Hearing	\$4,593	\$4,662	<a href="#">\$5,058</a>	<a href="#">\$5,412</a>		+ TF
Major Modification	\$1,573	\$1,597	<a href="#">\$1,733</a>	<a href="#">\$1,854</a>		+ TF
Minor Modification	\$716	\$726	<a href="#">\$788</a>	<a href="#">\$843</a>		+ TF
<b>PARKING VARIANCES AND SPECIAL PERMISSIONS</b>						
Administrative Parking Variance (Type 2—TMC Section 18.56.140)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Parking Variance (Type 3—TMC Section 18.56.140)	\$1,111	\$1,128	<a href="#">\$1,224</a>	<a href="#">\$1,310</a>	+ HE	+ TF
Parking Standard for use not specified (TMC Section 18.28.250.D.4.d.1 and TMC Section 18.56.100)	\$665	\$675	<a href="#">\$732</a>	<a href="#">\$783</a>		+ TF
Residential Parking Reduction (TMC Section 18.56.065)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Shared, covenant, Complementary Parking Reduction (TMC Section 18.56.070)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Parking Lot Restriping (TMC Section 18.56.120)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
<b>VARIANCES, SPECIAL PERMISSIONS AND SITE PLAN REVIEW</b>						
Variances (TMC Chapter 18.72)	\$3,243	\$3,294	<a href="#">\$3,571</a>	<a href="#">\$3,821</a>	+ HE	+ TF
Environmentally Sensitive Areas Deviation, Buffer Reduction (TMC Chapter 18.45)	\$1,715	\$1,744	<a href="#">\$1,889</a>	<a href="#">\$2,021</a>		+ TF
Reduced fee for LDR homeowners, no associated short plat	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		

Decision Type	2021 Fee	2022 Fee	<u>2023 Fee</u>	<u>2024 Fee</u>	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
Reasonable Use Exception (TMC Section 18.45.180)	<del>\$3,434</del>	<del>\$3,482</del>	<u>\$3,778</u>	<u>\$4,042</u>	+ HE	+ TF
Exception from Single Family Design Standard (TMC Section 18.50.055)	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		+ TF
Special Permission Cargo Container (TMC Section 18.50.060)	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		+ TF
Tree Permit for single family residential properties (TMC Chapters 18.44, 18.45 and 18.54, including shoreline and critical areas tree permits)	<del>\$124</del>	<del>\$124</del>	<u>\$135</u>	<u>\$144</u>		<u>+ TF</u>
Tree Permit and Landscape Modification Permit and Exceptions for non-single family residential properties (TMC Section 18.53.120, and Chapters 18.44, 18.45 and 18.54, including shoreline and critical areas tree permits)	<del>\$675</del>	<del>\$685</del>	<u>\$743</u>	<u>\$795</u>		+ TF
<b>LOT CREATION AND CONSOLIDATION</b>						
Boundary Line Adjustment (TMC Chapter 17.08)	<del>\$1,923</del>	<del>\$1,952</del>	<u>\$2,100</u>	<u>\$2,247</u>		+ TF
Lot Consolidation (TMC Chapter 17.08)	<del>\$716</del>	<del>\$726</del>	<u>\$1,000</u>	<u>\$1,070</u>		+ TF
Short Plat (2-4 lots) (TMC Chapter 17.12)	<del>\$4,380</del>	<del>\$4,445</del>	<u>\$6,000</u>	<u>\$6,420</u>		+ TF
Short Plat (5-9 lots) (TMC Chapter 17.12)	<del>\$4,984</del>	<del>\$5,058</del>	<u>\$8,000</u>	<u>\$8,560</u>		+ TF
Subdivision Preliminary Plat (10+ lots) (TMC Section 17.14.020)	<del>\$5,719</del>	<del>\$5,805</del>	<u>\$8,500</u>	<u>\$9,095</u>	+ HE	+ TF
Subdivision Final Plat (10+ lots) (TMC Section 17.12.030)	<del>\$3,434</del>	<del>\$3,482</del>	<u>\$5,000</u>	<u>\$5,350</u>		+ TF
Binding Site Improvement Plan (TMC Chapter 17.16)	<del>\$4,380</del>	<del>\$4,445</del>	<u>\$4,823</u>	<u>\$5,160</u>		+ TF
Planned Residential Development—Administrative (TMC Section 18.46.110)	<del>\$2,492</del>	<del>\$2,529</del>	<u>\$2,744</u>	<u>\$2,936</u>		+ TF
Planned Residential Development—Public Hearing (TMC Section 18.46.110)	<del>\$5,719</del>	<del>\$5,805</del>	<u>\$6,298</u>	<u>\$6,739</u>		+ TF

Decision Type	2021 Fee	2022 Fee	<a href="#">2023 Fee</a>	<a href="#">2024 Fee</a>	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
Planned Residential Development— Minor Modification (TMC Section 18.46.130)	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Planned Residential Development— Major Modification (TMC Section 18.46.130)	\$2,781	\$2,823	<a href="#">\$3,063</a>	<a href="#">\$3,277</a>		+ TF
<b>WIRELESS COMMUNICATION FACILITY (TMC Section 18.58.050)</b>						
Eligible Facilities Modification	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
Substantial Change	\$1,923	\$1,952	<a href="#">\$2,118</a>	<a href="#">\$2,266</a>		+ TF
New Macro-Facility	\$3,847	\$3,905	<a href="#">\$4,237</a>	<a href="#">\$4,534</a>	+HE	+ TF
<del>Minor (Type 1)</del>	<del>\$675</del>	<del>\$685</del>				<del>+ TF</del>
<del>Administrative (Type 2)</del>	<del>\$1,923</del>	<del>\$1,952</del>				<del>+ TF</del>
<del>Major or Height Waiver (Type 3)</del>	<del>\$3,847</del>	<del>\$3,905</del>			<del>+ HE</del>	<del>+ TF</del>
<b>SMALL WIRELESS COMMUNICATION FACILITY PERMITS (TMC Chapter 23.04)</b>						
<a href="#">Non-recurring fee per application, which covers up to 5 small wireless communication facilities (SWF), plus added fee for each additional SWF beyond 5</a>	\$500 for up to 5  \$100 for each additional	\$500 for up to 5  \$100 for each additional	<a href="#">\$543 for up to 5</a>  <a href="#">\$109 for each additional</a>	<a href="#">\$580 for up to 5</a>  <a href="#">\$116 for each additional</a>		+ TF
<a href="#">Non-recurring fee per application for each new pole intended to support one or more SWF</a>	\$1,000	\$1,000	<a href="#">\$1,085</a>	<a href="#">\$1,161</a>		+ TF
<a href="#">Recurring site fee (per year) for locating a SWF on City property</a>	\$270	\$270	<a href="#">\$293</a>	<a href="#">\$313</a>		+ TF
<b>SEPA AND ENVIRONMENTAL</b>						
Checklist	\$1,959	\$1,988	<a href="#">\$2,157</a>	<a href="#">\$2,308</a>		+ TF
SEPA EIS	\$3,431	\$3,482	<a href="#">\$3,778</a>	<a href="#">\$4,042</a>		+ TF
SEPA Planned Action	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
SEPA Addendum	\$675	\$685	<a href="#">\$743</a>	<a href="#">\$795</a>		+ TF
SEPA Exemption Letter	\$401	\$407	<a href="#">\$442</a>	<a href="#">\$473</a>		+ TF
<del>Sensitive-Critical</del> Area Master Plan Overlay (TMC Section 18.45.160)	\$5,719	\$5,805	<a href="#">\$6,298</a>	<a href="#">\$6,739</a>		+ TF

Decision Type	2021 Fee	2022 Fee	<a href="#">2023 Fee</a>	<a href="#">2024 Fee</a>	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
<b>SHORELINE PERMITS</b>						
Project value: \$5,000 - \$10,000	<del>\$1,355</del>	<del>\$1,375</del>	<a href="#">\$1,492</a>	<a href="#">\$1,596</a>		+ TF
\$10,001 - \$50,000	<del>\$3,172</del>	<del>\$3,219</del>	<a href="#">\$3,493</a>	<a href="#">\$3,737</a>		+ TF
\$50,001 - \$500,000	<del>\$5,055</del>	<del>\$5,130</del>	<a href="#">\$5,566</a>	<a href="#">\$5,956</a>		+ TF
More than \$500,000	<del>\$6,410</del>	<del>\$6,506</del>	<a href="#">\$7,059</a>	<a href="#">\$7,553</a>		+ TF
Permit Exemption Letter, Shoreline	<del>\$279</del>	<del>\$283</del>	<a href="#">\$307</a>	<a href="#">\$329</a>		+ TF
Shoreline Permit Revision	<del>\$700</del>	<del>\$711</del>	<a href="#">\$771</a>	<a href="#">\$825</a>		+ TF
Conditional Use Permit, Shoreline (TMC Section 18.44.050)	<del>\$4,451</del>	<del>\$4,517</del>	<a href="#">\$4,901</a>	<a href="#">\$5,244</a>	+ HE	+ TF
Shoreline Environment Redesignation	<del>\$3,431</del>	<del>\$3,482</del>	<a href="#">\$3,778</a>	<a href="#">\$4,042</a>		+ TF
<b>NOISE VARIANCES (TMC Section 8.22.120)</b>						
Type I	<del>\$553</del>	<del>\$561</del>	<a href="#">\$609</a>	<a href="#">\$651</a>		+ TF
Type II	<del>\$751</del>	<del>\$762</del>	<a href="#">\$827</a>	<a href="#">\$885</a>		+ TF
Type III	<del>\$1,670</del>	<del>\$1,695</del>	<a href="#">\$1,839</a>	<a href="#">\$1,968</a>	+ HE	+ TF
<b>USE PERMITS</b>						
Conditional Use Permit (TMC Section 18.64.020)	<del>\$4,451</del>	<del>\$4,517</del>	<a href="#">\$4,901</a>	<a href="#">\$5,244</a>	+ HE	+ TF
Unclassified Use Permit (TMC Chapter 18.66)	<del>\$5,719</del>	<del>\$5,805</del>	<a href="#">\$6,298</a>	<a href="#">\$6,739</a>		+ TF
TSO Special Permission Use	<del>\$1,111</del>	<del>\$1,128</del>	<a href="#">\$1,224</a>	<a href="#">\$1,310</a>	+ HE	+ TF
<b>COMPREHENSIVE PLAN CHANGES (TMC Chapter 18.84)</b>						
Rezone (Map Change— separate Comprehensive Plan amendment fees also apply)	<del>\$4,004</del>	<del>\$4,064</del>	<a href="#">\$8,000</a>	<a href="#">\$8,560</a>		+ TF
Comprehensive Plan Amendment	<del>\$4,572</del>	<del>\$4,641</del>	<a href="#">\$5,035</a>	<a href="#">\$5,388</a>		+ TF
Zoning Code Text Amendment	<del>\$5,202</del>	<del>\$5,280</del>	<a href="#">\$5,729</a>	<a href="#">\$6,130</a>		+ TF
<b>MISCELLANEOUS SERVICES AND CHARGES</b>						
Development Agreement	<del>\$2,289</del>	<del>\$2,323</del>	<a href="#">\$5,000</a>	<a href="#">\$5,350</a>		+ TF
Code Interpretation (TMC Section 18.96.020)	<del>\$401</del>	<del>\$407</del>	<a href="#">\$442</a>	<a href="#">\$473</a>		+ TF
Zoning Verification Letter (Up to two contiguous parcels; \$50 for each additional parcel.)	<del>\$401</del>	<del>\$407</del>	<a href="#">\$442</a>	<a href="#">\$473</a>		+ TF
Legal Lot Verification	<del>\$639</del>	<del>\$649</del>	<a href="#">\$704</a>	<a href="#">\$753</a>		+ TF

Decision Type	2021 Fee	2022 Fee	<u>2023 Fee</u>	<u>2024 Fee</u>	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
Preapplication Meeting	<del>\$553</del>	<del>\$561</del>	<u>\$609</u>	<u>\$651</u>		+ TF
In-lieu Tree Replacement Fee	<del>\$416</del>	<del>\$422</del>	<u>\$458</u>	<u>\$490</u>		
Mailing Fee to Generate Labels, per project	<del>\$523</del>	<del>\$530</del>	<u>\$575</u>	<u>\$615</u>		
Public Notice Mailing Fee per address for each mailing	<del>\$1</del>	<del>\$1</del>	<u>\$1</u>	<u>\$1</u>		

**Section 5.** Building permit fees will be charged according to the following schedule:

**BUILDING PERMIT FEE SCHEDULE**

Total Valuation	Building Permit Fees
\$1 to \$500	<del>\$67.29</del> <u>\$73.01</u> + Technology Fee
\$501 to \$2,000	<del>\$67.29</del> <u>\$73.01</u> for the first \$500, plus <del>\$4.45</del> <u>\$4.83</u> for each additional \$100, or fraction thereof, to and including \$2,000, + Technology Fee
\$2,001 to \$25,000	<del>\$134.07</del> <u>\$145.47</u> for the first \$2,000, plus <del>\$20.29</del> <u>\$22.01</u> for each additional \$1,000, or fraction thereof, to and including \$25,000, + Technology Fee
\$25,001 to \$50,000	<del>\$621.60</del> <u>\$674.44</u> for the first \$25,000, plus <del>\$15.84</del> <u>\$17.19</u> for each additional \$1,000, or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$100,000	<del>\$1,017.96</del> <u>\$1,104.49</u> for the first \$50,000, plus <del>\$10.97</del> <u>\$11.90</u> for each additional \$1,000, or fraction thereof, to and including \$100,000, + Technology Fee
\$100,001 to \$500,000	<del>\$1,564.95</del> <u>\$1,697.97</u> for the first \$100,000, plus <del>\$8.80</del> <u>\$9.55</u> for each additional \$1,000, or fraction thereof, to and including \$500,000, + Technology Fee
\$500,001 to \$1,000,000	<del>\$5,079.49</del> <u>\$5,511.25</u> for the first \$500,000, plus <del>\$7.24</del> <u>\$7.86</u> for each additional \$1,000, or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 to \$5,000,000	<del>\$8,741.30</del> <u>\$9,484.31</u> for the first \$1,000,000, plus <del>\$4.86</del> <u>\$5.27</u> for each additional \$1,000, or fraction thereof, to and including \$5,000,000, + Technology Fee
\$5,000,001 and up	<del>\$28,204.94</del> <u>\$30,602.36</u> for the first \$5,000,000, plus <del>\$4.65</del> <u>\$5.05</u> for each \$1,000 or fraction thereof, + Technology Fee

**A. Non-Structural Plan Review Fee.** A non-structural plan review fee shall be paid at the time of submitting plans and specifications for review. The non-structural plan review fee shall be 65% of the calculated permit fee as set forth in the permit fee schedule. The non-structural plan review fee specified herein is a separate fee from the permit fee and is in addition to the permit fee.

**B. Structural Plan Review Fee.** Where a structural plan review is deemed necessary, a structural plan review fee shall be charged. The structural plan review fee shall be 35% of the calculated non-structural plan review fee.

**C. Total Value of All Construction Work.** The latest Building Data Valuation that is updated twice a year by the International Code Council shall be used for the purposes of calculating value of the construction work.

**Section 6.** Mechanical permit fees will be charged according to the following schedule:

**MECHANICAL PERMIT FEE SCHEDULE**

Valuation of Work (Total Contract Amount)	Mechanical Permit Fee
	<del>\$33.64</del> <u>\$36.50</u> for issuance of each permit (base fee) + Technology Fee
\$250 or less	<del>\$67.29</del> <u>\$73.01</u> + Technology Fee
\$251 to \$500	<del>\$67.29</del> <u>\$73.01</u> for first \$250, plus <del>\$8.10</del> <u>\$8.79</u> for each \$100 or fraction thereof, to and including \$500, + Technology Fee
\$501 to \$1,000	<del>\$87.58</del> <u>\$95.02</u> for the first \$500, plus <del>\$9.00</del> <u>\$9.77</u> for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 to \$5,000	<del>\$132.64</del> <u>\$143.88</u> for the first \$1,000, plus <del>\$9.98</del> <u>\$10.83</u> for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 to \$50,000	<del>\$172.58</del> <u>\$187.25</u> for the first \$5,000, plus <del>\$10.40</del> <u>\$11.28</u> for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$250,000	<del>\$664.75</del> <u>\$718.00</u> for the first \$50,000, plus <del>\$8.69</del> <u>\$9.43</u> for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 to \$1,000,000	<del>\$2,401.06</del> <u>\$2,605.15</u> for the first \$250,000, plus <del>\$7.66</del> <u>\$8.31</u> for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 and up	<del>\$8,146.97</del> <u>\$8,839.46</u> for the first \$1,000,000, plus <del>\$6.93</del> <u>\$7.52</u> for each \$1,000 or fraction thereof, + Technology Fee

**Section 7.** Plumbing permit fees will be charged according to the following schedule:

**PLUMBING PERMIT FEE SCHEDULE**

Permit Issuance—Issuance of each permit (base fee)	<del>\$35.52</del> <u>\$36.50</u> + Technology Fee
Unit Fee Schedule (in addition to base fee above):	
For one plumbing fixture (a fixture is a sink, toilet, bathtub, etc.)	<del>\$69.02</del> <u>\$73.01</u> + Technology Fee
For each additional fixture	<del>\$15.22</del> <u>\$16.51</u> + Technology Fee
For each building sewer and each trailer park sewer	<del>\$25.37</del> <u>\$27.53</u> + Technology Fee
Rain water system – per drain (inside building)	<del>\$15.22</del> <u>\$16.51</u> + Technology Fee
For each water heater and/or vent	<del>\$15.22</del> <u>\$16.51</u> + Technology Fee

For each industrial waste pretreatment interceptor, including its trap and vent, except for kitchen type grease interceptors	<del>\$30.45</del> <u>\$33.04</u> + Technology Fee
For each grease interceptor for commercial kitchens	<del>\$30.45</del> <u>\$33.04</u> + Technology Fee
For each repair or alteration of water piping and/or water treating equipment, each occurrence	<del>\$15.22</del> <u>\$16.51</u> + Technology Fee
For each repair or alteration of drainage or vent piping, each fixture	<del>\$15.22</del> <u>\$16.51</u> + Technology Fee
For each medical gas piping system serving one to five inlets/outlets for a specific gas	<del>\$86.27</del> <u>\$93.60</u> + Technology Fee
For each additional medical gas inlets/outlets	<del>\$17.22</del> <u>\$18.68</u> + Technology Fee
For each lawn sprinkler system on any one (1) meter including backflow protection devices therefor.	<del>\$30.45</del> <u>\$33.04</u> + Technology Fee
For atmospheric-type vacuum breakers not included in lawn sprinkler backflow protection: 1 to 5 ..... <del>\$15.22</del> <u>\$16.51</u> + Technology Fee Over 5 ..... <del>\$15.22</del> <u>\$16.51</u> for first 5 plus <del>\$3.29</del> <u>\$3.57</u> for each additional + Technology Fee	
For each backflow protective device other than atmospheric type vacuum breakers: 2-inch diameter and smaller ..... <del>\$30.45</del> <u>\$33.04</u> + Technology Fee Over 2-inch diameter: ..... <del>\$33.49</del> <u>\$36.34</u> + Technology Fee	

**Section 8.** Fuel Gas Piping permit fees will be charged according to the following schedule:

**FUEL GAS PIPING PERMIT FEE SCHEDULE**

<b>Permit Issuance</b>	
For issuing each permit (base fee): (\$0 if permit is in conjunction with a plumbing permit for an appliance with both plumbing and gas connection.)	<del>\$35.52</del> <u>\$36.50</u> + Technology Fee
<b>Unit Fee Schedule</b>	
For each gas piping system of one to five outlets	<del>\$69.02</del> <u>\$73.01</u> + Technology Fee
For each additional gas piping system outlet, per outlet	<del>\$15.22</del> <u>\$16.51</u> + Technology Fee

**Section 9.** Electrical permit fees will be charged according to the following schedule:

**ELECTRICAL PERMIT FEE SCHEDULE**

1. NEW SINGLE-FAMILY DWELLINGS

New single-family dwellings (including a garage)	<del>\$180.70</del> <u>\$196.06</u> + Technology Fee
Garages, pools, spas and outbuildings	<del>\$121.80</del> <u>\$132.15</u> + Technology Fee
Low voltage systems	<del>\$60.90</del> <u>\$66.08</u> + Technology Fee

2. SINGLE-FAMILY REMODEL AND SERVICE CHANGES

Service change or alteration—no added/alterd circuits	<del>\$121.80</del> <u>\$132.15</u> + Technology Fee
Service change \$100.50 with added/alterd circuits, plus \$10.15 for each added circuit (maximum permit fee \$162.40)	<del>\$100.50</del> <u>\$109.04</u> + Technology Fee
Circuits added/alterd without service change (includes up to 5 circuits)	<del>\$60.90</del> <u>\$66.08</u> + Technology Fee
Circuits \$60.90 added/alterd without service change (more than 5 circuits); \$10.15 for each added circuit (maximum permit fee \$100.50+ Technology Fee)	<del>\$60.90</del> <u>\$66.08</u> + Technology Fee
Meter/mast repair	<del>\$81.20</del> <u>\$88.10</u> + Technology Fee
Low voltage systems	<del>\$60.90</del> <u>\$66.08</u> + Technology Fee

3. MULTI-FAMILY AND COMMERCIAL (including low voltage)

Valuation of Work (Total Contract Amount)	Permit Fee
\$250 or less	<del>\$67.29</del> <u>\$73.01</u> + Technology Fee
\$251 - \$1,000	<del>\$67.29</del> <u>\$73.01</u> for the first \$250 plus <del>\$4.45</del> <u>\$4.83</u> for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 - \$5,000	<del>\$100.42</del> <u>\$108.97</u> for the first \$1,000 plus <del>\$22.36</del> <u>\$24.26</u> for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 - \$50,000	<del>\$189.77</del> <u>\$205.90</u> for the first \$5,000 plus <del>\$18.32</del> <u>\$19.88</u> for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 - \$250,000	<del>\$1,013.71</del> <u>\$1,099.88</u> for the first \$50,000 plus <del>\$13.35</del> <u>\$14.48</u> for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 - \$1,000,000	<del>\$3,693.14</del> <u>\$4,007.02</u> for the first \$250,000 plus <del>\$9.46</del> <u>\$10.26</u> for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
Over \$1,000,000	<del>\$10,809.25</del> <u>\$11,728.04</u> plus 0.5% of cost over \$1,000,000, + Technology Fee

4. MISCELLANEOUS ELECTRICAL PERMIT FEES

Temporary service (residential)	<del>\$105.00</del> <u>\$113.93</u> + Technology Fee
Temporary service/generators	<del>\$105.00</del> <u>\$113.93</u> + Technology Fee
Manufactured/mobile home parks and RV park sites, each service and feeder	<del>\$105.00</del> <u>\$113.93</u> + Technology Fee
Carnivals:	
• Base fee	<del>\$105.00</del> <u>\$113.93</u> + Technology Fee
• Each concession fee	<del>\$11.16</del> <u>\$12.11</u> + Technology Fee
• Each ride and generator truck	<del>\$11.16</del> <u>\$12.11</u> + Technology Fee
Inspections or plan review not specified elsewhere (one hour minimum).	<del>\$105.00</del> <u>\$113.93</u> per hour
Safety inspections, plan revisions	<del>\$105.00</del> <u>\$113.93</u> per hour



Adult family home inspection (paid at the time of scheduling the inspection)	<del>\$105.00</del> <u>\$113.93</u> for each inspection
<del>Disaster recovery emergency repair permit (residential structures remodel or repair (up to \$20,000 construction value only))</del>	<del>\$20.30</del> <u>\$22.03</u>

**Section 10.** Other inspections and fees will be charged according to the following schedule:

**OTHER INSPECTIONS AND FEES**

Inspections outside of normal business hours (four hour minimum charge)	<del>\$106.57</del> <u>\$115.63</u> per hour
Re-inspection fee (minimum charge one hour)	<del>\$105.00</del> <u>\$115.63</u> per hour
Inspection for which no fee is specifically indicated—investigations or safety inspections	<del>\$105.00</del> <u>\$115.63</u> per hour
Additional plan review required by changes, additions, or revisions to approved plans	<del>\$105.00</del> <u>\$115.63</u> per hour
Work commencing before permit issuance shall be subject to an investigation fee equal to 100% of the permit fee.	100% of the permit fee
Plan review fee—Mechanical, Plumbing, Fuel Gas Piping and Electrical: The fee for review shall be 25% of the total calculated permit fee. The plan review fee is a separate fee from the permit fee and is required when plans are required in order to document compliance with the code.	
Work covered prior to inspection or work not ready at the time of inspection may be charged a re-inspection fee of <del>\$106.57</del> <u>\$115.63</u> .	
Expired permit final – includes two inspections	<del>\$142.10</del> <u>\$154.18</u>
Expired permit final – each additional inspection	<del>\$71.05</del> <u>\$77.09</u>
Minor residential remodel plan review and permit (projects <u>valued</u> up to \$20,000 <u>including building, mechanical, electrical, and plumbing within 1 year</u> )	<del>\$20.30</del> <u>\$22.03</u>
Certificate of Occupancy replacement	<del>\$105.00</del> <u>\$113.93</u>

~~**Section 11. Credit Card Surcharge.** If payment is made by credit card, a processing fee of 3% will be added to the total order.~~

~~**Section 12**~~ **11. Effective Date.** This resolution and the fee schedules contained herein shall be effective January 1, 2023.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at  
a Regular Meeting thereof this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Christy O'Flaherty, MMC, City Clerk

\_\_\_\_\_  
Thomas McLeod, Council President

APPROVED AS TO FORM BY:

Filed with the City Clerk: \_\_\_\_\_

Passed by the City Council: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

\_\_\_\_\_  
Office of the City Attorney

## Comparison of Selected Land Use Permit Fees

	Short Plat Fee
<b>Tukwila</b>	<ul style="list-style-type: none"> <li>• <u>\$4,667.25</u> (2-4 lots)</li> <li>• <u>\$5,310.90</u> (5-9 lots)</li> </ul>
<b>SeaTac</b>	<ul style="list-style-type: none"> <li>• \$4,368.00 (Preliminary)</li> <li>• <u>\$2,555.50</u> (Final) = <u>\$6,923.50</u></li> </ul>
<b>Kirkland</b>	<u>\$3,931</u> + <u>\$1,192</u> per lot (9 lots = <u>\$14,659</u> )
<b>Shoreline</b>	<ul style="list-style-type: none"> <li>• <u>\$7,529.00</u> for two-lot short subdivision, plus \$579 for each additional lot (Preliminary)</li> <li>• <u>\$2,201.00</u> (Final) (9 lots = <u>\$13,783</u>)</li> </ul>

	Subdivision
<b>Tukwila</b>	<ul style="list-style-type: none"> <li>• Preliminary Plat (10+ lots) Requires Database, Notices &amp; Hearing Examiner Fees - <u>\$6,095.25</u></li> <li>• Final Plat (10+ lots) - <u>\$3,656.10</u></li> </ul>
<b>SeaTac</b>	<ul style="list-style-type: none"> <li>• Preliminary - <u>\$8,696.00</u></li> <li>• Final - <u>\$6,804.00</u></li> </ul>
<b>Kirkland</b>	<ul style="list-style-type: none"> <li>• Preliminary Subdivision <ul style="list-style-type: none"> <li>○ Fixed Fee <u>\$12,708.00</u></li> <li>○ Fee per lot <u>\$1,531.00</u></li> </ul> </li> <li>• Final Subdivision <ul style="list-style-type: none"> <li>○ Fixed Fee <u>\$2,530.00</u></li> <li>○ Fee Per Lot <u>\$253.00</u></li> </ul> </li> </ul>
<b>Shoreline</b>	<ul style="list-style-type: none"> <li>• Preliminary Subdivision - <u>\$17,373.00</u> for ten-lot subdivision, plus <u>\$813.00</u> for each additional lot, and public hearing - <u>\$4,123.00</u></li> <li>• Final Subdivision - <u>\$5,928.00</u></li> </ul>

	Development Agreement
<b>Tukwila</b>	<u>\$2,439.15</u>
<b>SeaTac</b>	<u>\$8,933.50</u>
<b>Kirkland</b>	N/A
<b>Shoreline</b>	Hourly rate, 125-hour minimum <u>\$27,125.00</u> , plus public hearing (\$4,123.00)

	Rezoning

<b>Tukwila</b>	<u>\$4,064.20</u>
<b>SeaTac</b>	<u>\$8,190.00</u>
<b>Kirkland</b>	Initial request - <u>\$1,120.00</u> If request is authorized by City Council for review - <u>\$11,200.00</u>
<b>Shoreline</b>	<u>\$18,760.00</u> , plus public hearing ( <u>\$4,123.00</u> )

	<b>Shoreline Substantial Development</b>
<b>Tukwila</b>	<ul style="list-style-type: none"> <li>• \$5,000 - \$10,000: <u>\$1,443.75</u></li> <li>• \$10,001 - \$50,000: <u>\$3,379.95</u></li> <li>• \$50,001 - \$500,000: <u>\$5,386.50</u></li> <li>• More than \$500,000: <u>\$6,831.30</u></li> </ul>
<b>SeaTac</b>	<ul style="list-style-type: none"> <li>• Up to \$10,000.00: <u>\$427</u></li> <li>• \$10,001.00 to \$100,000.00: <u>\$1,307.50</u></li> <li>• \$100,001.00 to \$500,000.00: <u>\$3,573.00</u></li> <li>• \$500,001.00 to \$1,000,000.00: <u>\$7,899.50</u></li> <li>• \$1,000,001.00 +: <u>\$13,104.50</u></li> </ul>
<b>Kirkland</b>	<ul style="list-style-type: none"> <li>• Piers and Docks Associated with Multifamily Developments and Marinas and Moorage Facilities Associated with Commercial Uses: <u>\$12,752.00</u></li> <li>• Other Shoreline Improvements: <u>\$5,519.00</u></li> </ul>
<b>Shoreline</b>	<ul style="list-style-type: none"> <li>• Up to \$10,000: <u>\$2,895.00</u></li> <li>• \$10,000 to \$500,000: <u>\$6,950.00</u></li> <li>• Over \$500,000: <u>\$11,582.00</u></li> </ul>

	<b>BLA/Lot Consolidation</b>
<b>Tukwila</b>	\$1,952.60 (BLA) + \$762.30 (LC)
<b>SeaTac</b>	\$1,429.50
<b>Kirkland</b>	\$1,281.00
<b>Shoreline</b>	\$1,736.00 (BLA) + \$434 (LC)