

Ordinance No. 119766

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Council Bill No. 112990

The City of Seattle
Council Bill/Ordinance

Law Department

AN ORDINANCE related to fees and charges for permits and activities of the Department of Design, Construction and Land Use; amending Seattle Municipal Code Section 22.900A, Administration and Enforcement; Section 22.900B, General Provisions; Section 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for New and Altered Buildings and Equipment; Section 22.900E, Fees for Certificates and Registrations; and 22.900G, Fees Collected for Other Departments.

CF No. _____

11-15-99 Budget
11-22-99 Budget
11-22-99 Fall Co

Date Introduced: <u>11-1-99</u>	
Date 1st Referred: <u>11-1-99</u>	To: (committee) <u>Budget</u>
Date Re- Referred:	To: (committee)
Date Re - Referred:	To: (committee)
Date of Final Passage: <u>11-22-99</u>	Full Council Vote: <u>9-0</u>
Date Presented to Mayor: <u>11-23-99</u>	Date Approved: <u>11/23/99</u>
Date Returned to City Clerk: <u>11/24/99</u>	Date Published: <u>3EPR</u> T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
Date Vetoed by Mayor:	Date Veto Published:
Date Passed Over Veto:	Veto Sustained:

This file is complete and ready

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: Donaldson
Councilmember

Law Department

Committee Action:

11-15-99 Budget Committee: Pass As Amended 9-0 ^(E)
11-22-99 Budget Committee: Passed As Amended 9-0 ^(E)
11-22-99 Full Council: Passed 9-0

This file is complete and ready for presentation to Full Council. Committee: _____
(initials)

Law Dept. Review

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ORDINANCE 119766

AN ORDINANCE related to fees and charges for permits and activities of the Department of Design, Construction and Land Use; amending Seattle Municipal Code Section 22.900A, Administration and Enforcement; Section 22.900B, General Provisions; Section 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for New and Altered Buildings and Equipment; Section 22.900E, Fees for Certificates and Registrations; and 22.900G, Fees Collected for Other Departments.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.900A.050 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900A.050 Transition.

Fees for applications requiring a building code, mechanical code, land use(~~zoning~~) or environmentally critical areas review shall be set according to the permit fee legislation in effect at the time the application was received by the Department, if one of the following occurs:

1. The permit is issued within 12 months of the start of the initial review; or
2. If longer than 12 months, the Director determines that there was reasonable and continuous progress on the completion of permit requirements.

If neither Item 1 nor 2 occurs, the application shall be subject to the permit fee legislation in effect at the time of issuance.

Exceptions: 1. Fees for drainage, excavation, or shoring applications received prior to January 1, 1995 shall be subject to the permit fee legislation in effect on the date the fee is paid.

2. Site review fees for permits received prior to January 1, 2000 shall be subject to the permit fee legislation in effect on the date the application was received.

3. Fees for land use review of master use permits which were received prior to January 1, 2000 and which were not associated with development permits, shall be subject to the permit fee legislation in effect on the date the application was received.

Section 2. Section 22.900B.010 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900B.010 Base Fee and hourly rate.

A. The Base Fee shall be charged as specified in this subtitle and shall be ~~(((\$110.00))~~ \$125.00.

B. Any services provided by the Department for which an hourly charge is assessed shall be charged at a rate specified in this subtitle. Applicants and owners shall be liable according to Section 22.900A.030C for all hourly charges incurred whether or not a favorable decision or recommendation is given by the Director or a project is canceled or denied.

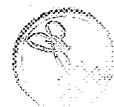
C. Where an hourly fee is specified, overtime shall be charged at that same rate; otherwise overtime shall be at a rate of ~~(((\$110.00))~~ \$125.00 per hour. All overtime shall require approval by the Director. The minimum fee for each overtime request shall be one hour, with minimum increments of one-quarter hour, in addition to other permit fees established by this subtitle.

D. The Director may bill an applicant and require payment for accrued hourly or overtime charges at any time in the permit review process.

Section 3. Section 22.900B.050 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900B.050 Refunds.

A. Applicants may apply for ((R))refunds ((may be authorized at the discretion of the Director)) when an application or permit is withdrawn or canceled prior to the completion of the review and inspection ((reinspection)) process. The Director shall



1 establish reasonable procedures for refund requests, including limitations on the
2 time at which refund requests may be submitted. To ~~((initiate))~~ request a refund,
3 the applicant shall submit a request to the Director on a ~~((completed))~~ refund
4 request form. ~~((along with all required documentation and a letter of explanation~~
5 shall be submitted to the Director.)) The Director shall determine whether a refund
6 is appropriate according to this subtitle.

7 ~~((B. The Department shall refund all rental housing registration fees paid for~~
8 ~~registration periods between January 1, 1990 and December 31, 1996 as provided~~
9 ~~under the court-approved settlement agreement in Margola v. Seattle, King County~~
10 ~~Cause No. 90-2-13716-3.~~

11 ~~C. Once notice has been provided to the applicant, a refund request shall not be~~
12 ~~approved in the following circumstances:~~

- 13 1. ~~For permits that have not been issued, if there has been no action by~~
14 ~~the applicant for 12 months or more from the date of application; or~~
- 15 2. ~~If the decision or permit has been issued for more than 6 months prior~~
16 ~~to filing the refund request;~~
- 17 3. ~~If the permit has been canceled for more than 6 months prior to filing~~
18 ~~the refund request; or~~
- 19 4. ~~For establishing a computer contact number; or~~
- 20 5. ~~For the following applications and/or permits:)~~
 - 21 a. ~~Demolition permits;~~
 - 22 b. ~~Renewal;~~
 - 23 c. ~~Preapplication conferences;~~
 - 24 d. ~~Interpretations;~~
 - 25 e. ~~Legal building site letters;~~
 - 26 f. ~~Certificates of land use;~~
 - 27 g. ~~Rebuild letters;~~
 - 28 h. ~~Development potential analysis;~~
 - i. ~~Establishing use for the record;~~
 - j. ~~Electrical reexamination and duplicate set examination;~~
 - k. ~~Renewal of electrical permits;~~
 - l. ~~Noise variances;~~
 - m. ~~Moved buildings pre permit inspection fee; and~~
 - n. ~~Records research.))~~

19 **Section 4.** Section 22.900C.010 of the Seattle Municipal Code, last amended by
20 Ordinance 119326 is amended as follows:

21 **22.900C.010 Land use ~~((and zoning review))~~ fees.**

22 ~~((A. Zoning and land use review fees. The zoning review and land use fees set~~
23 ~~forth by Table C-1 shall be added to determine the total fee for Master Use Permits,~~
24 ~~Council and Hearing Examiner approvals, environmentally critical area approvals,~~
25 ~~and other miscellaneous reviews, research and services unless otherwise specified.~~

26 ~~B. Zoning review fees. Zoning reviews for land use permits separate from a~~
27 ~~building permit shall be charged according to Tables C-1 and C-2. Valuation for~~
28 ~~Table C-2 shall be the value of construction as determined according to Section~~
29 ~~22.900D.010. If two or more buildings are allowed under one permit, they shall be~~
30 ~~assessed zoning review fees as separate buildings. The individual fees shall then~~
31 ~~be added to determine the total zoning review fee for the land use permit. When~~
32 ~~more than one land use component is included as part of an application, only one~~
33 ~~zoning review fee shall be charged, in an amount equal to the greatest of the zoning~~
34 ~~review fees applicable to the land use components included in the application. The~~
35 ~~minimum zoning review fee shall be \$140.00 unless otherwise specified.~~

36 ~~C))A. Land use review fees.~~

37 The land use review fee for Master Use Permits, Council and Hearing Examiner
38 approvals, Environmentally Critical Area approvals and other miscellaneous
39 reviews, research and services shall be charged according to Table C-1 unless
40 otherwise specified.

41 ~~((D. Types of Land Use Review Fees.~~

42 Land use review fees are categorized into three types for the purpose of this
43 subtitle.

1 ~~1. Type A Land Use Reviews. Type A land use reviews include variances, administrative conditional uses, design reviews and Environmentally Critical Areas exceptions.~~

2 ~~2. Type B Land Use Reviews. Type B land use reviews include all Master Use Permit, Hearing Examiner, Council Land Use Actions and Environmentally Critical Area approvals except those listed in Section 22.900C.010 D1.~~

3 ~~3. Combined Land Use Reviews. Combined land use reviews include one or more components from a Type A land use review combined with one or more components from a Type B land use review in the same project application.~~

4 E))B. Fee Components of Land Use Review Fees.

5 Land use review fees include a minimum land use review fee and may include an hourly fee.

6 1. Minimum Land Use Review Fee - All Master Use Permit, Hearing Examiner, Council Land Use Actions and Environmentally Critical Area approvals include a minimum review fee as specified in Table C-1 and described below.

7 a. Type A Land Use Reviews.

8 (1) The minimum land use review fee for Type A land use reviews is ~~((\$1,457.00))~~ \$1,520. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 20 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 20 hours of review included in the minimum land use review fee.

9 (2) When more than one Type A component is included as part of an application (e.g. a variance and an administrative conditional use component), only one minimum review fee shall be charged. The minimum land use review fee, when multiple components are included, is applied to administrative and public notice costs and the first 20 hours of review. In addition to the minimum review fee, a fee shall be charged for all review hours in excess of the 20 hours of review included in the minimum land use review fee.

10 b. Type B Land Use Reviews.

11 (1) The minimum land use review fee for Type B land use reviews is ~~((\$1,986.00))~~ \$2,533. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 10 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 10 hours of review included in the minimum land use review fee.

12 (2) When more than one Type B component is included as part of an application (e.g., environmental review and short plat components, or lot boundary adjustment and shoreline substantial development components) only one minimum review fee shall be charged, in an amount equal to the greater of the minimum review fees applicable to the land use components included in the application. The minimum land use review fee, when multiple components are included, is applied to administrative and public notice costs and the first 10 hours of review. In addition to the minimum review fee, a fee shall be charged for all hours in excess of the 10 hours of review included in the minimum land use review fee.

13 c. Combined Land Use Reviews. The minimum land use review fee for a combined land use review is ~~((\$2,720))~~ \$3,797. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 16 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 16 hours of review included in the minimum land use review fee.

14 2. Hourly Land Use Fees. For approvals subject to hourly fees in addition to the minimum land use review fee, an hourly rate of \$175.00 per hour shall be charged for all review hours in excess of the hours included in the minimum land use review fee, unless otherwise specified in Table C-1 below.

1 ((F)) C. Miscellaneous Reviews, Research and Services.

2 The minimum land use review fee and the hourly rate for miscellaneous reviews,
3 research and services are as specified in Table C-1.

4 ((G)) D. Time of payment.

5 1. ~~((Zoning Review Fees: Zoning review fees for land use permits shall
6 be collected at the time of application. Fees collected at the time of application will
7 be based on Department estimates of the total fees due at the time of permit
8 issuance. The final Department fees will be recalculated during review, and any
9 additional amount due shall be collected prior to the issuance of the permit.~~

10 2. ~~Land Use Review Fees:~~

11 a.) The following fees are due prior to application or provision of
12 service:

13 ((4)) a. Pre-application fee. The fee for land use ~~(/zoning)~~ pre-
14 application conference specified in Table C-1 shall be paid prior to the
15 conference.

16 ((2)) b. Design review fee for Type A land use reviews: One-
17 half the minimum land use review fee specified in Table C-1
18 ~~(\$((728.50)) 760)~~ shall be paid upon application for the design review
19 pre-design process.

20 c. Design review fee that is a component of a combined land use
21 review: One-half the minimum land use review specified in paragraph
22 B.1c above (\$1899).

23 ((b)) 2. The following fees and amounts are due at the time of
24 application or provision of service:

25 ((4)) a. Minimum land use review fee: The minimum land use
26 review fee specified in Table C-1 shall be paid at application submittal. For
27 projects entailing hourly fees in addition to the minimum land use review fee,
28 the Director may require an additional deposit to be made at application
submittal and periodic progress payments to be made during the application
review process.

29 ((2)) b. Design review fee for Type A land use reviews: The
30 second half of the minimum land use review fee specified in Table C-1
31 ~~(\$((728.50)) 760)~~ shall be paid upon application for the Master Use Permit.

32 ((3)) c. Design review fee that is a component of a combined
33 land use review: The second half of the minimum land use review fee
34 specified in paragraph B.1c above ~~(\$((728.50)) 1898)~~ ~~((plus the difference in
35 the minimum review fee between a Type A and a combined land use
36 approval (\$4263.00)))~~ shall be paid upon application for the Master Use
37 Permit.

38 ((e)) 3. The following fees and amounts are due at the times specified
39 below.

40 ((4)) a. All outstanding land use fees shall be paid prior to the
41 publication of a decision or recommendation on the application and prior to
42 issuance of the permit. The actual charges and fees paid shall be reconciled
43 and all outstanding balances are due and payable on demand. In cases
44 where no published decision or recommendation is required, fees owed shall
45 be paid prior to issuance of the permit, or issuance of a letter.

46 ((2)) b. For Council and Hearing Examiner approvals, the fee
47 due to date plus an estimated charge for future work up to and through final
48 Council or Hearing Examiner action shall be paid at the time the
49 recommendation of the Director is available for public review and before it is
50 forwarded for final action. After final Council or Hearing Examiner action, the
51 actual charges and estimated fee paid shall be reconciled and all outstanding
52 balances shall be due and payable upon demand, and prior to issuance of
53 the permit.

54 ((H)) E. Additional Review.

55 In addition to the fees set in Table C-1, review time required on a project prior to, or
56 in lieu of, an application will be charged hourly as determined by the Director.

57 ((I)) E. Correction Penalty Fee.

58 After written notice to the applicant, a penalty fee of \$250.00 may be charged for
each additional correction cycle required due to lack of response from the applicant.

((J)) G. Environmental Review Signs.

When an environmental review sign is required by the Land Use Code (See Seattle Municipal Code 23.76), a minimum environmental review sign fee of \$320.00 shall be charged for the fabrication, installation and removal of the sign according to Table C-1 unless otherwise specified.

Table C-1 — LAND USE ((AND ZONING)) FEES				
MASTER USE PERMIT and ENVIRONMENTALLY CRITICAL AREAS APPROVALS				
Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee (see 22.000D.010E, explanation of DF)))
1. Administrative conditional uses (ACUs)	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table G-2))
2. Design review	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table G-2))
3. Environmental reviews (SEPA) ² (including projects with more than one addressed site)				
a. DNSs, mitigated DNSs, other lead agency project review	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
b. DSs and EISs	B	\$((1,986)) <u>2,533</u>	\$175 per hour (40-hour deposit)	((Amount determined by Table G-2))
c. EIS addenda/SEIS	B	\$((1,986)) <u>2,533</u>	\$175 per hour (10-hour deposit)	((Amount determined by Table G-2))
d. PEIS latecomers fees	B	Reserved	Reserved	((Reserved))
4. Environmental ³ review sign		\$320	None	((None))
5. Environmentally critical areas (ECA)				
a. Exemption review	—	\$175	\$175 per hour in excess of 1 hour of review	
b. Exception and wetland alteration exception	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table G-2))



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	c. Yard reduction variance	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	d. Buffer reductions and restoration exceptions	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))
	e. Short plat cluster housing and ACU to recover development potential	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	<u>f. ECA compliance review for development permits</u>	—	<u>None</u>	<u>\$175 per hour</u>	
6.	General development plan	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
7.	Lot boundary adjustment	—	(((\$875)) <u>\$1,100</u>	None	(((\$110 per lot))
8.	Plan shoreline permit	—	See Council approvals	See Council approvals	((See Council approvals))
9.	Public benefit feature review	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
10.	Shoreline permits				
	a. Substantial development permits	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	b. Variances ⁴ and conditional uses	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	c. Revisions (not due to required conditions)	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
11.	Short subdivisions ⁵	B	\$((1,986)) <u>2,533</u>	\$175 per hour	(((\$110 per lot))
12.	Sidewalk cafés	—	\$875	None	((None))
13.	Special accommodation	—	((None)) <u>\$350</u>	None	(((\$350))

1	14.	Special exceptions	B	\$((1,986)) 2,533	\$175 per hour	((Amount determined by Table G-2))	
2							
3	15.	Structural building overhangs and areaways					
4		a. Application as a separate component		\$350	None	((None))	
5		b. Included as part of a land use ((and zoning)) or development permit review		None	None	((None))	
6							
7	16.	((Temporary uses					
8		a. Temporary use permit for relocation of police and fire protection		None	None	Amount determined by Table G-2	
9		b.)) Temporary use permit for more than 4 weeks	B	\$((1,986)) 2,533	\$175 per hour	((Amount determined by Table G-2))	
10							
11	17.	Variances ⁴	A	\$ ((1,457)) 1,520	\$175 per hour	((None))	
12							
13	18.	Vegetation removal ⁶					
14		Class A		\$250	None	((None))	
15		Class B		\$125	None	((None))	
16		Class C		\$65	None	((None))	
17							
18	COUNCIL AND HEARING EXAMINER APPROVALS						
19							
20							
21							
22		Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee))	
23	1.	Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	B	\$((1,986)) 2,533	\$175 per hour	((Amount determined by Table G-2 ⁸))	
24							
25							
26							
27							
28	2.	Council conditional uses	B	\$((1,986)) 2,533	\$175 per hour	((Amount determined by Table G-2))	



1	3.	Full subdivisions ⁷	B	\$((1,986)) 2,533	\$175 per hour	(((\$140 per lot))
2	4.	Major Institution				
3		a. Master Plans	B	\$((1,986)) 2,533	\$175 per hour (40 hour deposit)	((Amount determined by Table C-2 ⁸))
4		b. Designation	B	\$((1,986)) 2,533	\$175 per hour	((Amount determined by Table C-2 ⁸))
5						
6						
7						
8	5.	Zoning map changes and rezones	B	\$((1,986)) 2,533	\$175 per hour	((Amount determined by Table C-2 ⁸))
9						

MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES

11	Land Use Fee For:	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee
12	4- Accessory dwelling unit notification	\$50	None	None
13				
14	2) 1. Certificate of land use	\$110	None	((None))
15				
16	((3) 2. Concurrency	(Reserved)	(Reserved)	((Reserved))
17				
18	((4) 3. Curbcuts((9))	(((\$55.00 each commercial; \$26.00 each residential))	((None))	((None))
19				
20	a. Application as a separate component	\$26.00 each single-family residential; \$55.00 each other than single-family residential		
21				
22				
23	b. Included as part of a land use or development permit review	None	None	
24				
25	((5) 4. Development potential analysis	\$550.00	\$110 per hour in excess of 5 hours of review	((None))
26				
27	((6) 5. Establishing use for the record	\$((140)) 350	None	((None))
28				
	((7) 6. Interpretations((10)) ⁸			
	a. Interpretations	\$660	None	((None))

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	b. Interpretations requested after publication of Director's report	\$880	None	((None))
	c. Major Institution master plan	\$350	\$175 per hour in excess of 2 hours of review	((None))
	(8) Legal building site letters	\$660	None	((None))
	(9) Major Institution – review of annual plan	\$1,300 per year	None	((None))
	9. <u>Major phased development permit – minor amendment</u>	<u>\$350</u>	<u>\$175 per hour</u>	
	10. Neighborhood planning	(Reserved)	(Reserved)	((Reserved))
	11. Noise survey review and variance	See Table D-2		
	12. Notice (additional) (11) ⁹			
	a. Land use information bulletin (GMR notice)	\$65	None	((None))
	b. Reposting large sign or placards	\$125	None	((None))
	c. Mailed notice	\$250	None	((None))
	d. Landslide prone notice	\$190	None	((None))
	13. Open space remainder lots and surplus state property	((625)) <u>\$845</u>	None	((110 per lot))
	14. Preapplication conference (12) ¹⁰	\$100	None	((None))
	15. Rebuild letters	\$375	None	((None))
	16. Records research	\$110	\$110 per hour in excess of 1 hour of research	((None))
	17. Renewals including shoreline renewals	\$350	\$175 per hour in excess of 2 hours of review	((175 per hour))



18. Revisions other than shoreline revisions	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
19. School use and school development advisory committee reviews	\$1,986	\$175 per hour	((Amount determined by Table C-2 ⁸))

Notes to Table C-1:

1. The hourly fee shall be charged for hours in excess of the review hours covered by the minimum land use review fee.
2. A flat fee of \$430 shall be assessed by DCLU for Determinations of Non-significance (DNSs) and Mitigated Determinations of Non-significance (MDNSs) for projects that include City of Seattle landmarks and projects located within a special review or landmark district. No hourly fees shall be assessed for these types of approvals unless DCLU is the lead agency.
3. The minimum fee of \$320 is applied to the cost to fabricate, install and remove the environmental review sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to repair or replace the sign.
4. The single variance fee shall be applicable whether the project requires one or multiple variances.
5. Includes short subdivisions in environmentally critical areas.
6. The three classes are defined by Director's Rule 3-94.
7. Includes full subdivisions in environmentally critical areas.
- ~~8. The zoning fee will be applied only to the portion of the project for which a use permit is being approved. The remainder of the site plan review will be charged \$175 per hour.~~
- ~~9. Curbside fees are charged only when a separate curbside permit is applied for, not when the curbside is part of a development permit application.~~
- ~~10. The fees for interpretations of SMC Chapters 25.12, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.~~
- ~~11. Additional notice may be given in circumstances including but not limited to the following: reinstallation of environmental review signs, reposting of the land use review or environmental signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.~~
- ~~12. This fee is not refundable and shall be applied towards the permit application fee if an application for a permit is made within 6 months of the date of the pre-application conference and if the project is identified by address at the time of the pre-application conference.~~

((Table C-2 - ZONING REVIEW FEE CALCULATION

Total Valuation ¹	Zoning Fee
\$0.00 to \$39,000.00	\$140.00
\$39,001 to \$50,000.00	\$143.00 for the first \$39,000.00 plus \$0.27 for each additional \$100.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$173.00 for the first \$50,000.00 plus \$0.21 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$276.00 for the first \$100,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$528.00 for the first \$250,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$947.00 for the first \$500,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$1,366.00 for the first \$750,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.

1	\$1,000,001.00 to \$1,500,000.00	\$1,785.00 for first \$1,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
2	\$1,500,001.00 to \$2,000,000.00	\$2,409.00 for first \$1,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
3	\$2,000,001.00 to \$2,500,000.00	\$3,034.00 for first \$2,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
4	\$2,500,001.00 to \$3,000,000.00	\$3,659.00 for first \$2,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
5	\$3,000,001.00 to \$3,500,000.00	\$4,284.00 for the first \$3,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
6	\$3,500,001.00 to \$4,000,000.00	\$4,908.00 for the first \$3,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
7	\$4,000,001.00 to \$4,500,000.00	\$5,533.00 for the first \$4,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
8	\$4,500,001.00 to \$5,000,000.00	\$6,158.00 for the first \$4,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
9	\$5,000,001.00 to \$10,000,000.00	\$6,783.00 for the first \$5,000,000.00 plus \$1.05 for each additional \$1,000.00 or fraction thereof.
10	\$10,000,001.00 to \$20,000,000.00	\$12,022.00 for the first \$10,000,000.00 plus \$1.05 for each additional \$1,000.00 or fraction thereof.
11	\$20,000,001.00 to \$50,000,000.00	\$17,321.00 for the first \$20,000,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof.
12	\$50,000,001.00 to \$100,000,000.00	\$53,938.00 for the first \$50,000,000.00 plus \$0.25 for each additional \$1,000.00 or fraction thereof.
13	\$100,000,000.00 and up	\$106,333.00 for the first \$100,000,000.00 plus \$0.25 for each additional \$1,000.00 or fraction thereof.))

19 ((Notes to Table C-2

1. Valuation is determined according to Section 22.900D.010C. See Section 22.900C.010B.))

20 ((K)) H. Refunds.

21 Refunds of land use ((and zoning)) fees shall be calculated as specified in Table C-
22 3, except as noted in paragraphs 22.900C.010H 1 and 2 below. See also Section
22.900B.050.

23 1. Minimum Land Use Review Fee. Twenty-five percent of the minimum
24 land use review fee set forth in Table C-1 and collected at the application is not
refundable.

25 ((2. Other Non-Refundable Fees. The minimum land use review fee for the
26 following services set forth in Table C-1 are non-refundable:

- 27 (a) Requests for renewal;
- 28 (b) Pre-application conferences;
- (c) Interpretations;
- (d) Legal building site letters;
- (e) Certificates of land use;
- (f) Rebuild letters;
- (g) Development potential analysis;
- (h) Establishing use for the record;
- (i) Noise variances;
- (j) Records research; and,
- (k) Revisions.))



1 ~~((3-))~~ 2. Calculating Refunds for Land Use ~~((and Zoning Review))~~ Fees.
 2 The amount of refund for land use ~~((and zoning review))~~ fees shall be calculated as
 3 specified in Table C-3. There is no minimum amount required for a refund.

3 **Table C-3 — CALCULATING REFUNDS OF LAND USE ~~((AND ZONING))~~**
 4 **FEES~~((¹))~~**

4 Stage in Review Process	Minimum Land Use Review Fee Amount to be Refunded	Hourly Fee Amount to be Refunded when Hourly Deposit has been Collected at Application	((Zoning Fee Amount to be Refunded))
5 Initial Processing complete and prior to public notice	Minimum land use review fee less 25%	100% of the hourly deposit	((50% of zoning review fee))
6 Notice published	Minimum land use review fee less 50%	100% of the hourly deposit	((40% of zoning review fee))
7 Review underway but application is not approved or report is not drafted	0% No refund allowed	Remainder of the hourly deposit minus accrued hourly charges	((0% No refund allowed))
8 Permit is ready to issue or the report is drafted	0% No refund allowed	0% No refund allowed	((0% No refund allowed))
9 Permit is issued or the report is published	0% No refund allowed	0% No refund allowed	((0% No refund allowed))

10 ~~((Note to Table C-3:~~
 11 ~~1. Refunds will be based upon the calculations of the total fee.))~~

12 **Section 5.** Section 22.900D.010. of the Seattle Municipal Code, adopted by Ordinance
 13 119255, is amended as follows:

14 **22.900D.010 Development permit fees.**

15 A. General.

16 The development fee covers the application, review and inspection process
 17 associated with new construction, additions, alterations, and repairs to existing
 18 buildings and establishment of use. The development fee consists of a permit fee
 19 and, where plans are routed for review, a separate plan review fee. The permit fee
 20 and plan review fee are determined based on valuation, except as provided below.

21 B. Time of payment of fees.

22 Fees collected at the time of application will be based on Department estimates of
 23 the total fees due at the time of permit issuance. The final Department fees will be
 24 recalculated during review, and any additional amount due shall be collected prior to
 25 the issuance of the permit, approval, denial, decision or recommendation, provided
 26 that hourly fees may be collected earlier, as described in Section 22.900B.010 D.
 27 Any fee in excess of the final calculated fee shall be refunded pursuant to Section
 28 22.900B.050.

 If, during the initial review, the previously-collected fee is determined to be
 less than 90% of the estimated fee, the review work subsequent to the initial review
 will not proceed until the discrepancy is paid to the Department.

 1. Amount~~((s))~~ due prior to application. ~~((The following amounts are due
 prior to application.~~

 a.)) Fees for building preapplication conference shall be paid prior
 to the conference. See 22.900D.010H for building preapplication conference
 fees.

~~((b. A fee of one times the Base Fee shall be collected at the time a
 request to establish a computer contact number is filed. If the application is
 not filed within 12 months, the computer contact number shall be canceled
 and a new fee required to establish another computer contact number for the
 project)).~~

 2. Amounts due at time of application. The following amounts are due at
 the time of application.

 a. Applications for building and/or mechanical permits without plan
 review shall pay a fee for subject-to-field inspection (STFI) permits equal to
 the Permit Fee specified in Table D-2.



1 b. Applications for Building and/or Mechanical permits with plan
2 review shall pay the Plan Review fee plus one-half the Permit Fee as
3 specified in Table D-2.

4 c. For other applications, the minimum fee shall be collected at
5 the time of application.

6 C. Determination of Value.

7 1. The Director shall determine the value of construction for which the
8 permit is issued (the estimated current value of all labor and materials, whether
9 actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing,
10 heating, air-conditioning, elevators, fire-extinguishing systems, automatic sprinkler
11 systems, other mechanical systems, retaining walls, rockeries and any other
12 permanent work or permanent equipment, but not including furnishings). The
13 building valuation data from the International Conference of Building Officials
14 (ICBO) as published in "Building Standards" and other valuation criteria approved
15 by the Director will be used to determine the value of construction.

16 2. The gross area, used in conjunction with the ICBO building valuation
17 and other data to determine the valuation of a building project, means the total area
18 of all floors, measured from the exterior face, outside dimensions or exterior column
19 line of a building, including basements, cellars and balconies, but not including
20 unexcavated areas. Where walls and columns are omitted in the construction of a
21 building, such as an open shed or marquee, the exterior wall of the open side or
22 sides, for purposes of calculating gross area, is the edge of the roof, including
23 gutters.

24 3. The valuation for uncovered structures such as roof parking areas,
25 plazas, piers, platforms, commercial decks and similar uncovered usable structures
26 shall be computed on one-half the gross area.

27 4. Dish or Panel Antennae. The fee for processing applications for
28 installation of a dish or panel antenna shall be charged on the value of the
foundation and supports constructed for the installation. The value of the dish or
panel antenna shall not be included in the determination of value.

1 5. The development fee for parks and playgrounds shall be based on the
2 project value, including the value of improvements for structures incidental to the
3 park or playground such as retaining walls, rockeries and restrooms, but shall not
4 include the value of playground equipment.

5 6. The valuation shall be based on the highest type of construction to
6 which a proposed structure most nearly conforms, as determined by the Director.

7 D. Phased permits.

8 1. When a new building project is proposed to be built in phases and the
9 Director determines that separate development permits may be issued for portions
10 of the project, the development fee for initial permits shall be based on the
11 estimated value of the work under that permit according to Table D-2, except
12 excavating permits shall be based on Section ((~~22.900D.040~~)) 22.900D.145. The
13 fee for the final permit shall be the fee based on the total value of the new building
14 project minus the sum of the fees for the initial permits, with no credit for an
15 excavation permit fee.

16 2. Where an applicant requests division of an already-submitted permit
17 application into separate applications, an additional fee of one times the Base Fee
18 shall be charged for each separate application (including the original application
19 which results from the division).

20 E. Calculation of Development Fees.

21 The development fee for a permit shall be calculated as described herein: Table D-
22 1 establishes the Development Fee Index for value-based development fees.
23 Except as specified in Section 22.900D.010 F below, Table D-2 establishes the
24 Permit Fee and Plan Review Fee, calculated as a percentage of the Development
25 Fee Index where determined by value. If two or more buildings are allowed under
26 one permit, they shall be assessed fees as separate buildings under Table D-2.
27 The individual fees shall then be added to determine the total development fee for
28 the permit.

Table D-1 — CALCULATION OF THE DEVELOPMENT FEE INDEX

Total Valuation	Development Fee Index
\$0.00 to \$1,000.00	\$95.00 for the first \$1,000.00 or fraction thereof.
\$1,001.00 to \$50,000.00	\$95.00 for the first \$1,000.00 plus \$1.00 for each additional \$100.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$585.00 for the first \$50,000.00 plus \$0.75 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$960.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$1710.00 for the first \$250,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$2898.00 for the first \$500,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$4023.00 for the first \$750,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$2,000,000.00	\$(5,086.00) <u>5,085.00</u> for first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.
\$2,000,001.00 to \$3,000,000.00	\$(9,086.00) <u>9,085.00</u> for first \$2,000,000.00 plus \$3.75 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 to \$4,000,000.00	\$(12,836.00) <u>12,835.00</u> for first \$3,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
\$4,000,001.00 to \$5,000,000.00	\$(16,336.00) <u>16,335.00</u> for first \$4,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 to \$50,000,000.00	\$(19,586.00) <u>19,585.00</u> for the first \$5,000,000.00 plus \$(3.00) <u>2.75</u> for each additional \$1,000.00 or fraction thereof.
\$50,000,001.00 to \$100,000,000.00	\$(154,586.00) <u>143,335.00</u> for the first \$50,000,000.00 plus \$(2.50) <u>2.25</u> for each additional \$1,000.00 or fraction thereof.
\$100,000,001.00 to \$200,000,000.00	\$(279,586.00) <u>255,835.00</u> for the first \$100,000,000.00 plus \$(2.00) <u>1.75</u> for each additional \$1,000.00 or fraction thereof.
\$200,000,001.00 and up	\$(479,586.00) <u>430,835.00</u> for the first \$200,000,000.00 plus \$(4.00) <u>0.75</u> for each additional \$1,000.00 or fraction thereof.



Table D-2 — CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE		
Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table D-1¹	
	Permit Fee	Plan Review Fee
1. Building, with or without mechanical, with or without use ²	100% of DFI	100% of DFI
2. STFI (Subject to field inspection – building and/or mechanical without plan review)	100% of DFI	none
3. Mechanical permit separate from, but associated with, active building permit (See also Section 22.900D.090)	25% of DFI	25% of DFI
4. Mechanical permit not associated with active building permit (See also Section 22.900D.090)	100% of DFI	100% of DFI
5. Blanket permit review fees:		
a. Initial tenant alterations within 3 years of 1st tenant permit within a building where the area of work is more than 50,000 sq.ft.	\$1.50 per 100 square feet ¹	\$1.70 per 100 square feet ¹
b. Initial tenant alterations after 3 years of 1st tenant permit, and other tenant alterations	100% of DFI	40% of DFI
6. Initial tenant alterations within 18 months of 1st tenant permit (non-blanket-permit initial tenant improvements to shell and core) ³	25% of DFI based on new building value of shell and core	25% of DFI based on new building value of shell and core
7. Standard Plans:		
a. Establishment of Standard Plan. (For swimming pools, see Item 15 below.)	100% of DFI	100% of DFI
b. Establishment of already-permitted plan as Standard Plan	100% of DFI	
c. Subsequent reviews of Standard Plan	100% of DFI	40% of DFI
8. Factory-built housing and commercial structures	\$110.00	\$110.00



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Special Development Fees		
Type of Development	Permit Fee	Plan Review Fee
9. Establishing use for the record:		
a. Applications with no construction	Base Fee x 1.5	
b. Applications with construction	100% of DFI	100% of DFI
((10)) ECA plan review ⁴	NA	23% of DFI))
((11)) 10. Noise survey reviews	None	\$ ((140)) 125 per hour
((12)) 11. Parking facilities		
a. Outside a building	See Sec. 22.900D.060	
b. Within or on a building	See Sec. 22.900D.010.C	
((13)) 12. Renewal fees		
a. Development permits where original plans will be changed	\$ ((140)) 125 per hour	\$ ((140)) 125 per hour
b. Development permits other than Separate Mechanical where no change will be made to original plans	Base Fee X 1.5	
c. Separate Mechanical	Base Fee X 1	
((14)) 13. Residential oil storage tanks	See Table D-8	
((15)) 14. Special inspection	Base fee X 1	
((16)) 15. Swimming pools ((5)) ⁴ :		
a. Unenclosed pools accessory to Group R-3 Occupancy	Base Fee x 4	
b. Unenclosed pools accessory to occupancies other than Group R-3	Base Fee x 6	
c. Principal use unenclosed pools	Base Fee x 6	
d. Future construction of an unenclosed swimming pool	Base Fee x 1	
e. Initial approval of standard plan for swimming pool accessory to Group R-3 Occupancy	Base Fee x 5	
f. Subsequent review of application based on approved swimming pool standard plan	Base Fee x 1.5	



1	((17)) 16. Temporary structures, 2 such as commercial coaches; 3 renewal of permits for temporary 4 structures((6)) 5	Base Fee X 2 per 5 structure
4	((18)) 17. Temporary tents, off-site 5 construction offices & similar 6 facilities	Base Fee x 2 plus 7 \$500 refundable 8 deposit per site((7)) 6
6	((19)) 18. Temporary use permits:	
7	a. for 4 weeks or less((8)) 7	Base Fee x 1.5
8	b. for more than 4 weeks((8)) 7	Base Fee x 2

9 **Notes to Table D-2:**

- 10 1. The minimum permit fee or plan review fee is \$95.00.
11 2. The minimum fee for accessory dwelling units is \$180.00.
12 3. This fee is applicable only to those initial tenants that reflect the use and occupancy
13 established in the shell and core permit. The value used shall be the new construction value
14 used in calculating value for the core and shell permit.
15 ((4) See Section 22.900D.020 to determine when the ECA fee is applied and to determine the
16 fee for third party geotechnical review.)
17 ((5)) 4. When a swimming pool is located within an enclosed building and is included in the building
18 plans for that building, a separate fee shall not be charged for the swimming pool. The
19 swimming pool area will be considered as floor area of the principal occupancy of the
20 building.
21 ((6)) 5. This fee shall not apply to any on-site, temporary construction office where a valid Building
22 Permit is in force.
23 ((7)) 6. All costs to the City for site cleanup shall be deducted from the deposit before the deposit is
24 refunded.
25 ((8)) 7. Master use permit ((and zoning review)) fees for such temporary uses shall be charged
26 according to Table C-1.

17 **F. Blanket Permits.**

18 1. The application fee for a blanket permit to cover initial nonstructural
19 tenant alterations within the first three years of the first tenant alteration permit shall
20 be charged at the rate of \$3.20 per 100 square feet of space to be improved within
21 the life of the permit. A deposit based on the estimated value of the work to be
22 completed during the life of the permit shall be collected at the time of application.
23 As individual tenant spaces are reviewed, the amount of the fee equivalent to the
24 floor space examined shall be deducted from the deposit per Table D-2.

25 2. The application fee for a blanket permit to cover nonstructural tenant
26 alterations in previously-occupied space, or to cover initial nonstructural tenant
27 alterations after three years of the first tenant alteration permit, is \$95.00. A deposit
28 based on the estimated value of the proposed work within 18 months shall be
collected at the time of application. As individual tenant spaces are reviewed, the
fee for the work to be done shall be calculated according to Table D-2 and deducted
from the deposit.

3. When the estimated blanket fee deposit is used up in less time than
the life of the permit and work remains to be done, an additional deposit shall be
paid based on the estimated floor area remaining to be improved during the
remaining life of the permit. When a portion of the deposit is unused at the end of
the life of the permit and work remains to be done, credit for the balance of the
deposit may be transferred from the expiring permit to a new blanket permit. To
minimize additional accounting costs associated with blanket permits, where more
than two deposits are made during the life of a blanket permit, the minimum amount
of each subsequent deposit shall be \$2,000.00.

G. Certificate of Occupancy.

The issuance of a Certificate of Occupancy for existing buildings, either where no
Certificate of Occupancy has previously been issued or where a Change of
Occupancy is requested, requires a building permit. When there is no construction

1 valuation (there is no work which would require a building permit), the minimum
 2 building permit fee shall be assessed. In addition to the minimum building permit
 3 fee, where records research, plan examination or inspection is required, charges
 4 shall be assessed at the rate of \$((140)) 125.00 per hour. Where work is being
 5 done as authorized by a permit, the permanent Certificate of Occupancy fee is not
 assessed in addition to the building permit fee. The fee for a temporary Certificate
 of Occupancy is one-half the Base Fee. The fee for the duplication of a Certificate
 of Occupancy is \$16.00 unless records research, plan examination or inspection is
 required, in which case charges shall be assessed at the rate of \$((140)) 125.00 per
 hour.

6 H. Building Preapplication Conferences.

7 1. Required Building Preapplication Conferences. When there is a
 8 requirement for a preapplication or predesign conference, such as buildings subject
 9 to the Seattle Building Code special provisions for atria (Section 402), or highrise
 buildings (Section 403), 35% of the estimated plan review fee for the structure shall
 be charged and paid as specified in Section 22.900D.010.B, and applied toward the
 development permit fee. (See Table C-1 for land use preapplication conference
 fees.)

10 2. Other Building Preapplication Conferences. When a preapplication
 11 conference is requested by the applicant but is not required by Code, a fee equal to
 one and one-half times the Base Fee shall be paid no later than the time of the
 conference. Such fee is required for each meeting held on a project, and will be
 applied toward the future permit application fee provided:

- 12 a. the project is identified by the proper address at the time of the
 preapplication conference; and
 13 b. the permit application is made within six months of the date of the
 preapplication conference.

14 I. Correction Penalty Fee.

15 After written notice to the applicant, a penalty fee of \$250.00 will be charged for
 each additional correction cycle required due to lack of adequate response from the
 applicant.

16 J. Refunds.

17 1. Refunds of development permit fees shall be calculated as specified in Table D-
 3. See also Section 22.900B.050.

18 2. Refunds shall not be given for the following fees:

- 19 a. Demolition permits;
 20 b. Renewal or reestablishment of permits;
 c. Preapplication conferences; and
 d. Moved buildings pre-permit inspection fee.

21 **Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES⁴**

Stage in Review Process	Permit Fee Amount Eligible for Refund Based on Total Permit Fee Calculation	Plan Review Fee Amount Eligible for Refund Based on Total Plan Review Fee Calculation
Application filed, review not started		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	100%
Plans routed, but initial reviews/processing not completed		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	50%
Initial review completed		
Permit only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	40%
Permit ready to issue		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	0% (No refund allowed)
Permit is issued; no work started		

Permit Only (no plan review)	25%	0% (Not applicable, no fee paid)
Permit with Plan Review	40%	0% (No refund allowed)
Permit is issued; work started		
Permit Only (no plan review)	0% (No permit fee refunded)	0% (Not applicable, no fee paid)
Permit with Plan Review	0% (No permit fee refunded)	0% (No refund allowed)

Note to Table D-3:

1. Refunds will be based upon the calculations of the total application and permit fee.

Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES		
I. Application Filed, Permit Not Issued.		
Stage in Review Process	Amount of Permit Fee Eligible for Refund Based on 50% of Total Permit Fee Calculation¹	Amount of Plan Review Fee Eligible for Refund Based on 100% of Total Plan Review Fee Calculation
A. Application filed, plans not routed	40%	90%
B. Plans routed for initial review, review not complete	20%	80%
C. Initial review completed, plans not approved	0%	70%
D. Initial review completed, routed for first correction review, review of first corrections not completed.	0%	60%
E. Review of first corrections completed, plans not approved	0%	50%
F. Plans routed for review of second corrections, but review not completed	0%	40%
G. Review of second corrections completed, plans not approved.	0%	30%
H. Review of third corrections not completed.	0%	20%
I. Review of third corrections completed, plans not approved.	0%	10%
J. Application approved, permit not issued.	0%	0%
II. Permit Issued		
Stage in Review Process	Amount of Permit Fee Eligible for Refund Based on 100% of Total Permit Fee Calculation	Amount of Plan Review Fee Eligible for Refund
Permit issued, work not started	25%	0%
Permit issued, work started	0%	0%

¹ Fifty percent of the estimated permit fee is paid at the time the application is submitted. The amount refunded before the permit is issued is a percentage of the fifty percent.

² After the permit is issued, the entire permit fee has been paid. Therefore, the amount to be refunded after issuance is based on 100 percent of the permit fee.

K. Renewals.

Fees for renewal of permits shall be charged according to Table D-2.

L. Reestablishment.

The following fee shall be charged for reestablishment of development permits.

1. One and one-half times the Base Fee; plus
2. If plan review had been required for the original permit, an additional amount of \$1.50 per \$1,000.00 of value of work that was not completed and inspected under the expired permit shall be charged; plus
3. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at ~~\$(440.00)~~ 125.00 per hour.

The maximum fee for reestablishment is ten times the Base Fee.

When the fee for a new permit would be less than one and one-half times the Base Fee, then the fee to reestablish the permit shall be the same as for a new permit.

Section 6. Section 22.900D.020 of the Seattle Municipal Code, adopted by Ordinance 119255 is repealed.



1 **Section 7.** Sections 22.900D.040 and 22.900D.050 of the Seattle Municipal Code, adopted
by Ordinance 119255 are repealed.

2 **Section 8.** Section 22.900D.060.D of the Seattle Municipal Code, adopted by Ordinance
3 119255 is amended as follows:

4 D. The fee for renewal of a permit for a parking facility is one and one-half times
the Base Fee where there are no changes in the plans. If changes are made to the
5 original plans, an additional fee shall be charged for inspection and/or plan
examination at \$~~((440.00))~~ 125.00 per hour.

6 **Section 9.** Section 22.900D.090 of the Seattle Municipal Code, adopted by Ordinance
7 119255 is amended as follows:

8 **22.900D.090 Permit fees for mechanical equipment and systems, other than
boilers and pressure vessels and refrigeration systems.**

9 A. Mechanical permit fees for the installation, replacement or major alteration of
heating equipment, domestic oil storage tanks, incinerators and other miscellaneous
10 heat-producing appliances shall be charged as set in Table D-8. Fees shall be
charged for each furnace when it is applied for without plans. No separate fee shall
11 be charged for a furnace when it is included in plans for a mechanical air-handling
system submitted for a mechanical permit.

12 B. Mechanical permits are considered part of a building permit, with no
additional fee, when mechanical plans are submitted at the same time as structural
and architectural plans for the same building project. The fees for a separate
13 mechanical permit for installation, alteration or repair of mechanical air-handling
systems, including ducts attached thereto, associated nonresidential heating and
14 cooling equipment, and mechanical exhaust hoods, including ducts attached
thereto, are charged per Table D-2.

15 C. Mechanical Permits Subject to Energy Code. The fees for Energy Code
review are included in the fees in Tables D-2 and D-8.

16 D. Simple Mechanical Permits. The fee for work which the Director determines
qualifies for a simple mechanical permit is \$650.00 for five permits, each having a
17 value of \$130.00. Each \$130.00 permit may be applied to work with a value up to
\$7,000.00.

18 E. The fee to renew a mechanical permit when no changes are made to the
original permit is the lesser of the Base Fee and the original permit fee. The fee to
19 renew a mechanical permit when changes are made to the original permit is
\$~~((440))~~ 125 per hour for inspections and plan examination performed.

The fee to renew a furnace permit is one-half the Base Fee.

20 F. The fee to reestablish a wood stove or furnace permit is one-half ($\frac{1}{2}$) the
Base Fee.

21 **Table D-8 — PERMIT FEES FOR MECHANICAL EQUIPMENT¹**

Type of Installation	Fee
Forced air, gravity-type, or floor furnace ¹ , gas or oil suspended heater, heat pump, recessed wall heater 23 or floor-mounted space heater, wall furnace, 24 circulating heater or woodstove/fireplace insert, 25 including ducts and burners attached thereto	\$80.00 per unit ³
New gas or oil burners and newly installed used gas 26 or oil burners ²	\$80.00 per unit ³
Appliance vents Class A, B, BW or L when installed 27 separately	\$64.00 per unit ³
Residential oil storage tanks	\$64.00 per unit ³
Mechanical air-handling systems, see Table D-2.	

Appliances or equipment or other work not classed in other categories, or for which no other fee is listed. Hourly at \$((440)) 125.00 per hour. Minimum of one-half times the Base Fee.

Notes to Table D-8:

1. Renewal of a furnace permit shall be charged at the rate of one-half (1/2) times the Base Fee.
2. See Table D-12 for rates for burners installed in boilers.
3. Fees shall be charged for furnaces when they are applied for without plans. No fee shall be charged for furnaces when they are included in plans for a mechanical air-handling system submitted for a mechanical permit.

G. Refunds. Refunds of mechanical permit fees shall be calculated as specified in Table D-9.

Table D-9 — CALCULATING REFUNDS OF MECHANICAL FEES	
MECHANICAL EQUIPMENT	
Stage in Review Process	Amount Eligible for Refund
Permit is issued; no work started.	25%
Permit is issued; work started	0% (No refund allowed)

Section 10. Subsection A of Section 22.900D.110 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.110 New Installations and Alterations of Boilers and Pressure Vessels.

A. Fees for the installation of boilers and pressure vessels shall be charged as set in Table D-12. The fee for alteration or repair of boilers when an inspection is required is a minimum fee of one-half times the Base Fee and a fee for inspection time beyond the first one-half hour of \$((440)) 125.00 per hour.

Section 11. Subsections B and C of Section 22.900D.130 and 22.900.130 of the Seattle Municipal Code, adopted by Ordinance 119255 are amended as follows:

B. Fees for shop and field assembly inspection of boilers and pressure vessels shall be charged at the same rate as the installation fees for the equipment or at an hourly rate of \$((440)) 125.00 per hour, with a minimum fee charged at the rate of one times the Base Fee for any one inspection.

C. Fees for inspection requested for other than shop and field assembly inspection shall be charged at an hourly rate of \$((440)) 125.00 per hour, with a minimum fee charged at the rate of one times the Base Fee for any one inspection.

Section 12. A new Section 22.900D.145 of the Seattle Municipal Code is added as follows:

22.900D.145 Site review fee.

A. The fee for the following are as provided in this section and Table D-SR:

1. Grading;
2. Drainage, including temporary drainage; and
3. Work that includes ground disturbance such as that required for foundation systems, retaining walls, and rockeries when the work is subject to the Environmentally Critical Areas Regulations for geologic hazards, or abandoned landfills.

B. The minimum fee for site review specified in Table D-SR shall be paid at the time of application.

Table D-SR Site Review Fee		
Type of Site Review	Minimum Fee	Hourly Fee
1. Drainage only	\$125.00	\$125 per hour after the first hour of review.
2. Pre-permit site inspection only	\$63.00	\$125 per hour after the first one-half hour of review

1	3. Drainage with pre-permit site inspection only	\$188.00	\$125 per hour after the first 1-1/2 hour of review.
2	4. Grading separate from a development permit	\$188.00	\$125 per hour after 1-1/2 hour of review.
3	5. Site located in Environmentally Critically Area but exempt from ECA standards and which requires drainage, grading and site inspection	\$313.00	\$125 per hour after the first 2-1/2 hours of review
4			
5			
6	6. Site located in Environmentally Critically Area subject to ECA standards	\$500.00	\$125 per hour after the first four hours
7			
8	7. Site located in Environmentally Critically Area requiring soils report	\$500.00	\$125 per hour after the first four hours
9			

10 C. The fee for third party review as specified in the Environmentally Critical
11 Areas regulations, Seattle Municipal Code Section 25.09.080C, is the contract cost
12 to the Department for the review plus an amount equal to 15% of the contract
13 amount for administration and review of the third party geotechnical report and
14 recommendations. Seventy-five percent of the estimated contract amount shall be
15 paid prior to the contract award.

16 **Section 13.** Section 22.900D.150 of the Seattle Municipal Code, adopted by Ordinance
17 119255 is amended as follows:

18 **22.900D.150 Electrical permit fees.**

19 A. Permit Fees When Plans and Specifications Are Required.

20 1. Permit fees for electrical installations for which plans and
21 specifications are required under the provisions of the Seattle Electrical Code shall
22 be charged on a valuation basis as set forth in Table D-14.

23 2. When approved by the Director to submit plans for advance plan
24 examination, 50% of the estimated permit fee shall be collected at the time of the
25 permit application and plan submittal.

26 3. The Director shall determine the value of the construction, which is the
27 value to the vendee of all labor, material, fittings, apparatus and the like, whether
28 actually paid for or not, supplied by the permit holder and/or installed by the permit
holder as a part of, or in connection with, a complete electrical system, but which
does not include the cost of utilizing equipment connected to the electrical system.
The Director may require verification of the stated cost of any work subject to these
fees.

When the cost of any proposed installation is unknown, an estimate of the
cost shall be made and used to compute the permit fee.

The permit fee specified in Table D-14 is due at the time of application.
Upon completion of the installation, a fee adjustment may be made in favor of the
City or the permit holder, if requested by either party.

~~((4. In addition, for those electrical permits subject to the Energy Code, the
Energy Code fee set in Section 22.900D.150.E shall be charged.))~~

~~((5))~~4. When plans which have been examined and corrected are altered and
resubmitted, hourly charges for reexamination shall be assessed at ~~\$\$\$~~ 125.00
per hour.

~~((6))~~5. When a duplicate set of approved plans is submitted for examination
and approval at any time after a permit has been issued on the original approved
plans, hourly charges for Departmental work shall be assessed.

B. Blanket Permits for Electrical Work.

1. A blanket permit to cover electrical work shall be charged at the rate
specified in Table D-14 for the value of the work to be done within one year.

Table D-14 – ELECTRICAL PERMIT FEES
 (when plans are required)

Total Valuation	Fee
\$0.00 to \$1,000.00	\$90.00 for the first \$1,000.00 or fraction thereof.
\$1,001.00 to \$3,700.00	\$90.00 for the first \$1,000.00 plus \$5.70 for each additional \$100.00 or fraction thereof.
\$3,701.00 to \$50,000.00	\$244.00 for the first \$3,700.00 plus \$2.00 for each additional \$100.00 or fraction thereof.
\$50,001.00 to 100,000.00	\$1,170.00 for the first \$50,000.00 plus \$1.50 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$1,920.00 for the first \$100,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$3,420.00 for the first \$250,000.00 plus \$9.50 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$5,795.00 for the first \$500,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$8,045.00 for the first \$750,000.00 plus \$8.50 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$2,000,000.00	\$10,170.00 for the first \$1,000,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof.
\$2,000,001.00 to \$3,000,000.00	\$18,170.00 for the first \$2,000,000.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 to \$4,000,000.00	\$25,670.00 for the first \$3,000,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof.
\$4,000,001.00 to \$5,000,000.00	\$32,670.00 for the first \$4,000,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 to \$50,000,000.00	\$39,170.00 for the first \$5,000,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof.
\$50,000,001.00 to \$100,000,000.00	\$286,670.00 for the first \$50,000,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
\$100,000,001.00 to \$200,000,000.00	\$511,670.00 for the first \$100,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
\$200,000,001.00 and up	\$861,670.00 for the first \$200,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof.

Table D-15 — ELECTRICAL PERMIT FEES
 (when plans are not required)

COMBINED SINGLE FAMILY ALTERATION PERMIT				
Electrical Component	Fee			
No service change	\$55.00 plus Outlet Fee ¹			
Service change	\$112.00 plus Outlet Fee ¹			
INSTALLATIONS				
A charge ² of \$35.00 plus the following shall be charged:				
TYPE OF INSTALLATION	SIZE	FEE		
Services (installation, relocation and temporary installations; size based on conductor ampacity)	1 - 125A	\$ 43.00		
	126 - 200A	71.00		
	201 - 300A	99.00		
	301 - 400A	142.00		
	401 - 500A	170.00		
	501 - 599A	207.00		
Feeders ³		120V only	240V- <480V and 3 Phase	>480V
	15-20A	\$ 6.80	\$ 8.60	\$ 8.60
	30-40A	8.60	15.40	15.70
	50-70A	13.60	22.50	29.30
	90-100A		29.30	36.80
	125-225A		42.90	53.60
	250-400A		73.00	89.00
	450-600A		110.00	141.00
Connections				



1	Light outlet, switches, plugs, fixtures ⁴ , residential-type fan	Each	\$.90
2	Track lighting or multi-outlet assembly	Per 2 feet of track	.90
3	Devices		
4	Dimmer (commercial, 2,000 watt or over)	Each	\$ 8.60
5	Non-electric furnace ⁵	Each	7.00
6	Appliances & Utilization Equipment (cord and plug or direct wired)		
	(15-25A)	Each	7.00
7	(30-50A)	Each	15.00
8	Range	Each	15.00
9	Water heater (220 volt)	Each	15.00
10	Floodlight ⁶	Each	13.60
	A charge ² of \$35.00 plus the following shall be charged:		
	TYPE OF INSTALLATION	SIZE	FEE
11	Sign	Each	\$ 19.00
12	Motors:		
	Up to 1/3 HP		\$ 3.20
	Up to 3/4 HP		7.00
13	Up to 3 HP		10.70
	Up to 5 HP		13.60
14	Up to 10 HP		17.00
	Up to 20 HP		25.00
	Up to 50 HP		43.20
15	Up to 100 HP		59.30
	Up to 200 HP		121.90
16	Over 200 HP		133.70
	Electric furnaces and heaters:		
17	Up to 2 KW		\$ 3.20
	Up to 5 KW		7.00
	Up to 15 KW		9.60
18	Up to 30 KW		18.90
	Up to 50 KW		40.80
19	Up to 100 KW		66.50
	Up to 200 KW		162.00
	Over 200 KW		270.00
20	Temporary construction power for single-family residence	Any	\$43.00
21	Low-voltage systems ⁷ (all types except communication systems)		Requires separate permit for each system
22	Control unit	Each	\$ 2.65
23	Device (actuating, horn, alarm, etc.)	Each	.65
24	Control systems (>100 volts) shall be based on the feeder schedule.		
25	Communications systems		
	0 - 1,000'		No permit required*
	1,001 - 2,000'		\$ 46.00
26	2,001 - 5,000'		94.00
	5,001 - 10,000'		142.00
	10,001 - 30,000'		187.00
27	Over 30,000'		235.00
28	Inspections for which no other fee is listed	Each	\$(440.00) 125.00 per hour Minimum (\$(65.00)) one-half hour

*See Electrical Code for permit exemptions

Notes to Table D-15:

1. The Outlet Fee is equal to \$4.50 times the number of rooms with electrical alteration.



2. Additions, exclusive of service changes or heat circuits, with a total fee of 25% or less of the fee of the permit may be added to an existing permit at the rates in this chart plus \$14.00.
3. Feeders will be charged only for a subpanel, distribution panel and branch circuits of 60 amperes or over.
4. Fixtures will be charged only for replacement, reinstallation or installation separate from light outlet wiring.
5. For furnaces where service exceeds 25 amperes, provided an additional feeder fee shall not be charged. For furnaces where service is 25 amperes or less, the furnace fee shall not apply provided a feeder fee is charged.
6. Outdoor area lighting (parking lots, streets, etc.).
7. Low-voltage systems include, but are not limited to, systems listed in Chapter 7 and Chapter 8 of the National Electrical Code.

~~((G))~~ E. Renewals

The fee to renew an electrical permit ~~((when no changes are made to the original plan is one and))~~ is one-half times the Base Fee. ~~((The fee to renew an electrical permit when changes are made to the original plans is \$110 per hour for inspections and plan examination performed.))~~

~~((H))~~ G. Reestablishment.

The fee to reestablish an electrical permit is one-half times the Base Fee. ~~((The following fee shall be charged for reestablishment of electrical permits:~~

- ~~1. One and one-half times the Base Fee; plus~~
- ~~2. If plan review had been required for the original permit, an additional amount of \$1.50 per \$1,000.00 of value of work that was not completed and inspected under the expired permit shall be charged; plus~~
- ~~3. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at the hourly rate.~~

~~The maximum fee for reestablishment is ten times the Base Fee. When the fee for a new permit would be less than one and one-half times the Base Fee, then the fee to reestablish the permit shall be the same as for a new permit.))~~

I. Refunds.

Refunds of electrical fees shall be calculated as specified in Table D-16. See also Section 22.900B.050.

Table D-16 — CALCULATING REFUNDS of ELECTRICAL FEES	
ELECTRICAL: FOR PLAN REVIEW OR OVER-THE-COUNTER (OTC) PERMITS	
Stage in Review/Inspection Process	Amount Eligible for Refund
Permit filed, plan review required but not started	100% minus ½-hour processing fee
Plan review started or completed, no inspections	100% minus the sum of the following: any accrued hourly charges for plan review + energy fee
Plan review completed/permit issued and inspection(s) made, permit not finalized	100% minus the sum of the following: any accrued hourly charges for plan review + ½-hour charge for each inspection made + energy fee
Advance plan review process completed but permit not issued	100% of fee paid minus the sum of the following: any hourly charges for plan review + energy fee
Permit issued (OTC) (no plan review required) no inspection(s) requested	100% minus the sum of the following: \$45.00 + ½-hour charge for one inspection.
Permit issued (OTC) (no plan review required) inspection(s) made, permit not finalized	100% minus the sum of the following: \$45.00 + ½-hour charge for each inspection made + energy fee
Sign permit filed, plan review required, no inspections made	100% minus ½-hour processing fee
Sign permit filed, plan review required, inspections made, permit not finalized	100% minus the sum of the following: ½-hour processing fee + ½-hour charge for each inspection made
Any permit finalized	No refund

Section 14. Section 22.900E.050 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900E.050 Boiler, ~~((and))~~ refrigeration and gas piping licenses and examinations.

Fees for boiler, ~~((and))~~ refrigeration and gas piping examination and annual license fees, payable in advance, shall be charged as set in Table E-4.



Table E-4 — FEES FOR BOILER, ((AND)) REFRIGERATION AND GAS PIPING LICENSES AND EXAMINATIONS

License fees: ¹	
Refrigeration Contractor	
Class A	\$100.00
Class B	\$100.00
Class C	\$160.00
Air-conditioning contractor	\$100.00
Refrigeration service shop	\$ 45.00
Journeyman refrigeration mechanic	\$ 45.00
Refrigeration service shop mechanic	\$ 45.00
Industrial refrigeration engineering	\$ 45.00
Refrigeration operating engineer	\$ 45.00
Steam engineers and boiler firemen (all grades)	\$ 45.00
Boiler Supervisor, all grades	\$ 75.00
<u>Gas piping mechanic</u>	<u>\$ 45.00</u>
Examination fees – all licenses	\$ 20.00

Note to Table E-4:

1 When a license is issued that will expire in less than six months from the date of issuance, the fee is one-half the annual fee.

Section 15. Section 22.900F.010 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900F.010 Monitoring vacant buildings.

A. A quarterly reinspection fee shall be charged as set forth in Table F-1 for reinspections of buildings closed pursuant to or in response to the requirements of the Housing and Building Maintenance Code. Building and premises shall be maintained per the standards of the Housing and Building Maintenance Code, Land Use Code, Solid Waste Code and Weeds and Vegetation Ordinance.

Table F-1 — MONITORING VACANT BUILDINGS

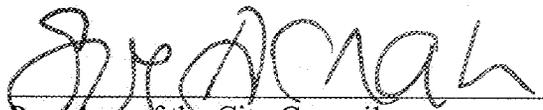
Condition of Premises	Fee
Building is closed to entry and premises are in compliance with applicable codes.	((Base Fee x 1.5)) <u>\$165.00</u>
Building is closed to entry and premises are not in compliance with applicable codes.	((Base Fee x 2.5)) <u>\$275.00</u>
Building is not closed to entry regardless of compliance with applicable codes.	((Base Fee x 3)) <u>\$330.00</u>

B. The Department shall send a bill to the taxpayer and/or owner of record of each property inspected.

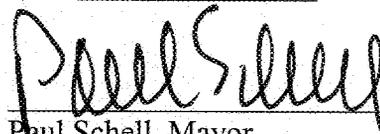


1 **Section 16.** This ordinance shall take effect and be in force thirty (30) days from and after
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
3 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

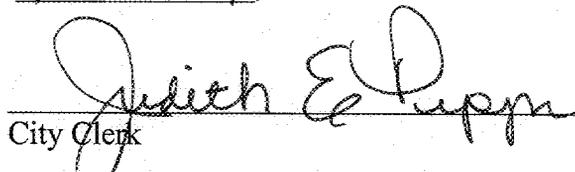
4 Passed by the City Council the 22nd day of November, 1999, and signed by
5 me in open session in authentication of its passage this 22nd day of November
6 1999.

7 
8 President of the City Council

9 Approved by me this 23 day of November, 1999.

10 
11 Paul Schell, Mayor

12 Filed by me this 24 day of November, 1999.

13 
14 City Clerk

15 (SEAL)

ORDINANCE

1 AN ORDINANCE related to fees and charges for permits and activities of the Department
2 of Design, Construction and Land Use; amending Seattle Municipal Code Section
3 22.900A, Administration and Enforcement; Section 22.900B, General Provisions;
4 Section 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for
5 New and Altered Buildings and Equipment; Section 22.900E, Fees for Certificates
6 and Registrations; and 22.900G, Fees Collected for Other Departments.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

7 **Section 1.** Section 22.900A.050 of the Seattle Municipal Code, adopted by Ordinance
8 119255 is amended as follows:

22.900A.050 Transition.

9 Fees for applications requiring a building code, mechanical code, land use(
10 zoning)) or environmentally critical areas review shall be set according to the permit
11 fee legislation in effect at the time the application was received by the Department,
12 if one of the following occurs:

- 13 1. The permit is issued within 12 months of the start of the initial review; or
- 14 2. If longer than 12 months, the Director determines that there was
15 reasonable and continuous progress on the completion of permit requirements.

16 If neither Item 1 nor 2 occurs, the application shall be subject to the permit
17 fee legislation in effect at the time of issuance.

18 Exceptions: 1. Fees for drainage, excavation, or shoring applications
19 received prior to January 1, 1995 shall be subject to the permit fee legislation
20 in effect on the date the fee is paid.

21 2. Site review fees for permits received prior to January 1, 2000 shall
22 be subject to the permit fee legislation in effect on the date the application
23 was received.

24 3. Fees for land use review of master use permits which were
25 received prior to January 1, 2000 and which were not associated with
26 development permits, shall be subject to the permit fee legislation in effect on
27 the date the application was received.

28 **Section 2.** Section 22.900B.010 of the Seattle Municipal Code, adopted by Ordinance
119255 is amended as follows:

22.900B.010 Base Fee and hourly rate.

19 A. The Base Fee shall be charged as specified in this subtitle and shall be
20 ~~(\$140.00)~~ \$125.00.

21 B. Any services provided by the Department for which an hourly charge is
22 assessed shall be charged at a rate specified in this subtitle. Applicants and
23 owners shall be liable according to Section 22.900A.030C for all hourly charges
24 incurred whether or not a favorable decision or recommendation is given by the
25 Director or a project is canceled or denied.

26 C. Where an hourly fee is specified, overtime shall be charged at that same
27 rate; otherwise overtime shall be at a rate of ~~(\$140.00)~~ \$125.00 per hour. All
28 overtime shall require approval by the Director. The minimum fee for each overtime
request shall be one hour, with minimum increments of one-quarter hour, in addition
to other permit fees established by this subtitle.

D. The Director may bill an applicant and require payment for accrued hourly or
overtime charges at any time in the permit review process.

Section 3. Section 22.900B.050 of the Seattle Municipal Code, adopted by Ordinance
119255 is amended as follows:

22.900B.050 Refunds.

A. Applicants may apply for ((R))refunds ((may be authorized at the discretion of
the Director)) when an application or permit is withdrawn or canceled prior to the
completion of the review and inspection ((reinspection)) process. The Director shall

1 establish reasonable procedures for refund requests, including limitations on the
2 time at which refund requests may be submitted. To ((initiate)) request a refund,
3 the applicant shall submit a request to the Director on a ((completed)) refund
4 request form, ((along with all required documentation and a letter of explanation
5 shall be submitted to the Director.)) The Director shall determine whether a refund
6 is appropriate according to this subtitle.

7 ((B. The Department shall refund all rental housing registration fees paid for
8 registration periods between January 1, 1990 and December 31, 1996 as provided
9 under the court approved settlement agreement in Margola v. Seattle, King County
10 Cause No. 90-2-13716-3.

11 C. Once notice has been provided to the applicant, a refund request shall not be
12 approved in the following circumstances:

13 1. For permits that have not been issued, if there has been no action by
14 the applicant for 12 months or more from the date of application; or

15 2. If the decision or permit has been issued for more than 6 months prior
16 to filing the refund request;

17 3. If the permit has been canceled for more than 6 months prior to filing
18 the refund request; or

19 4. For establishing a computer contact number; or

20 5. For the following applications and/or permits:))

21 a. Demolition permits;

22 b. Renewal;

23 c. Preapplication conferences;

24 d. Interpretations;

25 e. Legal building site letters;

26 f. Certificates of land use;

27 g. Rebuild letters;

28 h. Development potential analysis;

i. Establishing use for the record;

j. Electrical reexamination and duplicate set examination;

k. Renewal of electrical permits;

l. Noise variances;

m. Moved buildings pre-permit inspection fee; and

n. Records research.))

17 **Section 4.** Section 22.900C.010 of the Seattle Municipal Code, last amended by
18 Ordinance 119326 is amended as follows:

19 **22.900C.010 Land use ((and zoning review)) fees.**

20 ((A. Zoning and land use review fees. The zoning review and land use fees set
21 forth by Table C-1 shall be added to determine the total fee for Master Use Permits,
22 Council and Hearing Examiner approvals, environmentally critical area approvals,
23 and other miscellaneous reviews, research and services unless otherwise specified.

24 B. Zoning review fees. Zoning reviews for land use permits separate from a
25 building permit shall be charged according to Tables C-1 and C-2. Valuation for
26 Table C-2 shall be the value of construction as determined according to Section
27 22.900D.010. If two or more buildings are allowed under one permit, they shall be
28 assessed zoning review fees as separate buildings. The individual fees shall then
be added to determine the total zoning review fee for the land use permit. When
more than one land use component is included as part of an application, only one
zoning review fee shall be charged, in an amount equal to the greatest of the zoning
review fees applicable to the land use components included in the application. The
minimum zoning review fee shall be \$140.00 unless otherwise specified.

29 G))A. Land use review fees.

The land use review fee for Master Use Permits, Council and Hearing Examiner
approvals, Environmentally Critical Area approvals and other miscellaneous
reviews, research and services shall be charged according to Table C-1 unless
otherwise specified.

30 ((D. Types of Land Use Review Fees.

Land use review fees are categorized into three types for the purpose of this
subtitle.



1. ~~Type A Land Use Reviews. Type A land use reviews include variances, administrative conditional uses, design reviews and Environmentally Critical Areas exceptions.~~

2. ~~Type B Land Use Reviews. Type B land use reviews include all Master Use Permit, Hearing Examiner, Council Land Use Actions and Environmentally Critical Area approvals except those listed in Section 22.900C.010 D1.~~

3. ~~Combined Land Use Reviews. Combined land use reviews include one or more components from a Type A land use review combined with one or more components from a Type B land use review in the same project application.~~

E))B. Fee Components of Land Use Review Fees.

Land use review fees include a minimum land use review fee and may include an hourly fee.

1. Minimum Land Use Review Fee - All Master Use Permit, Hearing Examiner, Council Land Use Actions and Environmentally Critical Area approvals include a minimum review fee as specified in Table C-1 and described below.

a. Type A Land Use Reviews.

(1) The minimum land use review fee for Type A land use reviews is ~~((\$1,457.00))~~ \$1,520. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 20 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 20 hours of review included in the minimum land use review fee.

(2) When more than one Type A component is included as part of an application (e.g. a variance and an administrative conditional use component), only one minimum review fee shall be charged. The minimum land use review fee, when multiple components are included, is applied to administrative and public notice costs and the first 20 hours of review. In addition to the minimum review fee, a fee shall be charged for all review hours in excess of the 20 hours of review included in the minimum land use review fee.

b. Type B Land Use Reviews.

(1) The minimum land use review fee for Type B land use reviews is ~~((\$1,986.00))~~ \$2,533. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 10 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 10 hours of review included in the minimum land use review fee.

(2) When more than one Type B component is included as part of an application (e.g., environmental review and short plat components, or lot boundary adjustment and shoreline substantial development components) only one minimum review fee shall be charged, in an amount equal to the greater of the minimum review fees applicable to the land use components included in the application. The minimum land use review fee, when multiple components are included, is applied to administrative and public notice costs and the first 10 hours of review. In addition to the minimum review fee, a fee shall be charged for all hours in excess of the 10 hours of review included in the minimum land use review fee.

c. Combined Land Use Reviews. The minimum land use review fee for a combined land use review is ~~((\$2,720))~~ \$3,797. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 16 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 16 hours of review included in the minimum land use review fee.

2. Hourly Land Use Fees. For approvals subject to hourly fees in addition to the minimum land use review fee, an hourly rate of \$175.00 per hour shall be charged for all review hours in excess of the hours included in the minimum land use review fee, unless otherwise specified in Table C-1 below.



((F)) C. Miscellaneous Reviews, Research and Services.

The minimum land use review fee and the hourly rate for miscellaneous reviews, research and services are as specified in Table C-1.

((G)) D. Time of payment.

1. ~~((Zoning Review Fees: Zoning review fees for land use permits shall be collected at the time of application. Fees collected at the time of application will be based on Department estimates of the total fees due at the time of permit issuance. The final Department fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit.~~

2. ~~Land Use Review Fees:~~

a.) The following fees are due prior to application or provision of service:

~~((1)) a.~~ Pre-application fee. The fee for land use ~~((/zoning))~~ pre-application conference specified in Table C-1 shall be paid prior to the conference.

~~((2)) b.~~ Design review fee for Type A land use reviews: One-half the minimum land use review fee specified in Table C-1 ~~(\$((728.50)) 760)~~ shall be paid upon application for the design review pre-design process.

~~c.~~ Design review fee that is a component of a combined land use review: One-half the minimum land use review specified in paragraph B.1c above ~~(\$1899)~~.

~~((b)) 2.~~ The following fees and amounts are due at the time of application or provision of service:

~~((4)) a.~~ Minimum land use review fee: The minimum land use review fee specified in Table C-1 shall be paid at application submittal. For projects entailing hourly fees in addition to the minimum land use review fee, the Director may require an additional deposit to be made at application submittal and periodic progress payments to be made during the application review process.

~~((2)) b.~~ Design review fee for Type A land use reviews: The second half of the minimum land use review fee specified in Table C-1 ~~(\$((728.50)) 760)~~ shall be paid upon application for the Master Use Permit.

~~((3)) c.~~ Design review fee that is a component of a combined land use review: The second half of the minimum land use review fee specified in paragraph B.1c above ~~(\$((728.50)) 1898)~~ ~~((plus the difference in the minimum review fee between a Type A and a combined land use approval (\$1263.00))~~ shall be paid upon application for the Master Use Permit.

~~((e)) 3.~~ The following fees and amounts are due at the times specified below.

~~((4)) a.~~ All outstanding land use fees shall be paid prior to the publication of a decision or recommendation on the application and prior to issuance of the permit. The actual charges and fees paid shall be reconciled and all outstanding balances are due and payable on demand. In cases where no published decision or recommendation is required, fees owed shall be paid prior to issuance of the permit, or issuance of a letter.

~~((2)) b.~~ For Council and Hearing Examiner approvals, the fee due to date plus an estimated charge for future work up to and through final Council or Hearing Examiner action shall be paid at the time the recommendation of the Director is available for public review and before it is forwarded for final action. After final Council or Hearing Examiner action, the actual charges and estimated fee paid shall be reconciled and all outstanding balances shall be due and payable upon demand, and prior to issuance of the permit.

((H)) E. Additional Review.

In addition to the fees set in Table C-1, review time required on a project prior to, or in lieu of, an application will be charged hourly as determined by the Director.

((I)) E. Correction Penalty Fee.

After written notice to the applicant, a penalty fee of \$250.00 may be charged for each additional correction cycle required due to lack of response from the applicant.



((J)) G. Environmental Review Signs.

When an environmental review sign is required by the Land Use Code (See Seattle Municipal Code 23.76), a minimum environmental review sign fee of \$320.00 shall be charged for the fabrication, installation and removal of the sign according to Table C-1 unless otherwise specified.

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Table C-1 — LAND USE ((AND ZONING)) FEES				
MASTER USE PERMIT and ENVIRONMENTALLY CRITICAL AREAS APPROVALS				
Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee (see 22.900D.040E, explanation of DF1)))
1. Administrative conditional uses (ACUs)	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))
2. Design review	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))
3. Environmental reviews (SEPA) ² (including projects with more than one addressed site)				
a. DNSs, mitigated DNSs, other lead agency project review	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
b. DSs and EISs	B	\$((1,986)) <u>2,533</u>	\$175 per hour (40-hour deposit)	((Amount determined by Table C-2))
c. EIS addenda/SEIS	B	\$((1,986)) <u>2,533</u>	\$175 per hour (10-hour deposit)	((Amount determined by Table C-2))
d. PEIS latecomers fees	B	Reserved	Reserved	((Reserved))
4. Environmental ³ review sign		\$320	None	((None))
5. Environmentally critical areas (ECA)				
a. Exemption review	—	\$175	\$175 per hour in excess of 1 hour of review	
b. Exception and wetland alteration exception	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))



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	c. Yard reduction variance	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	d. Buffer reductions and restoration exceptions	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))
	e. Short plat cluster housing and ACU to recover development potential	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	f. <u>ECA compliance review for development permits</u>	—	<u>None</u>	<u>\$175 per hour</u>	
6.	General development plan	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
7.	Lot boundary adjustment	—	(((\$875)) <u>\$1,100</u>	None	(((\$110 per lot))
8.	Plan shoreline permit	—	See Council approvals	See Council approvals	((See Council approvals))
9.	Public benefit feature review	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
10.	Shoreline permits				
	a. Substantial development permits	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	b. Variances ⁴ and conditional uses	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
	c. Revisions (not due to required conditions)	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
11.	Short subdivisions ⁵	B	\$((1,986)) <u>2,533</u>	\$175 per hour	(((\$110 per lot))
12.	Sidewalk cafés	—	\$875	None	((None))
13.	Special accommodation	—	((None)) <u>\$350</u>	None	(((\$350))



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14.	Special exceptions	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
15.	Structural building overhangs and areaways				
	a. Application as a separate component		\$350	None	((None))
	b. Included as part of a land use ((and zoning)) or development permit review		None	None	((None))
16.	((Temporary uses				
	a. Temporary use permit for relocation of police and fire protection		None	None	Amount determined by Table C-2
	b.)) Temporary use permit for more than 4 weeks	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
17.	Variances ⁴	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((None))
18.	Vegetation removal ⁶				
	Class A		\$250	None	((None))
	Class B		\$125	None	((None))
	Class C		\$65	None	((None))

COUNCIL AND HEARING EXAMINER APPROVALS

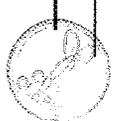
Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee))
1. Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2 ⁸))
2. Council conditional uses	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))



3.	Full subdivisions ⁷	B	\$((1,986)) <u>2,533</u>	\$175 per hour	(((\$110 per lot))
4.	Major Institution				
	a. Master Plans	B	\$((1,986)) <u>2,533</u>	\$175 per hour (40 hour deposit)	((Amount determined by Table C-2 ⁸))
	b. Designation	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2 ⁸))
5.	Zoning map changes and rezones	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2 ⁸))

MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES

Land Use Fee For:	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee
4. Accessory dwelling unit notification	\$50	None	None
2)) 1. Certificate of land use	\$110	None	((None))
((3)) 2. Concurrency	(Reserved)	(Reserved)	((Reserved))
((4)) 3. Curbcuts((9))	(((\$55.00 each commercial; \$26.00 each residential))	((None))	((None))
a. Application as a separate component	\$26.00 each single-family residential; \$55.00 each other than single-family residential		
b. Included as part of a land use or development permit review	None	None	
((5)) 4. Development potential analysis	\$550.00	\$110 per hour in excess of 5 hours of review	((None))
((6)) 5. Establishing use for the record	\$((140)) <u>350</u>	None	((None))
((7)) 6. Interpretations((10)) ⁸			
a. Interpretations	\$660	None	((None)) ^{CS 193}



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b. Interpretations requested after publication of Director's report	\$880	None	((None))
c. Major Institution master plan	\$350	\$175 per hour in excess of 2 hours of review	((None))
((8)) 7. Legal building site letters	\$660	None	((None))
((9)) 8. Major Institution – review of annual plan	\$1,300 per year	None	((None))
9. <u>Major phased development permit – minor amendment</u>	<u>\$350</u>	<u>\$175 per hour</u>	
10. Neighborhood planning	(Reserved)	(Reserved)	((Reserved))
11. Noise survey review and variance	See Table D-2		
12. Notice (additional) ((11)) 9			
a. Land use information bulletin (GMR notice)	\$65	None	((None))
b. Reposting large sign or placards	\$125	None	((None))
c. Mailed notice	\$250	None	((None))
d. Landslide prone notice	\$190	None	((None))
13. Open space remainder lots and surplus state property	((625)) <u>\$845</u>	None	(((\$110 per lot))
14. Preapplication conference ((12)) 10	\$100	None	((None))
15. Rebuild letters	\$375	None	((None))
16. Records research	\$110	\$110 per hour in excess of 1 hour of research	((None))
17. Renewals including shoreline renewals	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))



18.	Revisions other than shoreline revisions	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
19.	School use and school development advisory committee reviews	\$1,986	\$175 per hour	((Amount determined by Table C-2 ⁸))

Notes to Table C-1:

1. The hourly fee shall be charged for hours in excess of the review hours covered by the minimum land use review fee.
2. A flat fee of \$430 shall be assessed by DCLU for Determinations of Non-significance (DNSs) and Mitigated Determinations of Non-significance (MDNSs) for projects that include City of Seattle landmarks and projects located within a special review or landmark district. No hourly fees shall be assessed for these types of approvals unless DCLU is the lead agency.
3. The minimum fee of \$320 is applied to the cost to fabricate, install and remove the environmental review sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to repair or replace the sign.
4. The single variance fee shall be applicable whether the project requires one or multiple variances.
5. Includes short subdivisions in environmentally critical areas.
6. The three classes are defined by Director's Rule 3-94.
7. Includes full subdivisions in environmentally critical areas.
- ~~((8. The zoning fee will be applied only to the portion of the project for which a use permit is being approved. The remainder of the site plan review will be charged \$175 per hour.~~
- ~~9. Curbside fees are charged only when a separate curbside permit is applied for, not when the curbside is part of a development permit application.~~
- ~~40.))8. The fees for interpretations of SMC Chapters 25.12, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.~~
- ~~((11.))9. Additional notice may be given in circumstances including but not limited to the following: reinstallation of environmental review signs, reposting of the land use review or environmental signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.~~
- ~~((12.))10. This fee is not refundable and shall be applied towards the permit application fee if an application for a permit is made within 6 months of the date of the pre-application conference and if the project is identified by address at the time of the pre-application conference.~~

((Table C-2 ZONING REVIEW FEE CALCULATION

Total Valuation ¹	Zoning Fee
\$0.00 to \$39,000.00	\$140.00
\$39,001 to \$50,000.00	\$143.00 for the first \$39,000.00 plus \$0.27 for each additional \$100.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$173.00 for the first \$50,000.00 plus \$0.21 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$276.00 for the first \$100,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$528.00 for the first \$250,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$947.00 for the first \$500,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$1,366.00 for the first \$750,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.



	\$1,000,001.00 to \$1,500,000.00	\$1,785.00 for first \$1,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
1	\$1,500,001.00 to \$2,000,000.00	\$2,409.00 for first \$1,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
2	\$2,000,001.00 to \$2,500,000.00	\$3,034.00 for first \$2,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
3	\$2,500,001.00 to \$3,000,000.00	\$3,659.00 for first \$2,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
4	\$3,000,001.00 to \$3,500,000.00	\$4,284.00 for the first \$3,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
5	\$3,500,001.00 to \$4,000,000.00	\$4,908.00 for the first \$3,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
6	\$4,000,001.00 to \$4,500,000.00	\$5,533.00 for the first \$4,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
7	\$4,500,001.00 to \$5,000,000.00	\$6,158.00 for the first \$4,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
8	\$5,000,001.00 to \$10,000,000.00	\$6,783.00 for the first \$5,000,000.00 plus \$1.05 for each additional \$1,000.00 or fraction thereof.
9	\$10,000,001.00 to \$20,000,000.00	\$12,022.00 for the first \$10,000,000.00 plus \$1.05 for each additional \$1,000.00 or fraction thereof.
10	\$20,000,001.00 to \$50,000,000.00	\$17,321.00 for the first \$20,000,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof.
11	\$50,000,001.00 to \$100,000,000.00	\$53,938.00 for the first \$50,000,000.00 plus \$0.25 for each additional \$1,000.00 or fraction thereof.
12	\$100,000,000.00 and up	\$106,333.00 for the first \$100,000,000.00 plus \$0.25 for each additional \$1,000.00 or fraction thereof.))

((Notes to Table C-2

1. ~~Valuation is determined according to Section 22.900D.010C. See Section 22.900C.010B.))~~

((K) H. Refunds.

Refunds of land use ((and zoning)) fees shall be calculated as specified in Table C-3, except as noted in paragraphs 22.900C.010H 1 and 2 below. See also Section 22.900B.050.

1. Minimum Land Use Review Fee. Twenty-five percent of the minimum land use review fee set forth in Table C-1 and collected at the application is not refundable.

((2. Other Non-Refundable Fees. The minimum land use review fee for the following services set forth in Table C-1 are non-refundable:

- (a) ~~Requests for renewal;~~
- (b) ~~Pre-application conferences;~~
- (c) ~~Interpretations;~~
- (d) ~~Legal building site letters;~~
- (e) ~~Certificates of land use;~~
- (f) ~~Rebuild letters;~~
- (g) ~~Development potential analysis;~~
- (h) ~~Establishing use for the record;~~
- (i) ~~Noise variances;~~
- (j) ~~Records research; and,~~
- (k) ~~Revisions.))~~

~~((3-))~~ 2. Calculating Refunds for Land Use ~~((and Zoning Review))~~ Fees. The amount of refund for land use ~~((and zoning review))~~ fees shall be calculated as specified in Table C-3. There is no minimum amount required for a refund.

Table C-3 — CALCULATING REFUNDS OF LAND USE ((AND ZONING)) FEES((⁴))			
Stage in Review Process	Minimum Land Use Review Fee Amount to be Refunded	Hourly Fee Amount to be Refunded when Hourly Deposit has been Collected at Application	((Zoning Fee Amount to be Refunded))
Initial Processing complete and prior to public notice	Minimum land use review fee less 25%	100% of the hourly deposit	((50% of zoning review fee))
Notice published	Minimum land use review fee less 50%	100% of the hourly deposit	((40% of zoning review fee))
Review underway but application is not approved or report is not drafted	0% No refund allowed	Remainder of the hourly deposit minus accrued hourly charges	((0% No refund allowed))
Permit is ready to issue or the report is drafted	0% No refund allowed	0% No refund allowed	((0% No refund allowed))
Permit is issued or the report is published	0% No refund allowed	0% No refund allowed	((0% No refund allowed))

~~((Note to Table C-3:~~

~~1. Refunds will be based upon the calculations of the total fee.))~~

Section 5. Section 22.900D.010. of the Seattle Municipal Code, adopted by Ordinance 119255, is amended as follows:

22.900D.010 Development permit fees.

A. General.

The development fee covers the application, review and inspection process associated with new construction, additions, alterations, and repairs to existing buildings and establishment of use. The development fee consists of a permit fee and, where plans are routed for review, a separate plan review fee. The permit fee and plan review fee are determined based on valuation, except as provided below.

B. Time of payment of fees.

Fees collected at the time of application will be based on Department estimates of the total fees due at the time of permit issuance. The final Department fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit, approval, denial, decision or recommendation, provided that hourly fees may be collected earlier, as described in Section 22.900B.010 D. Any fee in excess of the final calculated fee shall be refunded pursuant to Section 22.900B.050.

If, during the initial review, the previously-collected fee is determined to be less than 90% of the estimated fee, the review work subsequent to the initial review will not proceed until the discrepancy is paid to the Department.

1. Amount~~((s))~~ due prior to application. ~~((The following amounts are due prior to application.~~

a. ~~))~~ Fees for building preapplication conference shall be paid prior to the conference. See 22.900D.010H for building preapplication conference fees.

~~((b. A fee of one times the Base Fee shall be collected at the time a request to establish a computer contact number is filed. If the application is not filed within 12 months, the computer contact number shall be canceled and a new fee required to establish another computer contact number for the project)).~~

2. Amounts due at time of application. The following amounts are due at the time of application.

a. Applications for building and/or mechanical permits without plan review shall pay a fee for subject-to-field inspection (STFI) permits equal to the Permit Fee specified in Table D-2.



b. Applications for Building and/or Mechanical permits with plan review shall pay the Plan Review fee plus one-half the Permit Fee as specified in Table D-2.

c. For other applications, the minimum fee shall be collected at the time of application.

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C. Determination of Value.

1. The Director shall determine the value of construction for which the permit is issued (the estimated current value of all labor and materials, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems, retaining walls, rockeries and any other permanent work or permanent equipment, but not including furnishings). The building valuation data from the International Conference of Building Officials (ICBO) as published in "Building Standards" and other valuation criteria approved by the Director will be used to determine the value of construction.

2. The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for purposes of calculating gross area, is the edge of the roof, including gutters.

3. The valuation for uncovered structures such as roof parking areas, plazas, piers, platforms, commercial decks and similar uncovered usable structures shall be computed on one-half the gross area.

4. Dish or Panel Antennae. The fee for processing applications for installation of a dish or panel antenna shall be charged on the value of the foundation and supports constructed for the installation. The value of the dish or panel antenna shall not be included in the determination of value.

5. The development fee for parks and playgrounds shall be based on the project value, including the value of improvements for structures incidental to the park or playground such as retaining walls, rockeries and restrooms, but shall not include the value of playground equipment.

6. The valuation shall be based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the Director.

D. Phased permits.

1. When a new building project is proposed to be built in phases and the Director determines that separate development permits may be issued for portions of the project, the development fee for initial permits shall be based on the estimated value of the work under that permit according to Table D-2, except excavating permits shall be based on Section ((22.900D.040)) 22.900D.145. The fee for the final permit shall be the fee based on the total value of the new building project minus the sum of the fees for the initial permits, with no credit for an excavation permit fee.

2. Where an applicant requests division of an already-submitted permit application into separate applications, an additional fee of one times the Base Fee shall be charged for each separate application (including the original application which results from the division).

E. Calculation of Development Fees.

The development fee for a permit shall be calculated as described herein: Table D-1 establishes the Development Fee Index for value-based development fees.

Except as specified in Section 22.900D.010 F below, Table D-2 establishes the Permit Fee and Plan Review Fee, calculated as a percentage of the Development Fee Index where determined by value. If two or more buildings are allowed under one permit, they shall be assessed fees as separate buildings under Table D-2.

The individual fees shall then be added to determine the total development fee for the permit.



Table D-1 — CALCULATION OF THE DEVELOPMENT FEE INDEX

Total Valuation	Development Fee Index
1 \$0.00 to \$1,000.00	\$95.00 for the first \$1,000.00 or fraction thereof.
2 \$1,001.00 to \$50,000.00	\$95.00 for the first \$1,000.00 plus \$1.00 for each additional \$100.00 or fraction thereof.
3 \$50,001.00 to 4 \$100,000.00	\$585.00 for the first \$50,000.00 plus \$0.75 for each additional \$100.00 or fraction thereof.
5 \$100,001.00 to 6 \$250,000.00	\$960.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
7 \$250,001.00 to 8 \$500,000.00	\$1710.00 for the first \$250,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
9 \$500,001.00 to 10 \$750,000.00	\$2898.00 for the first \$500,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
11 \$750,001.00 to 12 \$1,000,000.00	\$4023.00 for the first \$750,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof.
13 \$1,000,001.00 to 14 \$2,000,000.00	\$ ((5,086.00)) <u>5,085.00</u> for first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.
15 \$2,000,001.00 to 16 \$3,000,000.00	\$ ((9,086.00)) <u>9,085.00</u> for first \$2,000,000.00 plus \$3.75 for each additional \$1,000.00 or fraction thereof.
17 \$3,000,001.00 to 18 \$4,000,000.00	\$ ((12,836.00)) <u>12,835.00</u> for first \$3,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
19 \$4,000,001.00 to 20 \$5,000,000.00	\$ ((16,336.00)) <u>16,335.00</u> for first \$4,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof.
21 \$5,000,001.00 to 22 \$50,000,000.00	\$ ((19,586.00)) <u>19,585.00</u> for the first \$5,000,000.00 plus \$ ((3.00)) <u>2.75</u> for each additional \$1,000.00 or fraction thereof.
23 \$50,000,001.00 to 24 \$100,000,000.00	\$ ((154,586.00)) <u>143,335.00</u> for the first \$50,000,000.00 plus \$ ((2.50)) <u>2.25</u> for each additional \$1,000.00 or fraction thereof.
25 \$100,000,001.00 to 26 \$200,000,000.00	\$ ((279,586.00)) <u>255,835.00</u> for the first \$100,000,000.00 plus \$ ((2.00)) <u>1.75</u> for each additional \$1,000.00 or fraction thereof.
27 \$200,000,001.00 and up	\$ ((479,586.00)) <u>430,835.00</u> for the first \$200,000,000.00 plus \$ ((4.00)) <u>0.75</u> for each additional \$1,000.00 or fraction thereof.



Table D-2 — CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE

Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table D-1 ¹	
	Permit Fee	Plan Review Fee
1. Building, with or without mechanical, with or without use ²	100% of DFI	100% of DFI
2. STFI (Subject to field inspection – building and/or mechanical without plan review)	100% of DFI	none
3. Mechanical permit separate from, but associated with, active building permit (See also Section 22.900D.090)	25% of DFI	25% of DFI
4. Mechanical permit not associated with active building permit (See also Section 22.900D.090)	100% of DFI	100% of DFI
5. Blanket permit review fees:		
a. Initial tenant alterations within 3 years of 1st tenant permit within a building where the area of work is more than 50,000 sq.ft.	\$1.50 per 100 square feet ¹	\$1.70 per 100 square feet ¹
b. Initial tenant alterations after 3 years of 1st tenant permit, and other tenant alterations	100% of DFI	40% of DFI
6. Initial tenant alterations within 18 months of 1st tenant permit (non-blanket-permit initial tenant improvements to shell and core) ³	25% of DFI based on new building value of shell and core	25% of DFI based on new building value of shell and core
7. Standard Plans:		
a. Establishment of Standard Plan. (For swimming pools, see Item 15 below.)	100% of DFI	100% of DFI
b. Establishment of already-permitted plan as Standard Plan	100% of DFI	
c. Subsequent reviews of Standard Plan	100% of DFI	40% of DFI
8. Factory-built housing and commercial structures	\$110.00	\$110.00



Special Development Fees		
Type of Development	Permit Fee	Plan Review Fee
9. Establishing use for the record:		
a. Applications with no construction	Base Fee x 1.5	
b. Applications with construction	100% of DFI	100% of DFI
((10)) ECA plan review⁴	NA	23% of DFI
((44)) 10. Noise survey reviews	None	\$((440)) 125 per hour
((42)) 11. Parking facilities		
a. Outside a building	See Sec. 22.900D.060	
b. Within or on a building	See Sec. 22.900D.010.C	
((43)) 12. Renewal fees		
a. Development permits where original plans will be changed	\$((440)) 125 per hour	\$((440)) 125 per hour
b. Development permits other than Separate Mechanical where no change will be made to original plans	Base Fee X 1.5	
c. Separate Mechanical	Base Fee X 1	
((44)) 13. Residential oil storage tanks	See Table D-8	
((45)) 14. Special inspection	Base fee X 1	
((46)) 15. Swimming pools((5)) 4 :		
a. Unenclosed pools accessory to Group R-3 Occupancy	Base Fee x 4	
b. Unenclosed pools accessory to occupancies other than Group R-3	Base Fee x 6	
c. Principal use unenclosed pools	Base Fee x 6	
d. Future construction of an unenclosed swimming pool	Base Fee x 1	
e. Initial approval of standard plan for swimming pool accessory to Group R-3 Occupancy	Base Fee x 5	
f. Subsequent review of application based on approved swimming pool standard plan	Base Fee x 1.5	

1	((47)) 16. Temporary structures, such as commercial coaches; renewal of permits for temporary structures((6)) 5	Base Fee X 2 per structure
2		
3	((48)) 17. Temporary tents, off-site construction offices & similar facilities	Base Fee x 2 plus \$500 refundable deposit per site((7)) 6
4		
5	((49)) 18. Temporary use permits:	
6	a. for 4 weeks or less((8)) 7	Base Fee x 1.5
7	b. for more than 4 weeks((8)) 7	Base Fee x 2

Notes to Table D-2:

- 8 1. The minimum permit fee or plan review fee is \$95.00.
- 9 2. The minimum fee for accessory dwelling units is \$180.00.
- 10 3. This fee is applicable only to those initial tenants that reflect the use and occupancy established in the shell and core permit. The value used shall be the new construction value used in calculating value for the core and shell permit.
- 11 ((4)) ~~See Section 22.900D.020 to determine when the ECA fee is applied and to determine the fee for third party geotechnical review.~~
- 12 ((5)) 4. When a swimming pool is located within an enclosed building and is included in the building plans for that building, a separate fee shall not be charged for the swimming pool. The swimming pool area will be considered as floor area of the principal occupancy of the building.
- 13 ((6)) 5. This fee shall not apply to any on-site, temporary construction office where a valid Building Permit is in force.
- 14 ((7)) 6. All costs to the City for site cleanup shall be deducted from the deposit before the deposit is refunded.
- 15 ((8)) 7. Master use permit ((and zoning review)) fees for such temporary uses shall be charged according to Table C-1.

F. Blanket Permits.

- 17 1. The application fee for a blanket permit to cover initial nonstructural tenant alterations within the first three years of the first tenant alteration permit shall be charged at the rate of \$3.20 per 100 square feet of space to be improved within the life of the permit. A deposit based on the estimated value of the work to be completed during the life of the permit shall be collected at the time of application. As individual tenant spaces are reviewed, the amount of the fee equivalent to the floor space examined shall be deducted from the deposit per Table D-2.
- 18 2. The application fee for a blanket permit to cover nonstructural tenant alterations in previously-occupied space, or to cover initial nonstructural tenant alterations after three years of the first tenant alteration permit, is \$95.00. A deposit based on the estimated value of the proposed work within 18 months shall be collected at the time of application. As individual tenant spaces are reviewed, the fee for the work to be done shall be calculated according to Table D-2 and deducted from the deposit.
- 19 3. When the estimated blanket fee deposit is used up in less time than the life of the permit and work remains to be done, an additional deposit shall be paid based on the estimated floor area remaining to be improved during the remaining life of the permit. When a portion of the deposit is unused at the end of the life of the permit and work remains to be done, credit for the balance of the deposit may be transferred from the expiring permit to a new blanket permit. To minimize additional accounting costs associated with blanket permits, where more than two deposits are made during the life of a blanket permit, the minimum amount of each subsequent deposit shall be \$2,000.00.

G. Certificate of Occupancy.

The issuance of a Certificate of Occupancy for existing buildings, either where no Certificate of Occupancy has previously been issued or where a Change of Occupancy is requested, requires a building permit. When there is no construction

valuation (there is no work which would require a building permit), the minimum building permit fee shall be assessed. In addition to the minimum building permit fee, where records research, plan examination or inspection is required, charges shall be assessed at the rate of \$((140)) 125.00 per hour. Where work is being done as authorized by a permit, the permanent Certificate of Occupancy fee is not assessed in addition to the building permit fee. The fee for a temporary Certificate of Occupancy is one-half the Base Fee. The fee for the duplication of a Certificate of Occupancy is \$16.00 unless records research, plan examination or inspection is required, in which case charges shall be assessed at the rate of \$((140)) 125.00 per hour.

H. Building Preapplication Conferences.

1. Required Building Preapplication Conferences. When there is a requirement for a preapplication or predesign conference, such as buildings subject to the Seattle Building Code special provisions for atria (Section 402), or highrise buildings (Section 403), 35% of the estimated plan review fee for the structure shall be charged and paid as specified in Section 22.900D.010.B, and applied toward the development permit fee. (See Table C-1 for land use preapplication conference fees.)

2. Other Building Preapplication Conferences. When a preapplication conference is requested by the applicant but is not required by Code, a fee equal to one and one-half times the Base Fee shall be paid no later than the time of the conference. Such fee is required for each meeting held on a project, and will be applied toward the future permit application fee provided:

- a. the project is identified by the proper address at the time of the preapplication conference; and
- b. the permit application is made within six months of the date of the preapplication conference.

I. Correction Penalty Fee.

After written notice to the applicant, a penalty fee of \$250.00 will be charged for each additional correction cycle required due to lack of adequate response from the applicant.

J. Refunds.

1. Refunds of development permit fees shall be calculated as specified in Table D-3. See also Section 22.900B.050.

2. Refunds shall not be given for the following fees:

- a. Demolition permits;
- b. Renewal or reestablishment of permits;
- c. Preapplication conferences; and
- d. Moved buildings pre-permit inspection fee.

Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES⁴

Stage in Review Process	Permit Fee Amount Eligible for Refund Based on Total Permit Fee Calculation	Plan Review Fee Amount Eligible for Refund Based on Total Plan Review Fee Calculation
Application filed, review not started		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	100%
Plans routed, but initial reviews/processing not completed		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	50%
Initial review completed		
Permit only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	40%
Permit ready to issue		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	0% (No refund allowed)
Permit is issued; no work started		

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Permit Only (no plan review)	25%	0% (Not applicable, no fee paid)
Permit with Plan Review	40%	0% (No refund allowed)
Permit is issued; work started		
Permit Only (no plan review)	0% (No permit fee refunded)	0% (Not applicable, no fee paid)
Permit with Plan Review	0% (No permit fee refunded)	0% (No refund allowed)

Note to Table D-3:

1. Refunds will be based upon the calculations of the total application and permit fee.

Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES		
I. Application Filed, Permit Not Issued.		
<u>Stage in Review Process</u>	<u>Amount of Permit Fee Eligible for Refund Based on 50% of Total Permit Fee Calculation¹</u>	<u>Amount of Plan Review Fee Eligible for Refund Based on 100% of Total Plan Review Fee Calculation</u>
A. Application filed, plans not routed	40%	90%
B. Plans routed for initial review, review not complete	20%	80%
C. Initial review completed, plans not approved	0%	70%
D. Initial review completed, routed for first correction review, review of first corrections not completed.	0%	60%
E. Review of first corrections completed, plans not approved	0%	50%
F. Plans routed for review of second corrections, but review not completed	0%	40%
G. Review of second corrections completed, plans not approved.	0%	30%
H. Review of third corrections not completed.	0%	20%
I. Review of third corrections completed, plans not approved.	0%	10%
J. Application approved, permit not issued.	0%	0%
II. Permit Issued		
<u>Stage in Review Process</u>	<u>Amount of Permit Fee Eligible for Refund Based on 100% of Total Permit Fee Calculation</u>	<u>Amount of Plan Review Fee Eligible for Refund</u>
Permit issued, work not started	25%	0%
Permit issued, work started	0%	0%

¹ Fifty percent of the estimated permit fee is paid at the time the application is submitted. The amount refunded before the permit is issued is a percentage of the fifty percent.

² After the permit is issued, the entire permit fee has been paid. Therefore, the amount to be refunded after issuance is based on 100 percent of the permit fee.

K. Renewals.

Fees for renewal of permits shall be charged according to Table D-2.

L. Reestablishment.

The following fee shall be charged for reestablishment of development permits.

1. One and one-half times the Base Fee; plus
2. If plan review had been required for the original permit, an additional amount of \$1.50 per \$1,000.00 of value of work that was not completed and inspected under the expired permit shall be charged; plus
3. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at \$((140.00)) 125.00 per hour.

The maximum fee for reestablishment is ten times the Base Fee.

When the fee for a new permit would be less than one and one-half times the Base Fee, then the fee to reestablish the permit shall be the same as for a new permit.

Section 6. Section 22.900D.020 of the Seattle Municipal Code, adopted by Ordinance 119255 is repealed.

Section 7. Sections 22.900D.040 and 22.900D.050 of the Seattle Municipal Code, adopted by Ordinance 119255 are repealed.

Section 8. Section 22.900D.060.D of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

D. The fee for renewal of a permit for a parking facility is one and one-half times the Base Fee where there are no changes in the plans. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at ~~\$(440.00)~~ 125.00 per hour.

Section 9. Section 22.900D.090 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.090 Permit fees for mechanical equipment and systems, other than boilers and pressure vessels and refrigeration systems.

A. Mechanical permit fees for the installation, replacement or major alteration of heating equipment, domestic oil storage tanks, incinerators and other miscellaneous heat-producing appliances shall be charged as set in Table D-8. Fees shall be charged for each furnace when it is applied for without plans. No separate fee shall be charged for a furnace when it is included in plans for a mechanical air-handling system submitted for a mechanical permit.

B. Mechanical permits are considered part of a building permit, with no additional fee, when mechanical plans are submitted at the same time as structural and architectural plans for the same building project. The fees for a separate mechanical permit for installation, alteration or repair of mechanical air-handling systems, including ducts attached thereto, associated nonresidential heating and cooling equipment, and mechanical exhaust hoods, including ducts attached thereto, are charged per Table D-2.

C. Mechanical Permits Subject to Energy Code. The fees for Energy Code review are included in the fees in Tables D-2 and D-8.

D. Simple Mechanical Permits. The fee for work which the Director determines qualifies for a simple mechanical permit is \$650.00 for five permits, each having a value of \$130.00. Each \$130.00 permit may be applied to work with a value up to \$7,000.00.

E. The fee to renew a mechanical permit when no changes are made to the original permit is the lesser of the Base Fee and the original permit fee. The fee to renew a mechanical permit when changes are made to the original permit is ~~\$(440)~~ per hour for inspections and plan examination performed.

The fee to renew a furnace permit is one-half the Base Fee.

F. The fee to reestablish a wood stove or furnace permit is one-half (1/2) the Base Fee.

Table D-8 — PERMIT FEES FOR MECHANICAL EQUIPMENT¹

Type of Installation	Fee
Forced air, gravity-type, or floor furnace ¹ , gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or woodstove/fireplace insert, including ducts and burners attached thereto	\$80.00 per unit ³
New gas or oil burners and newly installed used gas or oil burners ²	\$80.00 per unit ³
Appliance vents Class A, B, BW or L when installed separately	\$64.00 per unit ³
Residential oil storage tanks	\$64.00 per unit ³
Mechanical air-handling systems, see Table D-2.	

Appliances or equipment or other work not classed in other categories, or for which no other fee is listed. Hourly at \$((440)) 125.00 per hour. Minimum of one-half times the Base Fee.

Notes to Table D-8:

1. Renewal of a furnace permit shall be charged at the rate of one-half (1/2) times the Base Fee.
2. See Table D-12 for rates for burners installed in boilers.
3. Fees shall be charged for furnaces when they are applied for without plans. No fee shall be charged for furnaces when they are included in plans for a mechanical air-handling system submitted for a mechanical permit.

G. Refunds. Refunds of mechanical permit fees shall be calculated as specified in Table D-9.

Table D-9 — CALCULATING REFUNDS OF MECHANICAL FEES	
MECHANICAL EQUIPMENT	
Stage in Review Process	Amount Eligible for Refund
Permit is issued; no work started.	25%
Permit is issued; work started	0% (No refund allowed)

Section 10. Subsection A of Section 22.900D.110 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.110 New Installations and Alterations of Boilers and Pressure Vessels.

A. Fees for the installation of boilers and pressure vessels shall be charged as set in Table D-12. The fee for alteration or repair of boilers when an inspection is required is a minimum fee of one-half times the Base Fee and a fee for inspection time beyond the first one-half hour of \$((440)) 125.00 per hour.

Section 11. Subsections B and C of Section 22.900D.130 and 22.900.130 of the Seattle Municipal Code, adopted by Ordinance 119255 are amended as follows:

B. Fees for shop and field assembly inspection of boilers and pressure vessels shall be charged at the same rate as the installation fees for the equipment or at an hourly rate of \$((440)) 125.00 per hour, with a minimum fee charged at the rate of one times the Base Fee for any one inspection.

C. Fees for inspection requested for other than shop and field assembly inspection shall be charged at an hourly rate of \$((440)) 125.00 per hour, with a minimum fee charged at the rate of one times the Base Fee for any one inspection.

Section 12. A new Section 22.900D.145 of the Seattle Municipal Code is added as follows:

22.900D.145 Site review fee.

A. The fee for the following are as provided in this section and Table D-SR:

1. Grading;
2. Drainage, including temporary drainage; and
3. Work that includes ground disturbance such as that required for foundation systems, retaining walls, and rockeries when the work is subject to the Environmentally Critical Areas Regulations for geologic hazards, or abandoned landfills.

B. The minimum fee for site review specified in Table D-SR shall be paid at the time of application.

Table D-SR Site Review Fee		
Type of Site Review	Minimum Fee	Hourly Fee
1. Drainage only	\$125.00	\$125 per hour after the first hour of review.
2. Pre-permit site inspection only	\$63.00	\$125 per hour after the first one-half hour of review

3. Drainage with pre-permit site inspection only	\$188.00	\$125 per hour after the first 1-1/2 hour of review.
4. Grading separate from a development permit	\$188.00	\$125 per hour after 1-1/2 hour of review.
5. Site located in Environmentally Critically Area but exempt from ECA standards and which requires drainage, grading and site inspection	\$313.00	\$125 per hour after the first 2-1/2 hours of review
6. Site located in Environmentally Critically Area subject to ECA standards	\$500.00	\$125 per hour after the first four hours
7. Site located in Environmentally Critically Area requiring soils report	\$500.00	\$125 per hour after the first four hours

C. The fee for third party review as specified in the Environmentally Critical Areas regulations, Seattle Municipal Code Section 25.09.080C, is the contract cost to the Department for the review plus an amount equal to 15% of the contract amount for administration and review of the third party geotechnical report and recommendations. Seventy-five percent of the estimated contract amount shall be paid prior to the contract award.

Section 13. Section 22.900D.150 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.150 Electrical permit fees.

A. Permit Fees When Plans and Specifications Are Required.

1. Permit fees for electrical installations for which plans and specifications are required under the provisions of the Seattle Electrical Code shall be charged on a valuation basis as set forth in Table D-14.

2. When approved by the Director to submit plans for advance plan examination, 50% of the estimated permit fee shall be collected at the time of the permit application and plan submittal.

3. The Director shall determine the value of the construction, which is the value to the vendee of all labor, material, fittings, apparatus and the like, whether actually paid for or not, supplied by the permit holder and/or installed by the permit holder as a part of, or in connection with, a complete electrical system, but which does not include the cost of utilizing equipment connected to the electrical system. The Director may require verification of the stated cost of any work subject to these fees.

When the cost of any proposed installation is unknown, an estimate of the cost shall be made and used to compute the permit fee.

The permit fee specified in Table D-14 is due at the time of application. Upon completion of the installation, a fee adjustment may be made in favor of the City or the permit holder, if requested by either party.

~~((4. In addition, for those electrical permits subject to the Energy Code, the Energy Code fee set in Section 22.900D.150.E shall be charged.))~~

~~((5))~~4. When plans which have been examined and corrected are altered and resubmitted, hourly charges for reexamination shall be assessed at \$~~((440))~~ 125.00 per hour.

~~((6))~~5. When a duplicate set of approved plans is submitted for examination and approval at any time after a permit has been issued on the original approved plans, hourly charges for Departmental work shall be assessed.

B. Blanket Permits for Electrical Work.

1. A blanket permit to cover electrical work shall be charged at the rate specified in Table D-14 for the value of the work to be done within one year.



2. When the initial deposit for one year is used up in less than one year and work remains to be done, an additional deposit shall be paid based on the fee from Table D-14 for the estimated value of work remaining to be done in that year. When a portion of the deposit remains unused at the end of one year and work remains to be done, credit for the balance of the deposit may be transferred from the expiring permit to a new blanket permit for electrical work.

C. Permit Fees When Plans and Specifications Are Not Required.

1. Permit fees for electrical installations, additions and alterations for which plans and specifications are not required shall be as set forth in Table D-15. The permit fee specified in Table D-15 is due at the time of application.

2. Permit fees for temporary electrical installations shall be charged for services only at the rate set forth in Table D-15.

~~((3. In addition, for those electrical permits subject to the Energy Code, an Energy Code fee, as set forth in Section 22.900D.150.E shall be charged.))~~

D. Phased Permits.

1. When an electrical project is proposed to be installed in phases and the Director determines that separate electrical permits may be issued for portions of the project, the permit fee for the initial permits shall be based on the estimated value of the work under that permit according to Table D-14. The fee for the final permit shall be the fee based on the total value of the electrical installations minus the sum of the values of the initial permits.

2. Where an applicant requests that an application for a permit be divided into separate applications subsequent to the initial submittal of a unified application, an additional fee shall be charged at the rate of one times the Base Fee for each separate application which results from the division.

~~((E. Electrical Permits Subject to the Energy Code.~~

~~When an electrical permit includes work subject to the Energy Code, an Energy Code fee of five percent of the electrical permit fee, as determined by Table D-14 or D-15, with a minimum of \$17.00 shall be charged, except that when a heat loss analysis has been submitted in conjunction with a construction permit for a single-family residence, the Energy Code fee determined by this section shall not be charged.))~~

~~((F)) E. Permit Fee for the Combined Single-family Dwelling Alteration Permit.~~

~~Permit fees for the electrical component of a Combined Building and Electrical Single-family Alteration Permit shall be calculated as shown in Table D-15.~~

((Table D-14 — ELECTRICAL PERMIT FEES (when plans are required)	
Value of Construction	Fee
\$0 to \$1,000.00	\$90.00 (minimum fee)
\$1,001.00 to \$5,000.00	\$90.00 plus 5.7% of excess over \$1,000.00
\$5,001.00 to \$10,000.00	\$308.00 plus 3.89% of excess over \$5,000.00
\$10,001.00 to \$25,000.00	\$503.00 plus 1.94% of excess over \$10,000.00
\$25,001.00 to \$500,000.00	\$794.00 plus 1.46% of excess over \$25,000.00
\$500,001.00 and up	\$7,729.00 plus 1.27% of excess over \$500,000.00))



Table D-14 – ELECTRICAL PERMIT FEES
 (when plans are required)

Total Valuation	Fee
\$0.00 to \$1,000.00	\$90.00 for the first \$1,000.00 or fraction thereof.
\$1,001.00 to \$3,700.00	\$90.00 for the first \$1,000.00 plus \$5.70 for each additional \$100.00 or fraction thereof.
\$3,701.00 to \$50,000.00	\$244.00 for the first \$3,700.00 plus \$2.00 for each additional \$100.00 or fraction thereof.
\$50,001.00 to 100,000.00	\$1,170.00 for the first \$50,000.00 plus \$1.50 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$1,920.00 for the first \$100,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$3,420.00 for the first \$250,000.00 plus \$9.50 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$5,795.00 for the first \$500,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$8,045.00 for the first \$750,000.00 plus \$8.50 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$2,000,000.00	\$10,170.00 for the first \$1,000,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof.
\$2,000,001.00 to \$3,000,000.00	\$18,170.00 for the first \$2,000,000.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 to \$4,000,000.00	\$25,670.00 for the first \$3,000,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof.
\$4,000,001.00 to \$5,000,000.00	\$32,670.00 for the first \$4,000,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 to \$50,000,000.00	\$39,170.00 for the first \$5,000,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof.
\$50,000,001.00 to \$100,000,000.00	\$286,670.00 for the first \$50,000,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
\$100,000,001.00 to \$200,000,000.00	\$511,670.00 for the first \$100,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
\$200,000,001.00 and up	\$861,670.00 for the first \$200,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof.

Table D-15 — ELECTRICAL PERMIT FEES
 (when plans are not required)

COMBINED SINGLE FAMILY ALTERATION PERMIT					
Electrical Component		Fee			
No service change		\$55.00 plus Outlet Fee ¹			
Service change		\$112.00 plus Outlet Fee ¹			
INSTALLATIONS					
A charge ² of \$35.00 plus the following shall be charged:					
TYPE OF INSTALLATION	SIZE	FEE			
Services (installation, relocation and temporary installations; size based on conductor ampacity)	1 - 125A	\$ 43.00			
	126 - 200A	71.00			
	201 - 300A	99.00			
	301 - 400A	142.00			
	401 - 500A	170.00			
	501 - 599A	207.00			
Feeders ³		120V only	240V- <480V and 3 Phase	>480V	
	15-20A	\$ 6.80	\$ 8.60	\$ 8.60	
	30-40A	8.60	15.40	15.70	
	50-70A	13.60	22.50	29.30	
	90-100A		29.30	36.80	
	125-225A		42.90	53.60	
	250-400A		73.00	89.00	
	450-600A		110.00	141.00	
	Connections				CS 19.2



Light outlet, switches, plugs, fixtures ⁴ , residential-type fan	Each	\$.90
Track lighting or multi-outlet assembly	Per 2 feet of track	.90

Devices

Dimmer (commercial, 2,000 watt or over)	Each	\$ 8.60
Non-electric furnace ⁵	Each	7.00
Appliances & Utilization Equipment (cord and plug or direct wired)		
(15-25A)	Each	7.00
(30-50A)	Each	15.00
Range	Each	15.00
Water heater (220 volt)	Each	15.00
Floodlight ⁶	Each	13.60

A charge² of \$35.00 plus the following shall be charged:

TYPE OF INSTALLATION	SIZE	FEE
Sign	Each	\$ 19.00
Motors:		
Up to 1/3 HP		\$ 3.20
Up to 3/4 HP		7.00
Up to 3 HP		10.70
Up to 5 HP		13.60
Up to 10 HP		17.00
Up to 20 HP		25.00
Up to 50 HP		43.20
Up to 100 HP		59.30
Up to 200 HP		121.90
Over 200 HP		133.70
Electric furnaces and heaters:		
Up to 2 KW		\$ 3.20
Up to 5 KW		7.00
Up to 15 KW		9.60
Up to 30 KW		18.90
Up to 50 KW		40.80
Up to 100 KW		66.50
Up to 200 KW		162.00
Over 200 KW		270.00
Temporary construction power for single-family residence	Any	\$43.00
Low-voltage systems ⁷ (all types except communication systems)		Requires separate permit for each system
Control unit	Each	\$ 2.65
Device (actuating, horn, alarm, etc.)	Each	.65
Control systems (>100 volts) shall be based on the feeder schedule.		
Communications systems		
0	1,000'	No permit required*
1,001	- 2,000'	\$ 46.00
2,001	- 5,000'	94.00
5,001	- 10,000'	142.00
10,001	- 30,000'	187.00
	Over 30,000'	235.00
Inspections for which no other fee is listed	Each	\$((140.00)) 125.00 per hour Minimum ((55.00)) one-half hour

*See Electrical Code for permit exemptions

Notes to Table D-15:

1. The Outlet Fee is equal to \$4.50 times the number of rooms with electrical alteration.



2. Additions, exclusive of service changes or heat circuits, with a total fee of 25% or less of the fee of the permit may be added to an existing permit at the rates in this chart plus \$14.00.
3. Feeders will be charged only for a subpanel, distribution panel and branch circuits of 60 amperes or over.
4. Fixtures will be charged only for replacement, reinstallation or installation separate from light outlet wiring.
5. For furnaces where service exceeds 25 amperes, provided an additional feeder fee shall not be charged. For furnaces where service is 25 amperes or less, the furnace fee shall not apply provided a feeder fee is charged.
6. Outdoor area lighting (parking lots, streets, etc.).
7. Low-voltage systems include, but are not limited to, systems listed in Chapter 7 and Chapter 8 of the National Electrical Code.

~~((G))~~ F. Renewals

The fee to renew an electrical permit ~~((when no changes are made to the original plan is one and))~~ is one-half times the Base Fee. ~~((The fee to renew an electrical permit when changes are made to the original plans is \$110 per hour for inspections and plan examination performed.))~~

~~((H))~~ G. Reestablishment.

~~The fee to reestablish an electrical permit is one-half times the Base Fee. ((The following fee shall be charged for reestablishment of electrical permits:~~

- ~~1. One and one-half times the Base Fee; plus~~
- ~~2. If plan review had been required for the original permit, an additional amount of \$1.50 per \$1,000.00 of value of work that was not completed and inspected under the expired permit shall be charged; plus~~
- ~~3. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at the hourly rate.~~

~~The maximum fee for reestablishment is ten times the Base Fee. When the fee for a new permit would be less than one and one-half times the Base Fee, then the fee to reestablish the permit shall be the same as for a new permit.))~~

I. Refunds.

Refunds of electrical fees shall be calculated as specified in Table D-16. See also Section 22.900B.050.

Table D-16 — CALCULATING REFUNDS of ELECTRICAL FEES	
ELECTRICAL: FOR PLAN REVIEW OR OVER-THE-COUNTER (OTC) PERMITS	
Stage in Review/Inspection Process	Amount Eligible for Refund
Permit filed, plan review required but not started	100% minus ½-hour processing fee
Plan review started or completed, no inspections	100% minus the sum of the following: any accrued hourly charges for plan review + energy fee
Plan review completed/permit issued and inspection(s) made, permit not finalized	100% minus the sum of the following: any accrued hourly charges for plan review + ½-hour charge for each inspection made + energy fee
Advance plan review process completed but permit not issued	100% of fee paid minus the sum of the following: any hourly charges for plan review + energy fee
Permit issued (OTC) (no plan review required) no inspection(s) requested	100% minus the sum of the following: \$45.00 + ½-hour charge for one inspection.
Permit issued (OTC) (no plan review required) Inspection(s) made, permit not finalized	100% minus the sum of the following: \$45.00 + ½-hour charge for each inspection made + energy fee
Sign permit filed, plan review required, no inspections made	100% minus ½-hour processing fee
Sign permit filed, plan review required, inspections made, permit not finalized	100% minus the sum of the following: ½-hour processing fee + ½-hour charge for each inspection made
Any permit finalized	No refund

Section 14. Section 22.900F.010 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900F.010 Monitoring vacant buildings.

A. A quarterly reinspection fee shall be charged as set forth in Table F-1 for reinspections of buildings closed pursuant to or in response to the requirements of the Housing and Building Maintenance Code. Building and premises shall be maintained per the standards of the Housing and Building Maintenance Code, Land Use Code, Solid Waste Code and Weeds and Vegetation Ordinance.

Table F-1 — MONITORING VACANT BUILDINGS

Condition of Premises	Fee
Building is closed to entry and premises are in compliance with applicable codes.	((Base Fee x 1.5)) \$165.00
Building is closed to entry and premises are not in compliance with applicable codes.	((Base Fee x 2.5)) \$275.00
Building is not closed to entry regardless of compliance with applicable codes.	((Base Fee x 3)) \$330.00

B. The Department shall send a bill to the taxpayer and/or owner of record of each property inspected.

Section 15. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the ____ day of _____, 1999, and signed by me in open session in authentication of its passage this ____ day of _____, 1999.

President of the City Council
Approved by me this ____ day of _____, 1999.

Paul Schell, Mayor
Filed by me this ____ day of _____, 1999.

City Clerk

(SEAL)





City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use
R. F. Krochalis, Director

MEMORANDUM

Date: October 25, 1999

To: Sue Donaldson, President - Seattle City Council
Via: Joan Walters, Director - City Budget Office

From: Rick Krochalis, Director

RE: Budget Legislation – DCLU Fee Ordinance Revisions

I am pleased to submit DCLU's proposed fee ordinance for your consideration within the Council's process for reviewing and adopting the DCLU's 2000 Budget. This ordinance contains changes in selected fees that continue the ongoing implementation of the Program and Funding Study principles. Changes include increased alignment of service costs with revenues, and changes in the structure of several fees.

Building Development fee: The internal structure of the building development fee will be changed to relate fees more directly to costs of services. The result of these changes will be a reduction of 8 to 12 percent in the marginal rate of fees for large projects (those above a threshold of \$5,000,000).

Site Development Fee: This legislation will consolidate four separate component fees into a new site development fee as an hourly fee. The new fee combines existing development permit fees for grading, drainage, temporary drainage, and Environmentally Critical Areas (ECA). Under this structure, costs of service will be assigned as directly as possible to the users of the service. Fees for projects on complex sites will increase. We expect most projects on simple sites to pay less.

Electrical permit fee: This fee change will effect only those electrical permit fees associated with plan review permits (fees for over-the-counter electrical permits will remain unchanged). The ordinance adopts a new table of rates for electrical permits where plans are required. These new rates will relate more directly to the costs of service. Additionally, the ordinance eliminates the energy surcharge adopted in the 1980's. Overall these changes will result in a reduction in plan review fees for projects with a value of over \$3,700.

Zoning Review for Master Use Permits (MUPS) only: This legislation restructures fees for zoning review for MUP-only permits not combined with a building permit application. The fee structure changes from value-based to hourly. This change will relate fees more directly to the cost of services. The change in the overall fee for a MUP will vary, depending on the value of the project. These new fees also reflect efficiencies gained from process improvements being made by the Land Use program. Currently a single planner performs both the zoning and discretionary MUP review, in contrast with past practices requiring several different staff to complete the review. Combining these tasks allows the Land Use program to assign a single project manager to each MUP.

Please let me know if you have any questions. I will send you a set of scenarios applying these new fees to sample projects of several types and sizes under separate cover.

c: Mary Denzel
Elaine Marklund
Pascal St Gerard
Judy Bedell
Rebecca Herzfeld
Craig Ladiser



ORDINANCE

1 AN ORDINANCE related to fees and charges for permits and activities of the Department
2 of Design, Construction and Land Use; amending Seattle Municipal Code Section
3 22.900A, Administration and Enforcement; Section 22.900B, General Provisions;
4 Section 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for
5 New and Altered Buildings and Equipment; Section 22.900E, Fees for Certificates
6 and Registrations; and 22.900G, Fees Collected for Other Departments.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

7 **Section 1.** Section 22.900A.050 of the Seattle Municipal Code, adopted by Ordinance
8 119255 is amended as follows:

22.900A.050 Transition.

9 Fees for applications requiring a building code, mechanical code, land use((
10 zoning)) or environmentally critical areas review shall be set according to the permit
11 fee legislation in effect at the time the application was received by the Department,
12 if one of the following occurs:

- 13 1. The permit is issued within 12 months of the start of the initial review; or
- 14 2. If longer than 12 months, the Director determines that there was
15 reasonable and continuous progress on the completion of permit requirements.

16 If neither Item 1 nor 2 occurs, the application shall be subject to the permit
17 fee legislation in effect at the time of issuance.

18 Exceptions: 1. Fees for drainage, excavation, or shoring applications
19 received prior to January 1, 1995 shall be subject to the permit fee legislation
20 in effect on the date the fee is paid.

21 2. Site review fees for permits received prior to January 1, 2000 shall
22 be subject to the permit fee legislation in effect on the date the application
23 was received.

24 3. Fees for land use review of master use permits which were
25 received prior to January 1, 2000 and which were not associated with
26 development permits, shall be subject to the permit fee legislation in effect on
27 the date the application was received.

28 **Section 2.** Section 22.900B.010 of the Seattle Municipal Code, adopted by Ordinance
119255 is amended as follows:

22.900B.010 Base Fee and hourly rate.

1 A. The Base Fee shall be charged as specified in this subtitle and shall be
2 ((~~\$110.00~~)) \$125.00.

3 B. Any services provided by the Department for which an hourly charge is
4 assessed shall be charged at a rate specified in this subtitle. Applicants and
5 owners shall be liable according to Section 22.900A.030C for all hourly charges
6 incurred whether or not a favorable decision or recommendation is given by the
7 Director or a project is canceled or denied.

8 C. Where an hourly fee is specified, overtime shall be charged at that same
9 rate; otherwise overtime shall be at a rate of ((~~\$110.00~~)) \$125.00 per hour. All
10 overtime shall require approval by the Director. The minimum fee for each overtime
11 request shall be one hour, with minimum increments of one-quarter hour, in addition
12 to other permit fees established by this subtitle.

13 D. The Director may bill an applicant and require payment for accrued hourly or
14 overtime charges at any time in the permit review process.

15 **Section 3.** Section 22.900B.050 of the Seattle Municipal Code, adopted by Ordinance
16 119255 is amended as follows:

22.900B.050 Refunds.

17 A. Applicants may apply for ((R))refunds ((may be authorized at the discretion of
18 the Director)) when an application or permit is withdrawn or canceled prior to the
19 completion of the review and inspection ((reinspection)) process. The Director shall
20

1 establish reasonable procedures for refund requests, including limitations on the
2 time at which refund requests may be submitted. To ((initiate)) request a refund,
3 the applicant shall submit a request to the Director on a ((completed)) refund
4 request form. ((along with all required documentation and a letter of explanation
5 shall be submitted to the Director.)) The Director shall determine whether a refund
6 is appropriate according to this subtitle.

7 ~~((B. The Department shall refund all rental housing registration fees paid for~~
8 ~~registration periods between January 1, 1990 and December 31, 1996 as provided~~
9 ~~under the court-approved settlement agreement in Margola v. Seattle, King County~~
10 ~~Cause No. 90-2-13716-3.~~

11 ~~C. Once notice has been provided to the applicant, a refund request shall not be~~
12 ~~approved in the following circumstances:~~

13 ~~1. For permits that have not been issued, if there has been no action by~~
14 ~~the applicant for 12 months or more from the date of application; or~~

15 ~~2. If the decision or permit has been issued for more than 6 months prior~~
16 ~~to filing the refund request;~~

17 ~~3. If the permit has been canceled for more than 6 months prior to filing~~
18 ~~the refund request; or~~

19 ~~4. For establishing a computer contact number; or~~

20 ~~5. For the following applications and/or permits:)~~

21 ~~a. Demolition permits;~~

22 ~~b. Renewal;~~

23 ~~c. Preapplication conferences;~~

24 ~~d. Interpretations;~~

25 ~~e. Legal building site letters;~~

26 ~~f. Certificates of land use;~~

27 ~~g. Rebuild letters;~~

28 ~~h. Development potential analysis;~~

~~i. Establishing use for the record;~~

~~j. Electrical reexamination and duplicate set examination;~~

~~k. Renewal of electrical permits;~~

~~l. Noise variances;~~

~~m. Moved buildings pre-permit inspection fee; and~~

~~n. Records research.))~~

19 **Section 4.** Section 22.900C.010 of the Seattle Municipal Code, last amended by
20 Ordinance 119326 is amended as follows:

21 **22.900C.010 Land use ((and zoning review)) fees.**

22 ~~((A. Zoning and land use review fees. The zoning review and land use fees set~~
23 ~~forth by Table C-1 shall be added to determine the total fee for Master Use Permits,~~
24 ~~Council and Hearing Examiner approvals, environmentally critical area approvals,~~
25 ~~and other miscellaneous reviews, research and services unless otherwise specified.~~

26 ~~B. Zoning review fees. Zoning reviews for land use permits separate from a~~
27 ~~building permit shall be charged according to Tables C-1 and C-2. Valuation for~~
28 ~~Table C-2 shall be the value of construction as determined according to Section~~
~~22.900D.010. If two or more buildings are allowed under one permit, they shall be~~
~~assessed zoning review fees as separate buildings. The individual fees shall then~~
~~be added to determine the total zoning review fee for the land use permit. When~~
~~more than one land use component is included as part of an application, only one~~
~~zoning review fee shall be charged, in an amount equal to the greatest of the zoning~~
~~review fees applicable to the land use components included in the application. The~~
~~minimum zoning review fee shall be \$140.00 unless otherwise specified.~~

29 ~~G))A. Land use review fees.~~

30 The land use review fee for Master Use Permits, Council and Hearing Examiner
31 approvals, Environmentally Critical Area approvals and other miscellaneous
32 reviews, research and services shall be charged according to Table C-1 unless
33 otherwise specified.

34 ~~((D. Types of Land Use Review Fees.~~

35 Land use review fees are categorized into three types for the purpose of this
36 subtitle.

~~1. Type A Land Use Reviews. Type A land use reviews include variances, administrative conditional uses, design reviews and Environmentally Critical Areas exceptions.~~

~~2. Type B Land Use Reviews. Type B land use reviews include all Master Use Permit, Hearing Examiner, Council Land Use Actions and Environmentally Critical Area approvals except those listed in Section 22.900C.010 D1.~~

~~3. Combined Land Use Reviews. Combined land use reviews include one or more components from a Type A land use review combined with one or more components from a Type B land use review in the same project application.~~

E))B. Fee Components of Land Use Review Fees.

Land use review fees include a minimum land use review fee and may include an hourly fee.

1. Minimum Land Use Review Fee - All Master Use Permit, Hearing Examiner, Council Land Use Actions and Environmentally Critical Area approvals include a minimum review fee as specified in Table C-1 and described below.

a. Type A Land Use Reviews.

(1) The minimum land use review fee for Type A land use reviews is ~~(((\$1,457.00))~~ \$1,520. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 20 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 20 hours of review included in the minimum land use review fee.

(2) When more than one Type A component is included as part of an application (e.g. a variance and an administrative conditional use component), only one minimum review fee shall be charged. The minimum land use review fee, when multiple components are included, is applied to administrative and public notice costs and the first 20 hours of review. In addition to the minimum review fee, a fee shall be charged for all review hours in excess of the 20 hours of review included in the minimum land use review fee.

b. Type B Land Use Reviews.

(1) The minimum land use review fee for Type B land use reviews is ~~(((\$1,986.00))~~ \$2,533. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 10 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 10 hours of review included in the minimum land use review fee.

(2) When more than one Type B component is included as part of an application (e.g., environmental review and short plat components, or lot boundary adjustment and shoreline substantial development components) only one minimum review fee shall be charged, in an amount equal to the greater of the minimum review fees applicable to the land use components included in the application. The minimum land use review fee, when multiple components are included, is applied to administrative and public notice costs and the first 10 hours of review. In addition to the minimum review fee, a fee shall be charged for all hours in excess of the 10 hours of review included in the minimum land use review fee.

c. Combined Land Use Reviews. The minimum land use review fee for a combined land use review is ~~(((\$2,720))~~ \$3,797. The minimum land use review fee is applied to administrative and public notice costs (other than the cost of environmental review signs) and the first 16 hours of review associated with the application. In addition to the minimum review fee, an hourly fee shall be charged for all hours in excess of the 16 hours of review included in the minimum land use review fee.

2. Hourly Land Use Fees. For approvals subject to hourly fees in addition to the minimum land use review fee, an hourly rate of \$175.00 per hour shall be charged for all review hours in excess of the hours included in the minimum land use review fee, unless otherwise specified in Table C-1 below.

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((F)) C. Miscellaneous Reviews, Research and Services.

The minimum land use review fee and the hourly rate for miscellaneous reviews, research and services are as specified in Table C-1.

((G)) D. Time of payment.

1. ~~((Zoning Review Fees: Zoning review fees for land use permits shall be collected at the time of application. Fees collected at the time of application will be based on Department estimates of the total fees due at the time of permit issuance. The final Department fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit.~~

2. ~~Land Use Review Fees:~~

a.) The following fees are due prior to application or provision of service:

~~((4)) a.~~ Pre-application fee. The fee for land use ~~((zoning))~~ pre-application conference specified in Table C-1 shall be paid prior to the conference.

~~((2)) b.~~ Design review fee for Type A land use reviews: One-half the minimum land use review fee specified in Table C-1 ~~(\$((728.50)) 760)~~ shall be paid upon application for the design review pre-design process.

c. Design review fee that is a component of a combined land use review: One-half the minimum land use review specified in paragraph B.1c above (\$1899).

~~((b)) 2.~~ The following fees and amounts are due at the time of application or provision of service:

~~((4)) a.~~ Minimum land use review fee: The minimum land use review fee specified in Table C-1 shall be paid at application submittal. For projects entailing hourly fees in addition to the minimum land use review fee, the Director may require an additional deposit to be made at application submittal and periodic progress payments to be made during the application review process.

~~((2)) b.~~ Design review fee for Type A land use reviews: The second half of the minimum land use review fee specified in Table C-1 ~~(\$((728.50)) 760)~~ shall be paid upon application for the Master Use Permit.

~~((3)) c.~~ Design review fee that is a component of a combined land use review: The second half of the minimum land use review fee specified in paragraph B.1c above ~~(\$((728.50)) 1898)~~ ~~((plus the difference in the minimum review fee between a Type A and a combined land use approval (\$4263.00))~~ shall be paid upon application for the Master Use Permit.

~~((e)) 3.~~ The following fees and amounts are due at the times specified below.

~~((4)) a.~~ All outstanding land use fees shall be paid prior to the publication of a decision or recommendation on the application and prior to issuance of the permit. The actual charges and fees paid shall be reconciled and all outstanding balances are due and payable on demand. In cases where no published decision or recommendation is required, fees owed shall be paid prior to issuance of the permit, or issuance of a letter.

~~((2)) b.~~ For Council and Hearing Examiner approvals, the fee due to date plus an estimated charge for future work up to and through final Council or Hearing Examiner action shall be paid at the time the recommendation of the Director is available for public review and before it is forwarded for final action. After final Council or Hearing Examiner action, the actual charges and estimated fee paid shall be reconciled and all outstanding balances shall be due and payable upon demand, and prior to issuance of the permit.

((H)) E. Additional Review.

In addition to the fees set in Table C-1, review time required on a project prior to, or in lieu of, an application will be charged hourly as determined by the Director.

((I)) E. Correction Penalty Fee.

After written notice to the applicant, a penalty fee of \$250.00 may be charged for each additional correction cycle required due to lack of response from the applicant.

((J)) G. Environmental Review Signs.

When an environmental review sign is required by the Land Use Code (See Seattle Municipal Code 23.76), a minimum environmental review sign fee of \$320.00 shall be charged for the fabrication, installation and removal of the sign according to Table C-1 unless otherwise specified.

Table C-1 — LAND USE ((AND ZONING)) FEES				
MASTER USE PERMIT and ENVIRONMENTALLY CRITICAL AREAS APPROVALS				
Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee (see 22.900D.010E, explanation of DFH))
1. Administrative conditional uses (ACUs)	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))
2. Design review	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))
3. Environmental reviews (SEPA) ² (including projects with more than one addressed site)				
a. DNSs, mitigated DNSs, other lead agency project review	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2))
b. DSs and EISs	B	\$((1,986)) <u>2,533</u>	\$175 per hour (40-hour deposit)	((Amount determined by Table C-2))
c. EIS addenda/SEIS	B	\$((1,986)) <u>2,533</u>	\$175 per hour (10-hour deposit)	((Amount determined by Table C-2))
d. PEIS latecomers fees	B	Reserved	Reserved	((Reserved))
4. Environmental ³ review sign		\$320	None	((None))
5. Environmentally critical areas (ECA)				
a. Exemption review	—	\$175	\$175 per hour in excess of 1 hour of review	
b. Exception and wetland alteration exception	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table C-2))

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	c. Yard reduction variance	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
	d. Buffer reductions and restoration exceptions	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((Amount determined by Table G-2))
	e. Short plat cluster housing and ACU to recover development potential	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
	f. ECA compliance review for development permits	—	None	\$175 per hour	
6.	General development plan	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
7.	Lot boundary adjustment	—	(\$875) <u>\$1,100</u>	None	(((\$110 per lot))
8.	Plan shoreline permit	—	See Council approvals	See Council approvals	((See Council approvals))
9.	Public benefit feature review	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
10.	Shoreline permits				
	a. Substantial development permits	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
	b. Variances ⁴ and conditional uses	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
	c. Revisions (not due to required conditions)	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
11.	Short subdivisions ⁵	B	\$((1,986)) <u>2,533</u>	\$175 per hour	(((\$110 per lot))
12.	Sidewalk cafés	—	\$875	None	((None))
13.	Special accommodation	—	((None)) <u>\$350</u>	None	(((\$350))

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14.	Special exceptions	B	\$(1,986) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
15.	Structural building overhangs and areaways				
	a. Application as a separate component		\$350	None	((None))
	b. Included as part of a land use ((and zoning)) or <u>development permit review</u>		None	None	((None))
16.	((Temporary uses				
	a. Temporary use permit for relocation of police and fire protection		None	None	Amount determined by Table G-2
	b.)) Temporary use permit for more than 4 weeks	B	\$(1,986) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))
17.	Variances ⁴	A	\$ ((1,457)) <u>1,520</u>	\$175 per hour	((None))
18.	Vegetation removal ⁶				
	Class A		\$250	None	((None))
	Class B		\$125	None	((None))
	Class C		\$65	None	((None))
COUNCIL AND HEARING EXAMINER APPROVALS					
	Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee))
1.	Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	B	\$(1,986) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2 ⁸))
2.	Council conditional uses	B	\$(1,986) <u>2,533</u>	\$175 per hour	((Amount determined by Table G-2))

3.	Full subdivisions ⁷	B	\$((1,986)) <u>2,533</u>	\$175 per hour	(((\$110 per lot))
4.	Major Institution				
	a. Master Plans	B	\$((1,986)) <u>2,533</u>	\$175 per hour (40 hour deposit)	((Amount determined by Table C-2 ⁸))
	b. Designation	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2 ⁸))
5.	Zoning map changes and rezones	B	\$((1,986)) <u>2,533</u>	\$175 per hour	((Amount determined by Table C-2 ⁸))

MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES

Land Use Fee For:	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee
4. Accessory dwelling unit notification	\$50	None	None
2)) 1. Certificate of land use	\$110	None	((None))
((3)) 2. Concurrency	(Reserved)	(Reserved)	((Reserved))
((4)) 3. Curbcuts((9))	(((\$55.00 each commercial; \$26.00 each residential))	((None))	((None))
a. <u>Application as a separate component</u>	<u>\$26.00 each single-family residential; \$55.00 each other than single-family residential</u>		
b. <u>Included as part of a land use or development permit review</u>	<u>None</u>	<u>None</u>	
((5)) 4. Development potential analysis	\$550.00	\$110 per hour in excess of 5 hours of review	((None))
((6)) 5. Establishing use for the record	\$((140)) <u>350</u>	None	((None))
((7)) 6. Interpretations((10)) ⁸			
a. Interpretations	\$660	None	((None)) ^{CS 19.2}

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	b. Interpretations requested after publication of Director's report	\$880	None	((None))
	c. Major Institution master plan	\$350	\$175 per hour in excess of 2 hours of review	((None))
	((8)) 7. Legal building site letters	\$660	None	((None))
	((9)) 8. Major Institution – review of annual plan	\$1,300 per year	None	((None))
	9. <u>Major phased development permit – minor amendment</u>	<u>\$350</u>	<u>\$175 per hour</u>	
	10. Neighborhood planning	(Reserved)	(Reserved)	((Reserved))
	11. Noise survey review and variance	See Table D-2		
	12. Notice (additional) ((11)) 9			
	a. Land use information bulletin (GMR notice)	\$65	None	((None))
	b. Reposting large sign or placards	\$125	None	((None))
	c. Mailed notice	\$250	None	((None))
	d. Landslide prone notice	\$190	None	((None))
	13. Open space remainder lots and surplus state property	((625)) <u>\$845</u>	None	(((\$110 per lot))
	14. Preapplication conference ((12)) 10	\$100	None	((None))
	15. Rebuild letters	\$375	None	((None))
	16. Records research	\$110	\$110 per hour in excess of 1 hour of research	((None))
	17. Renewals including shoreline renewals	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))

18.	Revisions other than shoreline revisions	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
19.	School use and school development advisory committee reviews	\$1,986	\$175 per hour	((Amount determined by Table C-2 ⁸))

Notes to Table C-1:

1. The hourly fee shall be charged for hours in excess of the review hours covered by the minimum land use review fee.
2. A flat fee of \$430 shall be assessed by DCLU for Determinations of Non-significance (DNSs) and Mitigated Determinations of Non-significance (MDNSs) for projects that include City of Seattle landmarks and projects located within a special review or landmark district. No hourly fees shall be assessed for these types of approvals unless DCLU is the lead agency.
3. The minimum fee of \$320 is applied to the cost to fabricate, install and remove the environmental review sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to repair or replace the sign.
4. The single variance fee shall be applicable whether the project requires one or multiple variances.
5. Includes short subdivisions in environmentally critical areas.
6. The three classes are defined by Director's Rule 3-94.
7. Includes full subdivisions in environmentally critical areas.
- ~~(8. The zoning fee will be applied only to the portion of the project for which a use permit is being approved. The remainder of the site plan review will be charged \$175 per hour.~~
- ~~9. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the curbcut is part of a development permit application.~~
- ~~40.))8. The fees for interpretations of SMC Chapters 25.12, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.~~
- ~~((41.))9. Additional notice may be given in circumstances including but not limited to the following: reinstallation of environmental review signs, reposting of the land use review or environmental signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.~~
- ~~((42.))10. This fee is not refundable and shall be applied towards the permit application fee if an application for a permit is made within 6 months of the date of the pre-application conference and if the project is identified by address at the time of the pre-application conference.~~

((Table C-2 ZONING REVIEW FEE CALCULATION	
Total Valuation¹	Zoning Fee
\$0.00 to \$39,000.00	\$140.00
\$39,001 to \$50,000.00	\$143.00 for the first \$39,000.00 plus \$0.27 for each additional \$100.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$173.00 for the first \$50,000.00 plus \$0.21 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$276.00 for the first \$100,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$528.00 for the first \$250,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$947.00 for the first \$500,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$1,366.00 for the first \$750,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.

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\$1,000,001.00 to \$1,500,000.00	\$1,785.00 for first \$1,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$1,500,001.00 to \$2,000,000.00	\$2,408.00 for first \$1,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$2,000,001.00 to \$2,500,000.00	\$3,034.00 for first \$2,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$2,500,001.00 to \$3,000,000.00	\$3,659.00 for first \$2,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 to \$3,500,000.00	\$4,284.00 for the first \$3,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$3,500,001.00 to \$4,000,000.00	\$4,908.00 for the first \$3,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$4,000,001.00 to \$4,500,000.00	\$5,533.00 for the first \$4,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$4,500,001.00 to \$5,000,000.00	\$6,158.00 for the first \$4,500,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 to \$10,000,000.00	\$6,783.00 for the first \$5,000,000.00 plus \$1.05 for each additional \$1,000.00 or fraction thereof.
\$10,000,001.00 to \$20,000,000.00	\$12,022.00 for the first \$10,000,000.00 plus \$1.05 for each additional \$1,000.00 or fraction thereof.
\$20,000,001.00 to \$50,000,000.00	\$17,321.00 for the first \$20,000,000.00 plus \$1.00 for each additional \$1,000.00 or fraction thereof.
\$50,000,001.00 to \$100,000,000.00	\$53,938.00 for the first \$50,000,000.00 plus \$0.25 for each additional \$1,000.00 or fraction thereof.
\$100,000,000.00 and up	\$106,333.00 for the first \$100,000,000.00 plus \$0.25 for each additional \$1,000.00 or fraction thereof.))

((Notes to Table C-2

1. Valuation is determined according to Section 22.900D.010C. See Section 22.900C.010B.))

((K) H. Refunds.

Refunds of land use ((and zoning)) fees shall be calculated as specified in Table C-3, except as noted in paragraphs 22.900C.010H 1 and 2 below. See also Section 22.900B.050.

1. Minimum Land Use Review Fee. Twenty-five percent of the minimum land use review fee set forth in Table C-1 and collected at the application is not refundable.

((2. Other Non-Refundable Fees. The minimum land use review fee for the following services set forth in Table C-1 are non-refundable:

- (a) Requests for renewal;
- (b) Pre-application conferences;
- (c) Interpretations;
- (d) Legal building site letters;
- (e) Certificates of land use;
- (f) Rebuild letters;
- (g) Development potential analysis;
- (h) Establishing use for the record;
- (i) Noise variances;
- (j) Records research; and,
- (k) Revisions.))

~~((3-))~~ 2. Calculating Refunds for Land Use ~~((and Zoning Review))~~ Fees. The amount of refund for land use ~~((and zoning review))~~ fees shall be calculated as specified in Table C-3. There is no minimum amount required for a refund.

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Table C-3 — CALCULATING REFUNDS OF LAND USE ((AND ZONING)) FEES ⁽¹⁾			
Stage in Review Process	Minimum Land Use Review Fee Amount to be Refunded	Hourly Fee Amount to be Refunded when Hourly Deposit has been Collected at Application	((Zoning Fee Amount to be Refunded))
Initial Processing complete and prior to public notice	Minimum land use review fee less 25%	100% of the hourly deposit	((60% of zoning review fee))
Notice published	Minimum land use review fee less 50%	100% of the hourly deposit	((40% of zoning review fee))
Review underway but application is not approved or report is not drafted	0% No refund allowed	Remainder of the hourly deposit minus accrued hourly charges	((0% No refund allowed))
Permit is ready to issue or the report is drafted	0% No refund allowed	0% No refund allowed	((0% No refund allowed))
Permit is issued or the report is published	0% No refund allowed	0% No refund allowed	((0% No refund allowed))

~~((Note to Table C-3:~~

~~1. Refunds will be based upon the calculations of the total fee.))~~

Section 5. Section 22.900D.010. of the Seattle Municipal Code, adopted by Ordinance 119255, is amended as follows:

22.900D.010 Development permit fees.

A. General.

The development fee covers the application, review and inspection process associated with new construction, additions, alterations, and repairs to existing buildings and establishment of use. The development fee consists of a permit fee and, where plans are routed for review, a separate plan review fee. The permit fee and plan review fee are determined based on valuation, except as provided below.

B. Time of payment of fees.

Fees collected at the time of application will be based on Department estimates of the total fees due at the time of permit issuance. The final Department fees will be recalculated during review, and any additional amount due shall be collected prior to the issuance of the permit, approval, denial, decision or recommendation, provided that hourly fees may be collected earlier, as described in Section 22.900B.010 D. Any fee in excess of the final calculated fee shall be refunded pursuant to Section 22.900B.050.

If, during the initial review, the previously-collected fee is determined to be less than 90% of the estimated fee, the review work subsequent to the initial review will not proceed until the discrepancy is paid to the Department.

1. Amount~~((s))~~ due prior to application. ~~((The following amounts are due prior to application.~~

a.) Fees for building preapplication conference shall be paid prior to the conference. See 22.900D.010H for building preapplication conference fees.

~~((b. A fee of one times the Base Fee shall be collected at the time a request to establish a computer contact number is filed. If the application is not filed within 12 months, the computer contact number shall be canceled and a new fee required to establish another computer contact number for the project))~~.

2. Amounts due at time of application. The following amounts are due at the time of application.

a. Applications for building and/or mechanical permits without plan review shall pay a fee for subject-to-field inspection (STFI) permits equal to the Permit Fee specified in Table D-2.

b. Applications for Building and/or Mechanical permits with plan review shall pay the Plan Review fee plus one-half the Permit Fee as specified in Table D-2.

c. For other applications, the minimum fee shall be collected at the time of application.

C. Determination of Value.

1. The Director shall determine the value of construction for which the permit is issued (the estimated current value of all labor and materials, whether actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems, retaining walls, rockeries and any other permanent work or permanent equipment, but not including furnishings). The building valuation data from the International Conference of Building Officials (ICBO) as published in "Building Standards" and other valuation criteria approved by the Director will be used to determine the value of construction.

2. The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for purposes of calculating gross area, is the edge of the roof, including gutters.

3. The valuation for uncovered structures such as roof parking areas, plazas, piers, platforms, commercial decks and similar uncovered usable structures shall be computed on one-half the gross area.

4. Dish or Panel Antennae. The fee for processing applications for installation of a dish or panel antenna shall be charged on the value of the foundation and supports constructed for the installation. The value of the dish or panel antenna shall not be included in the determination of value.

5. The development fee for parks and playgrounds shall be based on the project value, including the value of improvements for structures incidental to the park or playground such as retaining walls, rockeries and restrooms, but shall not include the value of playground equipment.

6. The valuation shall be based on the highest type of construction to which a proposed structure most nearly conforms, as determined by the Director.

D. Phased permits.

1. When a new building project is proposed to be built in phases and the Director determines that separate development permits may be issued for portions of the project, the development fee for initial permits shall be based on the estimated value of the work under that permit according to Table D-2, except excavating permits shall be based on Section ((22.900D.040)) 22.900D.145. The fee for the final permit shall be the fee based on the total value of the new building project minus the sum of the fees for the initial permits, with no credit for an excavation permit fee.

2. Where an applicant requests division of an already-submitted permit application into separate applications, an additional fee of one times the Base Fee shall be charged for each separate application (including the original application which results from the division).

E. Calculation of Development Fees.

The development fee for a permit shall be calculated as described herein: Table D-1 establishes the Development Fee Index for value-based development fees. Except as specified in Section 22.900D.010 F below, Table D-2 establishes the Permit Fee and Plan Review Fee, calculated as a percentage of the Development Fee Index where determined by value. If two or more buildings are allowed under one permit, they shall be assessed fees as separate buildings under Table D-2. The individual fees shall then be added to determine the total development fee for the permit.

Table D-1 — CALCULATION OF THE DEVELOPMENT FEE INDEX

Total Valuation	Development Fee Index
1 \$0.00 to \$1,000.00	\$95.00 for the first \$1,000.00 or fraction thereof.
2 \$1,001.00 to \$50,000.00	\$95.00 for the first \$1,000.00 plus \$1.00 for each additional \$100.00 or fraction thereof.
3 \$50,001.00 to 4 \$100,000.00	\$585.00 for the first \$50,000.00 plus \$0.75 for each additional \$100.00 or fraction thereof.
5 \$100,001.00 to 6 \$250,000.00	\$960.00 for the first \$100,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof.
7 \$250,001.00 to 8 \$500,000.00	\$1710.00 for the first \$250,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof.
9 \$500,001.00 to 10 \$750,000.00	\$2898.00 for the first \$500,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
11 \$750,001.00 to 12 \$1,000,000.00	\$4023.00 for the first \$750,000.00 plus \$4.25 for each additional \$1,000.00 or fraction thereof.
13 \$1,000,001.00 to 14 \$2,000,000.00	15 \$((5,086.00)) <u>5,085.00</u> for first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof.
16 \$2,000,001.00 to 17 \$3,000,000.00	18 \$((9,086.00)) <u>9,085.00</u> for first \$2,000,000.00 plus \$3.75 for each additional \$1,000.00 or fraction thereof.
19 \$3,000,001.00 to 20 \$4,000,000.00	21 \$((12,836.00)) <u>12,835.00</u> for first \$3,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
22 \$4,000,001.00 to 23 \$5,000,000.00	24 \$((16,336.00)) <u>16,335.00</u> for first \$4,000,000.00 plus \$3.25 for each additional \$1,000.00 or fraction thereof.
25 \$5,000,001.00 to 26 \$50,000,000.00	27 \$((19,586.00)) <u>19,585.00</u> for the first \$5,000,000.00 plus \$((3.00)) <u>2.75</u> for each additional \$1,000.00 or fraction thereof.
28 \$50,000,001.00 to 29 \$100,000,000.00	30 \$((154,586.00)) <u>143,335.00</u> for the first \$50,000,000.00 plus \$((2.50)) <u>2.25</u> for each additional \$1,000.00 or fraction thereof.
31 \$100,000,001.00 to 32 \$200,000,000.00	33 \$((279,586.00)) <u>255,835.00</u> for the first \$100,000,000.00 plus \$((2.00)) <u>1.75</u> for each additional \$1,000.00 or fraction thereof.
34 \$200,000,001.00 and up	35 \$((479,586.00)) <u>430,835.00</u> for the first \$200,000,000.00 plus \$((1.00)) <u>0.75</u> for each additional \$1,000.00 or fraction thereof.

Table D-2 — CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE		
Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table D-1¹	
	Permit Fee	Plan Review Fee
1. Building, with or without mechanical, with or without use ²	100% of DFI	100% of DFI
2. STFI (Subject to field inspection – building and/or mechanical without plan review)	100% of DFI	none
3. Mechanical permit separate from, but associated with, active building permit (See also Section 22.900D.090)	25% of DFI	25% of DFI
4. Mechanical permit not associated with active building permit (See also Section 22.900D.090)	100% of DFI	100% of DFI
5. Blanket permit review fees:		
a. Initial tenant alterations within 3 years of 1st tenant permit within a building where the area of work is more than 50,000 sq. ft.	\$1.50 per 100 square feet ¹	\$1.70 per 100 square feet ¹
b. Initial tenant alterations after 3 years of 1st tenant permit, and other tenant alterations	100% of DFI	40% of DFI
6. Initial tenant alterations within 18 months of 1st tenant permit (non-blanket-permit initial tenant improvements to shell and core) ³	25% of DFI based on new building value of shell and core	25% of DFI based on new building value of shell and core
7. Standard Plans:		
a. Establishment of Standard Plan. (For swimming pools, see Item 15 below.)	100% of DFI	100% of DFI
b. Establishment of already-permitted plan as Standard Plan	100% of DFI	
c. Subsequent reviews of Standard Plan	100% of DFI	40% of DFI
8. Factory-built housing and commercial structures	\$110.00	\$110.00

Special Development Fees		
Type of Development	Permit Fee	Plan Review Fee
9. Establishing use for the record:		
a. Applications with no construction	Base Fee x 1.5	
b. Applications with construction	100% of DFI	100% of DFI
((10)) ECA plan review ⁴	NA	23% of DFI)
((44)) 10. Noise survey reviews	None	\$ ((440)) 125 per hour
((42)) 11. Parking facilities		
a. Outside a building	See Sec. 22.900D.060	
b. Within or on a building	See Sec. 22.900D.010.C	
((43)) 12. Renewal fees		
a. Development permits where original plans will be changed	\$ ((440)) 125 per hour	\$ ((440)) 125 per hour
b. Development permits other than Separate Mechanical where no change will be made to original plans	Base Fee X 1.5	
c. Separate Mechanical	Base Fee X 1	
((44)) 13. Residential oil storage tanks	See Table D-8	
((45)) 14. Special inspection	Base fee X 1	
((46)) 15. Swimming pools ((5)) ⁴ :		
a. Unenclosed pools accessory to Group R-3 Occupancy	Base Fee x 4	
b. Unenclosed pools accessory to occupancies other than Group R-3	Base Fee x 6	
c. Principal use unenclosed pools	Base Fee x 6	
d. Future construction of an unenclosed swimming pool	Base Fee x 1	
e. Initial approval of standard plan for swimming pool accessory to Group R-3 Occupancy	Base Fee x 5	
f. Subsequent review of application based on approved swimming pool standard plan	Base Fee x 1.5	

1 ((47)) 16. Temporary structures, Base Fee X 2 per
such as commercial coaches; structure
renewal of permits for temporary
structures((6)) 5

2 ((48)) 17. Temporary tents, off-site Base Fee x 2 plus
construction offices & similar \$500 refundable
3 facilities deposit per site((7)) 6

4 ((49)) 18. Temporary use permits:

5 a. for 4 weeks or less((8)) 7 Base Fee x 1.5

6 b. for more than 4 weeks((8)) 7 Base Fee x 2

7
8 **Notes to Table D-2:**

- 9 1. The minimum permit fee or plan review fee is \$95.00.
10 2. The minimum fee for accessory dwelling units is \$180.00.
11 3. This fee is applicable only to those initial tenants that reflect the use and occupancy
established in the shell and core permit. The value used shall be the new construction value
used in calculating value for the core and shell permit.

12 ((4. See Section 22.000D.020 to determine when the ECA fee is applied and to determine the
fee for third party geotechnical review.))

13 ((5)) 4. When a swimming pool is located within an enclosed building and is included in the building
plans for that building, a separate fee shall not be charged for the swimming pool. The
swimming pool area will be considered as floor area of the principal occupancy of the
building.

14 ((6)) 5. This fee shall not apply to any on-site, temporary construction office where a valid Building
Permit is in force.

15 ((7)) 6. All costs to the City for site cleanup shall be deducted from the deposit before the deposit is
refunded.

16 ((8)) 7. Master use permit ((and zoning review)) fees for such temporary uses shall be charged
according to Table C-1.

17 **F. Blanket Permits.**

18 1. The application fee for a blanket permit to cover initial nonstructural
tenant alterations within the first three years of the first tenant alteration permit shall
be charged at the rate of \$3.20 per 100 square feet of space to be improved within
the life of the permit. A deposit based on the estimated value of the work to be
19 completed during the life of the permit shall be collected at the time of application.
As individual tenant spaces are reviewed, the amount of the fee equivalent to the
20 floor space examined shall be deducted from the deposit per Table D-2.

21 2. The application fee for a blanket permit to cover nonstructural tenant
alterations in previously-occupied space, or to cover initial nonstructural tenant
alterations after three years of the first tenant alteration permit, is \$95.00. A deposit
22 based on the estimated value of the proposed work within 18 months shall be
collected at the time of application. As individual tenant spaces are reviewed, the
23 fee for the work to be done shall be calculated according to Table D-2 and deducted
from the deposit.

24 3. When the estimated blanket fee deposit is used up in less time than
the life of the permit and work remains to be done, an additional deposit shall be
25 paid based on the estimated floor area remaining to be improved during the
remaining life of the permit. When a portion of the deposit is unused at the end of
26 the life of the permit and work remains to be done, credit for the balance of the
deposit may be transferred from the expiring permit to a new blanket permit. To
27 minimize additional accounting costs associated with blanket permits, where more
than two deposits are made during the life of a blanket permit, the minimum amount
28 of each subsequent deposit shall be \$2,000.00.

G. Certificate of Occupancy.

The issuance of a Certificate of Occupancy for existing buildings, either where no
Certificate of Occupancy has previously been issued or where a Change of
Occupancy is requested, requires a building permit. When there is no construction

valuation (there is no work which would require a building permit), the minimum building permit fee shall be assessed. In addition to the minimum building permit fee, where records research, plan examination or inspection is required, charges shall be assessed at the rate of \$((440)) 125.00 per hour. Where work is being done as authorized by a permit, the permanent Certificate of Occupancy fee is not assessed in addition to the building permit fee. The fee for a temporary Certificate of Occupancy is one-half the Base Fee. The fee for the duplication of a Certificate of Occupancy is \$16.00 unless records research, plan examination or inspection is required, in which case charges shall be assessed at the rate of \$((440)) 125.00 per hour.

H. Building Preapplication Conferences.

1. Required Building Preapplication Conferences. When there is a requirement for a preapplication or predesign conference, such as buildings subject to the Seattle Building Code special provisions for atria (Section 402), or highrise buildings (Section 403), 35% of the estimated plan review fee for the structure shall be charged and paid as specified in Section 22.900D.010.B, and applied toward the development permit fee. (See Table C-1 for land use preapplication conference fees.)

2. Other Building Preapplication Conferences. When a preapplication conference is requested by the applicant but is not required by Code, a fee equal to one and one-half times the Base Fee shall be paid no later than the time of the conference. Such fee is required for each meeting held on a project, and will be applied toward the future permit application fee provided:

- a. the project is identified by the proper address at the time of the preapplication conference; and
- b. the permit application is made within six months of the date of the preapplication conference.

I. Correction Penalty Fee.

After written notice to the applicant, a penalty fee of \$250.00 will be charged for each additional correction cycle required due to lack of adequate response from the applicant.

J. Refunds.

1. Refunds of development permit fees shall be calculated as specified in Table D-3. See also Section 22.900B.050.

2. Refunds shall not be given for the following fees:

- a. Demolition permits;
- b. Renewal or reestablishment of permits;
- c. Preapplication conferences; and
- d. Moved buildings pre-permit inspection fee.

Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES¹

Stage in Review Process	Permit Fee Amount Eligible for Refund Based on Total Permit Fee Calculation	Plan Review Fee Amount Eligible for Refund Based on Total Plan Review Fee Calculation
Application filed, review not started		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	100%
Plans routed, but initial reviews/processing not completed		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	50%
Initial review completed		
Permit only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	40%
Permit ready to issue		
Permit Only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with Plan Review	50%	0% (No refund allowed)
Permit is issued; no work started		

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Permit Only (no plan review)	25%	0% (Not applicable, no fee paid)
Permit with Plan Review	40%	0% (No refund allowed)
Permit is issued, work started		
Permit Only (no plan review)	0% (No permit fee refunded)	0% (Not applicable, no fee paid)
Permit with Plan Review	0% (No permit fee refunded)	0% (No refund allowed)

Note to Table D-3:

1. Refunds will be based upon the calculations of the total application and permit fee.

Table D-3 — CALCULATING REFUNDS of DEVELOPMENT PERMIT FEES		
I. Application Filed, Permit Not Issued.		
<u>Stage in Review Process</u>	<u>Amount of Permit Fee Eligible for Refund Based on 50% of Total Permit Fee Calculation¹</u>	<u>Amount of Plan Review Fee Eligible for Refund Based on 100% of Total Plan Review Fee Calculation</u>
A. Application filed, plans not routed	40%	90%
B. Plans routed for initial review, review not complete	20%	80%
C. Initial review completed, plans not approved	0%	70%
D. Initial review completed, routed for first correction review, review of first corrections not completed.	0%	60%
E. Review of first corrections completed, plans not approved	0%	50%
F. Plans routed for review of second corrections, but review not completed	0%	40%
G. Review of second corrections completed, plans not approved.	0%	30%
H. Review of third corrections not completed.	0%	20%
I. Review of third corrections completed, plans not approved.	0%	10%
J. Application approved, permit not issued.	0%	0%
II. Permit Issued		
<u>Stage in Review Process</u>	<u>Amount of Permit Fee Eligible for Refund Based on 100% of Total Permit Fee Calculation</u>	<u>Amount of Plan Review Fee Eligible for Refund</u>
Permit issued, work not started	25%	0%
Permit issued, work started	0%	0%

¹ Fifty percent of the estimated permit fee is paid at the time the application is submitted. The amount refunded before the permit is issued is a percentage of the fifty percent.

² After the permit is issued, the entire permit fee has been paid. Therefore, the amount to be refunded after issuance is based on 100 percent of the permit fee.

K. Renewals.

Fees for renewal of permits shall be charged according to Table D-2.

L. Reestablishment.

The following fee shall be charged for reestablishment of development permits.

1. One and one-half times the Base Fee; plus
2. If plan review had been required for the original permit, an additional amount of \$1.50 per \$1,000.00 of value of work that was not completed and inspected under the expired permit shall be charged; plus
3. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at \$((140.00)) 125.00 per hour.

The maximum fee for reestablishment is ten times the Base Fee.

When the fee for a new permit would be less than one and one-half times the Base Fee, then the fee to reestablish the permit shall be the same as for a new permit.

Section 6. Section 22.900D.020 of the Seattle Municipal Code, adopted by Ordinance 119255 is repealed. CS 19.2

Section 7. Sections 22.900D.040 and 22.900D.050 of the Seattle Municipal Code, adopted by Ordinance 119255 are repealed.

Section 8. Section 22.900D.060.D of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

D. The fee for renewal of a permit for a parking facility is one and one-half times the Base Fee where there are no changes in the plans. If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at \$((140.00)) 125.00 per hour.

Section 9. Section 22.900D.090 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.090 Permit fees for mechanical equipment and systems, other than boilers and pressure vessels and refrigeration systems.

A. Mechanical permit fees for the installation, replacement or major alteration of heating equipment, domestic oil storage tanks, incinerators and other miscellaneous heat-producing appliances shall be charged as set in Table D-8. Fees shall be charged for each furnace when it is applied for without plans. No separate fee shall be charged for a furnace when it is included in plans for a mechanical air-handling system submitted for a mechanical permit.

B. Mechanical permits are considered part of a building permit, with no additional fee, when mechanical plans are submitted at the same time as structural and architectural plans for the same building project. The fees for a separate mechanical permit for installation, alteration or repair of mechanical air-handling systems, including ducts attached thereto, associated nonresidential heating and cooling equipment, and mechanical exhaust hoods, including ducts attached thereto, are charged per Table D-2.

C. Mechanical Permits Subject to Energy Code. The fees for Energy Code review are included in the fees in Tables D-2 and D-8.

D. Simple Mechanical Permits. The fee for work which the Director determines qualifies for a simple mechanical permit is \$650.00 for five permits, each having a value of \$130.00. Each \$130.00 permit may be applied to work with a value up to \$7,000.00.

E. The fee to renew a mechanical permit when no changes are made to the original permit is the lesser of the Base Fee and the original permit fee. The fee to renew a mechanical permit when changes are made to the original permit is \$((140)) per hour for inspections and plan examination performed.

The fee to renew a furnace permit is one-half the Base Fee.

F. The fee to reestablish a wood stove or furnace permit is one-half (1/2) the Base Fee.

Table D-8 — PERMIT FEES FOR MECHANICAL EQUIPMENT¹

Type of Installation	Fee
Forced air, gravity-type, or floor furnace ¹ , gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or woodstove/fireplace insert, including ducts and burners attached thereto	\$80.00 per unit ³
New gas or oil burners and newly installed used gas or oil burners ²	\$80.00 per unit ³
Appliance vents Class A, B, BW or L when installed separately	\$64.00 per unit ³
Residential oil storage tanks	\$64.00 per unit ³
Mechanical air-handling systems, see Table D-2.	

Appliances or equipment or other work not classed in other categories, or for which no other fee is listed.	Hourly at \$((440)) <u>125.00</u> per hour. Minimum of one-half times the Base Fee.
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Notes to Table D-8:

1. Renewal of a furnace permit shall be charged at the rate of one-half (½) times the Base Fee.
2. See Table D-12 for rates for burners installed in boilers.
3. Fees shall be charged for furnaces when they are applied for without plans. No fee shall be charged for furnaces when they are included in plans for a mechanical air-handling system submitted for a mechanical permit.

G. Refunds. Refunds of mechanical permit fees shall be calculated as specified in Table D-9.

Table D-9 — CALCULATING REFUNDS OF MECHANICAL FEES	
MECHANICAL EQUIPMENT	
Stage in Review Process	Amount Eligible for Refund
Permit is issued; no work started.	25%
Permit is issued; work started	0% (No refund allowed)

Section 10. Subsection A of Section 22.900D.110 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.110 New Installations and Alterations of Boilers and Pressure Vessels.

A. Fees for the installation of boilers and pressure vessels shall be charged as set in Table D-12. The fee for alteration or repair of boilers when an inspection is required is a minimum fee of one-half times the Base Fee and a fee for inspection time beyond the first one-half hour of \$((440)) 125.00 per hour.

Section 11. Subsections B and C of Section 22.900D.130 and 22.900.130 of the Seattle Municipal Code, adopted by Ordinance 119255 are amended as follows:

B. Fees for shop and field assembly inspection of boilers and pressure vessels shall be charged at the same rate as the installation fees for the equipment or at an hourly rate of \$((440)) 125.00 per hour, with a minimum fee charged at the rate of one times the Base Fee for any one inspection.

C. Fees for inspection requested for other than shop and field assembly inspection shall be charged at an hourly rate of \$((440)) 125.00 per hour, with a minimum fee charged at the rate of one times the Base Fee for any one inspection.

Section 12. A new Section 22.900D.145 of the Seattle Municipal Code is added as follows:

22.900D.145 Site review fee.

A. The fee for the following are as provided in this section and Table D-SR:

1. Grading;
2. Drainage, including temporary drainage; and
3. Work that includes ground disturbance such as that required for foundation systems, retaining walls, and rockeries when the work is subject to the Environmentally Critical Areas Regulations for geologic hazards, or abandoned landfills.

B. The minimum fee for site review specified in Table D-SR shall be paid at the time of application.

Table D-SR Site Review Fee		
Type of Site Review	Minimum Fee	Hourly Fee
1. Drainage only	\$125.00	\$125 per hour after the first hour of review.
2. Pre-permit site inspection only	\$63.00	\$125 per hour after the first one-half hour of review

3. Drainage with pre-permit site inspection only	\$188.00	\$125 per hour after the first 1-1/2 hour of review.
4. Grading separate from a development permit	\$188.00	\$125 per hour after 1-1/2 hour of review.
5. Site located in Environmentally Critically Area but exempt from ECA standards and which requires drainage, grading and site inspection	\$313.00	\$125 per hour after the first 2-1/2 hours of review.
6. Site located in Environmentally Critically Area subject to ECA standards	\$500.00	\$125 per hour after the first four hours
7. Site located in Environmentally Critically Area requiring soils report	\$500.00	\$125 per hour after the first four hours

C. The fee for third party review as specified in the Environmentally Critical Areas regulations, Seattle Municipal Code Section 25.09.080C, is the contract cost to the Department for the review plus an amount equal to 15% of the contract amount for administration and review of the third party geotechnical report and recommendations. Seventy-five percent of the estimated contract amount shall be paid prior to the contract award.

Section 13. Section 22.900D.150 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900D.150 Electrical permit fees.

A. Permit Fees When Plans and Specifications Are Required.

1. Permit fees for electrical installations for which plans and specifications are required under the provisions of the Seattle Electrical Code shall be charged on a valuation basis as set forth in Table D-14.

2. When approved by the Director to submit plans for advance plan examination, 50% of the estimated permit fee shall be collected at the time of the permit application and plan submittal.

3. The Director shall determine the value of the construction, which is the value to the vendee of all labor, material, fittings, apparatus and the like, whether actually paid for or not, supplied by the permit holder and/or installed by the permit holder as a part of, or in connection with, a complete electrical system, but which does not include the cost of utilizing equipment connected to the electrical system. The Director may require verification of the stated cost of any work subject to these fees.

When the cost of any proposed installation is unknown, an estimate of the cost shall be made and used to compute the permit fee.

The permit fee specified in Table D-14 is due at the time of application. Upon completion of the installation, a fee adjustment may be made in favor of the City or the permit holder, if requested by either party.

~~((4. In addition, for those electrical permits subject to the Energy Code, the Energy Code fee set in Section 22.900D.150.E shall be charged.))~~

~~((5))~~4. When plans which have been examined and corrected are altered and resubmitted, hourly charges for reexamination shall be assessed at \$~~((440))~~ 125.00 per hour.

~~((6))~~5. When a duplicate set of approved plans is submitted for examination and approval at any time after a permit has been issued on the original approved plans, hourly charges for Departmental work shall be assessed.

B. Blanket Permits for Electrical Work.

1. A blanket permit to cover electrical work shall be charged at the rate specified in Table D-14 for the value of the work to be done within one year CS 19.2

2. When the initial deposit for one year is used up in less than one year and work remains to be done, an additional deposit shall be paid based on the fee from Table D-14 for the estimated value of work remaining to be done in that year. When a portion of the deposit remains unused at the end of one year and work remains to be done, credit for the balance of the deposit may be transferred from the expiring permit to a new blanket permit for electrical work.

C. Permit Fees When Plans and Specifications Are Not Required.

1. Permit fees for electrical installations, additions and alterations for which plans and specifications are not required shall be as set forth in Table D-15. The permit fee specified in Table D-15 is due at the time of application.

2. Permit fees for temporary electrical installations shall be charged for services only at the rate set forth in Table D-15.

~~((3. In addition, for those electrical permits subject to the Energy Code, an Energy Code fee, as set forth in Section 22.900D.150.E shall be charged.))~~

D. Phased Permits.

1. When an electrical project is proposed to be installed in phases and the Director determines that separate electrical permits may be issued for portions of the project, the permit fee for the initial permits shall be based on the estimated value of the work under that permit according to Table D-14. The fee for the final permit shall be the fee based on the total value of the electrical installations minus the sum of the values of the initial permits.

2. Where an applicant requests that an application for a permit be divided into separate applications subsequent to the initial submittal of a unified application, an additional fee shall be charged at the rate of one times the Base Fee for each separate application which results from the division.

~~((E. Electrical Permits Subject to the Energy Code.~~

~~When an electrical permit includes work subject to the Energy Code, an Energy Code fee of five percent of the electrical permit fee, as determined by Table D-14 or D-15, with a minimum of \$17.00 shall be charged, except that when a heat loss analysis has been submitted in conjunction with a construction permit for a single-family residence, the Energy Code fee determined by this section shall not be charged.))~~

~~((F) E. Permit Fee for the Combined Single-family Dwelling Alteration Permit. Permit fees for the electrical component of a Combined Building and Electrical Single-family Alteration Permit shall be calculated as shown in Table D-15.~~

((Table D-14 — ELECTRICAL PERMIT FEES (when plans are required)	
Value of Construction	Fee
\$0 to \$1,000.00	\$90.00 (minimum fee)
\$1,001.00 to \$5,000.00	\$90.00 plus 5.7% of excess over \$1,000.00
\$5,001.00 to \$10,000.00	\$308.00 plus 3.89% of excess over \$5,000.00
\$10,001.00 to \$25,000.00	\$503.00 plus 1.94% of excess over \$10,000.00
\$25,001.00 to \$500,000.00	\$794.00 plus 1.46% of excess over \$25,000.00
\$500,001.00 and up	\$7,729.00 plus 1.27% of excess over \$500,000.00))

Table D-14 – ELECTRICAL PERMIT FEES
 (when plans are required)

Total Valuation	Fee
\$0.00 to \$1,000.00	\$90.00 for the first \$1,000.00 or fraction thereof.
\$1,001.00 to \$3,700.00	\$90.00 for the first \$1,000.00 plus \$5.70 for each additional \$100.00 or fraction thereof.
\$3,701.00 to \$50,000.00	\$244.00 for the first \$3,700.00 plus \$2.00 for each additional \$100.00 or fraction thereof.
\$50,001.00 to 100,000.00	\$1,170.00 for the first \$50,000.00 plus \$1.50 for each additional \$100.00 or fraction thereof.
\$100,001.00 to \$250,000.00	\$1,920.00 for the first \$100,000.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof.
\$250,001.00 to \$500,000.00	\$3,420.00 for the first \$250,000.00 plus \$9.50 for each additional \$1,000.00 or fraction thereof.
\$500,001.00 to \$750,000.00	\$5,795.00 for the first \$500,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof.
\$750,001.00 to \$1,000,000.00	\$8,045.00 for the first \$750,000.00 plus \$8.50 for each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$2,000,000.00	\$10,170.00 for the first \$1,000,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof.
\$2,000,001.00 to \$3,000,000.00	\$18,170.00 for the first \$2,000,000.00 plus \$7.50 for each additional \$1,000.00 or fraction thereof.
\$3,000,001.00 to \$4,000,000.00	\$25,670.00 for the first \$3,000,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof.
\$4,000,001.00 to \$5,000,000.00	\$32,670.00 for the first \$4,000,000.00 plus \$6.50 for each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 to \$50,000,000.00	\$39,170.00 for the first \$5,000,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof.
\$50,000,001.00 to \$100,000,000.00	\$286,670.00 for the first \$50,000,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof.
\$100,000,001.00 to \$200,000,000.00	\$511,670.00 for the first \$100,000,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof.
\$200,000,001.00 and up	\$861,670.00 for the first \$200,000,000.00 plus \$1.50 for each additional \$1,000.00 or fraction thereof.

Table D-15 – ELECTRICAL PERMIT FEES
 (when plans are not required)

COMBINED SINGLE FAMILY ALTERATION PERMIT				
Electrical Component	Fee			
No service change	\$55.00 plus Outlet Fee ¹			
Service change	\$112.00 plus Outlet Fee ¹			
INSTALLATIONS				
A charge ² of \$35.00 plus the following shall be charged:				
TYPE OF INSTALLATION	SIZE	FEE		
Services (installation, relocation and temporary installations; size based on conductor ampacity)	1 - 125A	\$ 43.00		
	126 - 200A	71.00		
	201 - 300A	99.00		
	301 - 400A	142.00		
	401 - 500A	170.00		
	501 - 599A	207.00		
Feeders ³		120V only	240V- <480V and 3 Phase	>480V
	15-20A	\$ 6.80	\$ 8.60	\$ 8.60
	30-40A	8.60	15.40	15.70
	50-70A	13.60	22.50	29.30
	90-100A		29.30	36.80
	125-225A		42.90	53.60
	250-400A		73.00	89.00
	450-600A		110.00	141.00
Connections				

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Light outlet, switches, plugs, fixtures ⁴ , residential-type fan	Each	\$.90
Track lighting or multi-outlet assembly	Per 2 feet of track	.90
Devices		
Dimmer (commercial, 2,000 watt or over)	Each	\$ 8.60
Non-electric furnace ⁵	Each	7.00
Appliances & Utilization Equipment (cord and plug or direct wired)		
(15-25A)	Each	7.00
(30-50A)	Each	15.00
Range	Each	15.00
Water heater (220 volt)	Each	15.00
Floodlight ⁶	Each	13.60
A charge ² of \$35.00 plus the following shall be charged:		
TYPE OF INSTALLATION	SIZE	FEE
Sign	Each	\$ 19.00
Motors:		
Up to 1/3 HP		\$ 3.20
Up to 3/4 HP		7.00
Up to 3 HP		10.70
Up to 5 HP		13.60
Up to 10 HP		17.00
Up to 20 HP		25.00
Up to 50 HP		43.20
Up to 100 HP		59.30
Up to 200 HP		121.90
Over 200 HP		133.70
Electric furnaces and heaters:		
Up to 2 KW		\$ 3.20
Up to 5 KW		7.00
Up to 15 KW		9.60
Up to 30 KW		18.90
Up to 50 KW		40.80
Up to 100 KW		66.50
Up to 200 KW		162.00
Over 200 KW		270.00
Temporary construction power for single-family residence	Any	\$43.00
Low-voltage systems ⁷ (all types except communication systems)		Requires separate permit for each system
Control unit	Each	\$ 2.65
Device (actuating, horn, alarm, etc.)	Each	.65
Control systems (>100 volts) shall be based on the feeder schedule.		
Communications systems		
0	- 1,000'	No permit required*
1,001	- 2,000'	\$ 46.00
2,001	- 5,000'	94.00
5,001	- 10,000'	142.00
10,001	- 30,000'	187.00
	Over 30,000'	235.00
Inspections for which no other fee is listed	Each	\$(440.00) 125.00 per hour Minimum \$(65.00) one-half hour

*See Electrical Code for permit exemptions

Notes to Table D-15:

1. The Outlet Fee is equal to \$4.50 times the number of rooms with electrical alteration.

2. Additions, exclusive of service changes or heat circuits, with a total fee of 25% or less of the fee of the permit may be added to an existing permit at the rates in this chart plus \$14.00.
3. Feeders will be charged only for a subpanel, distribution panel and branch circuits of 60 amperes or over.
4. Fixtures will be charged only for replacement, reinstallation or installation separate from light outlet wiring.
5. For furnaces where service exceeds 25 amperes, provided an additional feeder fee shall not be charged. For furnaces where service is 25 amperes or less, the furnace fee shall not apply provided a feeder fee is charged.
6. Outdoor area lighting (parking lots, streets, etc.).
7. Low-voltage systems include, but are not limited to, systems listed in Chapter 7 and Chapter 8 of the National Electrical Code.

~~((G))~~ E. Renewals

The fee to renew an electrical permit ~~((when no changes are made to the original plan is one and))~~ is one-half times the Base Fee. ~~((The fee to renew an electrical permit when changes are made to the original plans is \$110 per hour for inspections and plan examination performed.))~~

~~((H))~~ G. Reestablishment.

The fee to reestablish an electrical permit is one-half times the Base Fee. ~~((The following fee shall be charged for reestablishment of electrical permits.~~

1. ~~One and one-half times the Base Fee; plus~~
2. ~~If plan review had been required for the original permit, an additional amount of \$1.50 per \$1,000.00 of value of work that was not completed and inspected under the expired permit shall be charged; plus~~
3. ~~If changes are made to the original plans, an additional fee shall be charged for inspection and/or plan examination at the hourly rate.~~

~~The maximum fee for reestablishment is ten times the Base Fee. When the fee for a new permit would be less than one and one-half times the Base Fee, then the fee to reestablish the permit shall be the same as for a new permit.))~~

I. Refunds.

Refunds of electrical fees shall be calculated as specified in Table D-16. See also Section 22.900B.050.

Table D-16 — CALCULATING REFUNDS of ELECTRICAL FEES	
ELECTRICAL: FOR PLAN REVIEW OR OVER-THE-COUNTER (OTC) PERMITS	
Stage in Review/Inspection Process	Amount Eligible for Refund
Permit filed, plan review required but not started	100% minus ½-hour processing fee
Plan review started or completed, no inspections	100% minus the sum of the following: any accrued hourly charges for plan review + energy fee
Plan review completed/permit issued and inspection(s) made, permit not finalized	100% minus the sum of the following: any accrued hourly charges for plan review + ½-hour charge for each inspection made + energy fee
Advance plan review process completed but permit not issued	100% of fee paid minus the sum of the following: any hourly charges for plan review + energy fee
Permit issued (OTC) (no plan review required) no inspection(s) requested	100% minus the sum of the following: \$45.00 + ½-hour charge for one inspection.
Permit issued (OTC) (no plan review required) Inspection(s) made, permit not finalized	100% minus the sum of the following: \$45.00 + ½-hour charge for each inspection made + energy fee
Sign permit filed, plan review required, no inspections made	100% minus ½-hour processing fee
Sign permit filed, plan review required, inspections made, permit not finalized	100% minus the sum of the following: ½-hour processing fee + ½-hour charge for each inspection made
Any permit finalized	No refund

Section 14. Section 22.900E.050 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900E.050 Boiler, ~~((and))~~ refrigeration and gas piping licenses and examinations.

Fees for boiler, ~~((and))~~ refrigeration and gas piping examination and annual license fees, payable in advance, shall be charged as set in Table E-4.

Table E-4 — FEES FOR BOILER, ((AND)) REFRIGERATION AND GAS PIPING LICENSES AND EXAMINATIONS

License fees:¹

1	Refrigeration Contractor	
2	Class A	\$100.00
3	Class B	\$100.00
4	Class C	\$160.00
5	Air-conditioning contractor	\$100.00
6	Refrigeration service shop	\$ 45.00
7	Journeyman refrigeration mechanic	\$ 45.00
8	Refrigeration service shop mechanic	\$ 45.00
9	Industrial refrigeration engineering	\$ 45.00
10	Refrigeration operating engineer	\$ 45.00
11	Steam engineers and boiler firemen (all grades)	\$ 45.00
	Boiler Supervisor, all grades	\$ 75.00
	<u>Gas piping mechanic</u>	<u>\$ 45.00</u>
	Examination fees – all licenses	\$ 20.00

Note to Table E-4:

1 When a license is issued that will expire in less than six months from the date of issuance, the fee is one-half the annual fee.

Section 15. Section 22.900F.010 of the Seattle Municipal Code, adopted by Ordinance 119255 is amended as follows:

22.900F.010 Monitoring vacant buildings.

A. A quarterly reinspection fee shall be charged as set forth in Table F-1 for reinspections of buildings closed pursuant to or in response to the requirements of the Housing and Building Maintenance Code. Building and premises shall be maintained per the standards of the Housing and Building Maintenance Code, Land Use Code, Solid Waste Code and Weeds and Vegetation Ordinance.

Table F-1 — MONITORING VACANT BUILDINGS

Condition of Premises	Fee
Building is closed to entry and premises are in compliance with applicable codes.	((Base Fee x 1.5)) <u>\$165.00</u>
Building is closed to entry and premises are not in compliance with applicable codes.	((Base Fee x 2.5)) <u>\$275.00</u>
Building is not closed to entry regardless of compliance with applicable codes.	((Base Fee x 3)) <u>\$330.00</u>

B. The Department shall send a bill to the taxpayer and/or owner of record of each property inspected.

1 **Section 16.** This ordinance shall take effect and be in force thirty (30) days from and after
2 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10)
3 days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

4 Passed by the City Council the ____ day of _____, 1999, and signed by
5 me in open session in authentication of its passage this ____ day of _____,
6 1999.

7 Approved by me this ____ day of _____, 1999.
8 President of the City Council

9 Filed by me this ____ day of _____, 1999.
10 Paul Schell, Mayor

11 City Clerk

12 (SEAL)

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City of Seattle

Paul Schell, Mayor

Department of Design, Construction and Land Use
R. F. Krochalis, Director

MEMORANDUM

Date: November 3, 1999

To: Sue Donaldson, President – Seattle City Council
Via: Joan Walters, Director – City Budget Office

From: Rick Krochalis, Director *R. Krochalis*

RE: Budget Legislation – Amendment to DCLU Fee Ordinance: Gas Piping License Fee

We would like to add one change to the Fee Subtitle legislation submitted last month. The change is found in Section 14 of the revised version of the ordinance that is attached. The fee will be part of a new program to license the mechanics who install gas piping. Under the new program, gas piping mechanics will be required to pass an examination and thereafter pay an annual license fee. The fee for the examination will be \$20.00, which is the same amount charged for the other examinations DCLU administers. The annual licensing fee will be \$45.00. We calculate that both fees will cover the cost of administering the program. The new program will not require any additional staff.

Please let me know if you have questions.

cc: Mary Denzel
Elaine Marklund
Pascal St Gerard
Judy Bedell
Wil Hairston
Jefferson Ketchell
Giovanni Ranieri

encl

1 **Section 7.** Sections 22.900D.040 and 22.900D.050 of the Seattle Municipal Code, adopted
2 by Ordinance 119255 are repealed.

3 **Section 8.** Section 22.900D.060.D of the Seattle Municipal Code, adopted by Ordinance
4 119255 is amended as follows:

5 D. The fee for renewal of a permit for a parking facility is one and one-half times
6 the Base Fee where there are no changes in the plans. If changes are made to the
7 original plans, an additional fee shall be charged for inspection and/or plan
8 examination at ~~\$(440.00))~~ 125.00 per hour.

9 **Section 9.** Section 22.900D.090 of the Seattle Municipal Code, adopted by Ordinance
10 119255 is amended as follows:

11 **22.900D.090 Permit fees for mechanical equipment and systems, other than
12 boilers and pressure vessels and refrigeration systems.**

13 A. Mechanical permit fees for the installation, replacement or major alteration of
14 heating equipment, domestic oil storage tanks, incinerators and other miscellaneous
15 heat-producing appliances shall be charged as set in Table D-8. Fees shall be
16 charged for each furnace when it is applied for without plans. No separate fee shall
17 be charged for a furnace when it is included in plans for a mechanical air-handling
18 system submitted for a mechanical permit.

19 B. Mechanical permits are considered part of a building permit, with no
20 additional fee, when mechanical plans are submitted at the same time as structural
21 and architectural plans for the same building project. The fees for a separate
22 mechanical permit for installation, alteration or repair of mechanical air-handling
23 systems, including ducts attached thereto, associated nonresidential heating and
24 cooling equipment, and mechanical exhaust hoods, including ducts attached
25 thereto, are charged per Table D-2.

26 C. Mechanical Permits Subject to Energy Code. The fees for Energy Code
27 review are included in the fees in Tables D-2 and D-8.

28 D. Simple Mechanical Permits. The fee for work which the Director determines
qualifies for a simple mechanical permit is \$650.00 for five permits, each having a
value of \$130.00. Each \$130.00 permit may be applied to work with a value up to
\$7,000.00.

E. The fee to renew a mechanical permit when no changes are made to the
original permit is the lesser of the Base Fee and the original permit fee. The fee to
renew a mechanical permit when changes are made to the original permit is
~~\$(440))~~ per hour for inspections and plan examination performed.

The fee to renew a furnace permit is one-half the Base Fee.

F. The fee to reestablish a wood stove or furnace permit is one-half (1/2) the
Base Fee.

22 **Table D-8 — PERMIT FEES FOR MECHANICAL EQUIPMENT¹**

Type of Installation	Fee
Forced air, gravity-type, or floor furnace ¹ , gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or woodstove/fireplace insert, including ducts and burners attached thereto	\$80.00 per unit ³
New gas or oil burners and newly installed used gas or oil burners ²	\$80.00 per unit ³
Appliance vents Class A, B, BW or L when installed separately	\$64.00 per unit ³
Residential oil storage tanks	\$64.00 per unit ³
Mechanical air-handling systems, see Table D-2.	

STATE OF WASHINGTON - KING COUNTY

112987

City of Seattle, City Clerk

—ss.

No. W/TABLES

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:119766 ORD IN FUL

was published on

12/17/99

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

N. Patterson

Subscribed and sworn to before me on

12/17/99

McChivary

Notary Public for the State of Washington,
residing in Seattle

Revisions (not to required divisions)	—	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
Subdivisions ⁵	B	(((\$1,086)) 2,533	\$175 per hour	(((\$140 per lot))
Walk cafés	—	\$875	None	((None))
Special exemption	—	((None)) \$350	None	(((\$350))
Special exceptions	B	(((\$1,086)) 2,533	\$175 per hour	((Amount determined by Table C-2))
Structural building changes and layouts		\$350	None	((None))
Application as a separate component		None	None	((None))
Included as part of a land use ((and zoning)) or development permit review		None	None	((None))
Temporary uses		None	None	Amount determined by Table C-2
a. Temporary use permit for release of police and fire protection		None	None	Amount determined by Table C-2
b. Temporary use permit for more than 4 weeks	B	(((\$1,086)) 2,533	\$175 per hour	((Amount determined by Table C-2))
Variations ⁴	A	\$ (((\$4,457)) 1,520	\$175 per hour	((None))
Vegetation removal ⁶		\$250	None	((None))
Class A		\$125	None	((None))
Class B		\$65	None	((None))
Class C				

14. Preapplication conference ⁽¹²⁾	\$100	None	((None))
15. Rebuild letters	\$375	None	((None))
16. Records research	\$110	\$110 per hour in excess of 1 hour of research	((None))
17. Renewals including shoreline renewals	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
18. Revisions other than shoreline revisions	\$350	\$175 per hour in excess of 2 hours of review	(((\$175 per hour))
19. School use and school development advisory committee reviews	\$1,986	\$175 per hour	((Amount determined by Table C-2 ⁸))

- Notes to Table C-1:
- The hourly fee shall be charged for hours in excess of the review hours covered by the minimum land use review fee.
 - A flat fee of \$430 shall be assessed by DCLU for Determinations of Non-significance (DNSs) and Mitigated Determinations of Non-significance (MDNSs) for projects that include City of Seattle landmarks and projects located within a special review or landmark district. No hourly fees shall be assessed for these types of approvals unless DCLU is the lead agency.
 - The minimum fee of \$320 is applied to the cost to fabricate, install and remove the environmental review sign. If the sign is removed or defaced before the final City decision, the applicant will be responsible for paying the vendor contracted with the City to repair or replace the sign.
 - The single variance fee shall be applicable whether the project requires one or multiple variances.
 - Includes short subdivisions in environmentally critical areas.
 - The three classes are defined by Director's Rule 3-94.
 - Includes full subdivisions in environmentally critical areas.
 - The zoning fee will be applied only to the portion of the project for which a use permit is being approved. The remainder of the site plan review will be charged \$175 per hour.
 - Curbout fees are charged only when a separate curbout permit is applied for, not when the curbout is part of a development permit application.
 - The fees for interpretations of SMC Chapters 25.12, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.
 - Additional notice may be given in circumstances including but not limited to the following: reinstallation of environmental review signs, reposting of the land use review or environmental signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.
 - This fee is not refundable and shall be applied towards the permit application fee if an application for a permit is made within 6 months of the date of the pre-application conference and if the project is identified by address at the time of the pre-application conference.

(Table C-2 - ZONING REVIEW FEE CALCULATION)

Total Valuation ¹	Zoning Fee
\$0.00 to \$30,000.00	\$140.00
\$30,001 to \$60,000.00	\$143.00 for the first \$30,000.00 plus \$0.27 for each additional \$100.00 or fraction thereof.
\$60,001 to \$100,000.00	\$173.00 for the first \$60,000.00 plus \$0.21 for each additional \$100.00 or fraction thereof.
\$100,001 to \$250,000.00	\$276.00 for the first \$100,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$250,001 to \$600,000.00	\$528.00 for the first \$250,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$600,001 to \$750,000.00	\$647.00 for the first \$600,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$750,001 to \$1,000,000.00	\$1,366.00 for the first \$750,000.00 plus \$1.68 for each additional \$1,000.00 or fraction thereof.
\$1,000,001 to \$1,600,000.00	\$1,785.00 for the first \$1,000,000.00 plus \$1.25 for each additional \$1,000.00 or fraction thereof.
\$1,600,001 to \$2,000,000.00	\$2,400.00 for the first \$1,600,000.00 plus \$1.26 for each additional \$1,000.00 or fraction thereof.
\$2,000,001 to \$2,600,000.00	\$3,024.00 for the first \$2,000,000.00 plus \$1.26 for each additional \$1,000.00 or fraction thereof.
\$2,600,001 to \$3,000,000.00	\$3,660.00 for the first \$2,600,000.00 plus \$1.26 for each additional \$1,000.00 or fraction thereof.
\$3,000,001 to \$3,600,000.00	\$4,284.00 for the first \$3,000,000.00 plus \$1.26 for each additional \$1,000.00 or fraction thereof.

CIL AND HEARING EXAMINER APPROVALS

Land Use Fee For:	Type of Land Use Review Fee	Minimum Land Use Review Fee	Hourly Land Use Fee ¹	((Zoning Review Fee))
Concept approvals (e.g., planned community/residential development, public projects, city facilities, plan shoreline developments, other general development plans)	B	(((\$1,086)) 2,533	\$175 per hour	((Amount determined by Table C-2 ⁸))
Council conditional uses	B	(((\$1,086)) 2,533	\$175 per hour	((Amount determined by Table C-2))
Full subdivisions ⁷	B	(((\$1,086)) 2,533	\$175 per hour	(((\$140 per lot))
Major Institution				
a. Master Plans	B	(((\$1,086)) 2,533	\$175 per hour (40 hour deposit)	((Amount determined by Table C-2 ⁸))
b. Designation	B	(((\$1,086)) 2,533	\$175 per hour	((Amount determined by Table C-2 ⁸))

¹ Calculated in increments of \$100.00.