

Ordinance No. 120448

The City of Seattle
Council Bill/Ordinance

Council Bill No. 113750

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 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for New and Altered Buildings and Equipment; and Section 22.900E, Fees for Certificates and Registrations.

DP 4-0 (JD, R)
7-23-01

CF No. _____

Date Introduced: <u>JUL - 9 2001</u>		
Date 1st Referred:	To: (committee) <u>Finance Budget & Economic Development Committee</u>	
Date Re- Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage: <u>7-23-01</u>	Full Council Vote: <u>9-0</u>	
Date Presented to Mayor: <u>7-24-01</u>	Date Approved: <u>7-27-01</u>	
Date Returned to City Clerk: <u>7-27-01</u>	Date Published: <u>7-30-01</u>	T.O. <input checked="" type="checkbox"/> P.T. <input checked="" type="checkbox"/> <u>64 Pgs</u>
Date Vetted by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

This file is complete and ready

Law Department

Law Dept. Review

The City of Seattle - Legislative Department

Council Bill/Ordinance sponsored by: _____

Jan Pease

Councilmember

Design,
tion and
ees for New
trations.

Committee Action:

DP 4-0 (JD, RC, NL, RM)

7-23-01 Passed 9-0

This file is complete and ready for presentation to Full Council.

Committee: _____

(initial/date)

Law Department

Law Dept. Review

OMP
Review

me
City Clerk
Review

Electronic
Copy Loaded

Indexed

ORDINANCE 120448

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 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for New and Altered Buildings and Equipment; and Section 22.900E, Fees for Certificates and Registrations.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.900A.050, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900A.050 Transition.

A. Land Use and Environmentally Critical Areas Fees. Minimum land use review fees for applications requiring a land use or environmentally critical areas review shall be charged according to the permit fee legislation in effect when the application was received by the Department. Hourly fees shall be charged according to the legislation in effect when the review is performed.

B. Other Fees. Fees for other applications (~~requiring a building code, mechanical code, land use 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:

~~((A))~~ 1. The permit is issued within 12 months of the start of the initial review; or

~~((B))~~ 2. If longer than 12 months, the Director determines that there was reasonable and continuous progress on the completion of permit requirements.

3. If neither ~~((Subsection A or B))~~ Item 1 or 2 occurs, the application shall be subject to the permit fee legislation in effect at the time of issuance.

4. 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.

5. Site review fees for ~~((permits))~~ applications 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 22.900C.010, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900C.010 Land use fees.



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

5 **B. Types of Land Use Reviews.** The fee for applications with one or more Type A
6 components and no Type B components shall be as specified in Table C-1 for Type A land
7 use reviews. The fee for applications with one or more Type B land use review and no Type
8 A component shall be as specified in Table C-1 for Type B land use reviews. The fee for
9 applications with both Type A and Type B components shall be as specified in Table C-1 for
10 Type C reviews. Only one minimum review fee shall be charged.

11 **C. Fee Components of Land Use Review Fees.** Land use review fees include a
12 minimum land use review fee and may include an hourly fee as specified in Table C-1. The
13 minimum land use review fee covers administrative costs, public notice costs other than
14 environmental review signs, and the number of review hours specified in Table C-1.
15 Additional hours shall be charged at the rate specified in the Table.

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

19 ~~————— a. Type A Land Use Reviews.~~

20 ~~————— (1) — The minimum land use review fee for Type A land use reviews is~~
21 ~~\$1,520. The minimum land use review fee is applied to administrative and public notice~~
22 ~~costs (other than the cost of environmental review signs) and the first 20 hours of review~~
23 ~~associated with the application. In addition to the minimum review fee, an hourly fee shall~~
24 ~~be charged for all hours in excess of the 20 hours of review included in the minimum land~~
25 ~~use review fee.~~

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



~~_____~~ b. Type B Land Use Reviews.

~~_____ (1) The minimum land use review fee for Type B land use reviews is \$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 \$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.~~

~~_____ 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.~~

D. Time of payment.

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



1 a. Pre-application fee. The fee for land use pre-application
2 conference specified in Table C-1 shall be paid prior to the conference.

3 b. Design review fee for Type A land use reviews. One-half the
4 minimum land use review fee specified in Table C-1 (~~\$(760)~~ 810) shall be paid upon
5 application for the design review pre-design process.

6 c. Design review fee (~~((that is a component of a combined))~~) for Type
7 B land use review: One-half the minimum land use review fee specified in (~~(paragraph B.1e~~
8 ~~above))~~ Table C-1 (~~\$(1899)~~ 1,316).

9 2. The following fees and amounts are due at the time of application or
10 provision of service:

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

16 b. Design review fee for Type A land use reviews. The second half of
17 the minimum land use review fee specified in Table C-1 (~~\$(760)~~ 810) shall be paid upon
18 application for the Master Use Permit.

19 c. Design review fee (~~((that is a component of a combined))~~) for Type
20 B land use review. The second half of the minimum land use review fee specified in
21 (~~(paragraph B.1e above))~~ Table C-1 (~~\$(1899)~~ 1,316) shall be paid upon application for the
22 Master Use Permit.

23 3. The following fees and amounts are due at the times specified below:

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

29 b. For Council and Hearing Examiner approvals, the fee due to date
30 plus an estimated charge for future work up to and through final Council or Hearing
31 Examiner action shall be paid at the time the recommendation of the Director is available for
32 public review and before it is forwarded for final action. After final Council or Hearing



1 Examiner action, the actual charges and estimated fee paid shall be reconciled and all
 2 outstanding balances shall be due and payable upon demand, and prior to issuance of the
 3 permit.

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

7 **F. Correction Penalty Fee.** After written notice to the applicant, a penalty fee of
 8 \$250.00 may be charged for each additional correction cycle required due to lack of
 9 response from the applicant.

10 **G. Environmental Review Signs.** When an environmental review sign is required
 11 by the Land Use Code (See Seattle Municipal Code Chapter 23.76), a minimum
 12 environmental review sign fee of ~~\$(320.00)~~ 370.00 shall be charged for the fabrication,
 13 installation and removal of the sign according to Table C-1 unless otherwise specified.

((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 Fee⁴
1. Administrative conditional uses (ACUs)	A	\$1,520	\$175 per hour
2. Design review	A	\$1,520	\$175 per hour
3. Environmental reviews (SEPA) ² (including projects with more than one addressed site)			
a. DNSs, mitigated DNSs, other lead agency project review	B	\$2,533	\$175 per hour
b. DSs and EISs	B	\$2,533	\$175 per hour (40-hour deposit)
c. EIS addenda/SEIS	B	\$2,533	\$175 per hour (40-hour deposit)
d. PEIS latecomers fees	B	Reserved	Reserved
4. Environmental ³ review sign		\$(320) 370	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	\$1,520	\$175 per hour
	c. Yard reduction variance	B	\$2,533	\$175 per hour
	d. Buffer reductions and restoration exceptions	A	\$1,520	\$175 per hour
	e. Short plat cluster housing and AGU to recover development potential	B	\$2,533	\$175 per hour
	f. ECA compliance review for development permits	—	None	\$175 per hour
6.	General development plan	B	\$2,533	\$175 per hour
7.	Lot boundary adjustment	—	\$1,100	None
8.	Plan shoreline permit	—	See Council approvals	See Council approvals
9.	Public benefit feature review	—	\$350	\$175 per hour in excess of 2 hours of review
10.	Shoreline permits			
	a. Substantial development permits	B	\$2,533	\$175 per hour
	b. Variances ⁴ and conditional uses	B	\$2,533	\$175 per hour
	c. Revisions (not due to required conditions)	—	\$350	\$175 per hour in excess of 2 hours of review
11.	Short subdivisions ⁵	B	\$2,533	\$175 per hour
12.	Sidewalk cafés	—	\$875	None
13.	Special accommodation	—	\$350	None
14.	Special exceptions	B	\$2,533	\$175 per hour
15.	Structural building overhangs and areaways			



	a. Application as a separate component		\$350	None
	b. Included as part of a land use or development permit review		None	None
16.	Temporary use permit for more than 4 weeks	B	\$2,533	\$175 per hour
17.	Variances ⁴	A	\$1,520	\$175 per hour
18.	Vegetation removal ⁶			
	Class A		\$250	None
	Class B		\$125	None
	Class C		\$65	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
1. Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	B	\$2,533	\$175 per hour
2. Council conditional uses	B	\$2,533	\$175 per hour
3. Full subdivisions ⁷	B	\$2,533	\$175 per hour
4. Major Institution			
a. Master Plans	B	\$2,533	\$175 per hour (40-hour deposit)
b. Designation	B	\$2,533	\$175 per hour
5. Zoning map changes and rezones	B	\$2,533	\$175 per hour



MISCELLANEOUS REVIEWS, RESEARCH AND SERVICES			
	Land Use Fee For:	Minimum Land Use Review Fee	Hourly Land Use Fee ¹
1.	Certificate of land use	\$110	None
2.	Concurrency	(Reserved)	(Reserved)
3.	Curbeuts		
	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
4.	Development potential analysis	\$550.00	\$110 per hour in excess of 5 hours of review
5.	Establishing use for the record	\$350	None
6.	Interpretations ⁸		
	a. Interpretations	\$660	None
	b. Interpretations requested after publication of Director's report	\$880	None
	c. Major Institution master plan	\$350	\$175 per hour in excess of 2 hours of review
7.	Legal building site letters	\$660	None
8.	Major Institution review of annual plan	\$1,300 per year	None
9.	Major phased development permit—minor amendment	\$350	\$175 per hour
10.	Neighborhood planning	(Reserved)	(Reserved)

See Table D-2



41	Noise survey review and variance		
42	Notice (additional) ⁹		
	a. Land use information bulletin (GMR notice)	\$65	None
	b. Reposting large sign or placards	\$125	None
	c. Mailed notice	\$250	None
	d. Landslide prone notice	\$190	None
43	Open space remainder lots and surplus state property	\$845	None
44	Preapplication conference ¹⁰	-\$100	None
45	Rebuild letters	\$375	None
46	Records research	\$110	\$110 per hour in excess of 1 hour of research
47	Renewals including shoreline renewals	\$350	\$175 per hour in excess of 2 hours of review
48	Revisions other than shoreline revisions	\$350	\$175 per hour in excess of 2 hours of review
49	School use and school development advisory committee reviews	\$1,086	\$175 per hour))

((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.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16

- ~~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 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.~~
- ~~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.~~
- ~~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-1 LAND USE FEES				
A. GENERAL PROVISIONS				
		Review Hours Covered by Minimum Fee		
Type of Land Use Review	Minimum Fee	Hourly Fee¹	General	Low-Income Housing²
A	\$1,620	\$250	20	30
B	\$2,632	\$250	10	20
C	\$3,897	\$250	16	26
B. MASTER USE PERMIT and ENVIRONMENTALLY CRITICAL AREAS APPROVALS				
Type of Land Use Review			Type of Land Use Review	
1. Administrative conditional uses (ACUs)			A	
2. Design review				
a. Design review required by SMC 25.11.070 or 25.11.080 to protect exceptional tree when no other land use reviews are required			See Item 19 of this table.	
b. Design review elected by applicant for tree protection			See Item 19 of this table.	
c. All other design review			A	
3. Environmental reviews (SEPA), including projects with more than one addressed site ³				



<p><u>a. DNSs, mitigated DNSs, other lead agency project review</u></p> <p><u>b. DSs and EISs</u></p> <p><u>c. EIS addenda/SEIS</u></p> <p><u>d. PEIS latecomers fees</u></p>	<p><u>B</u></p> <p><u>B; 40 hour deposit is required</u></p> <p><u>B; 10 hour deposit is required</u></p> <p><u>Reserved</u></p>
<p><u>4. Environmentally critical areas (ECA)</u></p> <p><u>a. Exemption review</u></p> <p><u>b. Exception and wetland alteration exception</u></p> <p><u>c. Yard reduction variance</u></p> <p><u>d. Buffer reductions and restoration exceptions</u></p> <p><u>e. Short plat cluster housing and ACU to recover development potential</u></p>	<p><u>See Section 22.900D.145.</u></p> <p><u>A</u></p> <p><u>B</u></p> <p><u>A</u></p> <p><u>B</u></p>
<p><u>5. General development plan</u></p>	<p><u>B</u></p>
<p><u>6. Plan shoreline permit -- See Council concept approvals</u></p>	
<p><u>7. Shoreline permits</u></p> <p><u>a. Substantial development permits</u></p> <p><u>b. Variances⁴ and conditional uses</u></p> <p><u>c. Revisions (not due to required conditions)</u></p>	<p><u>B</u></p> <p><u>B</u></p> <p><u>See Item 39 of this table</u></p>
<p><u>8. Short subdivisions⁵</u></p>	<p><u>B</u></p>
<p><u>9. Special exceptions</u></p>	<p><u>B</u></p>
<p><u>10. Temporary use permit for more than 4 weeks</u></p>	<p><u>B</u></p>
<p><u>11. Variances⁴</u></p>	<p><u>A</u></p>
<p>C. COUNCIL and HEARING EXAMINER APPROVALS</p>	
<p><u>Type of Land Use Review</u></p>	<p><u>Type of Review Fee</u></p>
<p><u>12. Concept approvals (e.g., planned community/ residential development, public projects, City facilities, plan shoreline developments, other general development plans)</u></p>	<p><u>B</u></p>



<u>13</u>	<u>Council conditional uses</u>			<u>B</u>
<u>14</u>	<u>Full subdivisions⁶</u>			<u>B</u>
<u>15</u>	<u>Major Institution</u>			
	<u>a. Master Plans</u>			<u>B; 40 hour deposit is required</u>
	<u>b. Designation</u>			<u>B</u>
<u>16</u>	<u>Zoning map changes and rezones</u>			<u>B</u>
<u>D. MISCELLANEOUS REVIEWS, RESEARCH, AND OTHER SERVICES</u>				
	<u>Type of Land Use Review</u>	<u>Minimum Land Use Review Fee</u>	<u>Hourly Land Use Review Fee¹</u>	<u>Review Hours Covered by Minimum Fee</u>
<u>17</u>	<u>Concurrency</u>		<u>Reserved</u>	
<u>18</u>	<u>Curb cuts as a separate component</u>			
	<u>a. single-family residential</u>	<u>\$62 each</u>	<u>None</u>	<u>None</u>
	<u>b. other than single-family residential</u>	<u>\$125 each</u>	<u>None</u>	<u>None</u>
<u>19</u>	<u>Design Review for Tree Protection⁷</u>			
	<u>a. Design review required by SMC 25.11.070 or 25.11.080 to protect exceptional tree when no other land use reviews are required</u>	<u>\$1,000</u>	<u>\$62 per hour for the second 10 hours; \$250 per hour after 20 hours</u>	<u>10</u>



	<u>b. Design review elected by applicant for tree protection</u>	<u>\$0</u>	<u>\$62 per hour for the second 10 hours; \$250 per hour after 20 hours</u>	<u>10</u>
<u>20</u>	<u>Development potential analysis</u>	<u>\$1,000</u>	<u>\$250</u>	<u>4</u>
<u>21</u>	<u>Environmental review sign⁸</u>	<u>\$370</u>	<u>None</u>	<u>None</u>
<u>22</u>	<u>Establishing use for the record</u>	<u>\$500</u>	<u>250</u>	<u>2</u>
<u>23</u>	<u>Interpretations⁹</u>			
	<u>a. Interpretations</u>	<u>\$1,500</u>	<u>\$250</u>	<u>6</u>
	<u>b. Interpretations requested after publication of Director's report</u>	<u>\$2,000</u>	<u>\$250</u>	<u>8</u>
	<u>c. Major Institution master plan</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>24</u>	<u>Legal building site letters</u>	<u>\$1,250</u>	<u>\$250</u>	<u>5</u>
<u>25</u>	<u>Lot boundary adjustment</u>	<u>\$1,250</u>	<u>\$250</u>	<u>5</u>
<u>26</u>	<u>Major Institution – review of annual plan</u>	<u>\$1,500 per year</u>	<u>\$250</u>	<u>6</u>
<u>27</u>	<u>Major phased development permit – minor amendment</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>28</u>	<u>Neighborhood planning</u>	<u>Reserved</u>		
<u>29</u>	<u>Noise survey review and variance</u>	<u>See Table D-2</u>		
<u>30</u>	<u>Notice (additional)¹⁰</u>			
	<u>a. Land use information bulletin (GMR notice)</u>	<u>\$125</u>	<u>\$250</u>	<u>0.5</u>
	<u>b. Re-posting large sign or placards</u>	<u>\$250</u>	<u>\$250</u>	<u>1</u>
	<u>c. Mailed notice</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>



	<u>d. Landslide prone notice</u>	<u>\$375</u>	<u>\$250</u>	<u>1.5</u>
<u>31</u>	<u>Open space remainder lots and surplus state property</u>	<u>\$1,000</u>	<u>\$250</u>	<u>4</u>
<u>32</u>	<u>Pre-application conference¹¹</u>	<u>\$100</u>	<u>\$250</u>	<u>1</u>
<u>33</u>	<u>Public benefit feature review</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>34</u>	<u>Rebuild letters</u>	<u>\$1,000</u>	<u>\$250</u>	<u>4</u>
<u>35</u>	<u>Records research</u>	<u>\$110</u>	<u>\$110</u>	<u>1</u>
<u>36</u>	<u>Renewals including shoreline renewals</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>37</u>	<u>Revisions other than shoreline revisions</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>38</u>	<u>School use and school development advisory committee reviews</u>	<u>\$2,500</u>	<u>\$250</u>	<u>10</u>
<u>39</u>	<u>Shoreline permit revisions not due to required conditions</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>40</u>	<u>Sidewalk cafés</u>	<u>\$1,250</u>	<u>\$250</u>	<u>5</u>
<u>41</u>	<u>Special accommodation</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>42</u>	<u>Structural building overhangs and areaways as a separate component</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
<u>43</u>	<u>Vegetation removal¹²</u>			
	<u>a. Class A</u>	<u>\$500</u>	<u>\$250</u>	<u>2</u>
	<u>b. Class B</u>	<u>\$250</u>	<u>\$250</u>	<u>1</u>
	<u>c. Class C</u>	<u>\$125</u>	<u>\$250</u>	<u>0.5</u>

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. Low-income housing is housing which satisfies the definition of "low-income housing" in SMC 23.84.024. At least fifty percent of the total gross floor area of each structure on the site shall be committed to low-income housing use for at least 20 years.

3. A flat fee of \$430 shall be assessed by DCLU for Determinations of Non-significance (DNSs) and Mitigated Determinations of Non-significance (MDNSs)

1
2
3
4
5
6
7
8
9



1 for projects that include City of Seattle landmarks and projects located within a special
2 review or landmark district. No hourly fees shall be assessed for these types of approvals
3 unless DCLU is the lead agency.

4 4. The single variance fee shall be applicable whether the project
5 requires one or multiple variances.

6 5. Includes short subdivisions in environmentally critical areas.

7 6. Includes full subdivisions in environmentally critical areas.

8 7. This fee applies when design review is initiated only for tree
9 protection and the application has no other Type A or B components.

10 8. The minimum fee is applied to the cost to fabricate, install and
11 remove the environmental review sign. If the sign is removed or defaced before the final
12 City decision, the applicant will be responsible for paying the vendor contracted with the
13 City to repair or replace the sign.

14 9. The fees for interpretations of SMC Chapters 25.12, 25.20, 25.22,
15 and 25.24 shall be collected by the Director of the Department of Neighborhoods.

16 10. Additional notice may be given in circumstances including but
17 not limited to the following: reinstallation of environmental review signs, reposting of the
18 land use review or environmental signs, new component reviews added subsequent to the
19 original notice, revised decisions, and changes to the scope of the project.

20 11. This fee is not refundable and shall be applied towards the permit
21 application fee if an application for a permit is made within 6 months of the date of the pre-
22 application conference and if the project is identified by address at the time of the pre-
23 application conference. The pre-application conference fee covers a one hour conference.
24 Additional pre-application review time will be charged at the hourly rate. See also Section
25 22.900C.010.E

26 12. The three classes are defined by Director's Rule 3-94.

27 H. Refunds.

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

30 ~~1. ((Minimum Land Use Review Fee. Twenty five percent of the~~
31 ~~minimum land use review fee set forth in Table C-1 and collected at the application is not~~
32 ~~refundable.)) Nonrefundable Fees. Fees for preapplication conferences and environmental~~
33 ~~signs are not refundable.~~

34 ~~2. Calculating Refunds for Land Use Fees. ((The amount of refund for land use~~
35 ~~fees shall be calculated as specified in Table C-3. There is no minimum amount required for~~
36 ~~a refund.)) The amount of land use review fee that may be refunded is calculated as follows.~~

37 ~~a. For refunds requested before a required notice is complete, the amount~~
38 ~~eligible for refund is 75 percent of the minimum land use review fee plus 100% of the~~
39 ~~hourly deposit, if any, paid by the applicant.~~

40 ~~b. For refunds requested after notice is complete and for applications for which~~
41 ~~notice is not required, the amount eligible for refund is the number of hours of review time~~
42 ~~multiplied by \$250, subtracted from the amount paid by the applicant.~~



Table C-3 — CALCULATING REFUNDS OF LAND USE AND ZONING FEES		
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
Initial processing complete and prior to public notice	Minimum land use review fee less 25%	100% of the hourly deposit
Notice published	Minimum land use review fee less 50%	100% of the hourly deposit
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
Permit is ready to issue or the report is drafted	0% No refund allowed	0% No refund allowed
Permit is issued or the report is published	0% No refund allowed	0% No refund allowed

Section 3. Section 22.900D.010A, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900D.010 Development permit fees.

A. General. The development fee shall cover the application, review and inspection process associated with new construction, additions, alterations, and repairs to existing buildings and establishment of use. The development fee shall consist of a permit fee and, where plans are ((routed for review)) reviewed, a separate plan review fee. The permit fee and plan review fee shall be determined based on valuation, except as provided below.

Section 4. Subsection Table D-2 of Section 22.900D.010, SMC, as last amended by Ordinance 119766, is further amended as follows:

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 ^{2,3}	100% of DFI	100% of DFI
2. STFI (Subject to field inspection – building and/or mechanical without plan review)	100% of DFI	none



<p>3. ((Mechanical permit separate from, but associated with, active building permit (See also Section 22.900D.090))) <u>Reserved</u></p>	<p>((25% of DFI)) <u>Reserved</u></p>	<p>((25% of DFI)) <u>Reserved</u></p>
<p>4. Mechanical permit ((not associated with active)) <u>separate from</u> building permit³ (See also Section 22.900D.090)</p>	<p>100% of DFI</p>	<p>100% of DFI</p>
<p>5. Blanket permit review fees:</p> <p>a. Initial tenant alterations within 3 years of first tenant permit within a building where the area of work is more than 50,000 sq. ft.</p> <p>b. Initial tenant alterations after 3 years of first tenant permit, and other tenant alterations</p>	<p>\$1.50 per 100 square feet¹</p> <p>100% of DFI</p>	<p>\$1.70 per 100 square feet¹</p> <p>40% of DFI</p>
<p>6. Initial tenant alterations within 18 months of first tenant permit (non-blanket permit initial tenant improvements to shell and core)((³))⁴</p>	<p>25% of DFI based on new building value of shell and core</p>	<p>25% of DFI based on new building value of shell and core</p>



Table D-2 — CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE <i>Continued</i>		
Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table D-1¹	
	Permit Fee	Plan Review Fee
7. Standard plans:		
a. Establishment of standard plan, <u>including temporary structures.</u> (For swimming pools, see Item 16 below.)	100% of DFI	100% of DFI
b. Establishment of already-permitted plan as standard plan	100% of DFI	<u>None</u>
c. Subsequent reviews of standard plan, <u>other than temporary structures</u>	100% of DFI	40% of DFI
d. <u>Subsequent reviews of standard plans for temporary structures</u>	<u>See Item 17 below</u>	<u>See Item 17 below</u>
8. Factory-built housing and commercial structures	(((\$110)) <u>Base Fee x 1</u>	(((\$110)) <u>Base Fee x 1</u>
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	<u>None</u>
b. Applications with construction	100% of DFI	100% of DFI
10. Noise survey reviews	None	\$125 per hour; <u>30-minute minimum</u>
11. Parking facilities		
a. Outside a building	See Sec. 22.900D.060	
b. Within or on a building	See Sec. 22.900D.010.C	



12. Renewal fees		
a. Development permits <u>and separate mechanical permits</u> where original plans will be changed	\$125 per hour	\$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 <u>where no change will be made to original plans</u>	Base Fee x 1	
13. Residential oil storage tanks	See Table D-8	
14. Special inspection	Base fee x 1	
15. Swimming pools ((4)) ⁵ :		
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	
16. Temporary structures, such as commercial coaches; renewal of permits for temporary structures ((5)) ⁶	Base Fee x 2 per structure	
17. Temporary tents, off-site construction offices & similar facilities	Base Fee x 2 plus \$500 refundable deposit per site ((6)) ⁷	
18. Temporary use permits:		
a. For 4 weeks or less ((7)) ⁸	Base Fee x 1.5	
b. For more than 4 weeks ((7)) ⁸	Base Fee x 2	



Notes to Table D-2:

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

1. The minimum permit fee or plan review fee for value-based fees is \$95.00.

2. The minimum fee for accessory dwelling units is \$180.00.

3. When there is no separate mechanical permit, the value of mechanical equipment included in the building permit application shall be included in the project value for the building permit.

~~((3))~~4. 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.

~~((4))~~5. 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.

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

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

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

Section 5. Subsections J and Table D-3 of Section 22.900D.010, SMC, as last amended by Ordinance 119766, are further amended as follows:

23
24
25
26
27
28
29
30

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; and

c. Preapplication conferences(~~and~~

~~d. Moved buildings pre-permit inspection 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, ((review)) 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. ((Permit for)) 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 Issued²		
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 **Note to Table D-3:**

- 2 1. Fifty percent of the estimated permit fee is paid at the time the application is submitted.
3 The amount refunded before the permit is issued is a percentage of the fifty percent.
4 2. After the permit is issued, the entire permit fee has been paid. Therefore, the amount to
5 be refunded after issuance is based on 100 percent of the permit fee.
6

7 **Section 6.** Section 22.900D.080, SMC, as last amended by Ordinance 119255, is
8 further amended as follows:

9 **22.900D.080 Demolitions and relocations.**

10 A. Demolition.

11 ~~((+)) The fee for demolition permits is \$165.00 ((for demolitions not directly~~
12 ~~associated with a building permit and when a separate permit is issued for the demolition.~~
13 ~~No fee is charged for demolition that is a component of a building permit for construction of~~
14 ~~a new building or addition to an existing building.~~

15 ~~—2. A demolition fee is charged regardless of whether the demolition permit is~~
16 ~~requested separately or in conjunction with a building and/or Master Use Permit, except that~~
17 ~~no demolition fee shall be charged where a building permit is issued in conjunction with a~~
18 ~~demolition permit)).~~

19 B. Relocation other than floating homes.

20 1. The fee to relocate a building from within the City to a location outside of the City is
21 ~~((the same as the fee for demolition))~~ \$165.00 demolition fee for the site from which the
22 building is moved.

23 2. The fee to relocate a building ~~((from outside the City))~~ to any location within the
24 City limits includes

25 (a) an amount ((is)) calculated according to Table D-2 as ((if the building were)) for new
26 construction for the foundation and additions to the building; and ((plus a preapplication
27 inspection fee charged in the amount of one times the Base Fee.))

28 (b) a fee for alterations to the building calculated as for alterations to other buildings;
29 and

30 (c) \$165.00 demolition fee for the site from which the building is moved.

31 ~~3. ((The fee to relocate a building within the City is calculated according to Table D-2 as~~
32 ~~if the building were new construction, plus applicable demolition fee for the site from which~~
33 ~~the building is moved, plus a preapplication inspection fee charged in the amount of one~~
34 ~~times the Base Fee to inspect the building prior to application.~~

35 ~~4.))~~ Relocation permits require a deposit or bond of \$10,000.00, refundable upon the
36 completion and approval of the foundation and framing.

37 ~~((5. A preapplication inspection fee of one times the Base Fee shall be paid prior to the~~
38 ~~inspection.))~~



1 C. Floating home relocation.

2 The fee to relocate a floating home (~~(within the same moorage)~~) shall be charged at the rate
3 of one and one-half times the Base Fee. (~~(If the floating home is being relocated to a~~
4 ~~different moorage, the fee shall be charged at the rate of two and one-half times the Base~~
5 ~~Fee to include a preapplication site inspection.))~~)

6 **Section 7.** Section 22.900D.090, SMC, as last amended by Ordinance 119766, is
7 further amended as follows:

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

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

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

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

24 D. Simple Mechanical Permits. The fee for work which the Director determines
25 qualifies for a simple mechanical permit is \$650.00 for five permits, each having a value of
26 \$130.00. Each \$130.00 permit may be applied to work with a value up to \$7,000.00.

27 E. The fee to renew a mechanical permit (~~(when no changes are made to the original~~
28 ~~permit is the lesser of the Base Fee and the original permit fee. The fee to renew a~~
29 ~~mechanical permit when changes are made to the original permit is \$125.00 per hour for~~
30 ~~inspections and plan examination performed))~~ shall be as specified in Table D-2.

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

32 F. The fee to reestablish a wood stove or furnace permit is one-half 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 \$125 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 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 8. Section 22.900D.110.B, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900D.110 New installations and alterations of boilers and pressure vessels.

* * *

B. Boiler permits subject to Energy Code. The Energy Code fee for boiler permits is ~~(\$17.00)~~ included in the fees specified in this section.

Section 9. Section 22.900D.145, SMC, as last amended by Ordinance 119766, is further amended as follows:



1 **22.900D.145 Site review fee.**

2 A. The fee for plan review and inspection of the following are as provided in this section
 3 and Table D-SR:

- 4 1. ~~((Grading))~~ Land-disturbing activity as defined in the Stormwater, Grading and
 5 Drainage Control Code SMC 22.801.130;
 6 2. Drainage, including temporary drainage and erosion and sedimentation control; and
 7 3. ~~((Work that includes ground disturbance such as that required for foundation~~
 8 ~~systems, retaining walls, and rockeries when the work is subject to the environmentally~~
 9 ~~critical areas regulations for geologic hazards, or abandoned landfills)).~~

10 B. The minimum fees for site review are specified in Table D-SR, and shall be paid at the
 11 time ((of application)) specified in the Table. Hourly fees due in addition to the
 12 minimum fee will be calculated during review. Payment of hourly fees is due at the
 13 times specified in Table D-SR or may be charged in accordance with Section
 14 22.900B.010.

15 C. The charge for review time, including inspections, in excess of the time included in the
 16 minimum fee is \$125 per hour.

17 ~~((C))~~ D. The fee for third party review as specified in the environmentally critical areas
 18 regulations, Seattle Municipal Code Section 25.09.080C, and for shoring review is the
 19 contract cost to the Department for the review plus an amount equal to 15% of the contract
 20 amount for administration and review of the third party geotechnical report and professional
 21 opinion. Seventy-five percent of the estimated contract amount shall be paid prior to the
 22 contract award.

23 E. Site review fees are nonrefundable.

Table D-SR — Site Review Fee				
Type of Site Review	Minimum Fee	Time at which minimum fee is due	((Hourly Fee)) Review Time Included in Minimum Fee	Time at Which hourly fees are due
1. <u>Pre-application site inspection</u>	\$94	Before <u>application is submitted</u>	<u>3/4 hour</u>	<u>At the time of application intake</u>
((1 Drainage only	\$125		\$125 per hour after the first hour of review.	
2. <u>Pre-permit site inspection only</u>	\$63		\$125 per hour after the first 1/2 hour of review	
3. <u>Drainage with pre-permit site inspection only</u>	\$188		\$125 per hour after the first 1-1/2 hour of review.	
4)) <u>2. Drainage</u>	((188))	<u>At the time of</u>	((125 per hour after	<u>At the time</u>



and ((G)) grading separate from a development permit	\$125	application intake	1-1/2)) 1 hour ((of review.))	of permit issuance
3. <u>Review to determine Environmentally Critically Area exemption²</u>	\$63	<u>At the time of application intake</u>	<u>1/2 hour</u>	<u>At the time of decision</u>
((S)) 4. Site located in Environmentally Critically Area ((but exempt from ECA standards and which requires drainage, grading and site inspection)) unless fully exempt from ECA standards	\$313	<u>At the time of application intake</u>	((S125 per hour after the first)) 2-1/2 hours ((of review))	<u>At the time of permit issuance</u>
((6 Site located in Environmentally Critically Area subject to ECA standards 5. Sites requiring Geotechnical and Drainage review	\$500 <u>None—fee will be charged for each hour of review</u>	<u>Not Applicable</u>	<u>\$125 per hour after the first 4 hours</u> <u>Not Applicable</u>	<u>At the time of permit issuance</u>
7. Site located in Environmentally Critical Area requiring soils report	\$500.00		<u>\$125 per hour after the first 4 hours))</u>	
6. <u>Post-issuance site inspection and other review</u>	<u>\$125 times the minimum number of required inspections¹</u>	<u>At the time of permit issuance</u>	<u>One hour times the minimum number of required inspections</u>	<u>At the time of final inspection, issuance of Certificate of Occupancy or permit expiration</u>

Note to Table D-SR



1. The minimum number of required inspections shall be determined according to rules promulgated by the Director when the permit is issued. The charge for review time, including inspections, in excess of the time included in the minimum fee is \$125 per hour.

2. The fee for review of exemptions applies to all levels of exemption.

Section 10. Section 22.900D.150.E, SMC, as last amended by Ordinance 119766, is repealed.

Section 11. Subsection Table D-15 of Section 22.900D.150, SMC, as last amended by Ordinance 119766, is further amended as follows:

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

1. Administrative Fee

- a. An administrative fee of \$35.00 will be charged for items 2 through 8 and 10 in addition to the other fees specified in this table.
- b. An administrative fee of \$26.00 will be charged when work is added to an existing permit and when other information is changed.

~~((Combined Single Family Alteration Permit~~

Electrical Component	Fee
No-service change	\$55 plus Outlet Fee [†]
Service change	\$112 plus Outlet Fee [†]

INSTALLATIONS

A charge² of \$35 plus the following shall be charged:

TYPE OF INSTALLATION))	Size	Fee		
2. Services				
a. 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		
b. <u>Temporary construction power for single-family residence</u>	<u>Any</u>	<u>43.00</u>		
((Feeders ³	15-20A	120V only	240V <480V and 3-Phase	>480V
		\$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))

3. Feeders¹	<u>Size</u>	<u>120v only</u>	<u>208v-480v</u>	<u>>480v</u>
	<u>15-25A</u>	<u>\$7.00</u>	<u>\$7.00</u>	<u>\$15.00</u>
	<u>30-50A</u>	<u>\$15.00</u>	<u>\$15.00</u>	<u>\$30.00</u>
	<u>60-125A</u>	<u>\$22.50</u>	<u>\$22.50</u>	<u>\$45.00</u>
	<u>150-225A</u>		<u>\$30.00</u>	<u>\$60.00</u>
	<u>250-400A</u>		<u>\$73.00</u>	<u>\$89.00</u>
	<u>450 & Above</u>		<u>\$110.00</u>	<u>\$141.00</u>

4. Connections, Devices and Branch Circuits²

a. Connections

		<u>Fee</u>
Light outlet, switches, plugs, fixtures ⁽⁴⁾ ³ , residential-type fan	((Each))	\$.90 <u>each</u>
Track lighting or multi-outlet assembly	((Per 2 feet of track))	.90 <u>for every 2 feet of track</u>

b. Devices and Branch Circuits

Dimmer (commercial 2,000 watt or over)	((Each))	\$ 8.60 <u>each</u>
Non-electric furnace ⁽⁵⁾ ⁴	((Each))	7.00 <u>each</u>
<u>Dedicated ((A)) appliances & utilization ((equipment)) circuits (cord and plug or direct wired)</u>		
(15-25A)	((Each))	7.00 <u>each</u>
(30-50A)	((Each))	15.00 <u>each</u>
Range	((Each))	15.00 <u>each</u>
Water heater (220 volt)	((Each))	15.00 <u>each</u>
Floodlight ⁽⁶⁾ ⁵	((Each	13.60)) 3.20 <u>each</u>
Sign		19.00 <u>each</u>

((A charge² of \$35 plus the following shall be charged:))

5. Transformer Installations⁶

	<u>Fee</u>
Up to 300 VA	<u>\$3.20</u>
Up to 6 KVA	<u>\$7.00</u>
Up to 15 KVA	<u>\$22.50</u>
Up to 30 KVA	<u>\$30.00</u>



<u>Up to 45 KVA</u>	<u>\$43.00</u>
<u>Up to 75 KVA</u>	<u>\$71.00</u>
<u>Up to 112.5 KVA</u>	<u>\$142.00</u>
<u>Up to 225 KVA</u>	<u>\$170.00</u>
<u>> 225 KVA</u>	<u>\$207.00</u>

6. Motor Installations

TYPE OF INSTALLATION	SIZE))	Fee
((Sign Motors:))	Each	\$ 19.00
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

7. Electric Furnaces and Heaters:

	Fee
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))

8. Low-voltage and Communication Systems

a. Low-voltage systems⁷ ((~~all types except communication systems~~))—sound systems, security systems, fire alarms, nurse call, industrial controls and similar

Requires separate permit for each system

		Fee
Control unit	((Each))	\$ 2.65 <u>each</u>
Device (actuating, horn, alarm, etc.)	((Each))	.65 <u>each</u>



Control systems (>100 volts) shall be based on the feeder schedule		
b. Communications systems⁸—voice cable, data cable, coaxial cable, fiber optics and similar. The maximum fee is \$235.		
<u>Control unit</u>		<u>\$ 2.65 each</u>
<u>Outlet</u>		<u>.65 each</u>
((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))
9. Special Events:		
a. Inspections occurring during normal business hours—\$62.50 for first one-half hour; \$125 per hour for additional time		
b. Inspections occurring outside normal business hours—\$187.50		
10. Inspections for which no other fee is listed	Each	\$125.00 per hour; minimum one-half hour
*See Electrical Code for permit exemptions		

Notes to Table D-15:

- 1
 - 2
 - 3
 - 4
 - 5
 - 6
 - 7
 - 8
 - 9
 - 10
 - 11
 - 12
 - 13
 - 14
 - 15
 - 16
 - 17
 - 18
 - 19
 - 20
 - 21
 - 22
 - 23
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) subpanels, (b) distribution panels, and (c) branch circuits of 60 amperes or over.
 2. Fees will be charged according to either section 4a or 4b. Section 4a will be used only when fees according to section 4b cannot be determined.
 - ((4))3. Fixtures will be charged only for replacement, reinstallation or installation separate from light outlet wiring.
 - ((5))4. 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))5. Outdoor area lighting (parking lots, streets, etc.) The floodlight fee is charged per luminaire.
 6. The transformer fee includes the primary feeder and one secondary feeder up to and including the first panelboard or disconnect. Additional secondary panelboards or disconnecting means are charged at the appropriate feeder rate.
 7. Low-voltage systems include, but are not limited to, systems listed in Chapter 7 ((and Chapter 8)) of the National Electrical Code.
 8. Communication systems include, but are not limited to, systems listed in Article 770 and Chapter 8 of the National Electrical Code.



Section 12. Subsections H and Table D-15 of Section 22.900D.150, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900D.150 Electrical permit fees.

* * *

H. 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)) <u>35.00</u> + 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)) <u>35.00</u> + 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 13. Section 22.900D.160.D, SMC, as last amended by Ordinance 119255, is further amended as follows:



Table E-2 — FEES FOR ELEVATOR CERTIFICATES OF INSPECTION¹

Type of Conveyance	Fee for Each Conveyance
Hydraulic elevators	\$110.00
Cable elevators ^{2,3}	\$150.00 plus \$11.00 for each hoistway opening in excess of two
Sidewalk elevators	\$100.00
Hand-powered elevators	\$100.00
Dumbwaiters	\$100.00
Escalators and moving walks	\$150.00
Handicap lifts (vertical and inclined)	\$95.00
Material lifts	\$100.00
Fire emergency systems, Phase I or both Phase I and Phase II	\$50.00

Notes to Table E-2:

1. Each separately-powered unit is considered a separate conveyance. Separate applications and permits are required for each conveyance. (See Section 3006.1, Seattle Building Code.)
2. Elevators having a continuous hoistway wall of 100 feet or more without openings shall be charged a fee of \$245.00 plus \$11.00 for each hoistway opening in excess of two.
3. The fee for roped hydraulic elevators is the same as cable elevators.

Section 16. Section 22.900F.020, SMC, as last amended by Ordinance 119255, is further amended as follows:

22.900F.020 Noise fees.

A. Certain construction and land use proposals require noise survey reviews. Project review shall be charged according to Table F-2. Any hourly fees owed shall be paid prior to the publication of a decision on the application and prior to issuance of the permit. The actual charges and fees paid shall be reconciled and all outstanding balances shall be due and payable on demand. In cases where no published decision is required, hourly fees owed shall be paid prior to issuance of the permit, or issuance of a letter.

B. Applications for noise variances shall be charged according to Table F-2, except for applications for temporary noise variances as components of a master filming permit issued pursuant to SMC Section 15.35.010 which shall be charged as part of the single fee for the master filming permit. In addition to the amounts specified in Table F-2, applicants shall reimburse the Department for actual costs associated with review of the application.

The fee for ((R))renewal of noise variances ((shall be assessed at)) is the same ((rate.)) as for new applications.

Fees for noise variances are not refundable.



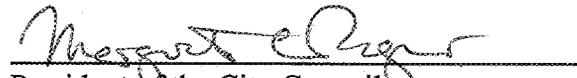
Table F-2 — NOISE FEES

Type	Permit Fee	Project Review Fee
Temporary noise variance (No separate fee when issued as part of a master filming permit)	\$100	None
Economic/technical variance in residential zones	\$100	\$((440)) <u>125</u> per hour (2-hour deposit)
Economic/technical variance in commercial/industrial zones	\$250	((440)) <u>125</u> per hour (2-hour deposit)
Noise survey reviews	See Table D-2	See Table D-2

Section 17. Section 25.08.570, SMC, as last amended by Ordinance 114832, rescinded.

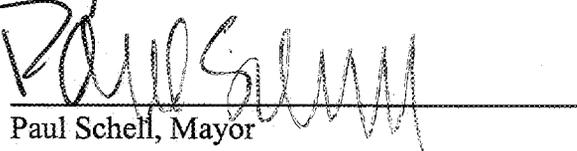
Section 18. This ordinance shall take effect and be in force thirty (30) days from and after its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.

Passed by the City Council the 23rd day of July, 2001, and signed by me in open session in authentication of its passage this 23rd day of July, 2001.



President of the City Council

Approved by me this 27th day of JULY, 2001.



Paul Schell, Mayor

Filed by me this 30th day of July, 2001.



City Clerk



Traxler/RMG
2001 Ordinance
6/19/01
Ver #3

1
2



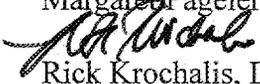


City of Seattle

Paul Schell, Mayor

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

MEMORANDUM

TO: Margaret Pageler, President, Seattle City Council
FROM:  Rick Krochalis, Director
Via: Margaret Klockars, Law Department
DATE: June 19, 2001
SUBJECT: 2001 DCLU Fee Ordinance

We are requesting your approval of an amended DCLU Fee ordinance. While ordinarily DCLU proposes fee changes as part of our biennial budget submittal, unresolved litigation regarding Initiative 695 precluded needed revisions for 2001. Since that case has been decided, we are proposing these changes now.

The changes we are proposing will have little or no impact on revenue with the exception of land use fees, and a new fee for protection of trees. The tree protection fee is a part of the implementation of Council Bill 113661, approved by the City Council on June 25, 2001. It establishes reduced fees for design reviews required for protection of exceptional trees and for voluntary design review to protect trees larger than 2 feet in diameter. When the City Council Finance, Budget and Economic Development Committee approved the ordinance, they recommended that no fee be charged for voluntary design review. However, DCLU is proposing to provide the first 10 hours at no charge (assuming a GF subsidy to be approved in the 2002 budget), reducing the hourly fee to \$62.00 for the next 10 hours, and charging the normal hourly rate of \$250.00 after 20 hours.

The ordinance includes changes to site review fees, electrical fees and minor changes to several other fees. These are all minor changes—they either change the time at which we collect fees, resolve inconsistencies in fees or reflect changes in our practice and the practices of applicants. A detailed list of these changes is enclosed with this memo as Attachment A. Further details of changes to the miscellaneous land use reviews are found in Attachment B.

We are proposing one fee increase, which will preclude a revenue shortfall in the land use program. During the past three years, DCLU has steadily improved its timekeeping and cost accounting practices. This has culminated in a financial model that more accurately assigns costs to various programs and activities in a consistent manner according to the principles set



forth in Resolution 29951, the action Council took in adopting the recommendations of DCLU's Program and Funding Study in 1999. The financial model identifies all activities as direct or indirect and consistently allocates indirect costs to the direct activities they support according to Generally Accepted Accounting Principles (GAAP). Providing efficient service requires making on-going process improvements and assuring the stability of staffing during downturns through funding of financial reserves. This model has been validated by the City Auditor.

With this model in place, DCLU is now able to accurately determine the revenue requirements for covering the full cost of providing services. Unfortunately, we now realize that the Master Use Permit fee was set too low. Currently the program loses \$75 for each hour billed.

We considered several options for correcting this revenue shortfall, which does affect the Department's responsiveness to our customers, and determined that a fee increase and a targeted service improvement effort are the best solutions. The first fee modification would be an hourly fee increase from the current \$175 to \$250 per hour for review time beyond the base fee allowance. Attachments C and D illustrate the expected effects of this change.

The other fee modification we are seeking is to modify how we use the general fund subsidy approved by Council during the Program and Funding Study in 1997. Your policy direction appropriated approximately \$400,000 in GF annually to provide more service hours in the land use base fee for supporting extra time associated with design review projects, and variances and conditional uses. Based on interest by the Executive and several Councilmembers, we would like to add another category of projects slated to receive an increase in the service hours of our base fee structure-- affordable housing projects for residents at the 50% and below median income levels. There are two options to accommodate this land use fee adjustment for these housing projects. First would be to appropriate \$25,000 in GF in 2001 (and \$75,000 annually) to cover these costs. The other mechanism would be to reallocate some of the existing GF subsidy to affordable housing projects, causing the base land use fee for the other applications to rise where the subsidy is reduced.

As a corollary to the fee increase we will directly address some of the criticisms of our land use services by making the following commitments:

- While processing time has always been a primary measure of success within the Land Use program, we must now provide for enhanced accountability. We expect to complete changes to our land use review procedures this July. A new management structure is already in place.
- DCLU is modifying how we process specific types of applications to comply with the 120-day timeframe adopted by the state. We will also use our new production management emphasis and conditioning authority to improve the timeliness of other types of permits such as projects with environmental impact statements, City Council approvals and design review, which have legislatively prescribed steps that may limit our ability to issue decisions within 120 days. Some changes to the master use permitting process have been implemented; others will be completed by July 16 in advance of the July 22 date, at which time the state mandate takes effect.



- We will continue to submit reports to the Executive and Legislative Branches on a quarterly basis that reflect DCLU compliance with these stated goals.
- We will improve the Design Review Process based on stakeholder comments.

My staff and I have been working directly with our stakeholders to explain our commitment to the service level improvements outlined above and the reasons for the proposed fee increase.

Enclosures

Cc: Mayor Paul Schell
Deputy Mayor Tom Byers
Dwight Dively, CFO
Joan Walters, CBO
Cynthia Parker, OH



	Current Structure & Fees	Recommended Alternative	
		General Purpose	Low-Income Housing

Fee Structures

Type A: variance, conditional use, or design review

Minimum Fee	\$1,520	\$1,620	\$1,620
Hours in Minimum	20	20	30
Hourly Rate	\$175	\$250	\$250

Type B: all other components

Minimum Fee	\$2,533	\$2,633	\$2,633
Hours in Minimum	10	10	20
Hourly Rate	\$175	\$250	\$250

Type C: mix of type A and B components

Minimum Fee	\$3,797	\$3,897	\$3,897
Hours in Minimum	16	16	26
Hourly Rate	\$175	\$250	\$250

Expected Revenues

Fees	2,929,969	3,700,832
General Fund	387,442	377,602
Unfunded	761,023	0
Total Requirement	4,078,434	4,078,434

All fees assume 16,260 billable hours in 2001.

Sample Total Bills for Typical Projects

Project Description	Review Hours			Current Structure & Fees	Recommended Alternative
	Technical	Public	Total		

Type A: variance, conditional use, or design review

Median	10	10	20	\$1,520	\$1,620
Complex	20	10	30	\$3,270	\$4,120
Controversial	10	20	30	\$3,270	\$4,120
Low-Income Housing	10	20	30	\$3,270	\$1,620

Type B: all other components

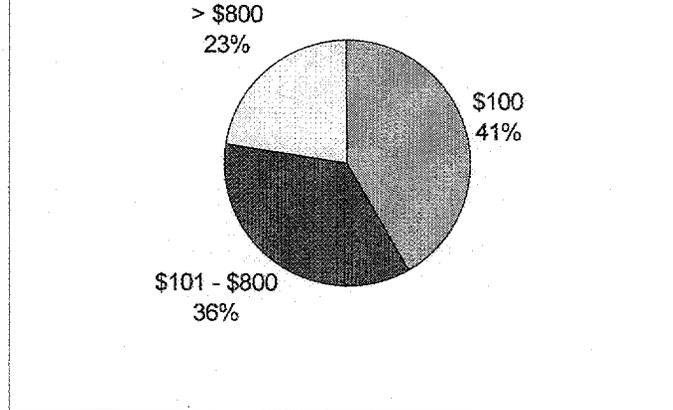
Median	15	0	15	\$3,408	\$3,883
Complex	25	0	25	\$5,158	\$6,383
Controversial	15	10	25	\$5,158	\$6,383
Low-Income Housing	15	10	25	\$5,158	\$3,883

Type C: mix of type A and B components

Median	20	10	30	\$6,247	\$7,397
Complex	40	20	60	\$11,497	\$14,897
Controversial	20	40	60	\$11,497	\$14,897
Low-Income Housing	20	40	60	\$11,497	\$12,397



Land Use Fee Increase: Impact on Applicants



Projects with fee impact of \$100: 41% of applicants (242 out of 612)

These projects typically are neither complex nor controversial

- Type A MUPs requiring fewer than 20 hours or for low-income housing
- Type B MUPs requiring fewer than 10 hours or for low-income housing
- Type C MUPs requiring fewer than 16 hours
- Type A and B and some Type C MUPs for low-income housing

Projects with fee impact between \$101 and \$800: 36% of applicants

These projects have above-average complexity or controversy

- Type A MUPs requiring between 21 and 29 hours (approximately 35)
- Type B MUPs requiring between 11 and 19 hours (approximately 161)
- Type C MUPs requiring between 16 and 25 hours (approximately 21)
- Remaining Type C MUPs for low-income housing (approximately 9)

Projects with fee impact greater than \$800: 23% of applicants

These projects are the most complex or controversial

- Type B MUPs requiring more than 19 hours (approximately 78)
- Type C MUPs requiring more than 25 hours (approximately 66)



Attachments

- | | |
|---------------------|---|
| ATTACHMENT A | 2001 Fee Changes |
| ATTACHMENT B | Details of Miscellaneous Land Use Review Fees |
| ATTACHMENT C | Effect of Change to Land Use Fee |
| ATTACHMENT D | Effect of Land Use Fee Change on Permit Applicants |



ATTACHMENT A

2001 Fee Changes

1. 22.900A.050. Transition:

- Transition to new ordinance for land use fees is changed so that hourly fees are charged at rate in effect when the work is performed.
- Terminology is corrected—"permits" changed to "applications".

2. 22.900C.010 Land Use Fees:

- Hourly rate and minimum land use review fees are increased.
- DR 1-2001 provision increasing the fee for large signs from \$320 to \$370 is incorporated into the code.
- Table C-1 is reformatted and simplified.
- The fees for review of Environmentally Critical Areas exemptions and for ECA compliance review for development permit are moved to site review section (22.900D.145), consistent with project review process changes.
- A reduced fee for design review for tree protection is added. Projects for which design review is initiated solely for tree protection are charged a reduced minimum fee if design review is required, or no minimum fee if design review is voluntary. For mandatory design review, the hourly rate is structured so that if a project takes 20 hours of review, the cost is the same as for other design reviews. For voluntary design review, there is no charge for the first 10 hours of review. After 20 hours, the usual hourly rate is charged for all tree protection projects.
- Fees for many of the "Miscellaneous Reviews, Research and Other Services" are increased. A matrix showing the current fee, the proposed fee and the amount of change follows this memo.
- The fee for Certificate of Land Use is deleted because Certificates are no longer required or issued.
- Authority to charge hourly fee for time after the first hour of a pre-application conference is clarified.
- Refund of land use fees is changed for easier calculation and to better reflect cost of providing service.

3. 22.900D.010 Development Fees:

- Subsection A is revised to allow DCLU to charge for plan review of applications that aren't routed. Because of DCLU process improvements, many plans are now reviewed in the Applicant Service Center, and aren't routed.
- In Table D-2, category for "mechanical permits separate from, but associated with active building permit" is deleted; all mechanical permits will be treated the same.
- Table D-2 clarifies that fee for pre-approval of standard plan for temporary structures is same as other standard plans; subsequent review of



permit for temporary structure using pre-approved standard plan is same as other temporary structures.

- Fee for factory-built structures is raised from \$110 to Base Fee X 1 (\$125).
 - Thirty-minute minimum is added to noise survey review hourly fee.
 - An inconsistency between Table D-2 and Section 22.900D.090 for renewal of mechanical permits is corrected.
 - Refund of moved building pre-application fee is deleted because fee itself is deleted from 22.900D.080.
4. **22.900D.080 Demolitions and Relocations:**
- Demolition fee becomes \$165 flat fee; distinction for demolitions associated with a building permit is eliminated; conflicting language is eliminated.
 - Pre-application inspection fee for moved buildings, including floating homes, is eliminated—the required inspection has been deleted from the Building Code.
 - The difference in the fee for relocation of building from outside or within the City is eliminated.
 - The difference in fee for relocation of floating homes within a moorage or to a different moorage is eliminated.
5. **22.900D.090 Mechanical Equipment:**
- Obsolete fee for residential oil tanks is eliminated.
 - Conflict with Table D-2 about renewal of mechanical permits is eliminated.
6. **22.900D.110 Boiler Fees:** Obsolete Energy Code fee is deleted.
7. **22.900D.145 Site Review Fees:**
- Activities covered by the fee are defined more accurately, and are collected closer to the time the service is provided.
 - Fee for review of Environmentally Critical Areas exemptions and for reviewing development permit applications for ECA compliance are transferred to site review from land use section, consistent with project review process changes.
8. **900D.150 Electrical:**
- Obsolete energy fee and fee for combined single-family alteration permit are deleted.
 - The format of Table D-15 is revised for clarity.
 - Separate categories for feeders and transformers are separated to aid consistency in application of Table D-15.
 - Descriptions of low-voltage communications systems are clarified; fee for communications systems is changed to number and type of devices instead of number of feet of wire.
 - A fee for inspection of special events is added.



- Footnotes clarify that floodlight fee applies to each light.
- 9. Table D-16 Electrical Refunds:** Reference to obsolete energy fee is deleted; the size of the administrative fee is corrected for consistency with Table D-15.
- 10. 22.900D.160 Signs:**
- The description of wall sign is amended to include signs that are directly applied, whether paint or vinyl.
- 11. 22.900E.010 Billboard Registration:** Moratorium on billboard registration fee is lifted—fee returns to \$40 annually beginning in 2002.
- 12. Table E-2 Elevator Certificates:** A footnote is added to clarify that roped hydraulic elevators are treated like cable elevators.
- 13. 22.900F.020 Noise Fee:** Language specifically allowing collection of costs associated with noise variances is moved here from Noise Control Code (SMC 25.08). The hourly fee for variances is increased from \$110 to \$125.
- 14. 25.08.570 Noise Control Code:** Fee provisions for noise review are deleted since they are also found in 22.900F.020.



ATTACHMENT B Miscellaneous Land Use Reviews

	Current Code			Proposed Code			Change	
	Minimum Land Use Review Fee	Hourly Land Use Fee	Hours included in minimum fee	Minimum Land Use Review Fee	Hourly Land Use Fee	pre-paid hours	Change in Minimum Land Use Review Fee	Change in pre-paid hours
Miscellaneous Land Use Reviews								
Preapplication conference	\$100	none	1.5	\$100	\$250	1.0	\$0	(0.5)
Lot boundary adjustment	\$1,100	none	none	\$1,250	\$250	5.0	\$150	0.0
ECA Exemption review	\$175	\$175	1.0	\$0	transferred to site review (\$125/hr)		\$150	0.0
ECA compliance review for development permits	\$0	\$175	0.0	\$500	transferred to site review (\$125/hr)		\$150	0.0
Public benefit feature review	\$350	\$175	2.0	\$500	\$250	2.0	\$150	0.0
Shoreline Revisions (not due to required conditions)	\$350	\$175	2.0	\$500	\$250	2.0	\$150	0.0
Major phased divpmnt permit: minor amend.	\$350	\$175	2.0	\$500	\$250	2.0	\$150	0.0
Renewals including shoreline renewals	\$350	\$175	2.0	\$500	\$250	2.0	\$150	0.0
Revisions other than shoreline revisions	\$350	\$175	2.0	\$2,500	\$250	10.0	\$514	0.0
School use and school development advisory committ	\$1,986	\$175	2.0	\$125	\$250	0.5	\$60	0.0
Notice: Land use information bulletin	\$65	none	none	\$250	\$250	1.0	\$125	0.0
Notice: Reposting large sign or placards	\$125	none	none	\$500	\$250	2.0	\$250	0.0
Notice: Mailed	\$250	none	none	\$375	\$250	1.5	\$185	0.0
Notice: Landslide prone notice	\$190	none	none	\$1,250	\$250	5.0	\$375	0.0
Sidewalk cafés	\$875	none	none	\$500	\$250	2.0	\$150	0.0
Special accommodation	\$350	none	none	\$500	\$250	2.0	\$150	0.0
Structural building overhangs & areaways	\$350	none	none	\$500	\$250	2.0	\$150	0.0
Vegetation removal: Class A	\$250	none	none	\$250	\$250	1.0	\$125	0.0
Vegetation removal: Class B	\$125	none	none	\$125	\$250	0.5	\$60	0.0
Vegetation removal: Class C	\$65	none	none	\$1,000	\$250	4.0	\$155	4.0
Open space remainder lots and surplus state property	\$845	none	none	\$500	\$250	2.0	\$150	0.0
Establishing Use for the Record	\$350	none	none	\$1,500	\$250	6.0	\$200	6.0
Major institution -- review of annual plan	\$1,300	none	none	\$62/\$125	none	none	\$37/\$70	
Curbcuts: Application as a separate component	\$26/\$55	none	none	\$500	\$250	2.0	\$150	0.0
Interpretations: Major Institution Master Plan	\$350	\$175	2.0	\$1,500	\$250	6.0	\$840	0.0
Interpretations	\$660	none	none	\$2,000	\$250	8.0	\$1,120	0.0
Interpretations: post publication of Director's report	\$880	none	none	\$1,250	\$250	5.0	\$590	(1.0)
Legal building site letters (174)	\$660	none	none	\$1,000	\$250	4.0	\$625	1.0
Rebuild letters (175)	\$375	none	none	\$1,000	\$250	4.0	\$450	(1.0)
Development potential analysis (176)	\$550	\$110	5.0	\$1,000	\$250	4.0		
Certificate of land use	\$110	none	none	discontinued				



Attachment C

	Current Structure & Fees	Recommended Alternative	
		General Purpose	Low-Income Housing

Fee Structures

Type A: variance, conditional use, or design review only

Minimum Fee	\$1,520	\$1,620	\$1,620
Hours in Minimum	20	20	30
Hourly Rate	\$175	\$250	\$250

Type B: all other components

Minimum Fee	\$2,533	\$2,632	\$2,632
Hours in Minimum	10	10	20
Hourly Rate	\$175	\$250	\$250

Type C: mix of type A and B components

Minimum Fee	\$3,797	\$2,632	\$2,632
Hours in Minimum	16	10	20
Hourly Rate	\$175	\$250	\$250

Expected Revenues

Fees	2,929,969	3,700,832	
General Fund	387,442	377,602	
Unfunded	761,023	0	
Total Requirement	4,078,434	4,078,434	

All fees assume 16,260 billable hours in 2001.

Type B & C MUPs are consolidated into a single type.

Sample Total Bills for Typical Projects

Project Description	Review Hours			Current Structure & Fees	Recommended Alternative
	Technical	Public	Total		

Type A: variance, conditional use, or design review only

Median	10	10	20	\$1,520	\$1,620
Complex	20	10	30	\$3,270	\$4,120
Controversial	10	20	30	\$3,270	\$4,120
Low-Income Housing	10	20	30	\$3,270	\$1,620

Type B: all other components

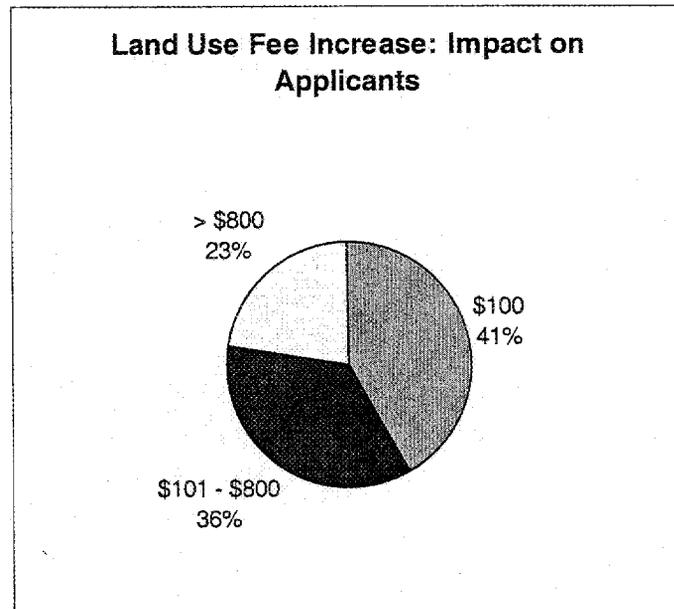
Median	15	0	15	\$3,408	\$3,882
Complex	25	0	25	\$5,158	\$6,382
Controversial	15	10	25	\$5,158	\$6,382
Low-Income Housing	15	10	25	\$5,158	\$3,882

Type C: mix of type A and B components

Median	20	10	30	\$6,247	\$7,632
Complex	40	20	60	\$11,497	\$15,132
Controversial	20	40	60	\$11,497	\$15,132
Low-Income Housing	20	40	60	\$11,497	\$12,632



Attachment D



Projects with fee impact of \$100: 41% of applicants (242 out of 612)

These projects typically are neither complex nor controversial

- Type A MUPs requiring fewer than 20 hours or for low-income housing
- Type B MUPs requiring fewer than 10 hours or for low-income housing
- Type C MUPs requiring fewer than 16 hours
- Type A and B and some Type C MUPs for low-income housing

Projects with fee impact between \$101 and \$800: 36% of applicants

These projects have above-average complexity or controversy

- Type A MUPs requiring between 21 and 29 hours (approximately 35)
- Type B MUPs requiring between 11 and 19 hours (approximately 161)
- Type C MUPs requiring between 16 and 25 hours (approximately 21)
- Remaining Type C MUPs for low-income housing (approximately 9)

Projects with fee impact greater than \$800: 23% of applicants

These projects are the most complex or controversial

- Type B MUPs requiring more than 19 hours (approximately 78)
- Type C MUPs requiring more than 25 hours (approximately 66)



STATE OF WASHINGTON - KING COUNTY

--SS.

134331
City of Seattle, Clerk's Office

No. ORDINANCE IN FULL

Affidavit of Publication

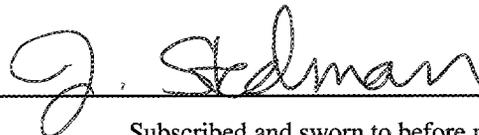
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published 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:120448 ORD IN FULL

was published on

08/02/01

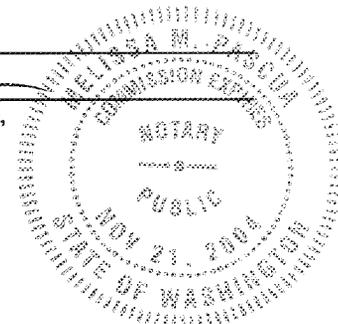


Subscribed and sworn to before me on

08/02/01



Notary public for the State of Washington,
residing in Seattle



Affidavit of Publication

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
	(25% of DFI)	((25% of DFI))

City of Seattle

ORDINANCE 120488

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 22.900C, Fees for Land Use and Zoning Review; Section 22.900D, Fees for New and Altered Buildings and Equipment; and Section 22.900E, Fees for Certificates and Registrations.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.900A.050, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900A.050 Transition.

A. Land Use and Environmentally Critical Areas Fees. Minimum land use review fees for applications requiring a land use or environmentally critical areas review shall be charged according to the permit fee legislation in effect when the application was received by the Department. Hourly fees shall be charged according to the legislation in effect when the review is performed.

B. Other Fees. Fees for other applications ((requiring a building code, mechanical code, land use 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:

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

3. If neither ((Subsection A or B)) Item 1 or 2 occurs, the application shall be subject to the permit fee legislation in effect at the time of issuance.

4. 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.

5. Site review fees for ((permits)) applications 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 22.900C.010, SMC, as last amended by Ordinance 119766, is further amended as follows:

22.900C.010 Land use fees.

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.

B. Types of Land Use Reviews. The fee for applications with one or more Type A components and no Type B components shall be as specified in Table C-1 for Type A land use reviews. The fee for applications with one or more Type B land use review and no Type A component shall be as specified in Table C-1 for Type B land use reviews. The fee for applications with both Type A and Type B components shall be as specified in Table C-1 for Type C reviews. Only one minimum review fee shall be charged.

C. Fee Components of Land Use Review Fees. Land use review fees include a minimum land use review fee and may include an hourly fee as specified in Table C-1. The minimum land use review fee covers administrative costs, public notice costs other than environmental review signs, and the number of review hours specified in Table C-1. Additional hours shall be charged at the rate specified in the Table.

((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 \$1,520. 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

actual charges and fees paid shall be reconciled and all outstanding balances are due and payable on demand. In case there is no published decision or recommendation is required, fees owed shall be paid prior to issuance of the permit, or issuance of a letter.

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.

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.

F. 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.

G. Environmental Review Signs. When an environmental review sign is required by the Land Use Code (See Seattle Municipal Code Chapter 23.76), a minimum environmental review sign fee of \$((320.00)) 370.00 shall be charged for the fabrication, installation and removal of the sign according to Table C-1 unless otherwise specified.

(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
1.	Administrative conditional uses (ACUs)	A	\$1,520	\$175 per hour
2.	Design review	A	\$1,520	\$175 per hour
3.	Environmental reviews (SEPA) ² (including projects with more than one addressed site)			
	a. DNSs, mitigated DNSs, other lead agency project review	B	\$2,533	\$175 per hour
	b. DSE and EISs	B	\$2,533	\$175 per hour (40-hour deposit)
	c. EIS addenda/SEIS	B	\$2,533	\$175 per hour (40-hour deposit)
	d. PEIS latecomers fees	B	Reserved	Reserved
4.	Environmental ³ review sign		\$((320)) 370	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	\$1,520	\$175 per hour
	c. Yard reduction variance	B	\$2,533	\$175 per hour
	d. Buffer reductions and restoration exceptions	A	\$1,520	\$175 per hour
	e. Short plat cluster housing and ACU to recover development potential	B	\$2,533	\$175 per hour
	f. ECA compliance review for development permits	—	None	\$175 per hour
6.	General development plan	B	\$2,533	\$175 per hour
7.	Lot boundary adjustment	—	\$1,100	None
8.	Plan shoreline permit	—	See Council approvals	See Council approvals
9.	Public benefit features review	—	\$350	\$175 per hour in excess of 2 hours of review
10.	Shoreline permits			
	a. Substantial development permits	B	\$2,533	\$175 per hour
	b. Variances ⁴ and conditional uses	B	\$2,533	\$175 per hour
	c. Revisions (not due to required conditions)	—	\$350	\$175 per hour in excess of 2 hours of review
11.	Short subdivisions ⁵	B	\$2,533	\$175 per hour
12.	Sidewalk cafes	—	\$875	None