

ORDINANCE No.

117908

CS 110934

AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code, amending Sections 22.901A.010, 22.901A.050, 22.901B.010, 22.901B.020, 22.901B.040, 22.901B.050, 22.901B.100, 22.901C.010, 22.901D, 22.901E.010, 22.901H.010, 22.901J.050, 22.901K.010, 22.901K.020, 22.901M.010, 22.901P.010, 22.901P.030, 22.901Q.010, 22.901R.010, and 22.901S.010 and adding a new Section 22.901L.050, to implement mod to certain fees for reviewing and processing of applications permits, inspections, related actions of other City Departme and other activities.

78 Law Department
Council Bill NO 110934
The City

INDEXED

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Honorable President:

Your Committee on

to which was referred the within Co report that we have considered the

COMPTROLLER FILE No.

Introduced:	By:
OCT 1 1995	WEEKS
Referred:	To:
OCT 3 1995	Budget
Referred:	To:
Referred:	To:
Reported:	Second Reading
NOV 7 1995	NOV 7 1995
Third Reading:	Signed:
	NOV 27 1995
Presented to Mayor:	Approved:
NOV 7 1995	NOV 29 1995
Returned to City Clerk:	Published:
NOV 29 1995	Full
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained:

Full

Department
NO 110934

The City of Seattle-- Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

to President:

mitted on

was referred the within Council Bill No.

at we have considered the same and respectfully recommend that the same:

Full Council vote 8-0

Committee Chair

ORDINANCE 117908

1
2 AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code, amending
3 Sections 22.901A.010, 22.901A.050, 22.901B.010, 22.901B.020, 22.901B.040,
4 22.901B.050, 22.901B.100, 22.901C.010, 22.901D, 22.901E.010,
5 22.901H.010, 22.901J.050, 22.901K.010, 22.901K.020, 22.901M.010,
6 22.901P.010, 22.901P.030, 22.901Q.010, 22.901R.010, and 22.901S.010; and
7 adding a new Section 22.901L.050, to implement modifications to certain fees
8 for reviewing and processing of applications for City permits, inspections,
9 related actions of other City Departments, and other activities.

10
11 Section 1. Section 22.901A.010 of the Seattle Municipal Code, which section
12 was adopted by Ordinance 117405, is amended as follows:

13
14 **22.901A.010 Title.**

15 Chapters 22.901A through 22.901T shall be known as the “((Permit)) Fee
16 Subtitle”, may be cited as such, and will be referred to herein as “this subtitle”.

17
18 Section 2. Section 22.901A.050 of the Seattle Municipal Code, which section
19 was last amended by Ordinance 117492, is amended as follows:

20
21 **22.901A.050 Delinquent fees . ((Late payment fee.))**

22 ~~((Whenever all fees have not been paid within sixty (60) days after billing for
23 billed charges, or whenever checks accepted prove not to be covered by sufficient
24 funds, the applicant/permit holder/property owner shall be billed, payable immediately,
25 for the remainder of the fees due and a Twenty Dollar (\$20.00) charge for late
26 payment or an insufficient funds check. The applicant/permit holder/property owner
27 will be provided notice, at the address supplied by the applicant/permit holder/property
28 owner, of the late payment or insufficient funds check and the Twenty Dollar (\$20.00)
charge. The notice shall indicate that a stop work order as provided in Section
22.901A.060 may be posted on the site of the project. The Director may suspend
processing and/or withhold issuance of a permit, decision, or approval on any unpaid
application, or on any subsequent or concurrent applications by the same
applicant/permit holder/property owner until such time as the fees are paid. The
Department may take other appropriate actions to collect amounts due. Late fees
may be waived at the discretion of the Director.))~~

A. Delinquent Fees. Whenever any fees have not been paid within thirty (30) days
after the billing date, the person or persons responsible for payment of the fee may be
billed, payable immediately, for the remainder of the fees due. Interest shall accrue on
the unpaid balance at twelve percent (12%) per annum, with a minimum One Dollar

1 (\$1.00) charge. The Director is authorized to collect any fees that remain unpaid at
2 ninety (90) days after the billing date.

3 B. Nonsufficient Funds Fees. Whenever checks accepted prove not to be covered
4 by sufficient funds, the person or persons responsible for payment of the fee shall be
5 billed, payable immediately, for the remainder of the fees due and a Twenty Dollar
6 (\$20.00) charge. This shall be in addition to the delinquent fees assessed in
7 22.901A.050.A.

8 C. Remedies.

9 1. The Director may issue a stop-work order as provided in Section
10 22.901A.060 where the person or persons responsible for payment of a fee have not
11 done so within thirty (30) days after the billing.

12 2. The Director may suspend processing and/or withhold issuance of a
13 permit, decision, certificate or approval on any application where fees have not been
14 fully paid, or on any subsequent or concurrent applications by the same person or
15 persons responsible for payment of fee until such time as the fees are paid.

16 3. The Director may take other actions to collect amounts due, including
17 but not limited to placing delinquent accounts on a "cash-only" basis.

18 Section 3. Section 22.901B.010 of the Seattle Municipal Code, which section
19 was adopted by Ordinance 117405, is amended as follows:

20 **22.901B.010 Fees effective.**

21 The fees imposed by this subtitle shall take effect January 1, 1996~~((5))~~ and
22 apply to all applications received on or after that date. Except for interest on unpaid
23 fees ((Additionally)), they also apply to applications received prior to January 1,
24 1996~~((5))~~ as specified in Section 22.901B.020. ~~((Fees shown in Table 20B and 21B~~
25 apply to applications received on or after January 1, 1996.))

26 Section 4. Section 22.901B.020 of the Seattle Municipal Code, which section
27 was adopted by Ordinance 117405, is amended as follows:

28 **22.901B.020 Transition.**

A. Fees for applications received by the Department ~~((prior to January 1, 1995))~~
shall be set according to the permit fee legislation in effect at the time the application
was received, provided that,

1. ~~E((f))~~ or applications requiring a building code review or a mechanical
code review, the permit is issued within twelve (12) months of the start of the initial
review, or if longer than twelve (12) months, the Director determines that there was

1 reasonable and continuous progress on the completion of permit requirements;
2 otherwise, the project is subject to the permit fee legislation in effect at the time of
3 issuance; and

4 2. ~~E((f))~~ or applications requiring land use review with a public comment
5 period, the comment period expired on or before December 22, ~~((1994))~~; otherwise,
6 the application will be subject to the ((this)) subtitle in effect for the subsequent year.

7 ~~((B. Fees for Seattle Engineering Department (SED) drainage, excavation, or
8 shoring applications received prior to January 1, 1995 shall be collected per the SED
9 Fee Ordinance in effect at the time the application was received.~~

10 ~~1. If a required DCLU permit for the same project has not been
11 issued before January 1, 1995, DCLU shall collect the fees at the time of DCLU permit
12 issuance and apportion them between DCLU and SED according to the respective
13 portions of work each performed.~~

14 ~~2. If on January 1, 1995, no further DCLU permit is required for the
15 same project, the SED shall collect the applicable fees and apportion them between
16 DCLU and SED according to the respective portions of work each performed.)~~

17 B. Fees for Drainage, Excavation, or Shoring applications received prior to
18 January 1, 1995 shall be collected by DCLU per the Fee Subtitle in effect on the date
19 the fee is paid.

20 Section 5. The title of Section 22.901B.040 of the Seattle Municipal Code,
21 which section was adopted by Ordinance 117405, is amended as follows:

22 **22.901B.040** **Portion of fees to be collected prior to application or**
23 **provision of services.**

Section 6. Table 1 of Section 22.901B.050 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

TABLE 1 FILING FEES	
Application Type	Amount to be Collected
Building and(or) Mechanical without Plan review: Subject-to-Field Inspection (STFI)	100% of Permit fee (No Plan Review fee required)
Building and(or) Mechanical with Plan review:	50% of Permit fee and 100% of Plan Review fee
Zoning plan review for use for future construction:	50% of Permit fee and 100% of Plan Review fee
Land Use Review fees:	100% of Permit fee plus hourly deposit or 100% of review fee (see Table((5))6)
Design Review Fees ¹	50% of the fee shown in Table ((5))6
Grading:	100% of the fee
Blanket permit fees:	100% of the fee for work to be completed during life of permit (See Section 22.901C.010)
Electrical Permit Fees	100% of the Permit Fee
Electrical component to STFI	As specified in Table 15
Electrical permit fees for advance plan examination per Section 22.901H.010A.2:	50% of fee
Sign Permit Fees	100 % of the Permit Fee
Other:	Minimum fees as specified
<u>Access and Drainage ((Right-Of-Way (ROW)) Plan Review²:</u>	
New Commercial and Multifamily Construction, and anything identified at application intake as needing <u>Access ((ROW)) plan review:</u>	100% of Review Fee (See Table 5)
Short Subdivisions and Lot Boundary Adjustments:	100% of Review Fee (See Table 5)
((Traffic studies:))	((4-hour deposit))
Drainage review	100% of Review Fee (See Table 5)
((Excavation /shoring review))	((Reserved))

Notes to Table 1:

1. 50% at time of predesign process application, as set in Section 22.901B.040 E, and 50% at Master Use Permit application with Design Review component.
2. Formerly performed by the Seattle Engineering Department.

Section 7. Subsections B and C of Section 22.901B.100 of the Seattle Municipal Code, which section was last amended by Ordinance 117492, are amended as follows:

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22.901B.100 Refund of fees.

B. Ineligibility for Refunds.

1. A refund request shall not be approved if ~~((a-))~~ ~~((F))~~ there has been no action by the applicant for two (2) years from the date of application if the permit has not been issued, or for eighteen (18) months from the date of permit issuance.

2. There shall be no refunds for establishing a computer contact number, or for applications and/or permits not specifically listed in Table 2, including but not limited to the following:

- a. Demolition permits;
- b. Requests for renewal;
- c. Preapplication conferences;
- d. Interpretations;
- e. Legal building site letters;
- f. Certificates of land use;
- g. Zoning information letters;
- h. Electrical reexamination and duplicate set examination;
- i. Renewal of electrical permits; ~~((and))~~
- j. Noise variances; ~~and(-)~~
- k. Moved buildings pre-permit inspection fee.

C. Calculating Refunds.

Except as provided in subsection A2 of this section above for annual rental housing registration fees, the amount of the refund shall be calculated as shown in Table 2. There is no minimum amount required for a refund. If the calculation results in an amount due in excess of the Base Fee, an invoice shall be charged to the permit applicant or owner consistent with the City's collection procedure.

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TABLE 2 CALCULATING REFUNDS ¹		
DEVELOPMENT PERMITS		
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 routing 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 complete		
Permit only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with plan review	50%	10%
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)
LAND USE		
Stage in Review Process	Permit Fee Amount to be Refunded	Project Review Fee Amount to be Refunded
Initial processing complete and prior to public notice	50%	100% of Project review fee
Notice published	0% (No permit fee refunded)	100% of Project review fee
Review underway but application is not approved or report is not complete	0% (No permit fee refunded)	Remainder of hourly deposit or 50% of Project review fee
Noise variance	0%	100% minus any accrued hourly charge
Permit is ready to issue or the report is drafted.	0% (No permit fee refunded)	0% (No refund allowed)
Permit is issued or the report is published	0% (No permit fee refunded)	0% (No refund allowed)

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TABLE 2	
CALCULATING REFUNDS (CONTINUED)	
HOUSING (Advisory housing and required condominium conversion inspections)	
Stage in Review Process	Inspection Fee Amount Eligible for Refund
Written request received by DCLU; but initial file setup not started	100%
File set up, but inspection not undertaken	100% minus (2 x Base Fee and .5 x Base Fee for each unit in excess of 1 unit)
Inspection has been made and the building is found to be in compliance at initial inspection	0% (No refund allowed)
MECHANICAL EQUIPMENT	
Stage in Review Process	Amount of Fee Eligible for Refund
Permit is issued; no work started.	25%
Permit is issued; work started	0%
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 (any accrued hourly charges for plan review + energy fee)
Plan review completed/permit issued and inspection(s) made, permit not finalized	100% minus (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 (any hourly charges for plan review + energy fee)
Permit issued (OTC) (no plan review required) no inspection(s) requested	100% minus \$45.00 and ½-hour charge for one inspection.
Permit issued (OTC) (no plan review required) inspection(s) made, permit not finalized	100% minus \$45.00 and 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 (½-hour processing fee + ½-hour charge for each inspection made)
Any permit finalized	No refund
ACCESS ((RIGHT-OF-WAY)) PLAN REVIEW	
Stage in Review Process	Review Fees
Plans <u>require</u> ((identified for routing to)) <u>Access</u> ((right-of-way) <u>review</u> but <u>review not started</u> ((no routing has occurred))	Remainder of hourly deposit <u>or</u> <u>100% of collected fee</u>
((Plans routed to right-of-way for review but no review started))	((Remainder of hourly deposit))
Initial review started but application is not approved or report is not complete	Remainder of hourly deposit <u>or</u> <u>50% of collected fee</u>
Application is ready to issue or the report is complete and ready to publish	Remainder of hourly deposit <u>or</u> <u>0% (No refund allowed)</u>
Application is issued	0% (No refund allowed)

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TABLE 2 CALCULATING REFUNDS (CONTINUED)	
DRAINAGE REVIEW	
Stage in Review Process	Review Fee
Plans identified for routing to Drainage but no routing has occurred	100% of collected fee
Plans routed to Drainage for review but no review started	50% of collected fee
Initial Drainage review started but application is not approved or report is not complete	0% (No refund allowed)
Application is ready to issue	0% (No refund allowed)
Application is issued	0% (No refund allowed)

Note to Table 2:

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

Section 8. Section 22.901C.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

22.901C.010 Development permit fees.

A. 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, a separate plan review fee. The permit fee and plan review fee shall be determined based on valuation, except as provided below.

1. Determination of Value.

- a. 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.

- b. The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, shall mean 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

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open side or sides, for purposes of calculating gross area, shall be the edge of the roof, including gutters.

c. 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 (1/2) the gross area.

d. 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.

e. The Director shall establish standard factors to adjust for the increased development costs of complying with the requirements of the Critical Areas Ordinance.

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

2. Calculation of Development Fees. The development fee for a permit shall be calculated as described herein: Table 3 shall establish the Development Fee Index for value-based development fees. Except as specified in subparagraph 3 below, Table 4 establishes the permit fee and plan review fee, calculated as a percentage of the Development Fee Index where determined by value. If two (2) or more buildings are allowed under one (1) permit, they shall be assessed fees as separate buildings under Table 4. The individual fees shall then be added to determine the total development fee for the permit.

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TABLE 3	
CALCULATION OF THE DEVELOPMENT FEE INDEX	
Total Valuation	Development Fee Index
\$ 0.00 to \$5,000.00	\$110.00 for the first \$1,000.00 plus \$2.11/each additional \$100.00 or fraction thereof.
\$5,001.00 to \$25,000.00	\$194.00 for the first \$5,000.00 plus \$15.10/each additional \$1,000.00 or fraction thereof.
\$25,001.00 to \$50,000.00	\$496.00 for the first \$25,000.00 plus \$13.02/each additional \$1,000.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$822.00 for the first \$50,000.00 plus \$9.92/each additional \$1,000.00 or fraction thereof.
\$100,001.00 to \$1,000,000.00	\$1,318.00 for the first \$100,000.00 plus \$7.98/each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$5,000,000.00	\$8,500.00 for first \$1,000,000.00 plus \$5.95/each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 and up	\$32,300.00 for the first \$5,000,000.00 plus \$4.99/each additional \$1,000.00 or fraction thereof.

TABLE 4		
CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE		
Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table 5 ¹	
	Permit Fee	Plan Review Fee
Building, with or without mechanical, with or without use	64% of DFI	64% of DFI
Use separate from building	8% of DFI	8% of DFI
Mechanical permit separate from, but associated with, active building permit	17% of DFI	16% of DFI
Mechanical permit not associated with active building permit	64% of DFI	64% of DFI
Blanket Permit Review fees Initial tenant alterations after 3 years of 1st tenant permit, and other tenant alterations	64% of DFI	26% of DFI
Establishment of Standard Plan	64% of DFI	64% of DFI
Subsequent reviews of Standard Plan	64% of DFI	26% of DFI
Factory-built housing and commercial structures	64% of DFI	26% of DFI

TABLE 4 (CONTINUED)		
CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE		
Special Development Fees		
Type of Development	Permit Fee	Plan Review Fee
Presold simple Mechanical Permits	\$130.00	
Blanket Permit Review fees		
Initial tenant alterations within 3 years of 1st tenant permit	\$1.50 per 100 square feet ¹	\$1.70 per 100 square feet ¹
Renewal fees for development other than Separate Mechanical	1½ times the Base Fee per Section 22.901B.030	
Renewal fees for separate Mechanical	Base Fee per Section 22.901B.030	

Note to Table 4:

1. The minimum fee for permit fee or plan review is Seventy Dollars (\$70.00). The minimum permit fee and plan review fee shall be One Hundred Forty Dollars (\$140.00) for a change or establishment of use or occupancy where no construction is proposed.

3. Additional Provisions to Development Fees.
a. Blanket Permits.

(i) The application fee for a blanket permit to cover initial nonstructural tenant alterations within the first three (3) years of the first tenant alteration permit shall be charged at the rate of Three Dollars and Twenty-one Cents (\$3.21) per one hundred (100) square feet of space to be improved within the life of the permit. 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 4.

(ii) 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 (3) years of the first tenant alteration permit, shall be the amount specified in Table 4 for the value of the proposed work. A deposit based on the estimated value of the proposed work within eighteen (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 as calculated in Table 4 and deducted from the deposit.

(iii) 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 (2)

1 deposits are made during the life of a blanket permit, the minimum amount of each
2 subsequent deposit shall be Two Thousand Dollars (\$2,000.00).

3 b. Temporary Structures and Uses.

4 (i) The fee for temporary structures such as commercial
5 coaches shall be charged at the rate of two (2) times the Base Fee for each structure
6 for the first permit and for each structure for renewal. This fee shall not apply to any
7 on-site, temporary construction office where a valid Building Permit is in force.

8 (ii) The fee for tents, off-site construction offices, or similar
9 facilities shall be charged at the rate of two (2) times the Base Fee per site. A Five
10 Hundred Dollar (\$500.00) refundable deposit shall also be collected for each site. Any
11 cost to the City for site cleanup shall be deducted from the deposit before the deposit
12 is refunded.

13 (iii) The fee for temporary use permits for three (3) weeks or
14 less shall be charged at the rate of one and one-half (1½) times the Base Fee.

15 (iv) The fee for temporary use permits for more than or equal to
16 three (3) weeks but less than twelve (12) months shall be charged at the rate of two
17 (2) times the Base Fee.

18 c. Street Improvement Exemptions (~~and Establishing Use for the~~
19 ~~Record~~.) The fee for street improvement exemptions (~~and establishing use for the~~
20 ~~record~~) shall be charged at the rate of one and one-half (1½) times the Base Fee.

21 d. Construction Associated with Establishing Use for the Record.
22 The fee for establishing use for the record shall be charged at the rate of one and one-
23 half (1½) times the Base Fee.

24 ~~e.((d-))~~ Swimming Pools.

25 (i) The development permit fee for review of an unenclosed
26 swimming pool accessory to a Group R, Division 3 Occupancy shall be charged at the
27 rate of four (4) times the Base Fee. The development permit fee for review of an
28 unenclosed swimming pool accessory to any other occupancy or which is the principal
use of the property shall be charged at the rate of six (6) times the Base Fee.

(ii) The development permit fee for use for future construction
of an unenclosed swimming pool shall be charged at the rate of one (1) times the
Base Fee.

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

(iv) An applicant may obtain approval of a standard plan for a
swimming pool accessory to a Group R, Division 3 Occupancy for a fee at the rate of
five (5) times the Base Fee. Subsequent permit applications based on an approved
standard plan shall be charged at a rate of one and one-half (1½) times the Base Fee.

1 ~~f.((e-))~~ Parking Facility Fees. Parking facilities outside of buildings shall
2 be charged according to Section 22.901G.030. Parking facilities within buildings shall
be charged according to subsections A1 and A2 of this section.

3 ~~g.((f-))~~ Standard Plans. The fee to establish an already-permitted plan
4 as a standard plan is sixty-four percent (64%) of the Development Fee Index as
determined by the value of the project.

5 ~~h.((g-))~~ Tanks. See 22.901J.010 Table 16 for fees for residential oil
6 storage tanks.

7 ~~((h. The fee for radon monitoring devices shall be Twenty Dollars
8 (\$20.00) for each device, and shall be paid prior to permit issuance.))~~

9 B. Certificate of Occupancy. The issuance of a Certificate of Occupancy, either
10 for a building where no Certificate of Occupancy has previously been issued or where
11 a Change of Occupancy is requested, requires a building permit. When there is no
12 construction valuation (there is no work which would require a building permit), the
13 minimum building permit fee shall be assessed. In addition to the minimum building
14 permit fee, where records research, plan examination or inspection is required, hourly
15 charges shall be assessed. Where work is being done, as authorized by a permit, the
16 permanent Certificate of Occupancy fee is not assessed in addition to the building
17 permit fee. The fee for a temporary Certificate of Occupancy shall be charged at the
18 rate of one-half ($\frac{1}{2}$) the Base Fee. The fee for the duplication of a Certificate of
19 Occupancy shall be Sixteen Dollars (\$16.00) unless records research, plan
20 examination or inspection is required, in which case hourly charges shall be assessed.

21 C. Building Preapplication Conferences. When there is a requirement for a
22 preapplication or predesign conference, such as buildings subject to the Seattle
23 Building Code special provisions for atria (Section 402), or highrise buildings (Section
24 403), ~~((of highrise buildings (Section 1807), or atrium provisions (Section 1715)))~~,
25 thirty-five percent (35%) of the estimated plan review fee for the structure shall be
26 charged and paid as specified in Section 22.901B.040 A, and applied toward the
27 development permit fee. The preapplication shall establish a rank in the order for
28 plans examination for up to twelve (12) months. (See Table 6 for land use
preapplication conference fees.)

1 Section 9. Chapter 22.901D of the Seattle Municipal Code, which chapter was
2 adopted by Ordinance 117405, is amended as follows:
3

4
5 **CHAPTER 22.901D**
6 **Access ((Right-Of-Way)) and Drainage Fees--Table 5**

7 **22.901D.010 Fees for access ((right-of-way)) and drainage review.**

8 Fees for access ((right-of-way)) and drainage review shall be charged
9 according to Table 5. The minimum fee shall be charged at the rate of one (1) times
10 the Base Fee per Section 22.901B.030 except as noted below.

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New Table 5:

TABLE 5	
ACCESS AND DRAINAGE REVIEW FEES	
Type	Review Fee
1. Access review in association with a building permit	20% of the Development Fee Index (DFI) established in Table 3, based on the value of entire site
2. Access review in association with a use permit separate from building permit review (e.g., to establish or change use only)	5% of the DFI established in Table 3, based on the value of entire site
3. Access review for grading only	Hourly with ½-hour minimum
4. Building grade sheet prepared by SED	Base Fee x 2
5. Council approvals, including Major Institution Master Plans Planned Community Developments Clustered Housing Planned Developments. Full Subdivisions Plan shoreline developments Siting of public projects and City facilities	Hourly per Section 22.901B.030 (4-hour deposit)
6. Drainage systems connecting directly to storm drains: ¹	
A. Single-Family less than 9,000 square feet	Base Fee x ½
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 1
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet
7. Drainage systems with detention required: ¹	
A. Single-Family less than 9,000 square feet	Base Fee x 1
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 2.73 (\$300.00)
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet
8. Drainage (temporary) and erosion control systems over 9,000 square feet of developmental coverage	Base Fee x 1.64 (\$180.00)
9. Excavation/Shoring Review ²	Hourly per Section 22.901B.030
10. Lot boundary adjustment	Base Fee x 1

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11.	School Use and School Development Advisory Committee Reviews	Hourly per Section 22.901B.030
12.	Short subdivision	Base Fee x 1 per lot
13.	Traffic study review	Hourly (4-hour deposit)

Notes to Table 5:

1. Sewer and drain connections, and repairs, alterations, or additions to side sewers also require sewer or drainage connection permits from the SED and the payment of associated fees. Please see Chapter 21.24.
2. A separate street use permit must be obtained from the SED under Title 15 if excavation or shoring will occur in the public right-of-way. This fee is collected for SED for shoring projects adjacent to the public right-of-way; it is for the review of utility conflicts, bonding, and temporary use of the right-of-way, and for a deposit to pay for inspections during construction.

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TABLE 5	
RIGHT-OF-WAY AND DRAINAGE REVIEW FEES	
Type	Review Fee
1. Review in association with a building permit	20% of the Development Fee Index (DFI) established in Table 3, based on the value of entire site
2. Review in association with a use permit separate from building permit review (e.g., to establish or change use only)	5% of the DFI established in Table 3, based on the value of entire site
3. Lot boundary adjustment	Base Fee x 1
4. Short subdivision	Base Fee x 1 per lot
5. Building grade sheet	Base Fee x 2
6. School Use and School Development Advisory Committee Reviews	Hourly per Section 22.901B.030
7. Full subdivisions	Hourly per Section 22.901B.030 (4-hour deposit)
8. Council approvals (e.g., MIMPs, PCDs, CHPDs, plan shoreline developments, siting of public projects and City facilities)	Hourly per Section 22.901B.030
9. Traffic studies	Hourly (4-hour deposit)
10. Grading only	Hourly with ½-hour minimum
11. Drainage systems connecting directly to storm drains: ¹	
A. Single-Family less than 9,000 square feet	Base Fee x ½
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 1
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet
12. Drainage systems with detention required: ¹	
A. Single-Family less than 9,000 square feet	Base Fee x 1
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 2.73 (\$300.00)
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet
13. Temporary drainage and erosion control systems over 9,000 square feet	Base Fee x 1.64 (\$180.00)
14. Excavation/Shoring Review ²	Hourly per Section 22.901B.030

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Notes to Table 5:

1. ~~Sewer and drain connections, and repairs, alterations, or additions to side sewers also require sewer or drainage connection permits from the SED and the payment of associated fees. Please see Chapter 21.24.~~
2. ~~A separate street use permit must be obtained from the SED under Title 15 if excavation or shoring will occur in the public right-of-way.~~

Section 10. The title and Table 6 of Section 22.901E.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, are amended as follows:

22.901E.010 Land ((U))se and ((U))se separate from building permit.

New Table 6:

TABLE 6			
LAND USE FEES			
Type	Permit Fee	Project Review Fee	
MASTER USE PERMIT APPROVALS			
1. Administrative conditional uses (ACUs)	Base Fee x 3	Base Fee x 10	
2. Design review ¹	None	\$1,300.00	
3. Environmental reviews (SEPA) ² (including projects with more than one addressed site)			
DNSs, mitigated DNSs, other lead agency project review	Base Fee x 3	Hourly (10-hour deposit)	
DSs and EISs Regular value	Base Fee x 3	Per Table 7 (50% at scoping; balance prior to DEIS publication)	
Valuation not reflective of conditions	Base Fee x 3	Hourly (10-hour deposit)	
EIS addenda/SEIS	Base Fee x 3	Hourly (10-hour deposit)	
EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including addenda and SEIS work.	
PEIS Latecomers fees		Reserved	
4. Lot boundary adjustment	Base Fee x 3	Base Fee x 2	
5. Open space remainder lots and surplus State property	Base Fee x 3	Base Fee x 2	
6. Plan shoreline permit		See Council approvals	
7. School use and school development advisory committee reviews	Base Fee x 3	Hourly (10-hour deposit)	
8. Shoreline Permits			
Substantial development permits	Base Fee x 3	Per Table 8 (including portions outside shoreline)	
Variances ³ and conditional uses	Base Fee x 3	Base Fee x 10	
Renewals	Base Fee X 1.5		
Revisions (not due to required conditions)	Base Fee x 2	Hourly (2-hour deposit)	
9. Short Subdivisions			
Less than 5 lots	Base Fee x 3	Base Fee x 10	
5 or more lots	Base Fee x 3	Base Fee x 10 plus Base Fee x 2 for each lot	
10. Sidewalk cafés	Base Fee x 3	Base Fee x 5	

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Table 6, CONTINUED LAND USE FEES		
Type	Permit Fee	Project Review Fee
11. Special exceptions	Base Fee x 3	Base Fee x 10
12. Structural building overhangs and areaways	Base Fee x 3	Base Fee x 5
13. Temporary Uses >3 weeks	Base Fee x 3	Base Fee x 10
14. Variances ³	Base Fee x 3	Base Fee x 10
COUNCIL APPROVALS		
1. Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	Base Fee x 3	Hourly (10-hour deposit)
2. Council conditional uses	Base Fee x 3	Hourly (10-hour deposit)
3. Full subdivisions	Base Fee x 3	Hourly (10-hour deposit)
4. Major Institution ⁴ Master Plans Designation	Base Fee x 3 Base Fee x 3	Per Table 9 Hourly (10-hour deposit)
5. Zoning map changes and rezones	Base Fee x 3	Hourly (10-hour deposit)
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES		
1. Accessory Dwelling Unit Notification Fee	None.	\$150.00
2. Certificate of Land Use	None	Base Fee x 1
3. Concurrency	(Reserved)	
4. Curbcuts ⁵	None	\$55.00 each commercial \$26.00 each residential
5. Development potential analysis	None.	Hourly (1-hour deposit)
6. Greenbelt preserves	None	Hourly (1-hour deposit)
7. House Barge License	None	Base Fee x 3
8. House Barge License Renewal	None	Base Fee x 1.5
9. Interpretations Land Use Code and legal building site Major Institution Master Plan	Base Fee x 2 Base Fee x 3	Hourly up to a 5-hour maximum (5-hour deposit) Hourly (5-hour deposit)
10. Legal building site and rebuild letters	None	Base fee x 1

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Table 6, CONTINUED LAND USE FEES		
Type	Permit Fee	Project Review Fee
11. Neighborhood Planning	(Reserved)	
12. Notice (additional) ⁶		
Land Use information bulletin and reposting large sign or placards	None	Base Fee x 1.5
Land Use information bulletin plus mailed notice	None	Base Fee x 2.5
13. Preapplication Conference ⁷	None	Base Fee x 1.5
14. Public benefit feature review	Base Fee x 2	Hourly (5-hour deposit)
15. Records research	None.	Hourly (1-hour deposit)
16. Renewals other than Shorelines	Base Fee X 1.5	
17. Revisions other than Shorelines	Base Fee X 1.5	Hourly (2 hour deposit)
18. Single-family access	None.	Hourly (1-hour deposit)
19. Soils analyses with M.U.P.		
Projects less than \$1,000,000	None	Base Fee x 1
Projects greater than \$1,000,000 with EISs	None	Base Fee x 4
Projects greater than \$1,000,000, all others	None	Base Fee x 2
20. Special accommodation	Base Fee x 2	Base Fee x 2

Notes to Table 6:

1. Design Review shall be collected as follows: 50% upon application for predesign process and 50% upon Master Use Permit application.
2. Fees for Declaration of Non-Significance (DNS) and a Mitigated Declaration of Non-Significance (MDNS) shall be collected by the Director of the Department of Neighborhoods for projects that include City of Seattle landmarks and projects located within a special review or landmark district. Fees collected shall be deposited in the General Fund, provided that DCLU shall assess and receive the permit fee.
3. A fee for one variance shall be charged for all variances associated with a project.
4. The portion of the fee based on floor area shall be collected at publication of the Draft Master Plan and EIS. The SEPA fee for Major Institution Master Plans (MIMPs) shall be based on the greater of 75% of value of the projects proposed in the maximum development alternative, or 100% of the value of the projects in the preferred alternative which are planned to be started within five (5) years of MIMP approval, according to Table 9.
5. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the curbcut is part of a development permit application.
6. Additional notice may be given in circumstances including but not limited to the following: inaccurate large signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.
7. To be paid no later than the time of the conference. This fee shall be applied towards the permit application fee if an application for a permit is made within six (6) months of the date of the preapplication conference and if the project is identified by address at the time of the preapplication conference.

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TABLE 6 LAND USE FEES		
Type	Permit Fee	Project Review Fee
MASTER USE PERMIT APPROVALS		
Lot boundary adjustment, open space remainder lots, surplus State property	Base Fee x 3	Base Fee x 2
Short subdivision		
Less than 5 lots	Base Fee x 3	Base Fee x 10
5 or more lots	Base Fee x 3	Base Fee x 10 plus Base Fee x 2 for each lot
Variances ¹ , administrative conditional uses (ACUs), special exceptions, temporary uses >3 weeks	Base Fee x 3	Base Fee x 10
Design departure	Base Fee x 3	Hourly (10-hour deposit)
Design review ²	None	\$1,300.00
Sidewalk cafés	Base Fee x 3	Base Fee x 5
Structural building overhangs and areaways	Base Fee x 3	Base Fee x 5
Environmental reviews (SEPA) ³ (including projects with more than one addressed site)		
DNSs, mitigated DNSs, other lead agency project review	Base Fee x 3	Hourly (10-hour deposit)
DSs and EISs		
Regular value	Base Fee x 3	Per Table 7 (50% at scoping; balance prior to DEIS publication)
Valuation not reflective of conditions	Base Fee x 3	Hourly (10-hour deposit)
EIS addenda/SEIS	Base Fee x 3	Hourly (10-hour deposit)
EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including addenda and SEIS work.
PEIS Latecomers fees		Reserved
Shoreline Permits		
Substantial development permits	Base Fee x 3	Per Table 8 (including portions outside shoreline)
Variances ¹ and conditional uses	Base Fee x 3	Base Fee x 10
Renewals	Base Fee X 1.5	

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TABLE 6, CONTINUED		
LAND USE FEES		
Type	Permit Fee	Project Review Fee
Revisions (not due to required conditions)	Base Fee x 2	Hourly (2-hour deposit)
Plan shoreline permit		See Council approvals
SCHOOL USE AND SCHOOL DEVELOPMENT ADVISORY COMMITTEE REVIEWS	Base Fee x 3	Hourly (10-hour deposit)
COUNCIL APPROVALS		
Council conditional use, zoning map changes and rezones	Base Fee x 3	Hourly (10-hour deposit)
Full subdivisions	Base Fee x 3	Hourly (10-hour deposit)
Other concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	Base Fee x 3	Hourly (10-hour deposit)
Major Institution ⁴ Master Plans	Base Fee x 3	Per Table 9
Designation	Base Fee x 3	Hourly (10-hour deposit)
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES		
Public benefit feature review	Base Fee x 2	Hourly (5-hour deposit)
Special accommodation	Base Fee x 2	Base Fee x 2
Single-family access, greenbelt preserves, records research and development potential analysis	None	Hourly (1-hour deposit)
Legal building site and rebuild letters	None	Base Fee x 1
Land Use Code and legal building site interpretations	Base Fee x 2	Hourly up to a 5-hour maximum (5-hour deposit)
Master Plan interpretations	Base Fee x 3	Hourly (5-hour deposit)
Driveway curbcuts ⁵	None	\$55.00 each commercial \$26.00 each residential
Concurrency	(Reserved)	
Certificate of Land Use	None	Base Fee x 1
Neighborhood Planning	(Reserved)	
Preapplication Conference ⁶	None	Base Fee x 1.5
Additional Notice ⁷ Land Use information bulletin and reposting large sign or placards	None	Base Fee x 1.5

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Table 6, CONTINUED LAND USE FEES		
Type	Permit Fee	Project Review Fee
Accessory Unit Notification Fee	None	\$150.00
Renewals other than Shorelines	Base Fee X 1.5	
Revisions other than Shorelines	Base Fee X 1.5	Hourly (2 hour deposit)
Land Use information bulletin plus mailed notice	None	Base Fee x 2.5
Soils analyses with M.U.P.		
Projects less than \$1,000,000	None	Base Fee x 1
Projects greater than \$1,000,000 with EISs	None	Base Fee x 4
Projects greater than \$1,000,000, all others	None	Base Fee x 2
House Barge License	None	Base Fee x 3
House Barge License Renewal	None	Base Fee x 1.5

Notes to Table 6:

1. A fee for one variance shall be charged for all variances associated with a project.
2. Design Review shall be collected as follows: 50% upon application for predesign process and 50% upon Master Use Permit application.
3. Fees for Declaration of Non-Significance (DNS) and a Mitigated Declaration of Non-Significance (MDNS) shall be collected by the Director of the Department of Neighborhoods for projects that include City of Seattle landmarks and projects located within a special review or landmark district. Fees collected shall be deposited in the General Fund.
4. The portion of the fee based on floor area shall be collected at publication of the Draft Master Plan and EIS. The SEPA fee for Major Institution Master Plans (MIMPs) shall be based on the greater of 75% of value of the projects proposed in the maximum development alternative, or 100% of the value of the projects in the preferred alternative which are planned to be started within five (5) years of MIMP approval, according to Table 9.
5. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the curbcut is part of a development permit application.
6. To be paid no later than the time of the conference. This fee shall be applied towards the permit application fee if an application for a permit is made within six (6) months of the date of the preapplication conference and if the project is identified by address at the time of the preapplication conference.
7. Additional notice may be given in circumstances including but not limited to the following: inaccurate large signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.

Section 11. Table 15 of Section 22.901H.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

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TABLE 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 \$45.00 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				
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		

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TABLE 15 (CONTINUED)		
ELECTRICAL PERMIT FEES (WHEN PLANS ARE NOT REQUIRED)		
A charge ² of \$45.00 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 power or light when not covered by service fee	Any	\$43.20
Low-voltage systems ⁷ (all types except communication systems)		Requires separate permit for each system ((with Base Fee)))
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	\$110.00 per hour Minimum \$55.00
*See Electrical Code for permit exemptions		

Notes To Table 15:

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

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2. Additions, exclusive of service changes or heat circuits, with a total fee of twenty-five percent (25%) or less of the fee of the permit may be added to an existing permit at the rates in this chart plus Fourteen Dollars (\$14.00).
3. Feeders will be charged only for a subpanel, distribution panel and branch circuits of Sixty (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 twenty-five (25) amperes, provided an additional feeder fee shall not be charged. For furnaces where service is twenty-five (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 ((Article 700)) and Chapter 8 ((800)) of the National Electrical Code.

1 Section 12. Subsections A and C of Section 22.901J.050 of the Seattle
2 Municipal Code, which section was adopted by Ordinance 117405, is amended as
3 follows:

4
5 **22.901J.050 Refrigeration equipment and systems.**

6 A. Fees for the installation, addition, repair, replacement and alteration of
7 refrigeration equipment and systems shall be charged as set in Table 19 ((46)).

8 C. The annual operating permit fee for any refrigeration system shall be charged
9 as set in Table 19 ((46)).

10
11 Section 13. Table 20A of Section 22.901K.010 of the Seattle Municipal Code,
12 which section was adopted by Ordinance 117405, is repealed and Table 20B is
13 amended as follows:

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TABLE 20((B))	
((1996)) ELEVATOR PERMIT FEES^{1,2,3,4}	
Type of Conveyance	((1996)) Fee
New Installations and Relocations	
Hydraulic Elevators	\$345.00 plus \$30.00 per hoistway opening
Cabled Geared and Gearless Elevators	\$660.00 plus \$50.00 per hoistway opening
Residential Elevators	\$260.00
Dumbwaiters, Manual Doors	\$125.00 plus \$15.00 per hoistway opening
Dumbwaiters, Power Doors	\$125.00 plus \$35.00 per hoistway opening
Escalators and Moving Walks	\$980.00 plus the following: (width in inches + run in feet + vertical rise in feet) x \$3.00
Handicap Lifts (vertical and inclined)	\$200.00
Material Lifts	\$240.00
Alterations & Repairs	
Handicap Lifts (vertical and inclined)	\$100.00 plus \$15.00 for each \$1,000.00 of construction value or fraction thereof.
Other Elevators, Escalators, Walks, Dumbwaiters and Lifts	\$125.00 plus \$20.00 for each \$1,000.00 of construction value or fraction thereof.
Elevator Cosmetic Alterations Only: Weight differential less than or equal to 5%	\$125.00 plus \$20.00 for each \$1,000.00 of construction value or fraction thereof, to a maximum fee of \$250.00
Weight differential greater than 5%	\$125.00 plus \$20.00 for each \$1,000.00 of construction value or fraction thereof.
Alteration or replacement of a door opening device	\$145.00

Notes to Table 20:

1. Each separately powered unit shall be considered a separate conveyance. Applications and permits shall be issued accordingly. (Reference Section 3006.1 ((5106(a))), Seattle Building Code.)
2. Installation fees include charges for electrical equipment installed in connection with any conveyance and such equipment shall not be subject to a separate electrical permit and fee.
3. Each of these fees shall include a nonrefundable portion in the amount of one (1) times the Base Fee.
4. The fee for alteration and repair shall not exceed the fee for the same device if installed as new.

1 Section 14. Table 21A of Section 22.901K.020 of the Seattle Municipal Code,
2 which section was adopted by Ordinance 117405, is repealed and Table 21B is
3 amended as follows:
4

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TABLE 21((B))¹
((1996)) ELEVATOR CERTIFICATE OF INSPECTION FEES

Type of Conveyance	((1996)) Fee for Each Conveyance
Hydraulic Elevators	\$110.00
Cable Elevators ²	\$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

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16 **Notes to Table 21:**

- 17 1. Each separately powered unit shall be considered a separate conveyance. Separate
18 applications and permits shall be required for each conveyance.
- 19 2. Elevators having a continuous hoistway wall ~~of~~~~((with a continuous))~~ one hundred feet (100') or
20 more without openings shall be charged a fee of Two Hundred Forty-Five Dollars (\$245.00)
21 ~~((Two Hundred Twenty-three Dollars (\$223.00)))~~ plus Eleven Dollars (\$11.00) ~~((Ten Dollars and
22 Twenty-five Cents (\$10.25)))~~ for each hoistway opening in excess of two (2).
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1 Section 15. A new Section 22.901L.050 is added to the Seattle Municipal
2 Code, to read as follows:

3
4 **22.901L.050 Development permits with special inspection.**

5 When development permits include the requirements for special inspection, a
6 fee shall be charged as shown in Table 22.

7

9 Value of Construction	10 Fee
11 \$0 to \$100,000	Base Fee x 1
\$100,001 to \$500,000	Base Fee x 2
\$500,001 to \$1,000,000	Base Fee x 3
\$1,000,001 to \$5,000,000	Base Fee x 4
\$5,000,001 to \$10,000,000	Base Fee x 5
Over \$10,000,000	Base Fee x 6

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13 Section 16. Subsection A of Section 22.901M.010 of the Seattle Municipal
14 Code, which section was adopted by Ordinance 117405, is amended as
15 follows:

16
17 **22.901M.010 Special investigation fee.**

18 A. Where a special investigation is made for an action requiring Department
19 approval, a fee, in addition to the permit fee shall be assessed as provided in
20 Table 23((22)):

21

23 Value of Work (For Permit)	24 Investigation Fee
25 \$ 0 - 5,000((-00))	\$ 100.00
\$ 5,001((-00)) - 50,000((-00))	\$ 300.00
\$ 50,001((-00)) - 100,000((-00))	\$ 500.00
\$100,001((-00)) - 500,000((-00))	\$1,000.00
\$500,001((-00)) - 5,000,000((-00))	\$5,000.00
Over \$5,000,000((1-00))	100% of permit fee

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1 Section 17. Section 22.901P.010 of the Seattle Municipal Code, which section
2 was adopted by Ordinance 117405, is amended as follows:

3 **22.901P.010 Monitoring vacant buildings.**

4 A. A quarterly reinspection fee shall be charged as set forth in Table 24((23)) for
5 reinspections of buildings closed pursuant to or in response to the requirements of the
6 Housing and Building Maintenance Code. Building and premises shall be maintained
7 per the standards of the Housing and Building Maintenance Code, Land Use Code,
8 Solid Waste Code and Weeds and Vegetation Ordinance.

Condition of Premises	Fee
Building is closed to entry and premises are in compliance with applicable codes.	Base Fee x 1.5
Building is closed to entry and premises are not in compliance with applicable codes	Base Fee x 2.5
Building is not closed to entry regardless of compliance with applicable codes.	Base Fee x 3

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15 ~~((B. Vacant buildings under current rehabilitation with a valid building, mechanical,
16 electrical or plumbing permit will not be charged a quarterly reinspection fee while
work is in progress.))~~

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

19 Section 18. Subsections A and C of Section 22.901P.030 of the Seattle
20 Municipal Code, which section was last amended by Ordinance 117492, are amended
21 as follows:
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22.901P.030 Annual rental housing registration fee.

A. The annual Rental Housing Registration Fee will be charged as shown in Table ~~25~~(24), except that the annual Rental Housing Registration Fee shall be waived for project-based publicly assisted low-income housing units and owner-occupied units.

TABLE 25 (24)	
ANNUAL RENTAL HOUSING REGISTRATION FEE SCHEDULE	
Number of Housing Units	Registration Fee
First two units	\$ 8.00 (28.00)/unit
3rd and 4th units	6.00 (26.00)/unit
5th through 9th units	5.00 (25.00)/unit
10th through 29th units	4.00 (24.00)/unit
30th through 49th units	3.00 (22.00)/unit
50th unit and over	2.00 (21.00)/unit

~~((C. There shall be a charge of Five Dollars (\$5.00) for changing ownership on a current Rental Housing Registration Certificate.))~~

Section 19. Section 22.901Q.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

22.901Q.010 Noise fees.

A. Certain construction and land use proposals require noise survey reviews. Project review ((and variance fees)) shall be charged according to Table ~~26~~(25). Any hourly fees owed must 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 must be paid prior to issuance of the permit, or issuance of a letter.

B. Applications for variances shall be charged according to Table 26. Renewal of variances shall be assessed at the same rate.

TABLE 26 (25)		
Noise Fees		
Type	Permit Fee	Project Review Fee
Temporary variance	\$100	None
Economic/Technical variance in residential zones	\$100	Hourly (2-hour deposit)
Economic/Technical variance in commercial/industrial zones	\$250	Hourly (2-hour deposit)
<u>Noise Survey reviews</u>	<u>None</u>	<u>Hourly</u>

1 Section 20. Section 22.901R.010 of the Seattle Municipal Code, which
2 section was adopted by Ordinance 117405, is amended as follows:

3 **22.901R.010 Design Commission fees.**

4
5 A. City Capital Improvement Projects, as defined in SMC Section 3.58.020. Design Commission fees shall be assessed at a rate of three-tenths of one percent (0.3%) of the construction cost of City capital improvement projects, except as specified in subsection B. Billing will occur at the time of contract award by the Public Works and Consultant Contracting Section of the Department of Administrative Services, who will forward the bills to the Department for distribution to appropriate City departments. Payment will be made through a fund transfer to the Department Operating Fund.

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9 B. Major City Capital Improvement Projects. Design Commission fees shall be assessed at a rate of up to three-tenths of one percent (0.3%) of the construction cost of major City capital improvement projects (greater than Ten Million Dollars (\$10,000,000.00) construction budget). The fee shall be set through negotiations with the Office of Management and Planning and the Design Commission. Billing shall occur in accordance with a schedule agreed upon by the Office of Management and Planning and the Design Commission.

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13 C.~~((B-))~~ Special Exceptions. Rather than assessing fees as a percentage of the construction cost as described in subsections A and B, low-income and special needs housing projects subject to Design Commission review and projects with total construction budgets of Fifty Thousand Dollars (\$50,000.00) or less will be billed at the hourly rate of One Hundred Dollars (\$100.00) per hour per Commissioner for subcommittee review, or Seven Hundred Dollars (\$700.00) per hour for full Commission review. Fees for review of these projects may be waived at the discretion of the Commission.

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18 D.~~((C-))~~ Street Use Permit Reviews. Street use permit reviews, which are required before issuance of a street use permit for improvements within the public right-of-way, will be billed at the hourly rate of One Hundred Dollars (\$100.00) per hour per Commissioner for subcommittee review, or Seven Hundred Dollars (\$700.00) per hour for full Commission review. Billing will be sent to the SED for inclusion into the plan review costs charged to the applicant, or be billed directly by the Department. Payment will be made by a fund transfer from the SED Operating Fund to the Department Operating Fund from funds paid by the applicant for those projects billed through SED.

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23 E.~~((D-))~~ Early Master Use Permit Stage or Projects Outside City Contract Process. For design review at an early Master Use Permit stage or for projects outside the City of Seattle contract award process, Design Commission fees will be billed by the Department at an hourly rate of One Hundred Dollars (\$100.00) per hour per Commissioner for subcommittee review, or Seven Hundred Dollars (\$700.00) per hour for full Commission review.

1 Section 21. Subsection A of Section 22.901S.010 of the Seattle Municipal
2 Code, which section was adopted by Ordinance 117405, is amended as follows:

3 **22.901S.010 Miscellaneous and special fees.**

4 A. Miscellaneous and special fees shall be assessed to recover City costs for
5 services and materials which are not otherwise specified in this Subtitle or where the
6 valuation or other methodology normally used does not reflect actual conditions which
7 may include but are not limited to the following:

8 1. Notification, examination, consultation, testing, or inspection of
9 proposals, sites (or locations), particular plans, construction, equipment, personnel or
10 material which may be related to, but not directly covered by, a specific permit or
11 approval process;

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2. Reproduction and/or search of records and documents. A microfilm copy of microfilm records: Three Dollars (\$3.00) for each microfilm diazo. Charges for plans reproduced from the microfilm library are shown in Table 27((26)).

TABLE 27((26))	
FEES FOR REPRODUCTIONS FROM MICROFILM	
Size of Page	Price per Page
8½" X 11" or 8½" x 14"	\$.25
11" x 17"	1.00

3. Furnishing or certification of affidavits, reports, data, or similar documentation.

Section 22. Severability. The several provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 23. 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 27 day of November, 1995, and signed by me in open session in authentication of its passage this 27 day of November, 1995.



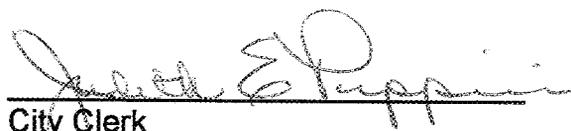
President of the City Council

Approved by me this 29 day of November, 1995.



Norman B. Rice, Mayor

Filed by me this 29 day of November, 1995.



City Clerk

ORDINANCE

AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code, amending Sections 22.901A.010, 22.901A.050, 22.901B.010, 22.901B.020, 22.901B.040, 22.901B.050, 22.901B.100, 22.901C.010, 22.901D, 22.901E.010, 22.901H.010, 22.901J.050, 22.901K.010, 22.901K.020, 22.901M.010, 22.901P.010, 22.901P.030, 22.901Q.010, 22.901R.010, and 22.901S.010; and adding a new Section 22.901L.050, to implement modifications to certain fees for reviewing and processing of applications for City permits, inspections, related actions of other City Departments, and other activities.

Section 1. Section 22.901A.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

22.901A.010 Title.

Chapters 22.901A through 22.901T shall be known as the "((Permit)) Fee Subtitle", may be cited as such, and will be referred to herein as "this subtitle".

Section 2. Section 22.901A.050 of the Seattle Municipal Code, which section was last amended by Ordinance 117492, is amended as follows:

22.901A.050 Delinquent fees . ((Late payment fee.))

~~((Whenever all fees have not been paid within sixty (60) days after billing for billed charges, or whenever checks accepted prove not to be covered by sufficient funds, the applicant/permit holder/property owner shall be billed, payable immediately, for the remainder of the fees due and a Twenty-Dollar (\$20.00) charge for late payment or an insufficient funds check. The applicant/permit holder/property owner will be provided notice, at the address supplied by the applicant/permit holder/property owner, of the late payment or insufficient funds check and the Twenty-Dollar (\$20.00) charge. The notice shall indicate that a stop-work order as provided in Section 22.901A.060 may be posted on the site of the project. The Director may suspend processing and/or withhold issuance of a permit, decision, or approval on any unpaid application, or on any subsequent or concurrent applications by the same applicant/permit holder/property owner until such time as the fees are paid. The Department may take other appropriate actions to collect amounts due. Late fees may be waived at the discretion of the Director.))~~

A. Delinquent Fees. Whenever any fees have not been paid within thirty (30) days after the billing date, the person or persons responsible for payment of the fee may be billed, payable immediately, for the remainder of the fees due. Interest shall accrue on the unpaid balance at twelve percent (12%) per annum, with a minimum

1 One Dollar (\$1.00) charge. The Director is authorized to collect any fees that remain
2 unpaid at ninety (90) days after the billing date.

3 B. Nonsufficient Funds Fees. Whenever checks accepted prove not to be
4 covered by sufficient funds, the person or persons responsible for payment of the fee
5 shall be billed, payable immediately, for the remainder of the fees due and a Twenty
6 Dollar (\$20.00) charge. This shall be in addition to the delinquent fees assessed in
7 22.901A.050.A.

8 C. Remedies.

9 1. The Director may issue a stop-work order as provided in Section
10 22.901A.060 where the person or persons responsible for payment of a fee have not
11 done so within thirty (30) days after the billing.

12 2. The Director may suspend processing and/or withhold issuance of a
13 permit, decision, certificate or approval on any application where fees have not been
14 fully paid, or on any subsequent or concurrent applications by the same person or
15 persons responsible for payment of fee until such time as the fees are paid.

16 3. The Director may take other actions to collect amounts due, including
17 but not limited to placing delinquent accounts on a "cash-only" basis.

18 Section 3. Section 22.901B.010 of the Seattle Municipal Code, which section
19 was adopted by Ordinance 117405, is amended as follows:

20 **22.901B.010 Fees effective.**

21 The fees imposed by this subtitle shall take effect January 1, 1996~~((5))~~ and
22 apply to all applications received on or after that date. Except for interest on unpaid
23 fees ((Additionally)), they also apply to applications received prior to January 1,
24 1996~~((5))~~ as specified in Section 22.901B.020. ~~((Fees shown in Table 20B and 21B~~
25 apply to applications received on or after January 1, 1996.))

26 Section 4. Section 22.901B.020 of the Seattle Municipal Code, which section
27 was adopted by Ordinance 117405, is amended as follows:

28 **22.901B.020 Transition.**

A. Fees for applications received by the Department ~~((prior to January 1, 1995))~~
shall be set according to the permit fee legislation in effect at the time the application
was received, provided that,

1. ~~E((f))~~ or applications requiring a building code review or a mechanical
code review, the permit is issued within twelve (12) months of the start of the initial
review, or if longer than twelve (12) months, the Director determines that there was
reasonable and continuous progress on the completion of permit requirements;

1 otherwise, the project is subject to the permit fee legislation in effect at the time of
2 issuance; and

3 2. ~~E((f))~~ or applications requiring land use review with a public comment
4 period, the comment period expired on or before December 22, ~~((1994))~~; otherwise,
5 the application will be subject to the ((this)) subtitle in effect for the subsequent year.

6 ~~((B. Fees for Seattle Engineering Department (SED) drainage, excavation, or
7 shoring applications received prior to January 1, 1995 shall be collected per the SED
8 Fee Ordinance in effect at the time the application was received.~~

9 ~~1. If a required DCLU permit for the same project has not been
10 issued before January 1, 1995, DCLU shall collect the fees at the time of DCLU permit
11 issuance and apportion them between DCLU and SED according to the respective
12 portions of work each performed.~~

13 ~~2. If on January 1, 1995, no further DCLU permit is required for the
14 same project, the SED shall collect the applicable fees and apportion them between
15 DCLU and SED according to the respective portions of work each performed.))~~

16 B. Fees for Drainage, Excavation, or Shoring applications received prior to
17 January 1, 1995 shall be collected by DCLU per the Fee Subtitle in effect on the date
18 the fee is paid.

19 Section 5. The title of Section 22.901B.040 of the Seattle Municipal Code,
20 which section was adopted by Ordinance 117405, is amended as follows:

21 **22.901B.040** **Portion of fees to be collected prior to application or**
22 **provision of services.**

Section 6. Table 1 of Section 22.901B.050 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

TABLE 1 FILING FEES	
Application Type	Amount to be Collected
Building and(or) Mechanical without Plan review: Subject-to-Field Inspection (STFI)	100% of Permit fee (No Plan Review fee required)
Building and(or) Mechanical with Plan review:	50% of Permit fee and 100% of Plan Review fee
Zoning plan review for use for future construction:	50% of Permit fee and 100% of Plan Review fee
Land Use Review fees:	100% of Permit fee plus hourly deposit or 100% of review fee (see Table((5))6)
Design Review Fees ¹	50% of the fee shown in Table ((5))6
Grading:	100% of the fee
Blanket permit fees:	100% of the fee for work to be completed during life of permit (See Section 22.901C.010)
Electrical Permit Fees	100% of the Permit Fee
Electrical component to STFI	As specified in Table 15
Electrical permit fees for advance plan examination per Section 22.901H.010A.2	50% of fee
Sign Permit Fees	100 % of the Permit Fee
Other:	Minimum fees as specified
Access and Drainage ((Right-Of-Way (ROW)) Plan Review²:	
New Commercial and Multifamily Construction, and anything identified at application intake as needing Access ((ROW)) plan review:	100% of Review Fee (See Table 5)
Short Subdivisions and Lot Boundary Adjustments:	100% of Review Fee (See Table 5)
((Traffic studies:)) Drainage review	((4-hour deposit)) 100% of Review Fee (See Table 5)
((Excavation /shoring review))	((Reserved))

Notes to Table 1:

1. 50% at time of predesign process application, as set in Section 22.901B.040 E, and 50% at Master Use Permit application with Design Review component.
2. Formerly performed by the Seattle Engineering Department.

1 Section 7. Subsections B and C of Section 22.901B.100 of the Seattle
2 Municipal Code, which section was last amended by Ordinance 117492, are amended
3 as follows:

4 **22.901B.100 Refund of fees.**

5 B. Ineligibility for Refunds.

6 1. A refund request shall not be approved if ~~((a.))~~ ~~((F))~~ there has been no
7 action by the applicant for two (2) years from the date of application if the permit has
8 not been issued, or for eighteen (18) months from the date of permit issuance.

9 2. There shall be no refunds for establishing a computer contact number,
10 or for applications and/or permits not specifically listed in Table 2, including but not
11 limited to the following:

- 11 a. Demolition permits;
- 12 b. Requests for renewal;
- 13 c. Preapplication conferences;
- 14 d. Interpretations;
- 15 e. Legal building site letters;
- 16 f. Certificates of land use;
- 17 g. Zoning information letters;
- 18 h. Electrical reexamination and duplicate set examination;
- 19 i. Renewal of electrical permits; ~~((and))~~
- 20 j. Noise variances; ~~and(-))~~
- 21 k. Moved buildings pre-permit inspection fee.

22 C. Calculating Refunds.

23 Except as provided in subsection A2 of this section above for annual rental
24 housing registration fees, the amount of the refund shall be calculated as shown in
25 Table 2. There is no minimum amount required for a refund. If the calculation results
26 in an amount due in excess of the Base Fee, an invoice shall be charged to the permit
27 applicant or owner consistent with the City's collection procedure.
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TABLE 2 CALCULATING REFUNDS ¹		
DEVELOPMENT PERMITS		
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 routing 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 complete		
Permit only (no plan review)	50%	0% (Not applicable, no fee paid)
Permit with plan review	50%	10%
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)
LAND USE		
Stage in Review Process	Permit Fee Amount to be Refunded	Project Review Fee Amount to be Refunded
Initial processing complete and prior to public notice	50%	100% of Project review fee
Notice published	0% (No permit fee refunded)	100% of Project review fee
Review underway but application is not approved or report is not complete	0% (No permit fee refunded)	Remainder of hourly deposit or 50% of Project review fee
Noise variance	0%	100% minus any accrued hourly charge
Permit is ready to issue or the report is drafted.	0% (No permit fee refunded)	0% (No refund allowed)
Permit is issued or the report is published	0% (No permit fee refunded)	0% (No refund allowed)

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TABLE 2	
CALCULATING REFUNDS (CONTINUED)	
HOUSING (Advisory housing and required condominium conversion inspections)	
Stage in Review Process	Inspection Fee Amount Eligible for Refund
Written request received by DCLU; but initial file setup not started	100%
File set up, but inspection not undertaken	100% minus (2 x Base Fee and .5 x Base Fee for each unit in excess of 1 unit)
Inspection has been made and the building is found to be in compliance at initial inspection	0% (No refund allowed)
MECHANICAL EQUIPMENT	
Stage in Review Process	Amount of Fee Eligible for Refund
Permit is issued; no work started.	25%
Permit is issued; work started	0%
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 (any accrued hourly charges for plan review + energy fee)
Plan review completed/permit issued and inspection(s) made, permit not finalized	100% minus (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 (any hourly charges for plan review + energy fee)
Permit issued (OTC) (no plan review required) no inspection(s) requested	100% minus \$45.00 and ½-hour charge for one inspection.
Permit issued (OTC) (no plan review required) inspection(s) made, permit not finalized	100% minus \$45.00 and 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 (½-hour processing fee + ½-hour charge for each inspection made)
Any permit finalized	No refund
ACCESS ((RIGHT-OF-WAY)) PLAN REVIEW	
Stage in Review Process	Review Fees
Plans require ((identified for routing to)) Access ((right-of-way)) review but review not started ((no routing has occurred))	Remainder of hourly deposit or 100% of collected fee
((Plans routed to right-of-way for review but no review started))	((Remainder of hourly deposit))
Initial review started but application is not approved or report is not complete	Remainder of hourly deposit or 50% of collected fee
Application is ready to issue or the report is complete and ready to publish	Remainder of hourly deposit or 0% (No refund allowed)
Application is issued	0% (No refund allowed)

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TABLE 2	
CALCULATING REFUNDS (CONTINUED)	
DRAINAGE REVIEW	
Stage in Review Process	Review Fee
Plans identified for routing to Drainage but no routing has occurred	100% of collected fee
Plans routed to Drainage for review but no review started	50% of collected fee
Initial Drainage review started but application is not approved or report is not complete	0% (No refund allowed)
Application is ready to issue	0% (No refund allowed)
Application is issued	0% (No refund allowed)

Note to Table 2:

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

Section 8. Section 22.901C.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

22.901C.010 Development permit fees.

A. 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, a separate plan review fee. The permit fee and plan review fee shall be determined based on valuation, except as provided below.

1. Determination of Value.

- a. 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.

- b. The gross area, used in conjunction with the ICBO building valuation and other data to determine the valuation of a building project, shall mean 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, shall be the edge of the roof, including gutters.

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c. 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 (1/2) the gross area.

d. 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.

e. The Director shall establish standard factors to adjust for the increased development costs of complying with the requirements of the Critical Areas Ordinance.

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

2. Calculation of Development Fees. The development fee for a permit shall be calculated as described herein: Table 3 shall establish the Development Fee Index for value-based development fees. Except as specified in subparagraph 3 below, Table 4 establishes the permit fee and plan review fee, calculated as a percentage of the Development Fee Index where determined by value. If two (2) or more buildings are allowed under one (1) permit, they shall be assessed fees as separate buildings under Table 4. The individual fees shall then be added to determine the total development fee for the permit.

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TABLE 3
CALCULATION OF THE DEVELOPMENT FEE INDEX

Total Valuation	Development Fee Index
\$ 0.00 to \$5,000.00	\$110.00 for the first \$1,000.00 plus \$2.11/each additional \$100.00 or fraction thereof.
\$5,001.00 to \$25,000.00	\$194.00 for the first \$5,000.00 plus \$15.10/each additional \$1,000.00 or fraction thereof.
\$25,001.00 to \$50,000.00	\$496.00 for the first \$25,000.00 plus \$13.02/each additional \$1,000.00 or fraction thereof.
\$50,001.00 to \$100,000.00	\$822.00 for the first \$50,000.00 plus \$9.92/each additional \$1,000.00 or fraction thereof.
\$100,001.00 to \$1,000,000.00	\$1,318.00 for the first \$100,000.00 plus \$7.98/each additional \$1,000.00 or fraction thereof.
\$1,000,001.00 to \$5,000,000.00	\$8,500.00 for first \$1,000,000.00 plus \$5.95/each additional \$1,000.00 or fraction thereof.
\$5,000,001.00 and up	\$32,300.00 for the first \$5,000,000.00 plus \$4.99/each additional \$1,000.00 or fraction thereof.

TABLE 4
CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE

Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table 5 ¹	
	Permit Fee	Plan Review Fee
Building, with or without mechanical, with or without use	64% of DFI	64% of DFI
Use separate from building	8% of DFI	8% of DFI
Mechanical permit separate from, but associated with, active building permit	17% of DFI	16% of DFI
Mechanical permit not associated with active building permit	64% of DFI	64% of DFI
Blanket Permit Review fees		
Initial tenant alterations after 3 years of 1st tenant permit, and other tenant alterations	64% of DFI	26% of DFI
Establishment of Standard Plan	64% of DFI	64% of DFI
Subsequent reviews of Standard Plan	64% of DFI	26% of DFI
Factory-built housing and commercial structures	64% of DFI	26% of DFI

TABLE 4 CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE		
Special Development Fees		
Type of Development	Permit Fee	Plan Review Fee
Presold simple Mechanical Permits	\$130.00	
Blanket Permit Review fees Initial tenant alterations within 3 years of 1st tenant permit	\$1.50 per 100 square feet ¹	\$1.70 per 100 square feet ¹
Renewal fees for development other than Separate Mechanical	1½ times the Base Fee per Section 22.901B.030	
Renewal fees for separate Mechanical	Base Fee per Section 22.901B.030	

Note to Table 4:

1. The minimum fee for permit fee or plan review is Seventy Dollars (\$70.00). The minimum permit fee and the plan review fee shall apply to change or establishment of use or occupancy where no construction is proposed (\$140.00).

3. Additional Provisions to Development Fees.
a. Blanket Permits.

(i) The application fee for a blanket permit to cover initial nonstructural tenant alterations within the first three (3) years of the first tenant alteration permit shall be charged at the rate of Three Dollars and Twenty-one Cents (\$3.21) per one hundred (100) square feet of space to be improved within the life of the permit. 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 4.

(ii) 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 (3) years of the first tenant alteration permit, shall be the amount specified in Table 4 for the value of the proposed work. A deposit based on the estimated value of the proposed work within eighteen (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 as calculated in Table 4 and deducted from the deposit.

(iii) 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 (2) deposits are made during the life of a blanket permit, the minimum amount of each subsequent deposit shall be Two Thousand Dollars (\$2,000.00).

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b. Temporary Structures and Uses.

(i) The fee for temporary structures such as commercial coaches shall be charged at the rate of two (2) times the Base Fee for each structure for the first permit and for each structure for renewal. This fee shall not apply to any on-site, temporary construction office where a valid Building Permit is in force.

(ii) The fee for tents, off-site construction offices, or similar facilities shall be charged at the rate of two (2) times the Base Fee per site. A Five Hundred Dollar (\$500.00) refundable deposit shall also be collected for each site. Any cost to the City for site cleanup shall be deducted from the deposit before the deposit is refunded.

(iii) The fee for temporary use permits for three (3) weeks or less shall be charged at the rate of one and one-half (1½) times the Base Fee.

(iv) The fee for temporary use permits for more than or equal to three (3) weeks but less than twelve (12) months shall be charged at the rate of two (2) times the Base Fee.

c. ~~Street Improvement Exemptions ((and Establishing Use for the Record.))~~ The fee for street improvement exemptions ~~((and establishing use for the record))~~ shall be charged at the rate of one and one-half (1½) times the Base Fee.

d. Construction Associated with Establishing Use for the Record.
The fee for establishing use for the record shall be charged at the rate of one and one-half (1½) times the Base Fee.

e. ~~((d.))~~ Swimming Pools.

(i) The development permit fee for review of an unenclosed swimming pool accessory to a Group R, Division 3 Occupancy shall be charged at the rate of four (4) times the Base Fee. The development permit fee for review of an unenclosed swimming pool accessory to any other occupancy or which is the principal use of the property shall be charged at the rate of six (6) times the Base Fee.

(ii) The development permit fee for use for future construction of an unenclosed swimming pool shall be charged at the rate of one (1) times the Base Fee.

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

(iv) An applicant may obtain approval of a standard plan for a swimming pool accessory to a Group R, Division 3 Occupancy for a fee at the rate of five (5) times the Base Fee. Subsequent permit applications based on an approved standard plan shall be charged at a rate of one and one-half (1½) times the Base Fee.

~~f. ((e.))~~ Parking Facility Fees. Parking facilities outside of buildings shall be charged according to Section 22.901G.030. Parking facilities within buildings shall be charged according to subsections A1 and A2 of this section.

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~~g.((f.)) Standard Plans. The fee to establish an already-permitted plan as a standard plan is sixty-four percent (64%) of the Development Fee Index as determined by the value of the project.~~

~~h.((g.)) Tanks. See 22.901J.010 Table 16 for fees for residential oil storage tanks.~~

~~((h. The fee for radon monitoring devices shall be Twenty Dollars (\$20.00) for each device, and shall be paid prior to permit issuance.))~~

B. Certificate of Occupancy. The issuance of a Certificate of Occupancy, either for a building 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, hourly charges shall be assessed. 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 shall be charged at the rate of one-half (1/2) the Base Fee. The fee for the duplication of a Certificate of Occupancy shall be Sixteen Dollars (\$16.00) unless records research, plan examination or inspection is required, in which case hourly charges shall be assessed.

C. 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), ~~((of highrise buildings (Section 1807), or atrium provisions (Section 1715)))~~, thirty-five percent (35%) of the estimated plan review fee for the structure shall be charged and paid as specified in Section 22.901B.040 A, and applied toward the development permit fee. The preapplication shall establish a rank in the order for plans examination for up to twelve (12) months. (See Table 6 for land use preapplication conference fees.)

1 Section 9. Chapter 22.901D of the Seattle Municipal Code, which chapter was
2 adopted by Ordinance 117405, is amended as follows:

3
4 **CHAPTER 22.901D**
5 **Access ((Right-Of-Way)) and Drainage Fees--Table 5**

6
7 **22.901D.010 Fees for access ((right-of-way)) and drainage review.**

8 Fees for access ((right-of-way)) and drainage review shall be charged
9 according to Table 5. The minimum fee shall be charged at the rate of one (1) times
10 the Base Fee per Section 22.901B.030 except as noted below.

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New Table 5:

TABLE 5	
ACCESS AND DRAINAGE REVIEW FEES	
Type	Review Fee
1. Access review in association with a building permit	20% of the Development Fee Index (DFI) established in Table 3, based on the value of entire site
2. Access review in association with a use permit separate from building permit review (e.g., to establish or change use only)	5% of the DFI established in Table 3, based on the value of entire site
3. Access review for grading only	Hourly with ½-hour minimum
4. Building grade sheet prepared by SED	Base Fee x 2
5. Council approvals, including Major Institution Master Plans Planned Community Developments Clustered Housing Planned Developments. Full Subdivisions Plan shoreline developments Siting of public projects and City facilities	Hourly per Section 22.901B.030 (4-hour deposit)
6. Drainage systems connecting directly to storm drains: ¹	
A. Single-Family less than 9,000 square feet	Base Fee x ½
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 1
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet
7. Drainage systems with detention required: ¹	
A. Single-Family less than 9,000 square feet	Base Fee x 1
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 2.73 (\$300.00)
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet
8. Drainage (temporary) and erosion control systems over 9,000 square feet of developmental coverage	Base Fee x 1.64 (\$180.00)
9. Excavation/Shoring Review ²	Hourly per Section 22.901B.030
10. Lot boundary adjustment	Base Fee x 1

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11.	School Use and School Development Advisory Committee Reviews	Hourly per Section 22.901B.030
12.	Short subdivision	Base Fee x 1 per lot
13.	Traffic study review	Hourly (4-hour deposit)

Notes to Table 5:

1. Sewer and drain connections, and repairs, alterations, or additions to side sewers also require sewer or drainage connection permits from the SED and the payment of associated fees. Please see Chapter 21.24.
2. A separate street use permit must be obtained from the SED under Title 15 if excavation or shoring will occur in the public right-of-way. This fee is collected for SED for shoring projects adjacent to the public right-of-way; it is for the review of utility conflicts, bonding, and temporary use of the right-of-way, and for a deposit to pay for inspections during construction.

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TABLE 5 RIGHT-OF-WAY AND DRAINAGE REVIEW FEES		
Type	Review Fee	
1. Review in association with a building permit	20% of the Development Fee Index (DFI) established in Table 3, based on the value of entire site	
2. Review in association with a use permit separate from building permit review (e.g., to establish or change use only)	5% of the DFI established in Table 3, based on the value of entire site	
3. Lot boundary adjustment	Base Fee x 1	
4. Short subdivision	Base Fee x 1 per lot	
5. Building grade sheet	Base Fee x 2	
6. School Use and School Development Advisory Committee Reviews	Hourly per Section 22.901B.030	
7. Full subdivisions	Hourly per Section 22.901B.030 (4-hour deposit)	
8. Council approvals (e.g., MIMPs, PCDs, CHPDs, plan shoreline developments, siting of public projects and City facilities)	Hourly per Section 22.901B.030	
9. Traffic studies	Hourly (4-hour deposit)	
10. Grading only	Hourly with ½-hour minimum	
11. Drainage systems connecting directly to storm drains: ¹		
A. Single-Family less than 9,000 square feet	Base Fee x ½	
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 1	
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet	
12. Drainage systems with detention required: ¹		
A. Single-Family less than 9,000 square feet	Base Fee x 1	
B. Multifamily or Commercial less than 9,000 square feet	Base Fee x 2.73 (\$300.00)	
C. All developments with greater than 9,000 square feet of developmental coverage	\$540.00 plus \$0.06 per square foot over 9,000 square feet	
13. Temporary drainage and erosion control systems over 9,000 square feet	Base Fee x 1.64 (\$180.00)	
14. Excavation/Shoring Review ²	Hourly per Section 22.901B.030	

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Notes to Table 5:

1. Sewer and drain connections, and repairs, alterations, or additions to side sewers also require sewer or drainage connection permits from the SED and the payment of associated fees. Please see Chapter 21.24.
2. A separate street use permit must be obtained from the SED under Title 15 if excavation or shoring will occur in the public right-of-way.

Section 10. The title and Table 6 of Section 22.901E.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, are amended as follows:

22.901E.010 Land ((U))se and ((U))se separate from building permit.

New Table 6:

TABLE 6		
LAND USE FEES		
Type	Permit Fee	Project Review Fee
MASTER USE PERMIT APPROVALS		
1. Administrative conditional uses (ACUs)	Base Fee x 3	Base Fee x 10
2. Design review ¹	None	\$1,300.00
3. Environmental reviews (SEPA) ² (including projects with more than one addressed site)		
DNSs, mitigated DNSs, other lead agency project review	Base Fee x 3	Hourly (10-hour deposit)
DSs and EISs		
Regular value	Base Fee x 3	Per Table 7 (50% at scoping; balance prior to DEIS publication)
Valuation not reflective of conditions	Base Fee x 3	Hourly (10-hour deposit)
EIS addenda/SEIS	Base Fee x 3	Hourly (10-hour deposit)
EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including addenda and SEIS work.
PEIS Latecomers fees		Reserved
4. Lot boundary adjustment	Base Fee x 3	Base Fee x 2
5. Open space remainder lots and surplus State property	Base Fee x 3	Base Fee x 2
6. Plan shoreline permit		See Council approvals
7. School use and school development advisory committee reviews	Base Fee x 3	Hourly (10-hour deposit)
8. Shoreline Permits		
Substantial development permits	Base Fee x 3	Per Table 8 (including portions outside shoreline)
Variances ³ and conditional uses	Base Fee x 3	Base Fee x 10
Renewals	Base Fee X 1.5	
Revisions (not due to required conditions)	Base Fee x 2	Hourly (2-hour deposit)
9. Short Subdivisions		
Less than 5 lots	Base Fee x 3	Base Fee x 10
5 or more lots	Base Fee x 3	Base Fee x 10 plus Base Fee x 2 for each lot
10. Sidewalk cafés	Base Fee x 3	Base Fee x 5

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Table 6, CONTINUED LAND USE FEES		
Type	Permit Fee	Project Review Fee
11. Special exceptions	Base Fee x 3	Base Fee x 10
12. Structural building overhangs and areaways	Base Fee x 3	Base Fee x 5
13. Temporary Uses >3 weeks	Base Fee x 3	Base Fee x 10
14. Variances ³	Base Fee x 3	Base Fee x 10
COUNCIL APPROVALS		
1. Concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	Base Fee x 3	Hourly (10-hour deposit)
2. Council conditional uses	Base Fee x 3	Hourly (10-hour deposit)
3. Full subdivisions	Base Fee x 3	Hourly (10-hour deposit)
4. Major Institution ⁴ Master Plans Designation	Base Fee x 3 Base Fee x 3	Per Table 9 Hourly (10-hour deposit)
5. Zoning map changes and rezones	Base Fee x 3	Hourly (10-hour deposit)
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES		
1. Accessory Dwelling Unit Notification Fee	None.	\$150.00
2. Certificate of Land Use	None	Base Fee x 1
3. Concurrency	(Reserved)	
4. Curbcuts ⁵	None	\$55.00 each commercial \$26.00 each residential
5. Development potential analysis	None.	Hourly (1-hour deposit)
6. Greenbelt preserves	None	Hourly (1-hour deposit)
7. House Barge License	None	Base Fee x 3
8. House Barge License Renewal	None	Base Fee x 1.5
9. Interpretations Land Use Code and legal building site Major Institution Master Plan	Base Fee x 2 Base Fee x 3	Hourly up to a 5-hour maximum (5-hour deposit) Hourly (5-hour deposit)
10. Legal building site and rebuild letters	None	Base fee x 1

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Table 6, CONTINUED LAND USE FEES		
Type	Permit Fee	Project Review Fee
11. Neighborhood Planning	(Reserved)	
12. Notice (additional) ⁶		
Land Use information bulletin and reposting large sign or placards	None	Base Fee x 1.5
Land Use information bulletin plus mailed notice	None	Base Fee x 2.5
13. Preapplication Conference ⁷	None	Base Fee x 1.5
14. Public benefit feature review	Base Fee x 2	Hourly (5-hour deposit)
15. Records research	None.	Hourly (1-hour deposit)
16. Renewals other than Shorelines	Base Fee X 1.5	
17. Revisions other than Shorelines	Base Fee X 1.5	Hourly (2 hour deposit)
18. Single-family access	None.	Hourly (1-hour deposit)
19. Soils analyses with M.U.P.		
Projects less than \$1,000,000	None	Base Fee x 1
Projects greater than \$1,000,000 with EISs	None	Base Fee x 4
Projects greater than \$1,000,000, all others	None	Base Fee x 2
20. Special accommodation	Base Fee x 2	Base Fee x 2

Notes to Table 6:

1. Design Review shall be collected as follows: 50% upon application for predesign process and 50% upon Master Use Permit application.
2. Fees for Declaration of Non-Significance (DNS) and a Mitigated Declaration of Non-Significance (MDNS) shall be collected by the Director of the Department of Neighborhoods for projects that include City of Seattle landmarks and projects located within a special review or landmark district. Fees collected shall be deposited in the General Fund, provided that DCLU shall assess and receive the permit fee.
3. A fee for one variance shall be charged for all variances associated with a project.
4. The portion of the fee based on floor area shall be collected at publication of the Draft Master Plan and EIS. The SEPA fee for Major Institution Master Plans (MIMPs) shall be based on the greater of 75% of value of the projects proposed in the maximum development alternative, or 100% of the value of the projects in the preferred alternative which are planned to be started within five (5) years of MIMP approval, according to Table 9.
5. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the curbcut is part of a development permit application.
6. Additional notice may be given in circumstances including but not limited to the following: inaccurate large signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.
7. To be paid no later than the time of the conference. This fee shall be applied towards the permit application fee if an application for a permit is made within six (6) months of the date of the preapplication conference and if the project is identified by address at the time of the preapplication conference.

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TABLE 6 LAND USE FEES		
Type	Permit Fee	Project Review Fee
MASTER USE PERMIT APPROVALS		
Lot boundary adjustment, open space remainder lots, surplus State property	Base Fee x 3	Base Fee x 2
Short subdivision		
Less than 5 lots	Base Fee x 3	Base Fee x 10
5 or more lots	Base Fee x 3	Base Fee x 10 plus Base Fee x 2 for each lot
Variances ¹ , administrative conditional uses (ACUs), special exceptions, temporary uses >3 weeks	Base Fee x 3	Base Fee x 10
Design departure	Base Fee x 3	Hourly (10-hour deposit)
Design review ²	None	\$1,300.00
Sidewalk cafés	Base Fee x 3	Base Fee x 5
Structural building overhangs and areaways	Base Fee x 3	Base Fee x 5
Environmental reviews (SEPA) ³ (including projects with more than one addressed site)		
DNSs, mitigated DNSs, other lead agency project review	Base Fee x 3	Hourly (10-hour deposit)
DSs and EISs		
Regular value	Base Fee x 3	Per Table 7 (50% at scoping; balance prior to DEIS publication)
Valuation not reflective of conditions	Base Fee x 3	Hourly (10-hour deposit)
EIS addenda/SEIS	Base Fee x 3	Hourly (10-hour deposit)
EIS prepared by consultant	None	In addition to fees above, the contract amounts plus administration charge equal to 3.5% of total EIS contract amount including addenda and SEIS work.
PEIS Latecomers fees		Reserved
Shoreline Permits		
Substantial development permits	Base Fee x 3	Per Table 8 (including portions outside shoreline)
Variances ¹ and conditional uses	Base Fee x 3	Base Fee x 10
Renewals	Base Fee X 1.5	

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TABLE 6, CONTINUED		
LAND USE FEES		
Type	Permit Fee	Project Review Fee
Revisions (not due to required conditions)	Base Fee x 2	Hourly (2-hour deposit)
Plan shoreline permit		See Council approvals
SCHOOL USE AND SCHOOL DEVELOPMENT ADVISORY COMMITTEE REVIEWS	Base Fee x 3	Hourly (10-hour deposit)
COUNCIL APPROVALS		
Council conditional use, zoning map changes and rezones	Base Fee x 3	Hourly (10-hour deposit)
Full subdivisions	Base Fee x 3	Hourly (10-hour deposit)
Other concept approvals (e.g., planned community/residential development, public projects, City facilities, plan shoreline developments, other general development plans)	Base Fee x 3	Hourly (10-hour deposit)
Major Institution ⁴ Master Plans	Base Fee x 3	Per Table 9
Designation	Base Fee x 3	Hourly (10-hour deposit)
MISCELLANEOUS REVIEWS, RESEARCH, & SERVICES		
Public benefit feature review	Base Fee x 2	Hourly (5-hour deposit)
Special accommodation	Base Fee x 2	Base Fee x 2
Single-family access, greenbelt preserves, records research and development potential analysis	None	Hourly (1-hour deposit)
Legal building site and rebuild letters	None	Base Fee x 1
Land Use Code and legal building site interpretations	Base Fee x 2	Hourly up to a 5-hour maximum (5-hour deposit)
Master Plan interpretations	Base Fee x 3	Hourly (5-hour deposit)
Driveway curbcuts ⁵	None	\$55.00 each commercial \$26.00 each residential
Concurrency	(Reserved)	
Certificate of Land Use	None	Base Fee x 1
Neighborhood Planning	(Reserved)	
Preapplication Conference ⁶	None	Base Fee x 1.5
Additional Notice ⁷		
Land Use information bulletin and reposting large sign or placards	None	Base Fee x 1.5

Table 6, CONTINUED		
LAND USE FEES		
Type	Permit Fee	Project Review Fee
Accessory Unit Notification Fee	None	\$150.00
Renewals other than Shorelines	Base Fee X 1.5	
Revisions other than Shorelines	Base Fee X 1.5	Hourly (2 hour deposit)
Land Use information bulletin plus mailed notice	None	Base Fee x 2.5
Soils analyses with M.U.P.		
Projects less than \$1,000,000	None	Base Fee x 1
Projects greater than \$1,000,000 with EISs	None	Base Fee x 4
Projects greater than \$1,000,000, all others	None	Base Fee x 2
House Barge License	None	Base Fee x 3
House Barge License Renewal	None	Base Fee x 1.5

Notes to Table 6:

1. A fee for one variance shall be charged for all variances associated with a project.
2. Design Review shall be collected as follows: 50% upon application for predesign process and 50% upon Master Use Permit application.
3. Fees for Declaration of Non-Significance (DNS) and a Mitigated Declaration of Non-Significance (MDNS) shall be collected by the Director of the Department of Neighborhoods for projects that include City of Seattle landmarks and projects located within a special review or landmark district. Fees collected shall be deposited in the General Fund.
4. The portion of the fee based on floor area shall be collected at publication of the Draft Master Plan and EIS. The SEPA fee for Major Institution Master Plans (MIMPs) shall be based on the greater of 75% of value of the projects proposed in the maximum development alternative, or 100% of the value of the projects in the preferred alternative which are planned to be started within five (5) years of MIMP approval, according to Table 9.
5. Curbcut fees are charged only when a separate curbcut permit is applied for, not when the curbcut is part of a development permit application.
6. To be paid no later than the time of the conference. This fee shall be applied towards the permit application fee if an application for a permit is made within six (6) months of the date of the preapplication conference and if the project is identified by address at the time of the preapplication conference.
7. Additional notice may be given in circumstances including but not limited to the following: inaccurate large signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.

Section 11. Table 15 of Section 22.901H.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

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TABLE 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 \$45.00 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				
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	

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TABLE 15 (CONTINUED)		
ELECTRICAL PERMIT FEES (WHEN PLANS ARE NOT REQUIRED)		
A charge ² of \$45.00 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 power or light when not covered by service fee	Any	\$43.20
Low-voltage systems ⁷ (all types except communication systems)		Requires separate permit for each system ((with Base-Fee)))
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	\$110.00 per hour Minimum \$55.00
*See Electrical Code for permit exemptions		

Notes To Table 15:

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

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2. Additions, exclusive of service changes or heat circuits, with a total fee of twenty-five percent (25%) or less of the fee of the permit may be added to an existing permit at the rates in this chart plus Fourteen Dollars (\$14.00).
3. Feeders will be charged only for a subpanel, distribution panel and branch circuits of Sixty (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 twenty-five (25) amperes, provided an additional feeder fee shall not be charged. For furnaces where service is twenty-five (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 ((Article 700)) and Chapter 8 ((800)) of the National Electrical Code.

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Section 12. Subsections A and C of Section 22.901J.050 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is amended as follows:

22.901J.050 Refrigeration equipment and systems.

- A. Fees for the installation, addition, repair, replacement and alteration of refrigeration equipment and systems shall be charged as set in Table 19 ((16)).
- C. The annual operating permit fee for any refrigeration system shall be charged as set in Table 19 ((16)).

Section 13. Table 20A of Section 22.901K.010 of the Seattle Municipal Code, which section was adopted by Ordinance 117405, is repealed and Table 20B is amended as follows:

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TABLE 20((B))	
((1996)) ELEVATOR PERMIT FEES ^{1,2,3,4}	
Type of Conveyance	1996 Fee
New Installations and Relocations	
Hydraulic Elevators	\$345.00 plus \$30.00 per hoistway opening
Cabled Geared and Gearless Elevators	\$660.00 plus \$50.00 per hoistway opening
Residential Elevators	\$260.00
Dumbwaiters, Manual Doors	\$125.00 plus \$15.00 per hoistway opening
Dumbwaiters, Power Doors	\$125.00 plus \$35.00 per hoistway opening
Escalators and Moving Walks	\$980.00 plus the following: (width in inches + run in feet + vertical rise in feet) x \$3.00
Handicap Lifts (vertical and inclined)	\$200.00
Material Lifts	\$240.00
Alterations & Repairs	
Handicap Lifts (vertical and inclined)	\$100.00 plus \$15.00 for each \$1,000.00 of construction value or fraction thereof.
Other Elevators, Escalators, Walks, Dumbwaiters and Lifts	\$125.00 plus \$20.00 for each \$1,000.00 of construction value or fraction thereof.
Elevator Cosmetic Alterations Only: Weight differential less than or equal to 5%	\$125.00 plus \$20.00 for each \$1,000.00 of construction value or fraction thereof, to a maximum fee of \$250.00
Weight differential greater than 5%	\$125.00 plus \$20.00 for each \$1,000.00 of construction value or fraction thereof.
Alteration or replacement of a door opening device	\$145.00

Notes to Table 20:

1. Each separately powered unit shall be considered a separate conveyance. Applications and permits shall be issued accordingly. (Reference Section 3006.1 ((5406(a))), Seattle Building Code.)
2. Installation fees include charges for electrical equipment installed in connection with any conveyance and such equipment shall not be subject to a separate electrical permit and fee.
3. Each of these fees shall include a nonrefundable portion in the amount of one (1) times the Base Fee.
4. The fee for alteration and repair shall not exceed the fee for the same device if installed as new.

1 Section 14. Table 21A of Section 22.901K.020 of the Seattle Municipal Code,
2 which section was adopted by Ordinance 117405, is repealed and Table 21B is
3 amended as follows:
4

5

TABLE 21((B))¹
((1996)) ELEVATOR CERTIFICATE OF INSPECTION FEES

Type of Conveyance	1996 Fee for Each Conveyance
Hydraulic Elevators	\$110.00
Cable Elevators ²	\$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

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16 **Notes to Table 21:**

- 17 1. Each separately powered unit shall be considered a separate conveyance. Separate applications and permits shall be required for each conveyance.
- 18 2. Elevators having a continuous hoistway wall ~~of~~~~((with a continuous))~~ one hundred feet (100') or more without openings shall be charged a fee of Two Hundred Forty-Five Dollars (\$245.00) ~~((Two Hundred Twenty-three Dollars (\$223.00)))~~ plus Eleven Dollars (\$11.00) ~~((Ten Dollars and Twenty-five Cents (\$10.25)))~~ for each hoistway opening in excess of two (2).
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1 Section 15. A new Section 22.901L.050 is added to the Seattle Municipal
2 Code, to read as follows:

3
4 **22.901L.050 Development permits with special inspection.**

5 When development permits include the requirements for special inspection, a
6 fee shall be charged as shown in Table 22.

7

9 Value of Construction	10 Fee
11 \$0 to \$100,000	Base Fee x 1
\$100,001 to \$500,000	Base Fee x 2
\$500,001 to \$1,000,000	Base Fee x 3
\$1,000,001 to \$5,000,000	Base Fee x 4
\$5,000,001 to \$10,000,000	Base Fee x 5
Over \$10,000,000	Base Fee x 6

12

13
14 Section 16. Subsection A of Section 22.901M.010 of the Seattle Municipal
15 Code, which section was adopted by Ordinance 117405, is amended as
16 follows:

17 **22.901M.010 Special investigation fee.**

18 A. Where a special investigation is made for an action requiring Department
19 approval, a fee, in addition to the permit fee shall be assessed as provided in
20 Table ~~23~~((22)).

21

23 Value of Work (For Permit)	24 Investigation Fee
25 \$ 0 - 5,000.00	\$ 100.00
\$ 5,001.00 - 50,000.00	\$ 300.00
\$ 50,001.00 - 100,000.00	\$ 500.00
\$100,001.00 - 500,000.00	\$1,000.00
\$500,001.00 - 5,000,000.00	\$5,000.00
Over \$5,000,000((+)).00	100% of permit fee

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1 Section 17. Subsection A of Section 22.901P.010 of the Seattle Municipal
2 Code, which section was adopted by Ordinance 117405, is amended as follows:

3 **22.901P.010 Monitoring vacant buildings.**

4 A. A quarterly reinspection fee shall be charged as set forth in Table ~~24~~(~~23~~) for
5 reinspections of buildings closed pursuant to or in response to the requirements of the
6 Housing and Building Maintenance Code. Building and premises shall be maintained
7 per the standards of the Housing and Building Maintenance Code, Land Use Code,
8 Solid Waste Code and Weeds and Vegetation Ordinance.

11 Condition of Premises	12 Fee
13 Building is closed to entry and premises are in 14 compliance with applicable codes.	Base Fee x 1.5
15 Building is closed to entry and premises are 16 not in compliance with applicable codes	Base Fee x 2.5
17 Building is not closed to entry regardless of 18 compliance with applicable codes.	Base Fee x 3

19 Section 18. Subsections A and C of Section 22.901P.030 of the Seattle
20 Municipal Code, which section was last amended by Ordinance 117492, are amended
21 as follows:

22 **22.901P.030 Annual rental housing registration fee.**

23 A. The annual Rental Housing Registration Fee will be charged as shown in
24 Table ~~25~~(~~24~~), except that the annual Rental Housing Registration Fee shall be
25 waived for project-based publicly assisted low-income housing units and owner-
26 occupied units.

29 Number of Housing Units	30 Registration Fee
31 First two units	\$28.00/unit
32 3rd and 4th units	26.00/unit
33 5th through 9th units	25.00/unit
34 10th through 29th units	24.00/unit
35 30th through 49th units	22.00/unit
36 50th unit and over	21.00/unit

1 ((C. ~~There shall be a charge of Five Dollars (\$5.00) for changing ownership on a~~
2 ~~current Rental Housing Registration Certificate.~~))

3
4 Section 19. Section 22.901Q.010 of the Seattle Municipal Code, which section
5 was adopted by Ordinance 117405, is amended as follows:

6 **22.901Q.010 Noise fees.**

7
8 A. Certain construction and land use proposals require noise survey reviews. Project review ((and variance fees)) shall be charged according to Table 26((25)). Any hourly fees owed must 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 must be paid prior to issuance of the permit, or issuance of a letter.

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12 B. Applications for variances shall be charged according to Table 26. Renewal of variances shall be assessed at the same rate.

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14 **TABLE 26((25))**

Type	Noise Fees	
	Permit Fee	Project Review Fee
Temporary variance	\$100	None
Economic/Technical variance in residential zones	\$100	Hourly (2-hour deposit)
Economic/Technical variance in commercial/industrial zones	\$250	Hourly (2-hour deposit)
<u>Noise Survey reviews</u>	<u>None</u>	<u>Hourly</u>

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22 Section 20. Section 22.901R.010 of the Seattle Municipal Code, which
23 section was adopted by Ordinance 117405, is amended as follows:

24 **22.901R.010 Design Commission fees.**

25
26 A. City Capital Improvement Projects, as defined in SMC Section 3.58.020. Design Commission fees shall be assessed at a rate of three-tenths of one percent (0.3%) of the construction cost of City capital improvement projects, except as specified in subsection B. Billing will occur at the time of contract award by the Public Works and Consultant Contracting Section of the Department of Administrative Services, who will forward the bills to the Department for distribution to appropriate
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1 City departments. Payment will be made through a fund transfer to the Department
Operating Fund.

2 B. Major City Capital Improvement Projects. Design Commission fees shall be
3 assessed at a rate of up to three-tenths of one percent (0.3%) of the construction cost
4 of major City capital improvement projects (greater than Ten Million Dollars
5 (\$10,000,000.00) construction budget). The fee shall be set through negotiations with
6 the Office of Management and Planning and the Design Commission. Billing shall
7 occur in accordance with a schedule agreed upon by the Office of Management and
8 Planning and the Design Commission.

6 C.((B-)) Special Exceptions. Rather than assessing fees as a percentage of the
7 construction cost as described in subsections A and B, low-income and special needs
8 housing projects subject to Design Commission review and projects with total
9 construction budgets of Fifty Thousand Dollars (\$50,000.00) or less will be billed at
10 the hourly rate of One Hundred Dollars (\$100.00) per hour per Commissioner for
11 subcommittee review, or Seven Hundred Dollars (\$700.00) per hour for full
12 Commission review. Fees for review of these projects may be waived at the discretion
13 of the Commission.

11 D.((C-)) Street Use Permit Reviews. Street use permit reviews, which are
12 required before issuance of a street use permit for improvements within the public
13 right-of-way, will be billed at the hourly rate of One Hundred Dollars (\$100.00) per
14 hour per Commissioner for subcommittee review, or Seven Hundred Dollars (\$700.00)
15 per hour for full Commission review. Billing will be sent to the SED for inclusion into
16 the plan review costs charged to the applicant, or be billed directly by the
17 Department. Payment will be made by a fund transfer from the SED Operating Fund
18 to the Department Operating Fund from funds paid by the applicant for those projects
19 billed through SED.

16 E.((D-)) Early Master Use Permit Stage or Projects Outside City Contract
17 Process. For design review at an early Master Use Permit stage or for projects
18 outside the City of Seattle contract award process, Design Commission fees will be
19 billed by the Department at an hourly rate of One Hundred Dollars (\$100.00) per hour
20 per Commissioner for subcommittee review, or Seven Hundred Dollars (\$700.00) per
21 hour for full Commission review.

20 Section 21. Subsection A of Section 22.901S.010 of the Seattle Municipal
21 Code, which section was adopted by Ordinance 117405, is amended as follows:

22 **22.901S.010** **Miscellaneous and special fees.**

24 A. Miscellaneous and special fees shall be assessed to recover City costs for
25 services and materials which are not otherwise specified in this Subtitle or where the
26 valuation or other methodology normally used does not reflect actual conditions which
27 may include but are not limited to the following:

26 1. Notification, examination, consultation, testing, or inspection of
27 proposals, sites (or locations), particular plans, construction, equipment, personnel or
28 material which may be related to, but not directly covered by, a specific permit or
approval process;

2. Reproduction and/or search of records and documents. A microfilm copy of microfilm records: Three Dollars (\$3.00) for each microfilm diazo. Charges for plans reproduced from the microfilm library are shown in Table 27((26)).

TABLE 27((26))	
FEES FOR REPRODUCTIONS FROM MICROFILM	
Size of Page	Price per Page
8½" X 11" or 8½" x 14"	\$.25
11" x 17"	1.00

3. Furnishing or certification of affidavits, reports, data, or similar documentation.

Section 22. Severability. The several provisions of this ordinance are declared to be separate and severable and the invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance, shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 23. 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 _____, 1995, and signed by me in open session in authentication of its passage this ____ day of _____ 1995.

President of the City Council

Approved by me this ____ day of _____, 1995.

Norman B. Rice, Mayor

Filed by me this ____ day of _____, 1995.

City Clerk

Seattle
Department of Construction and Land Use

*Place in
box # 1*



R. F. Krochalis, Director
Norman B. Rice, Mayor

To: Jim Street, President
Seattle City Council

Via: Judy Bunnell, Assistant Director
Office of Management and Budget

From: *R.F. Krochalis*
R.F. Krochalis, Director

Date: September 15, 1995

Subject: SMC Subtitle 22.901 Permit Fee Subtitle

COPY RECEIVED
95 SEP 18 AM 10:39
SEATTLE CITY ATTORNEY

1996 Permit Fee Ordinance

The attached ordinance includes proposed amendments to the Permit Fee Subtitle, which sets permit, application review, inspection, and related fees for the Department of Construction and Land Use, the Seattle Engineering Department, the Department of Neighborhoods, and the Seattle-King County Department of Public Health.

The most significant changes in the proposed ordinance are outlined below:

901A.050 Late payment fees

The title of this section will be changed to "Delinquent fees"; the period for defining accounts as "past due" will be reduced from 60 days to 30 days, and language has been added to enable the Department to collect interest on overdue accounts, consistent with City policy. There are no anticipated revenue service or revenue impacts arising from these changes.

901C.010.A.3.h. Radon monitoring device fees

As of June 30, 1995, radon monitoring devices are no longer required by State law. This change deletes the fee from the Permit Fee Subtitle and is expected to have no significant revenue impact for DCLU.

901D.010 Fees for access and drainage reviews

Table 5 has been reformatted, but no substantive changes to the fees have been made. The items are now listed alphabetically to make it easier for the public to find the fee information. Terminology has also changed -- "right-of-way" fees are now referred to as "access fees," but no changes have been made to the fees.

An equal employment opportunity - affirmative action employer.

Seattle Department of Construction and Land Use, 710 - 2nd Avenue, Ste 700, Seattle, WA 98104-1703
DCLU complies with the Americans with Disabilities Act. Accommodations for people with disabilities provided on request.

Printed on Recycled Paper

901E.010 Land use fees

Table 6 has been reformatted, but no substantive changes to the fees have been made except as described below for design departure. The items in the table are now listed alphabetically to make it easier for the public to access fee information. It also makes it easier for staff in the processing of permits.

Design Departure: The Design Departure provisions have been removed due to the adoption of the new Design Review Process. This change will have no service or revenue impacts.

901H.010 Electrical permit fees

The fee language for low-voltage systems, contained in a footnote, has been modified to make it consistent with language in the National Electrical Code. It is not clear yet whether this will result in an actual change to the fees for the low-voltage systems.

901K.010 Elevator fees

The fees for cable elevators having a hoistway wall with a continuous one hundred feet or more without openings have been increased 10% for 1996. In the 1995 Permit Fee Subtitle, the Council adopted an across-the-board increase in elevator fees, using a phased implementation of 5% in 1995 and 5% in 1996. Both phases of the increase were adopted in the 1995 Permit Fee Subtitle and are shown in separate tables in the ordinance. The fees for cable elevators having a hoistway wall with a continuous one hundred feet or more without opening were inadvertently omitted from the two-year fee increase. This proposed change will bring the fees for these particular cable elevators up to the same level as all other elevator fees.

901L.050 Special inspection fees

The proposed fee is to cover the costs of monitoring the special inspections program, which covers inspections requiring highly specialized knowledge. These inspections go beyond the detail covered by the City's building inspectors, who are only at the site at specified intervals during the construction process. These special inspections, such as for concrete, steel, welding and pre-stressed design, are critical to assuring the strength and safety of a structure.

901P.030 Annual rental housing registration fee

The \$5.00 charge for changing ownership on a current Rental Housing Registration Certificate has been removed.

901Q.010 Noise fees

The section on noise fees has been rewritten to clarify the charges for noise survey reviews associated with the permit process. The changes relate to the timing of payment and should have no material impact on the costs of permits or the revenues collected by DCLU.

901R.010 Design Commission fees

This section was revised to clarify which projects will be reviewed, and to establish that OMP will assist the Design Commission in setting appropriate fees and establishing a billing schedule for major City capital projects (over \$10 million construction budget).

Further Consideration of Fee Changes for 1996

Accessory dwelling unit fees. The Mayor recommends that the Department further consider revisions to the Accessory Dwelling Unit (ADU) permit fees in 1996 for existing units, since the current charges do not reflect the actual costs of processing an ADU permit application. Based on a review of more than 60 existing ADU permits, the Department has determined that the average processing time for a typical ADU permit is 6 to 7 hours. The processing time includes the administrative handling, plans review, and inspection time required to complete the permit. This analysis indicates that the base rate for an existing ADU permit should be increased from \$250 to \$715, an increase of \$465.

At the time of adoption of the ADU regulations, DCLU did not have any experience in a comparable program to accurately project costs. After more than 8 months experience, it is clear that the current fee level is not adequate to cover the costs for processing existing unit applications. The current fee level was also set low to encourage owners of existing units to legalize them. Whether the low cost has actually been a factor in encouraging property owners to legalize their dwelling units is not known. An increase of \$465 in the average cost per permit could seem prohibitive for some ADU applicants, particularly if corrections require additional permits and increased renovation costs. Also, the permit fee costs in some cases may exceed the \$1000.00 penalty for operating an illegal unit, prompting some owners to risk the penalty as a "cost of doing business."

However, without increasing the permit fee, additional subsidy from the general fund will be needed. If the revised rate were adopted, current property owners with unlawful accessory dwelling units may see the bargain in applying for ADU permits before January, 1996, at the existing rate of approximately \$409.00. The result may be more legal ADUs than the current rate would promote.

An alternative to the fee increase is consideration of revising the permitting requirements, by changing development standards or review processes that add to the applicant's cost or are time-consuming in terms of processing the permit.

Revenue projections under the new fee structure are based on an anticipated volume of 350 additional permits. The projected revenue from the new rate is \$305,900 which approaches actual costs. If current rates are maintained, the projected revenue for processing 350 permits is \$143,150 or a funding deficit of \$162,750.

Building Valuation Table

The Department may propose an increase to the valuation per square foot, as set forth in the "Building Valuation Table" referenced in the Permit Fee Subtitle. The Seattle Table is based on the International Conference of Building Officials (ICBO) Building Valuation Table, and is adjusted using regional modifiers. According to our internal guidelines, the Department adopts a new Table each year with the Permit Fee Ordinance, and may update the Table one additional time each year.

The last increase to the Building Valuation Table occurred with the adoption of the current Permit Fee Subtitle. Because many of our fees are calculated on the basis of value, the potential increase will raise applicant fees; however, the fee increase itself is expected to be less than the amount of any adjustments to the Table because the more the valuation increases the less the corresponding fee increases.

Attachment: Permit Fee Ordinance

cc: DCLU Division Directors
Mark Summers

g:96feemem96TRANS2.DOC

City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director
Norman B. Rice, Mayor



September 26, 1995

The Honorable Mark Sidran
City Attorney
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT

Department of Construction and Land Use

SUBJECT:

AN ORDINANCE relating to the Fee Subtitle of the Seattle Municipal Code, amending Sections 22.901A.010, 22.901A.050, 22.901B.010, 22.901B.020, 22.901B.040, 22.901B.050, 22.901B.100, 22.901C.010, 22.901D, 22.901E.010, 22.901H.010, 22.901J.050, 22.901K.010, 22.901K.020, 22.901M.010, 22.901P.010, 22.901P.030, 22.901Q.010, 22.901R.010, and 22.901S.010; and adding a new Section 22.901L.050, to implement modifications to certain fees for reviewing and processing of applications for City permits, inspections, related actions of other City Departments, and other activities.

Pursuant to the City Council's S.O.P. 100-014, the Executive Department is forwarding this request for legislation to your office for review and drafting.

After reviewing this request and any necessary redrafting of the enclosed legislation, return the legislation to OMP. Any specific questions regarding the legislation can be directed to Elma Borbe at 4-8687.

Sincerely,

Norman B. Rice
Mayor

by

A handwritten signature in cursive script that reads "Elma Borbe for".

Tom Tierney, Director

legis:borbe13

Enclosure

DUPPLIC #1
95-358

City of Seattle

Executive Department—Office of Management and Planning

Thomas M. Tierney, Director
Norman B. Rice, Mayor



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SEATTLE CITY ATTORNEY

*9/26/95
OK
MK*

September 11, 1995

The Honorable Mark Sidran
City Attorney
City of Seattle

Dear Mr. Sidran:

The Mayor is proposing to the City Council that the enclosed legislation be adopted.

REQUESTING
DEPARTMENT

Department of Construction and Land Use

new title

SUBJECT:

AN ORDINANCE relating to the Fee Subtitle, amending Sections 22.901A.010, 22.901A.050, 22.901B.010, 22.901B.020, 22.901B.040, 22.901B.050, 22.901B.100, 22.901C.010, 22.901D, 22.901E.010, 22.901H.010, 22.901J.050, 22.901K.010, 22.901K.020, 22.901M.010, 22.901P.010, 22.901P.030, 22.901Q.010, 22.901R.010, and 22.901S.010; and adding a new Section 22.901L.050, to implement modifications to certain fees for reviewing and processing of applications for City permits, inspections, related actions of other City Departments, and other activities.

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Sincerely,

Norman B. Rice
Mayor

by

Tom Tierney, Director

legis:borbe13

Enclosure

STATE OF WASHINGTON - KING COUNTY

62573
City of Seattle, City Clerk

—ss.

No. ORDINANCE IN

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:ORD 117908

was published on

12/11/95

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

Subscribed and sworn to before me on

12/11/95

Notary Public for the State of Washington,
residing in Seattle

