

City of Tukwila

2010 - 2011 Land Use Permit Fees

Repealed Resolution No.1672; the Land Use permit and processing fees will be charged as listed below effective July 1, 2010, per **Resolution 1718**

**** Some permits may incur additional fees if additional review hours are required/necessary**

	Permit Type	2010-2011 Fee/Retainer	Plus any review hours over retainer **
*	Appeal-Zoning, Sign, SEPA, Subdivision Code (P-Appeal) **	\$515	+ hours over 5
	Binding Site Improvement Plan (TMC Chapter 17.16) (P-BSIP)	\$3,330	
	Boundary Line Adjustment (P-BLA/LC)	\$1,463	
	Code Interpretation (TMS Section 18.96.020)	\$304	
	Comprehensive Plan Amendment (TMC Chapter 18.80) (P-CPA)**	\$3,955	+ hours over 40
*	Conditional Use permit (P-CUP), Shoreline CUP	\$3,385	
	Design Review (TMC Section 18.60.030 (P-DR)		
	<i>Administrative</i>	\$1,950	
	<i>Public Hearing</i>	\$3,495	
	<i>Major Modification</i>	\$1,195	
	<i>Minor Modification</i>	\$543	
	Lot Consolidation (P-BLA/LC)	\$543	
	Noise Variance (TMC Chapter 8.22)		
	<i>Type I</i>	\$423	
	<i>Type II</i>	\$570	
*	<i>Type III</i>	\$1,269	
	Planned Residential Development		
	<i>Administrative (TMC Section 18.46.110) (P-APRD)</i>	\$1,895	
	<i>Major Modification (TMC Section 18.46.130)</i>	\$2,115	
	<i>Minor Modification (TMC Section 18.46.130)</i>	\$515	
	<i>Public Hearing (TMC Section 18.46.110) (P-PRD)**</i>	\$4,875	+ hours over 50
	Rezone – Map Change (TMC Chapter 18.84) (P-R)**	\$3495	+ hours over 35
*	Reasonable Use Exception to SAO (TMC Section 18.45.180) **	\$2,925	+ hours over 30
	Sensitive Area Master Plan Overlay (TMC Section 18.45.160 (P-SAMP)**	\$4,875	+ hours over 50
	SEPA Environmental Review (TMC Title 21) (P-SEPA)		
	<i>SEPA Planned Action (P-PACT)</i>	\$515	
	<i>SEPA Checklist</i>	\$1,490	
	<i>SEPA EIS Fee**</i>	\$3,035	+ hours over 30
	<i>SEPA Addendum</i>	\$515	
	Shoreline Environment Re-designation (P-Shore D)**	\$3,495	+ hours over 30
	Shoreline Permit Exemption (TMC Chapter 18.44)	\$212	
	Shoreline Substantial Development Permit (TMC Chapter 18.44) (P-Shore)		
	<i>Project Value \$5,000 - \$10,000</i>	\$1,030	
	<i>Project Value \$10,001 - \$50,000**</i>	\$2,410	+ hours over 25
	<i>Project Value \$50,001 - \$500,000**</i>	\$3,845	+ hours over 40
	<i>Project Value More than \$500,000**</i>	\$4,875	+ hours over 50

	Signs (TMC Title 19)		
	<i>Temporary Sign / Special Event Signage (TMC Sec 19.24.040 & .060)</i>	\$92	
	<i>Permanent Signs (Freestanding or Building Mounted)</i>	\$212	
	<i>Master Sign Program Administration</i>	\$1,895	
	<i>Master Sign Program BAR</i>	\$3,035	
	<i>Non-Conforming Sign Permit (TMC Sec 19.36.040)</i>	\$0	
	<i>New Billboard(TMC 19.38.040) or Refurbished (TMC 19.38.050)</i>	\$515	
	<i>Opt Out, Tukwila Urban Center (TMC Sec 19.20.060)</i>	\$212	
	<i>Pole Sign Banners Initial Application (TMC Sec 19.20.060)</i>	\$212	
	<i>Pole Sign Banner Annual Renewal (TMC Sec 19.20.060)</i>	\$92	
*	<i>Variance-Sign Code</i>	\$2,465	
	Special Permission (P-SP)		
	<i>Cargo Container (TMC Section 18.50.060)</i>	\$515	
	<i>Landscape Perimeter Averaging (TMC Section 18.52.020)</i>	\$515	
	<i>Parking Standard for Use Not Specified (TMC Section 18.56.100)**</i>	\$515	+ hours over 5
	<i>Parking Variance, Modification or Waiver ** (TMC Sections 18.56.130, and 18.56.140)</i>	\$846	+ hours over 8
	<i>Parking Lot Re-Striping</i>	\$515	
	<i>Residential Parking Reduction (TMC Section 18.56.065)</i>	\$515	
	<i>Shared, Covenant and Complementary Parking Reduction ** (TMC Section 18.56.070)</i>	\$515	+ hours over 5
	<i>Sensitive Area Deviation, Buffer Reduction (TMC Chapter 18.45)**</i>	\$1,435	+ hours over 15
	<i>Single Family Design Standard Exception (TMC Section 18.50.055)</i>	\$515	
*	<i>TSO Special Permission Use (TMC Section 18.41.060) *</i>	\$846	
	Short Plat (TMC Chapter 17.12) (P-SS)		
	<i>2 – 4 Lots</i>	\$3,330	
	<i>5 – 9 Lots</i>	\$3,790	
*	Subdivision Preliminary Approval (TMC Chapter 17.14) (P-SUBP) **	\$4,875	+ hours over 50
	Subdivision Final Approval (P-SUBF)**	\$3,035	+ hours over 30
	Tree Clearing Permit and Exception (TMC Chapter 18.54) (P-Tree)**	\$50	+ hours over 2
	Unclassified Use Permit (TMC Chapter 18.66) (P-UU)**	\$4,875	+ hours over 50
*	Variance – Zoning, Shoreline (P-VAR)	\$2,465	
	Wireless Communication Facility (TMC Chapter 18.58) (P-Wire)		
	Minor (Type 1)	\$515	
	Administrative (Type 2)	\$1,463	
*	Major or Height Waiver (Type 3)	\$2,925	
	Zoning Code Text Amendment (TMC Chapter 18.80) (P-Code)	\$3,955	
	Annexation (P-Annex)	\$5,150	
*	Development Agreement (P-DA) **	\$1,895	+ hours over 20
	Legal Lot Verification	\$488	
	Fee for City to research/generate mailing address database (if not provided by applicant)	\$400	
	Pre-Application Meeting (Pre-App)	\$423	
	Public Notice Mailing Fee	1\$ PER ADDRESS, PER MAILING	
	Zoning Verification letter	\$304	

*All hearing Examiner costs will be passed through to the applicant.

** The application fee covers the specified number of review hours. Hours over this retainer will be charged at \$92.00 per hour.