



City of Tukwila

Washington

Resolution No. 2012

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, REPEALING RESOLUTION NO. 1947, AND ADOPTING A CONSOLIDATED PERMIT FEE SCHEDULE.

WHEREAS, the City Council adopted Resolution No. 1947 in 2018, establishing the City's current consolidated construction fee schedule; and

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

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

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

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

WHEREAS, the Seattle Consumer Price Index (CPI-W) was 1% for the June 2020 period; and

WHEREAS, the cost for employee benefits has risen by an even larger percentage; and

WHEREAS, increasing flat fee permits by 1.5% will enable revenues to track with City labor costs; and

WHEREAS, as more permit applicants are paying by credit card, and there is a surcharge on the fees paid by credit card, the City intends to pass this convenience fee through to the permit applicants;

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

Section 1. Repealer. Resolution No. 1947 is hereby repealed, effective January 1, 2021.

Section 2. For 2021 and 2022, the Technology Fee shall be set at 5% of the applicable permit fee.

Section 3. Public Works fees will be charged according to the following schedule:

PUBLIC WORKS FEE SCHEDULE

PERMIT DESCRIPTION	CURRENT FEE
Type A (Short-Term Non-profit)	\$51.00 + Technology Fee
Type B (Short-Term Profit)	\$102.00 + Technology Fee
Type C (Infrastructure and Grading on Private Property and City Right-of-Way and Disturbance of City Right-of-Way)	\$254.00 application base fee, Technology Fee, plus four components based on construction value: 1) Plan Review 2) Construction Inspection 3) Pavement Mitigation 4) Grading Plan Review <i>See Public Works Bulletin A1 for fee schedule.</i>
Type D (Long-Term)	\$102.00 + Technology Fee
Type E (Potential Disturbance of City Right-of-Way)	\$102.00 + Technology Fee
Type F (Blanket Permits)	\$254.00 processing fee, plus \$5,075.00 cash deposit, withdraw \$102.00 per instance for inspection
Franchise – Telecommunications	\$5,075.00 administrative fee
Franchise – Cable	\$5,075.00 plus 5% of total revenue
Street Vacation	\$1,218.00
Latecomer's Agreements	\$507.50 processing fee, plus 17% administrative fee, plus \$507.50 segregation fee
Flood Zone Control Permit	\$51.00 + Technology Fee
Public Works Inspector Safety, Investigation or Re-inspection Fee	\$71.00 per hour
Public Works inspection outside of normal business hours (four-hour minimum charge)	\$106.50 per hour

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

LAND USE FEE SCHEDULE

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

Decision Type	2021 Fee	2022 Fee	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
APPEALS				
Appeal of Type 1, 2 and 4 Decisions	\$675	\$685		
SEPA MDNS Appeal	\$675	\$685		
Appeal of Sign Code Decision	\$675	\$685		
Appeal of Fire Impact Fees	\$675	\$685		
Appeal of Parks Impact Fees	\$675	\$685		
Appeal of Transportation Impact Fees	\$675	\$685		
SIGNS (TMC Chapter 19)				
Permanent	\$279	\$283		+ TF
Temporary	\$46	\$46		+ TF
Pole/Banner Initial Application	\$279	\$283		+ TF
Special Event	\$122	\$123		+ TF
Pole/Banner Annual Renewal	\$61	\$62		+ TF
New Billboard	\$675	\$685		+ TF
Master Sign Program—Admin	\$2,492	\$2,529		+ TF
Master Sign Program—BAR	\$3,989	\$4,049		+ TF
TUC MODIFICATIONS				
Modification to TUC Corridor Standards <i>(TMC Section 18.28.130.C)</i>	\$675	\$685		+ TF
Modification to TUC Open Space Regulations <i>(TMC Section 18.28.250.D.4.d)</i>	\$675	\$685		+ TF
Transit Reduction to Parking Requirements <i>(TMC Section 18.28.260.B.5.b)</i>	\$675	\$685		+ TF
DESIGN REVIEW (TMC Section 18.60.030)				
Administrative	\$2,563	\$2,601		+ TF
Public Hearing	\$4,593	\$4,662		+ TF
Major Modification	\$1,573	\$1,597		+ TF
Minor Modification	\$716	\$726		+ TF

Decision Type	2021 Fee	2022 Fee	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
PARKING VARIANCES AND SPECIAL PERMISSIONS				
Administrative Parking Variance (Type 2—TMC Section 18.56.140)	\$675	\$685		+ TF
Parking Variance (Type 3—TMC Section 18.56.140)	\$1,111	\$1,128	+ HE	+ TF
Parking Standard for use not specified (TMC Section 18.28.250.D.4.d.1 and TMC Section 18.56.100)	\$665	\$675		+ TF
Residential Parking Reduction (TMC Section 18.56.065)	\$675	\$685		+ TF
Shared, covenant, Complementary Parking Reduction (TMC Section 18.56.070)	\$675	\$685		+ TF
Parking Lot Restriping (TMC Section 18.56.120)	\$675	\$685		+ TF
VARIANCES, SPECIAL PERMISSIONS AND SITE PLAN REVIEW				
Variances (TMC Section 18.72)	\$3,243	\$3,291	+ HE	+ TF
Environmentally Sensitive Areas Deviation, Buffer Reduction (TMC Chapter 18.45)	\$1,715	\$1,741		+ TF
Reduced fee for LDR homeowners, no associated short plat	\$675	\$685		
Reasonable Use Exception (TMC Section 18.45.180)	\$3,431	\$3,482	+ HE	+ TF
Exception from Single Family Design Standard (TMC Section 18.50.055)	\$675	\$685		+ TF
Special Permission Cargo Container (TMC Section 18.50.060)	\$675	\$685		+ TF
Tree Permit for single family residential properties (TMC Chapters 18.44, 18.45 and 18.54, including shoreline and critical areas tree permits)	\$121	\$124		
Tree Permit and Landscape Modification Permit and Exceptions for non-single family residential properties (TMC Section 18.52.100, and Chapters 18.44, 18.45 and 18.54, including shoreline and critical areas tree permits)	\$675	\$685		+ TF

Decision Type	2021 Fee	2022 Fee	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
LOT CREATION AND CONSOLIDATION				
Boundary Line Adjustment (TMC Chapter 17.08)	\$1,923	\$1,952		+ TF
Lot Consolidation (TMC Chapter 17.08)	\$716	\$726		+ TF
Short Plat (2-4 lots) (TMC Chapter 17.12)	\$4,380	\$4,445		+ TF
Short Plat (5-9 lots) (TMC Chapter 17.12)	\$4,984	\$5,058		+ TF
Subdivision Preliminary Plat (10+ lots) (TMC Section 17.14.020)	\$5,719	\$5,805	+ HE	+ TF
Subdivision Final Plat (10+ lots) (TMC Section 17.12.030)	\$3,431	\$3,482		+ TF
Binding Site Improvement Plan (TMC Chapter 17.16)	\$4,380	\$4,445		+ TF
Planned Residential Development— Administrative (TMC Section 18.46.110)	\$2,492	\$2,529		+ TF
Planned Residential Development— Public Hearing (TMC Section 18.46.110)	\$5,719	\$5,805		+ TF
Planned Residential Development— Minor Modification (TMC Section 18.46.130)	\$675	\$685		+ TF
Planned Residential Development— Major Modification (TMC Section 18.46.130)	\$2,781	\$2,823		+ TF
WIRELESS COMMUNICATION FACILITY (TMC Chapter 18.58.050)				
Minor (Type 1)	\$675	\$685		+ TF
Administrative (Type 2)	\$1,923	\$1,952		+ TF
Major or Height Waiver (Type 3)	\$3,847	\$3,905	+ HE	+ TF
SEPA AND ENVIRONMENTAL				
Checklist	\$1,959	\$1,988		+ TF
SEPA EIS	\$3,431	\$3,482		+ TF
SEPA Planned Action	\$675	\$685		+ TF
SEPA Addendum	\$675	\$685		+ TF
SEPA Exemption Letter	\$401	\$407		+ TF
Sensitive Area Master Plan Overlay (TMC Section 18.45.160)	\$5,719	\$5,805		+ TF

Decision Type	2021 Fee	2022 Fee	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
SHORELINE PERMITS				
Project value: \$5,000 - \$10,000	\$1,355	\$1,375		+ TF
\$10,001 - \$50,000	\$3,172	\$3,219		+ TF
\$50,001 - \$500,000	\$5,055	\$5,130		+ TF
More than \$500,000	\$6,410	\$6,506		+ TF
Permit Exemption Letter, Shoreline	\$279	\$283		+ TF
Shoreline Permit Revision	\$700	\$711		+ TF
Conditional Use Permit, Shoreline <i>(TMC Section 18.44.050)</i>	\$4,451	\$4,517	+ HE	+ TF
Shoreline Environment Redesignation	\$3,431	\$3,482		+ TF
NOISE VARIANCES <i>(TMC Section 8.22.120)</i>				
Type I	\$553	\$561		+ TF
Type II	\$751	\$762		+ TF
Type III	\$1,670	\$1,695	+ HE	+ TF
USE PERMITS				
Conditional Use Permit <i>(TMC Section 18.64.020)</i>	\$4,451	\$4,517	+ HE	+ TF
Unclassified Use Permit <i>(TMC Chapter 18.66)</i>	\$5,719	\$5,805		+ TF
TSO Special Permission Use <i>(TMC Section 18.41.060)</i>	\$1,111	\$1,128	+ HE	+ TF
COMPREHENSIVE PLAN CHANGES <i>(TMC Chapter 18.84)</i>				
Rezone (Map Change— separate Comprehensive Plan amendment fees also apply)	\$4,004	\$4,064		+ TF
Comprehensive Plan Amendment	\$4,572	\$4,641		+ TF
Zoning Code Text Amendment	\$5,202	\$5,280		+ TF
MISCELLANEOUS SERVICES AND CHARGES				
Development Agreement	\$2,289	\$2,323		+ TF
Code Interpretation <i>(TMC Section 18.90.010)</i>	\$401	\$407		+ TF
Zoning Verification Letter	\$401	\$407		+ TF
Legal Lot Verification	\$639	\$649		+ TF

Decision Type	2021 Fee	2022 Fee	Plus Hearing Examiner Fee	Plus Technology Fee (TF)
Preapplication Meeting	\$553	\$561		+ TF
In-lieu Tree Replacement Fee	\$416	\$422		
Mailing Fee to Generate Labels, per project	\$523	\$530		
Public Notice Mailing Fee per address for each mailing	\$1	\$1		

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

BUILDING PERMIT FEE SCHEDULE

Total Valuation	Building Permit Fees
\$1 to \$500	\$67.29 + Technology Fee
\$501 to \$2,000	\$67.29 for the first \$500, plus \$4.45 for each additional \$100, or fraction thereof, to and including \$2,000, + Technology Fee
\$2,001 to \$25,000	\$134.07 for the first \$2,000, plus \$20.29 for each additional \$1,000, or fraction thereof, to and including \$25,000, + Technology Fee
\$25,001 to \$50,000	\$621.60 for the first \$25,000, plus \$15.84 for each additional \$1,000, or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$100,000	\$1,017.96 for the first \$50,000, plus \$10.97 for each additional \$1,000, or fraction thereof, to and including \$100,000, + Technology Fee
\$100,001 to \$500,000	\$1,564.95 for the first \$100,000, plus \$8.80 for each additional \$1,000, or fraction thereof, to and including \$500,000, + Technology Fee
\$500,001 to \$1,000,000	\$5,079.49 for the first \$500,000, plus \$7.24 for each additional \$1,000, or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 to \$5,000,000	\$8,741.30 for the first \$1,000,000, plus \$4.86 for each additional \$1,000, or fraction thereof, to and including \$5,000,000, + Technology Fee
\$5,000,001 and up	\$28,204.94 for the first \$5,000,000, plus \$4.65 for each \$1,000 or fraction thereof, + Technology Fee

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

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

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

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

MECHANICAL PERMIT FEE SCHEDULE

Valuation of Work (Total Contract Amount)	Mechanical Permit Fee
	\$33.64 for issuance of each permit (base fee) + Technology Fee
\$250 or less	\$67.29 + Technology Fee
\$251 to \$500	\$67.29 for first \$250, plus \$8.10 for each \$100 or fraction thereof, to and including \$500, + Technology Fee
\$501 to \$1,000	\$87.58 for the first \$500, plus \$9.00 for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 to \$5,000	\$132.61 for the first \$1,000, plus \$9.98 for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 to \$50,000	\$172.58 for the first \$5,000, plus \$10.40 for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 to \$250,000	\$661.75 for the first \$50,000, plus \$8.69 for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 to \$1,000,000	\$2,401.06 for the first \$250,000, plus \$7.66 for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
\$1,000,001 and up	\$8,146.97 for the first \$1,000,000, plus \$6.93 for each \$1,000 or fraction thereof, + Technology Fee

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

PLUMBING PERMIT FEE SCHEDULE

Permit Issuance—Issuance of each permit (base fee)	\$35.52 + Technology Fee
Unit Fee Schedule (in addition to base fee above):	
For one plumbing fixture (a fixture is a sink, toilet, bathtub, etc.)	\$69.02 + Technology Fee
For each additional fixture	\$15.22 + Technology Fee
For each building sewer and each trailer park sewer	\$25.37 + Technology Fee
Rain water system – per drain (inside building)	\$15.22 + Technology Fee
For each water heater and/or vent	\$15.22 + Technology Fee
For each industrial waste pretreatment interceptor, including its trap and vent, except for kitchen type grease interceptors	\$30.45 + Technology Fee
For each grease interceptor for commercial kitchens	\$30.45 + Technology Fee
For each repair or alteration of water piping and/or water treating equipment, each occurrence	\$15.22 + Technology Fee
For each repair or alteration of drainage or vent piping, each fixture	\$15.22 + Technology Fee

For each medical gas piping system serving one to five inlets/outlets for a specific gas	\$86.27 + Technology Fee
For each additional medical gas inlets/outlets	\$17.22 + Technology Fee
For each lawn sprinkler system on any one (1) meter including backflow protection devices therefor.	\$30.45 + Technology Fee
For atmospheric-type vacuum breakers not included in lawn sprinkler backflow protection: 1 to 5 \$15.22 + Technology Fee Over 5..... \$15.22 for first 5 plus \$3.29 for each additional + Technology Fee	
For each backflow protective device other than atmospheric type vacuum breakers: 2-inch diameter and smaller.....\$30.45 + Technology Fee Over 2-inch diameter:\$33.49 + Technology Fee	

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

FUEL GAS PIPING PERMIT FEE SCHEDULE

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

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

ELECTRICAL PERMIT FEE SCHEDULE

1. NEW SINGLE-FAMILY DWELLINGS

New single-family dwellings (including a garage)	\$180.70 + Technology Fee
Garages, pools, spas and outbuildings	\$121.80 + Technology Fee
Low voltage systems	\$60.90 + Technology Fee

2. SINGLE-FAMILY REMODEL AND SERVICE CHANGES

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

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

Valuation of Work (Total Contract Amount)	Permit Fee
\$250 or less	\$67.29 + Technology Fee
\$251 - \$1,000	\$67.29 for the first \$250 plus \$4.45 for each \$100 or fraction thereof, to and including \$1,000, + Technology Fee
\$1,001 - \$5,000	\$100.42 for the first \$1,000 plus \$22.36 for each \$1,000 or fraction thereof, to and including \$5,000, + Technology Fee
\$5,001 - \$50,000	\$189.77 for the first \$5,000 plus \$18.32 for each \$1,000 or fraction thereof, to and including \$50,000, + Technology Fee
\$50,001 - \$250,000	\$1,013.71 for the first \$50,000 plus \$13.35 for each \$1,000 or fraction thereof, to and including \$250,000, + Technology Fee
\$250,001 - \$1,000,000	\$3,693.11 for the first \$250,000 plus \$9.46 for each \$1,000 or fraction thereof, to and including \$1,000,000, + Technology Fee
Over \$1,000,000	\$10,809.25 plus 0.5% of cost over \$1,000,000, + Technology Fee

4. MISCELLANEOUS ELECTRICAL PERMIT FEES

Temporary service (residential)	\$105.00 + Technology Fee
Temporary service/generators	\$105.00 + Technology Fee
Manufactured/mobile home parks and RV park sites, each service and feeder	\$105.00 + Technology Fee
Carnivals:	
• Base fee	\$105.00 + Technology Fee
• Each concession fee	\$11.16 + Technology Fee
• Each ride and generator truck	\$11.16 + Technology Fee
Inspections or plan review not specified elsewhere (one hour minimum).	\$105.00 per hour
Safety inspections, plan revisions	\$105.00 per hour
Adult family home inspection (paid at the time of scheduling the inspection)	\$105.00 for each inspection
Disaster recovery emergency repair permit (residential structures only)	\$20.30

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

OTHER INSPECTIONS AND FEES

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

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

Section 12. Effective Date. This resolution and the fee schedules contained herein shall be effective January 1, 2021.

PASSED BY THE CITY COUNCIL OF THE CITY OF TUKWILA, WASHINGTON, at a Regular Meeting thereof this 7th day of December, 2020.

ATTEST/AUTHENTICATED:

eSigned via SeamlessDocs.com

Key: 7c9b42e7b0d93d9d4e3b7a5b0d0ab404
 Christy O'Flaherty, MMC, City Clerk


 De'Sean Quinn, Council President

APPROVED AS TO FORM BY:

Filed with the City Clerk: 12-2-20
 Passed by the City Council: 12-7-20
 Resolution Number: 2012

eSigned via SeamlessDocs.com

Key: f4a0b1d48b1a4f8e7413b4e22c0f036
 Office of the City Attorney