

City of Tukwila – 2016 Land Use Permit Fees

Effective January 1, 2016, per Resolution 1867 –

**Some permits may include/incur additional fees for
Peer Review/Hearing Examiner**

Permit Type	2016 FEES
APPEALS	
Type 1, 2, and 4 Decisions, SEPA MDNS, Sign Code	\$602.00
Impact Fees:	
Fire	\$602.00
Parks	\$602.00
Transportation	\$602.00
SIGN PERMIT (TMC Chapter 19)	
Permanent – including Commercial Combo building mounted / Freestanding	\$260.40
Temporary and Special Event	\$113.40
Pole/Banner Initial Application	\$260.40
Pole/Banner Renewal	\$56.70
New Billboard	\$632.10
Master Sign Program – Admin	\$2326.80
Master Sign Program – BAR <i>Requires Database And Notices</i>	\$3726.45
DESIGN REVIEW (TMC Section 18.60.030)	
Administrative	\$2395.05
Public Hearing – <i>Requires Database And Notices</i>	\$4290.30
Major Modification – <i>Requires Database And Notices</i>	\$1466.85
Minor Modification -	\$666.75
PARKING - Variances and Special Permissions	
Administrative Parking Variance (Type 2 – TMC 18.56.140)	\$632.10
Parking Variance (Type 3 – TMC 18.56.140) – <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$1037.40
Parking Standard for Use Not Specified	\$620.55
Residential Parking Reduction (TMC 18.56.065)	\$632.10
Shared, Covenant, Complementary Parking Reduction (TMC 18.56.070)	\$632.10
Parking lot Restriping	\$632.10
ZONING & SHORELINE VARIANCES, SPECIAL PERMISSIONS and SITE PLAN REVIEW	
Variances, Zoning , Shoreline (TMC 18.72) – <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$3026.10
Environmentally Sensitive Areas Deviation <u>or</u> Sensitive Area Buffer Reduction (TMC 18.45)	\$1601.25
**** Reduced Fee for LDR Homeowners, no associated Short Plat.	\$632.10
Reasonable Use Exception (TMC 18.45.180) – <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$3202.50
Exception from Single Family Design Standard (TMC 18.50.050)	\$632.10
Special Permission Cargo Container (TMC 18.50.060)	\$632.10
Landscape Perimeter Averaging (TMC 18.52.060)	\$632.10
Tree and Landscape Modification Permit and Exceptions (TMC 18.54)	\$112.35
LOT CREATION AND CONSOLIDATION	
Boundary Line Adjustment (TMC 17.08)	\$1795.50
Lot Consolidation	\$666.75
Short Plat (2-4 lots) (TMC 17.12)	\$4087.65
Short Plat (5-9 lots) (TMC 17.12) <i>Requires Database And Notices</i>	\$4652.55
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SUBDIVISION

Preliminary Plat (10+ lots) (TMC 17.14.020) <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$5339.25
Final Plat (10+ lots) (TMC 17.12.030) <i>Requires Database And Notices</i>	\$3202.50
Binding Site Improvement Plan (TMC 17.16)	\$4087.65
Planned Residential Development:	
Administrative (TMC 18.46.110)	\$2326.80
Public hearing (TMC 18.46.100) <i>Requires Database And Notices</i>	\$5339.25
Minor Modification (TMC 18.46.130)	\$632.10
Major Modification (TMC 18.46.130) <i>Requires Database And Notices</i>	\$2596.65
WIRELESS COMMUNICATION FACILITY (TMC 18.58.050)	
Minor (Type 1)	\$632.10
Administrative (Type 2)	\$1795.50
Major – Newly constructed or Height Waiver (Type 3) <i>Requires Database And Notices - Hearing Examiner Fees</i>	\$3589.95
SEPA & ENVIRONMENTAL	
Checklist –Environmental Review <i>Requires Database And Notices</i>	\$1830.15
SEPA EIS <i>Requires Database And Notices</i>	\$3202.50
SEPA Planned Action	\$632.10
SEPA Addendum	\$632.10
SEPA Exemption Letter	\$372.75
Sensitive Area Master Plan Overlay (TMC 18.45.160)	\$5339.25
SHORELINE PERMITS	
Substantial Development permit (TMC 18.44)	
Project Value: \$5,000 - \$10,000 <i>Requires Database And Notices</i>	\$1265.25
\$10,001 - \$50,000 <i>Requires Database And Notices</i>	\$2958.90
\$50,001 - \$500,00 <i>Requires Database And Notices</i>	\$4719.75
More than \$500,000 <i>Requires Database And Notices</i>	\$5983.95
Permit Exemption Letter, Shoreline	\$260.40
Conditional Use, Shoreline (TMC 18.4.050) <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$4154.85
Shoreline Tree Removal and Vegetation Clearing permit (TMC 18.44)	\$112.35
Shoreline Environment Re-designation <i>Requires Database And Notices</i>	\$3202.50
NOISE VARIANCE (TMC 8.22.120)	
Type 1 – 30 days or less, No Notice, No Hearing	\$518.70
Type 2 – 31 – 60 days No Hearing, <i>Requires Database And Notices</i>	\$700.35
Type 3 – More than 60 days <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$1557.15
USE PERMITS	
Conditional Use Permit (TMC 18.64.020) <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$4154.85
Unclassified Use Permit (TMC 18.66) <i>Requires Database And Notices</i>	\$5339.25
TSO Special Permission Use (TMC 18.41.060) <i>Requires Database And Notices - Hearing Examiner Fees Required</i>	\$1037.40
COMPREHENSIVE PLAN CHANGES (TMS 18.84)	
Rezone (Map Change) <i>Requires Database And Notices</i>	\$3736.95
Comprehensive Plan Amendment <i>Requires Database And Notices</i>	\$4271.40
Zoning Code Text Amendment <i>Requires Database And Notices</i>	\$4855.20

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