

CITY OF SEATTLE

ORDINANCE 125259

COUNCIL BILL 118909

AN ORDINANCE related to fees and charges for permits and activities of the Seattle Department of Construction and Inspections; amending Section 22.900C.010 of the Seattle Municipal Code.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Section 22.900C.010 of the Seattle Municipal Code, last amended by Ordinance 125184, is amended as follows:

**22.900C.010 Land use fees**

\* \* \*

<b>Table C-1 for 22.900C.010—LAND USE FEES</b>	
<b>A. MASTER USE PERMIT, ENVIRONMENTAL CRITICAL AREAS, CITY COUNCIL, and HEARING EXAMINER APPROVALS</b>	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless otherwise noted, and are payable at time of invoice.	
<b>Type of Land Use Review</b>	<b>Minimum Fee</b>
General—first 10 hours of review	Land Use Hourly × 10
Low-Income Housing—first 24 hours of review <sup>1</sup>	Land Use Hourly × 10
<p>1. Administrative conditional uses (ACUs) ACUs for community centers, child care centers, adult care centers, private schools, religious facilities, and public and private libraries in single-family and multi-family zones shall be charged a minimum fee of \$1,788 for the first 20 hours. Additional hours shall be charged at the rate of \$315 an hour. This exception applies if the application is for an ACU only, or an ACU combined with a variance application.</p>	
<p>2. Design Review The minimum fee for Administrative Design Review, Master Planned Community Design Review and Streamlined Design Review is (<del>(\$3,450)</del>) <u>\$3,150</u>. The minimum fee for full Design Review is (<del>(\$6,900)</del>) <u>\$6,300</u>, which covers the first 20 hours of review. Refer to subsection 15 of this Table C-1 for 22.900C.010 for fees related to Design Review for Tree Protection.</p>	
3. Environmental reviews (SEPA), including projects with more than one addressed site.	
4. Environmentally critical areas (ECA)	
a. Environmentally Critical Areas variance <sup>2</sup>	

<b>Table C-1 for 22.900C.010—LAND USE FEES</b>	
b. ECA Exception	
c. Environmentally Critical Areas Administrative Conditional Use	
5. Shoreline permits	
a. Substantial development permits	
b. Variances <sup>2</sup> and conditional uses	
6. Short subdivisions <sup>3</sup> ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	
7. Special exceptions	
8. Variances <sup>2</sup> Variances for community centers, child care centers, adult care centers, private schools, religious facilities, and public and private libraries in single-family and multi-family zones shall be charged a minimum fee of \$1,788 for the first 20 hours. Additional hours shall be charged at the rate of \$315 an hour. This exception applies if the application is for a variance only, or a variance combined only with an ACU application.	
9. Type II land use approvals such as, but not limited to, planned community/residential development, major phased developments and other Type II approvals that are not categorized otherwise in this Table C-1 for 22.900C.010.	
10. The minimum fee for Council conditional uses, Rezones, Public Projects, and all other Type IV and Type V land use approvals shall be ( <del>(\$6,900)</del> ) <u>\$6,300</u> , which covers the first 20 hours of review.	
11. Full subdivisions <sup>4</sup> ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	
12. Reserved	
13. Reserved	
<b>B. MISCELLANEOUS HOURLY LAND USE REVIEWS, RESEARCH, AND OTHER SERVICES</b>	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless otherwise noted, and payable at time of invoice.	
<b>Type of Land Use Review</b>	<b>Minimum Land Use Review Fee</b>
14. Concurrency	Reserved
15. Design Review for Tree Protection <sup>5</sup>	
a. Design review required by Section 25.11.070 or Section 25.11.080 to protect exceptional tree if no other land use reviews are required	Land Use Hourly × 10
b. Design review elected by applicant for tree protection	Land Use Hourly × 10
16. Other Environmentally Critical Area (ECA) Review under Chapter 25.09 or Chapter 23.60A	Land Use Hourly × 1

**Table C-1 for 22.900C.010—LAND USE FEES**

a. ECA review for Wetlands, Fish, & Wildlife Habitat Conservation Areas on land use or construction permits shall be charged on an hourly basis	
b. Review to determine Environmentally Critical Area exemption for Wetlands and Riparian Corridor and Shoreline ECAs shall be charged on an hourly basis	
17. Early design guidance	Land Use Hourly × 10
18. Establishing use for the record: Refer to subsection 9 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	Land Use Hourly × 2
19. Extensions of Type IV Council Land Use Decisions	Land Use Hourly × 2
20. Land Use Code Interpretations <sup>6</sup>	Land Use Hourly × 10
21. Letters for detailed zoning analysis or permit research	Land Use Hourly × 4
22. Lot Boundary Adjustment, Temporary Use > 4 weeks; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	Land Use Hourly × 5
23. Major Institution – review of annual plan	Land Use Hourly × 6
24. Major phased development permit – minor amendment	Land Use Hourly × 2
25. Neighborhood planning	Reserved
26. Noise survey review and variance	See Table F-2 for 22.900F.020 Noise Fees
27. Open space remainder lots and surplus state property	Land Use Hourly × 4
28. Pre-application conference <sup>7</sup>	Land Use Hourly × 2
29. Property Use and Development Agreement (PUDA) – minor amendment	Land Use Hourly × 2
30. Public benefit feature review	Land Use Hourly × 2
31. Renewals	Land Use Hourly × 2
32. Revisions other than shoreline revisions	Land Use Hourly × 1
33. School use and school development advisory committee reviews	Land Use Hourly × 10
34. Shoreline exemptions	Land Use Hourly × 1
35. Shoreline permit revisions not due to required conditions	Land Use Hourly × 2
36. Special accommodation	Land Use Hourly × 2
37. Structural building overhangs and areaways as a separate component	Land Use Hourly × 2

<b>Table C-1 for 22.900C.010—LAND USE FEES</b>	
38. Tree and Vegetation Restoration Review in ECA above minimum threshold where SEPA is not required other than for the restoration (subsection 25.09.320.A.3.c(2)(b))	Land Use Hourly × 2
39. Street Improvement Exceptions on a Land Use permit	Land Use Hourly × 2
<b>C. NON-HOURLY LAND USE FEES</b>	
<b>Type of Land Use Review</b>	<b>Fee</b>
40. Curb cuts as a separate component	
a. Single-family residential	\$86 each
b. Other than single-family residential	\$170 each
41. File Management	
a. Placing projects on hold at applicant request	SDCI Base Fee × 1
b. Splitting or combining projects	
42. Intake appointments for land use reviews; fee is charged for each occurrence	SDCI Base Fee × 1
43. Notice. All notice is charged based upon type for each occurrence. <sup>8</sup>	
a. Land use information bulletin (GMR notice)	SDCI Base Fee × 1
b. Posting large sign or placards	\$130
c. Mailed notice	SDCI Base Fee per 500 pieces of mail or portions thereof
d. DJC decision publication	\$204
e. Neighborhood newspaper publication	Rate charged by newspaper
f. Public meeting room rental	\$131
44. Rebuild Letters	
a. With Research	SDCI Base Fee × 1
b. Without Research	\$44
45. Records research by the Public Resource Center	SDCI Base Fee × 1
46. Recording Fees, for LBA or Short Subdivision	Rate charged by King County <sup>9</sup>
47. Shoreline Extensions	SDCI Base Fee × 1
Footnotes to Table C-1 for 22.900C.010: <sup>1</sup> For purposes of these land use fees, low-income housing is housing that both (1) satisfies the definition of “housing, low income” in Section 23.84A.016; and (2) where at least 50 percent of the total gross floor area of each structure on the site is committed to low-income housing use for at least 20 years.	

**Table C-1 for 22.900C.010—LAND USE FEES**

<sup>2</sup>The single variance fee shall be applicable whether the project requires one or multiple variances.

<sup>3</sup>Includes short subdivisions in environmentally critical areas.

<sup>4</sup>Includes unit-lot subdivisions and full subdivisions in environmentally critical areas.

<sup>5</sup>This fee applies if design review is initiated only for tree protection and the application has no other review under Items 1—14.

<sup>6</sup>The fees for interpretations of Chapters 25.12, 25.20, 25.22, and 25.24 shall be collected by the Director of the Department of Neighborhoods.

<sup>7</sup>The pre-application conference fee covers a one-hour conference and one hour of research and/or follow-up review time that normally occurs, for a total of two hours. Additional pre-application review time will be charged at the Land Use hourly rate. See also Section 22.900C.010.E.

<sup>8</sup>Additional notice may be given in circumstances including but not limited to the following: reinstallation of environmental review signs, reposting of the land use review or environmental signs, new component reviews added subsequent to the original notice, revised decisions, and changes to the scope of the project.

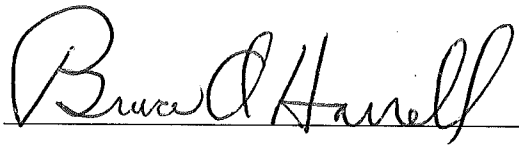
<sup>9</sup>Recording fees will be charged the current rate as established and charged by King County at the time of document recording.

1

2

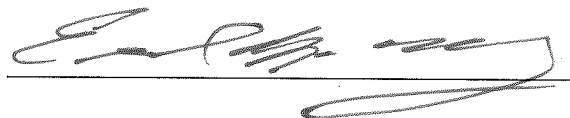
1 Section 2. This ordinance shall take effect and be in force 30 days after its approval by  
2 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
3 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

4 Passed by the City Council the 13<sup>th</sup> day of February, 2017,  
5 and signed by me in open session in authentication of its passage this 13<sup>th</sup> day of  
6 February, 2017.

7  
8 

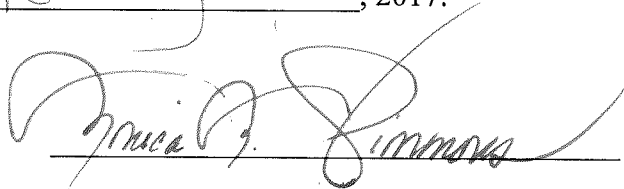
9 President \_\_\_\_\_ of the City Council

10  
11 Approved by me this 17<sup>th</sup> day of February, 2017.

12  
13 

14 Edward B. Murray, Mayor

15  
16 Filed by me this 17<sup>th</sup> day of February, 2017.

17  
18 

19 Monica Martinez Simmons, City Clerk

20  
21 (Seal)