# Seattle Department of Transportation 2026 Street Use Fee Schedule Effective January 1, 2026

Table A – Base Permit Fees				
Permit Type	Base Permit Fee			
ROW Simple Issuance	\$214			
ROW Complex Issuance	\$744			
Major (SIP/UMP) Permit Issuance	\$9,149			
SIP Lite Issuance	\$3,501			
No Permit/No Job Start Fee	\$376			
Street Vacation Processing	\$12,227			
Council Term Issuance	\$437			
General Long-Term Issuance	\$437			
General Long-Term Renewal	\$332			
Year-round Public Street & Sidewalk Activities	\$222			
Issuance, including Year-round Farmers Markets				
Seasonal or Temporary Public Street & Sidewalk	\$83			
Activities Issuance, including Seasonal Farmers				
Markets				
Temporary Private Street & Sidewalk Activities	\$1,008+ Table B4			
Issuance				
Year-round Business Activation Issuance	\$1,351+\$222 for each Additional			
Teal Tourid Business / tell/delon issuance	Space			
Year-round Business Activation Renewal	\$652			
Seasonal Business Activation Issuance	\$554			
Year-round Site-Specific Vending Issuance	\$1,052			
Year-round Site-Specific Vending Renewal	\$613			
4-month Site Trial Vending Issuance	\$222			
Temporary Event Vending (max 4 event days) Issuance	\$83			
Annual Route Vending Issuance	\$332			
Event Pole Banner Issuance	\$332			

Table A1 – Hourly Review and Inspection Service Rates			
Service Rate Type (for all City staff)  Base Permit Fee			
Hourly Review and Inspection	\$367		
Overtime Hourly Review and Inspection	\$737		

Table A2 - Uses with No Base Permit Fee			
Use Description	Use Code		
Gardening in the ROW	1		
Street Tree Permit: Tree Planting, Pruning or Removal (Non-Development)	1T		
Street Tree Permit: Tree Planting, Pruning or Removal (Approved for Development)	2Т		
Unimproved right-of-way and shoulder planting with minimal ground disturbance of 1 cubic yard or less	1D		
Miscellaneous User per SMC 15.04.100	54		
Residential Street Barricading for Neighborhood Activation (e.g. block parties, play streets)	54B		
Barricading for Public Safety	54C		
Sidewalk or Driveway Maintenance or Repair (less than 100 sq. ft.)	55		
First Amendment Vending or Expressive Activity	19B/19K		
Public Activation Amenities (e.g. street furniture, art)	52		
Advertising in the ROW (e.g. signs, graphics)	6		

Table A3 – Modification Fee			
Use Description	Modification Fee		
Standard Permit Modification Issuance	\$308		

Table B1 – Use Fee Model						
Density Factors	Urban C	Center	nter Urban Village		Neither	
Density Factors	\$1.38		\$0.	88	\$0	.25
	Mobility/Safety Factors					
Church Cohone	Arte	rial	Non-Arterial		Alley	
Street Category	\$0.5	50	\$0.00		\$0.00	
	Transit	Transit	Bike	Bike	Ped	Ped
Modal Priority	Blocked	Impacted	Blocked	Impacted	Blocked	Impacted
•	\$0.25	\$0.00	\$0.25	\$0.00	\$0.25	\$0.13

## **Use Fee Calculation**

Summation of all uses by frontage: (Sum of all Factors) x (s.f. occupied/100) x (Duration) x (Escalation Rate per Table B2)

Table B2 – Use Fee Model Escalation Rates			
Duration (days)	Arterial	Non-Arterial	
0-30	x 1	x 0	
31-60	x 2	x 1	
61-90	x 4	x 1	
91-120	x 8	x 2	
121-150	x 12	x 2	
151-210	x 12	x 4	
211-270	x 12	x 8	
271+	x 12	x 12	
31D permits	\$0.88 per square foot		

Table B3 – Short-Term Uses with Use Fees				
Use Description	Use Code	Permit Type(s)		
Installation or removal of encroachments	29B	ROW Complex		
ROW construction staging	31	ROW Complex		
Scaffolding installation, removal and non-walk thru staging	50	ROW Complex		
Crane installation and removal or staging and operation	44	ROW Complex		
Pavement restoration	40/51M	ROW Complex		
Utility infrastructure	51-51E	ROW Complex & UMP		
Privately owned utility	51G	ROW Complex		
Preparatory or exploratory work	511	ROW Complex		
Small wireless facility	51Z	ROW Complex		

Table B4 – Temporary Activation Use Fees				
Use Description Use Code Short Term Use Fees				
Temporary Private Street &	3APRI	\$199/day after first date on same permit		
Sidewalk Activities – Daily				
Recurrence				

Table C1 – Long-Term Uses with Long-Term Occupancy Fees				
Use Description	Use Code	Proposed Long-term Occupancy Fee		
Fixed ground signs	2A	\$965/sign		
Maintenance of at-grade structures	7	Table C2		
Structures, moorage, and overhangs in underwater streets	7A	\$2.74/sf		
Maintenance of below- and above-grade structures, including elevated access structures	7C	\$.88/sf		
Fenced material storage and private use	12	Table C2		
Active areaways existing prior to January 1, 1995	16	\$.88/sf		
First Amendment vending	19B	\$63/month		
Stadium event vending	19C	Table C2		
Annual vending from a public place sidewalk or plaza	19E	Table C2		
Annual food-vehicle zone vending (paid parking)	19G	\$601 (each 4-hr period x each day per week)		
Annual food-vehicle zone vending (unpaid parking)	19H	\$131 (each 4-hr period x each day per week)		
Underground storage tank: non-decommissioned	21	\$965/tank		
Permanent soldier piles	22B	\$1,272/pile		
Structures, moorage, and overhangs in state waterways	WW100	\$2.74/sf		

Table C2 - Occupation Fee Model						
Street Category Urban Center Urban Village Neither						
Arterial	\$1.76	\$1.70	\$1.13			
Non-Arterial	\$1.51	\$1.45	\$0.88			

Table D1 - Term Permit Fee Model			
Location	Use Description	Degree of Alienation	
Sub-surface	Utility tunnels/structures	0.3	
Sub-surface	Vehicle/pedestrian tunnels	0.25	
	Public plazas, artwork	0.1	
At-grade	Structures, restricted access	0.8	
	Utility structures	0.5	
	Overhead building structures	0.75	
	Private use skybridges	2	
A la pura cara da	Semi-public use skybridges	0.75	
Above grade	Public use skybridges	0.1	
	Vehicle bridges	0.5	
	Public use vehicle ramps	0.2	
Other	Sustainable building features**	0.1	

<sup>\*</sup> In order to qualify for this degree of alienation factor, the development must be participating in the City's Living Building Program, be capable of achieving Leadership in Energy and Environmental Design (LEED) platinum certification, or both. Programmatic term permit and franchise agreements fees are established by ordinance.

**Term Permit (use code 62) annual occupation fee equation:** ((land value) x (use area) x (rate of return) x (degree of alienation)) + PSM issuance or renewal fee

### **Table D2- Shoreline Street End Fee Model**

Shoreline Street End (use code 11) annual occupation fee equation: ((land value) x (use area) x (rate of return) x (demand probability) x (maritime industrial use)) + General Long Term Issuance or General Long Term Renewal fee

Table E1 – Citation Penalty Fee Schedule				
	Citation Penalty Fee*			
Adjacent Lot Zone or Permit Type	1 <sup>st</sup> Violation	/iolation 2 <sup>nd</sup> Violation		
RSL, NR1, NR2, NR3 ("Residential Zones"), Public				
Space Management Permits, or Maintenance Activities**	\$315	\$629	\$1,258	
All other zones ("Non-Residential Zones"), Street <u>Tree Permits</u> or Utility Construction Permits	\$1,258	\$2,516	\$5,032	
Proposed Snow and ice removal*** in RSL, NR1, NR2, NR3 ("Residential Zones")	\$63	\$63	\$63	
Snow and ice removal*** in all other zones ("Non-Residential Zones")	\$315	\$629	\$1,258	

<sup>\*</sup> Violators may be subject to subsequent violations within a one-year period

<sup>\*\* &</sup>quot;Maintenance Activities" includes violations of Chapters 15.20 of the Seattle Municipal Code

<sup>\*\*\* &</sup>quot;Snow and ice removal" references Seattle Municipal Code Section 15.48.010

# **Definitions**

Factor/Term ROW Simple	<u>Description</u> A simple permit is a permit that requires minimal review, such as a dumpster or storage container.
ROW Complex	A complex permit requires technical review and coordination, such as a 50-foot utility trench, a tower crane or other construction staging.
General Long- Term	Permits scheduled to renew on an annual basis for long-term, continuing uses of public right-of-way. This applies to Council Term and Shoreline Street End permits as well as the following long-term permit use codes: 2A, 3D, 7, 7A, 7C, 8, 11, 12, 14, 16, 19A, 21, 22B, 29A, 62, WW100, and WW150 that all have base fees listed on Table A. It does not apply to long-term permit use codes 6 and 52 which are included in Table A2.
Public Street & Sidewalk Activities	A public street and sidewalk activity is open to the public.
Private Street & Sidewalk Activities	A private street and sidewalk activity is for invited guests, customers, or a select intended audience only.
Year-round Business Activation Permit	A long-term permit for year-round sidewalk cafes, curbspace cafes, and merchandise displays. This applies to the following long-term use codes: 18A, 18B, 18D, and 18E.
Year-round Business Activation Additional Space	A space is defined as one of the following: a sidewalk frontage zone along a single building frontage, a sidewalk furniture zone along a single building frontage, or a curbspace along a single building frontage. The first space on an application is included in the base Year-round Business Activation Issuance Fee; each additional space is charged an Additional Space fee.
Seasonal Business Activation Permit	A permit for seasonal sidewalk cafes, curbspace cafes, and merchandise displays. These permits are active only from April 1 through October 31 of their issuance year. This applies to the following use codes: 18AS, 18BS, 18DS, 18ES.

Street Tree Permit (Not Development) A permit for routine tree work, such as planting, pruning, or removal, within the planting strip or public right-of-way. This permit is meant for non-development-related activities. This applies to the following use code: 1T.

Street Tree Permit (Conceptual Approval for Development) A permit for any tree-related work within the planting strip or public right-of-way as part of a development project. This permit covers activities such as planting, pruning, protecting, relocating, or removing street trees to ensure compliance with development code requirements. These permits include charges for hourly review and inspection service charges in Table A1. This applies to the following use code: 2T.

#### Land value

For Term permits, the value of the use area in the right-of-way shall be based on the abutting parcel's current per-square-foot land value as determined by the King County Assessor. If the use area extends beyond the right-of-way centerline or abuts multiple parcels, the permit fee shall be calculated by averaging the abutting parcels' current land values.

For Shoreline Street End permits, the value of the use area in the right-of-way shall be based on the abutting parcel's current per-square-foot land value as determined by the King County Assessor. If the use area extends beyond the centerline of the right-of-way or abuts multiple parcels, the permit fee shall be calculated for each portion of the use area according to the current per-square-foot land value of the abutting parcels.

If all parcels abutting the Term or Shoreline Street End permitted use area are government-owned and the parcels are not tax assessed in whole or in part by King County, the parcels shall be excluded when establishing the Term or Shoreline Street End permit fee. To determine the permit fee, the current per-square-foot land value as determined by the King County Assessor of the closest privately-owned parcel or parcels with the same zoning or shoreline designation of the Term or Shoreline Street End permitted use area shall be averaged. If the next closest privately-owned parcel or parcels do not have the same underlying zoning or shoreline designation as the abutting government-owned parcel, the Seattle Department of Transportation shall consult with the City Appraiser. The City Appraiser shall determine if the next closest parcel or parcels with similar zoning or shoreline designation reasonably establishes the current per-square-foot land value of the use area in the right of way for fee calculation purposes.

### Use area

Square footage of the permitted encroachment in the right-of-way, as authorized by Seattle Department of Transportation.

# Transit/Bike/Ped Impacted

When a transit lane, bike lane or pedestrian sidewalk or pathway is partially closed, but mobility for the traveling public is maintained.

# Blocked

Transit/Bike/Ped When a transit lane, bike lane or pedestrian sidewalk or pathway is closed to the traveling public.

### Rate of return

Annualized rate of return on market value of the right-of-way, as established by the City Appraiser or a State of Washington Certified General Real Estate Appraiser retained by the Director of Transportation.

### Degree of alienation

For Term permits, the degree of impact on the public, utilities, right-of-way, and other potential uses of the right-of-way based on City policy, as established by Seattle Department of Transportation.

## **Demand** probability

For Shoreline Street End permits, the estimated demand of probable use shall be based on factors that include, but are not limited to, location, access, size, view, and topography; as established by the City Appraiser or a State of Washington Certified General Real Estate Appraiser retained by the Director of Transportation. Refer to Ordinance 123611, Attachment A: Demand Probability Factor. The Director of Transportation is authorized to update Attachment A based upon the recommendations of the City Appraiser or a State of Washington Certified General Real Estate Appraiser. The new Demand Probability Factor shall become effective when the updated Demand Probability Factor is adopted by rule.

# Maritime **Industrial Use Discount Factor**

To support the City's policies of protecting its maritime uses, a 50 percent discount factor shall apply to that portion of the Shoreline Street End occupied by a legally established water-dependent or water-related use as defined in Seattle Municipal Code Section 23.60.944.

### **Use of Shoreline Street End Fees**

The Department of Transportation is directed to use the shoreline street end permit fees credited to the Transportation Operating Fund for the following purposes:

- (a) Notifying property owners that abut shoreline street ends of the need for permits for private use of the street end and of the fee schedule;
- (b) Administering and inspecting shoreline street end use;
- (c) Verifying property boundaries and area of use;
- (d) Matching funds for neighborhood improvements of shoreline street ends for public use;
- (e) Signing, demarcating, and maintaining shoreline street ends; or
- (f) Funding street and sidewalk improvements within a half-block radius of any of the shoreline street ends identified in Exhibit A to Resolution 29370 that directly contribute to public access to the shoreline street end.

### **Use of Vending Fees**

Fees for vending activities authorized under Chapter 15.17 shall be deposited in the Transportation Fund. Street Use permit fees for vending activities may be used by other City departments for vending enforcement as authorized by the Director of Transportation and shall be used by the Department of Transportation for the following purposes:

- (a) Administering the vending program, including notifying property owners abutting a proposed vending site designated by the Department of Transportation;
- (b) Verifying property boundaries and square footage of usage;
- (c) Designating pre-approved vending sites by the Department of Transportation;
- (d) Signing and demarcating designated vending sites and food vehicle zones;
- (e) Attending meetings or hearings;
- (f) Preparing documents, legislation, forms, and notices;
- (g) Inspecting and enforcing permitted or illegal vending activity; or
- (h) Engaging in any other vending-related activity as directed by the Director of Transportation.