

CITY OF SEATTLE

ORDINANCE 127346

COUNCIL BILL 121106

AN ORDINANCE relating to street and sidewalk use; amending the Street Use Fee Schedule authorized by Section 15.04.074 of the Seattle Municipal Code.

WHEREAS, Section 15.04.074 of the Seattle Municipal Code authorizes and directs the Director of Transportation to prepare and recommend to the City Council, for passage by ordinance, a schedule of fees applicable to all street and sidewalk use permits (“the Street Use Fee Schedule” or “fee schedule”) that may take into consideration the desirability or undesirability of the use or occupation relative to the rights of the public; and

WHEREAS, Street Use fees are intended to cover full costs of permit issuance, inspection, and plan review, and it is appropriate that those wishing to use public rights-of-way should bear the costs associated with obtaining appropriate street and sidewalk use permits; and

WHEREAS, Ordinance 125185 authorizes the Director of Transportation to annually adjust fees administratively, and instead this annual adjustment is included in this ordinance for 2026 issuance, renewal, and hourly review and inspection service rates; and

WHEREAS, Street Use fees for any tree-related work have been adjusted to include hourly review and inspection for the Street Tree-Approval for Development Projects permit type, to adjust citation penalty fees for work without a street tree permit, and to update definitions for street tree permits; and

WHEREAS, the citywide fee waiver for street and sidewalk activities and vending authorized under Ordinance 126915 sunsets on January 1, 2026, and those fees are reintroduced with this fee schedule; NOW, THEREFORE,

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

2 Section 1. The Seattle Department of Transportation (SDOT) Street Use Fee Schedule,
3 last amended by Ordinance 127135, is replaced by the SDOT Street Use Fee Schedule attached
4 as Attachment A to this ordinance. Otherwise, authority to adjust rates and fees as authorized in
5 Ordinances 125945 and 125185 remains in effect.

1 Section 2. This ordinance shall take effect and be in force on January 1, 2026.
2 Passed by the City Council the 21st day of November, 2025,
3 and signed by me in open session in authentication of its passage this 21st day of
4 November, 2025.

5 
6 _____
7 President _____ of the City Council

7 Approved / returned unsigned / vetoed this 24th day of November, 2025.

8 
9 _____
10 Bruce A. Harrell, Mayor

10 Filed by me this 24th day of November, 2025.

11 
12 _____
13 Scheereen Dedman, City Clerk

13 (Seal)

14 Attachments:
15 Attachment A – Seattle Department of Transportation Street Use Fee Schedule

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 Issuance, including Year-round Farmers Markets	\$222
Seasonal or Temporary Public Street & Sidewalk Activities Issuance, including Seasonal Farmers Markets	\$83
Temporary Private Street & Sidewalk Activities Issuance	\$1,008+ Table B4
Year-round Business Activation Issuance	\$1,351+\$222 for each Additional 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)	2T
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 Center		Urban Village		Neither	
	\$1.38		\$0.88		\$0.25	
Mobility/Safety Factors						
Street Category	Arterial		Non-Arterial		Alley	
	\$0.50		\$0.00		\$0.00	
Modal Priority	Transit Blocked	Transit Impacted	Bike Blocked	Bike Impacted	Ped Blocked	Ped 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	51I	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 & Sidewalk Activities – Daily Recurrence	3APRI	\$199/day after first date on same permit

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
	Vehicle/pedestrian tunnels	0.25
At-grade	Public plazas, artwork	0.1
	Structures, restricted access	0.8
	Utility structures	0.5
Above grade	Overhead building structures	0.75
	Private use skybridges	2
	Semi-public use skybridges	0.75
	Public use skybridges	0.1
	Vehicle bridges	0.5
	Public use vehicle ramps	0.2
Other	Sustainable building features**	0.1

* 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

Adjacent Lot Zone or Permit Type	Citation Penalty Fee*		
	1 st Violation	2 nd Violation	3 rd + Violation
RSL, NR1, NR2, NR3 (“Residential Zones”), Public Space Management Permits, or Maintenance Activities**	\$315	\$629	\$1,258
All other zones (“Non-Residential Zones”), <u>Street 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

* Violators may be subject to subsequent violations within a one-year period

** “Maintenance Activities” includes violations of Chapters 15.20 of the Seattle Municipal Code

*** “Snow and ice removal” references Seattle Municipal Code Section 15.48.010

Definitions

<u>Factor/Term</u>	<u>Description</u>
ROW Simple	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	<p>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.</p> <p>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.</p> <p>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.</p>
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.
Transit/Bike/Ped Blocked	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.