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CITY OF SEATTLE
ORDINANCE 127360
COUNCIL BILL 121105

AN ORDINANCE relating to fees and charges for permits and activities of the Seattle Department of Construction and Inspections, related fees by other departments, and technical corrections; adding a new Section 22.900G.025 to the Seattle Municipal Code; and amending Sections 22.900B.010, 22.900C.010, 22.900D.010, 22.900D.150, 22.900G.010, 22.900H.020, 22.900H.030, 22.900H.050, 22.900H.060, 22.900H.070, and 22.900H.080 of the Seattle Municipal Code.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Section 22.900B.010 of the Seattle Municipal Code, last amended by Ordinance 127134, is amended as follows:

22.900B.010 Base fee and hourly rate

* * *

B. Any services provided by the Department for which an hourly charge is assessed shall be charged at a rate specified in this Subtitle IX.

The hourly rate for land use review is (~~(\$498)~~) \$551. The rate for all other hourly fees is \$292 an hour except where a different hourly rate is specified in this Subtitle IX. Where “SDCI hourly rate” is specified in this Subtitle IX, the rate is \$292 an hour.

* * *

Section 2. Section 22.900C.010 of the Seattle Municipal Code, last amended by Ordinance 127134, is amended as follows:

22.900C.010 Land use fees

* * *

1 C. Time of payment

2 1. Pre-application conference fee. The fee for land use pre-application conference
3 specified in Table C-1 for 22.900C.010 shall be paid prior to the conference.

4 2. Minimum land use review fee. The minimum land use review fee specified in
5 Table C-1 for 22.900C.010 shall be paid at application submittal. For projects entailing hourly
6 fees in addition to the minimum land use review fee, the Director will require periodic progress
7 payments to be made during the application review process.

8 3. The following fees and amounts are due at the times specified below:

9 a. Monthly billing for hourly fees accrued above the minimum fee will be
10 payable upon receipt of invoice.

11 b. All outstanding SDCI fees shall be paid prior to the publication of a
12 decision or recommendation on the application and prior to issuance of the permit. The actual
13 charges and fees paid shall be reconciled and all outstanding balances are due and payable on
14 demand. In cases where no published decision or recommendation is required, fees owed shall be
15 paid prior to issuance of the permit, or issuance of a letter.

16 c. For Council and Hearing Examiner approvals, the fee due for work up
17 to and through final Council or Hearing Examiner action shall be paid at the time the
18 recommendation of the Director is available for public review and before it is forwarded for final
19 action. In addition to periodic monthly billings for actual charges during the Council or Hearing
20 Examiner proceedings, after final Council or Hearing Examiner action, the actual charges and all
21 outstanding fee balances shall be due and payable upon demand, and prior to issuance of the
22 permit.

1 d. For early design guidance projects entailing hourly fees in addition to
2 the minimum land use review fee, all outstanding fees shall be paid (~~upon application for the~~
3 ~~master use permit~~) prior to release of the guideline priorities or a streamlined design review
4 guidance report. Any hours paid by the minimum land use review fee but not spent at the time of
5 application for the master use permit shall be credited toward land use review of the master use
6 permit application.

7 * * *

Table C-1 for 22.900C.010—LAND USE FEES	
A. MASTER USE PERMIT, ENVIRONMENTAL CRITICAL AREAS, CITY COUNCIL, and HEARING EXAMINER APPROVALS	
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.	
Type of Land Use Review	Minimum Fee
General—first 10 hours of review	Land Use Hourly × 10
Low-Income Housing—first 24 hours of review ¹	Land Use Hourly × 10
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 neighborhood residential and multi-family zones shall be charged a minimum fee of ((\$2,490)) <u>\$2,755</u> for the first 20 hours. Additional hours shall be charged at the Land Use hourly rate. This exception applies if the application is for an ACU only, or an ACU combined with a variance application.	
2. Design Review The minimum fee for Administrative Design Review, Master Planned Community Design Review and Streamlined Design Review is ((\$4,980)) <u>\$5,510</u> . The minimum fee for full Design Review is ((\$9,960)) <u>\$11,020</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.	
3. Environmental reviews (SEPA), including projects with more than one addressed site.	
4. Environmentally critical areas (ECA)	
a. Environmentally Critical Areas variance ²	
b. ECA Exception	
c. Environmentally Critical Areas Administrative Conditional Use	
5. Shoreline permits	
a. Substantial development permits	
b. Variances ² and conditional uses	
6. Short subdivisions ³ ; refer to subsection 10 of Table D-2 for 22.900D.010 for additional fees that may apply to this permit type	

Table C-1 for 22.900C.010—LAND USE FEES	
7. Special exceptions	
8. Variances ² Variances for community centers, child care centers, adult care centers, private schools, religious facilities, and public and private libraries in neighborhood residential and multi-family zones shall be charged a minimum fee of ((\$2,490)) <u>\$2,755</u> for the first 20 hours. Additional hours shall be charged at the Land Use hourly rate. 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 ((\$9,960)) <u>\$11,020</u> , which covers the first 20 hours of review.	
11. Full subdivisions ⁴ ; 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. MISCELLANEOUS HOURLY LAND USE REVIEWS, RESEARCH, AND OTHER SERVICES	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless otherwise noted, and payable at time of invoice.	
Type of Land Use Review	Minimum Land Use Review Fee
14. Concurrency	Reserved
15. Design Review <u>Elected by Applicant</u> for Tree Protection <u>according to Section 25.11.070</u> ⁵	<u>Land Use Hourly × 10</u>
((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, inspection, and site visit under Chapter 25.09 or Chapter 23.60A, including but not limited to:	Land Use Hourly × 1
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)	

Table C-1 for 22.900C.010—LAND USE FEES	
c. Other miscellaneous ECA reviews, inspections, or site visits as required by code or as a condition of approval (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 ⁶	Land Use Hourly × 10
21. Letters for (detailed zoning) <u>land use analysis or permit research</u>	(Land Use Hourly × 4)
a. <u>Preliminary analysis</u>	<u>Land Use Hourly x 1/2</u>
b. <u>Preliminary analysis with detailed permit research or construction</u>	<u>Land Use Hourly x 1</u>
c. <u>Legal building site letter</u>	<u>Land Use Hourly x 2</u>
d. <u>Detailed analysis (including but not limited to transfer of development right/potential analysis; design review eligibility analysis; surplus state property analysis; and open space remainder lot analysis)</u>	<u>Land Use Hourly x 4</u>
22. Lot Boundary Adjustment (LBA), 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 ⁷	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

Table C-1 for 22.900C.010—LAND USE FEES	
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
36. Structural building overhangs and areaways as a separate component	Land Use Hourly × 2
((38.)) 37. Tree and ((Vegetation Restoration Review)) <u>vegetation restoration review</u> in ECA	Land Use Hourly × ((4)) <u>1/2</u>
((39.)) 38. Street ((Improvement Exceptions)) <u>improvement exceptions</u> on a Land Use permit	Land Use Hourly × 2
((40.)) 39. Hazardous Tree ((Removal)) <u>removal, insect/pest/pathogen removal, removal for obvious damage, response to violations of Chapter 25.11, or tree thinning/removal</u>	Land Use Hourly × 1/2
40. Other tree review, inspection, and site visit under Chapter 25.09 or Chapter 25.11, including but not limited to: a. <u>Tree Review on land use or construction permits</u> b. <u>Tree guidance meetings</u> c. <u>Other miscellaneous tree reviews, inspections, or site visits as required by code or as a condition of approval</u>	Land Use Hourly x 1
41. Zoning Coaching	Land Use Hourly x 1
42. Type I Master Use Permit	Land Use Hourly x 2
C. NON-HOURLY LAND USE FEES	
Type of Land Use Review	Fee
((42.)) 43. Curb cuts as a separate component	
a. Single-family residential	\$119.50 each
b. Other than single-family residential	\$236.35 each
((43.)) 44. File Management	SDCI Base Fee × 1
a. Placing projects on hold at applicant request	
b. Splitting or combining projects	
((44.)) 45. Intake appointments for land use reviews; fee is charged for each occurrence	SDCI Base Fee × 1
((45.)) 46. Notice. All ((notice is)) <u>notices are charged based upon type for each occurrence.</u> ⁸	
a. General Mailed Release (GMR)/Land Use Information Bulletin (LUIB) ((Land use information bulletin (GMR notice)))	SDCI Base Fee × 1

Table C-1 for 22.900C.010—LAND USE FEES	
b. Posting large sign, <u>land use sign</u> , or placards	\$180.75
c. Mailed notice	SDCI Base Fee per 500 pieces of mail or portions thereof
d. Daily Journal of Commerce (DJC) decision publication	\$283.55
e. Neighborhood newspaper publication	Rate charged by newspaper
f. Public meeting room rental and/or associated costs	\$182.10
((46)) 47. Rebuild Letters	
a. With research	SDCI Base Fee × 1
b. Without research	\$61.15
((47)) 48. Records research by the Public Resource Center	SDCI Base Fee × 1
((48)) 49. Recording Fees, for LBA or ((Short Subdivision)) <u>short subdivision</u>	Rate charged by King County ⁹
((49)) 50. Shoreline ((Extensions)) <u>extensions</u>	SDCI Base Fee × 1
Footnotes to Table C-1 for 22.900C.010: ¹ 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))). ² The single variance fee shall be applicable whether the project requires one or multiple variances. ³ Includes short subdivisions in environmentally critical areas. ⁴ Includes unit-lot subdivisions and full subdivisions in environmentally critical areas. ⁵ This fee applies if design review is initiated only for tree protection and the application has no other review under Items 1—14. ⁶ The fees for interpretations of Chapters 25.12, 25.16, 25.20, 25.21, 25.22, 25.24, and 25.30 shall be collected by the Director of the Department of Neighborhoods. ⁷ 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, <u>including review staff attending the meeting</u> , will be charged at the Land Use hourly rate. See also subsection 22.900C.010.D. ⁸ 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. ⁹ Recording fees will be charged the current rate as established and charged by King County at the time of document recording.	

1 Section 3. Section 22.900D.010 of the Seattle Municipal Code, last amended by
2 Ordinance 127134, is amended as follows:

1 **22.900D.010 Development permit fees**

2 * * *

Table D-1 for 22.900D.010 – CALCULATION OF THE DEVELOPMENT FEE INDEX	
Total Valuation	Development Fee Index
\$0 to \$1,000	((\$292) <u>\$325</u> for the first \$1,000 of value or fraction thereof
\$1,001 to \$25,000	((\$292) <u>\$325</u> for the first \$1,000 of value plus ((\$1.35) <u>\$1.60</u> for each additional \$100 of value or fraction thereof
\$25,001 to \$50,000	((\$616) <u>\$709</u> for the first \$25,000 of value plus ((\$1.30) <u>\$1.55</u> for each additional \$100 of value or fraction thereof
\$50,001 to \$75,000	((\$941) <u>\$1,096.50</u> for the first \$50,000 of value plus ((\$1.25) <u>\$1.50</u> for each additional \$100 of value or fraction thereof
\$75,001 to \$100,000	((\$1,253.50) <u>\$1,471.50</u> for the first \$75,000 of value plus ((\$1.20) <u>\$1.40</u> for each additional \$100 of value or fraction thereof
\$100,001 to \$175,000	((\$1,553.50) <u>\$1,821.50</u> for the first \$100,000 of value plus ((\$6.50) <u>\$7.75</u> for each additional \$1,000 of value or fraction thereof
\$175,001 to \$250,000	((\$2,041) <u>\$2,402.75</u> for the first \$175,000 of value plus ((\$6.50) <u>\$7.75</u> for each additional \$1,000 of value or fraction thereof
\$250,001 to \$500,000	((\$2,528.50) <u>\$2,984</u> for the first \$250,000 of value plus ((\$6.25) <u>\$7.50</u> for each additional \$1,000 of value or fraction thereof
\$500,001 to \$750,000	((\$4,091) <u>\$4,859</u> for the first \$500,000 of value plus ((\$6) <u>\$7</u> for each additional \$1,000 of value or fraction thereof
\$750,001 to \$1,000,000	((\$5,591) <u>\$6,609</u> for the first \$750,000 of value plus ((\$6) <u>\$7</u> for each additional \$1,000 of value or fraction thereof
\$1,000,001 to \$1,500,000	((\$7,091) <u>\$8,359</u> for first \$1,000,000 of value plus ((\$5.75) <u>\$6.75</u> for each additional \$1,000 of value or fraction thereof
\$1,500,001 to \$2,000,000	((\$9,966) <u>\$11,734</u> for the first \$1,500,000 of value plus ((\$5.50) <u>\$6.50</u> for each additional \$1,000 of value or fraction thereof
\$2,000,001 to \$2,500,000	((\$12,716) <u>\$14,984</u> for first \$2,000,000 of value plus ((\$5) <u>\$6</u> for each additional \$1,000 of value or fraction thereof
\$2,500,001 to \$3,000,000	((\$15,216) <u>\$17,984</u> for the first \$2,500,000 of value plus ((\$5) <u>\$6</u> for each additional \$1,000 of value or fraction thereof
\$3,000,001 to \$3,500,000	((\$17,716) <u>\$20,984</u> for first \$3,000,000 of value plus ((\$4.50) <u>\$5.25</u> for each additional \$1,000 of value or fraction thereof
\$3,500,001 to \$4,000,000	((\$19,966) <u>\$23,609</u> for first \$3,500,000 of value plus ((\$4.25) <u>\$5</u> for each additional \$1,000 of value or fraction thereof
\$4,000,001 to \$4,500,000	((\$22,091) <u>\$26,109</u> for first \$4,000,000 of value plus ((\$3.75) <u>\$4.50</u> for each additional \$1,000 of value or fraction thereof
\$4,500,001 to \$5,000,000	((\$23,966) <u>\$28,359</u> for the first \$4,500,000 of value plus ((\$3.75) <u>\$4.50</u> for each additional \$1,000 of value or fraction thereof
\$5,000,001 to \$10,000,000	((\$25,841) <u>\$30,609</u> for the first \$5,000,000 of value plus ((\$3.25) <u>\$4</u> for each additional \$1,000 of value or fraction thereof

Table D-1 for 22.900D.010 – CALCULATION OF THE DEVELOPMENT FEE INDEX	
Total Valuation	Development Fee Index
\$10,000,001 to \$25,000,000	((\\$42,091)) <u>\$50,609</u> for the first \$10,000,000 of value plus ((\\$3.25)) <u>\$4</u> for each additional \$1,000 of value or fraction thereof
\$25,000,001 to \$50,000,000	((\\$90,841)) <u>\$110,609</u> for the first \$25,000,000 of value plus \$3.25 for each additional \$1,000 of value or fraction thereof
\$50,000,001 to \$75,000,000	((\\$172,091)) <u>\$191,859</u> for the first \$50,000,000 of value plus \$2.75 for each additional \$1,000 of value or fraction thereof
\$75,000,001 to \$100,000,000	((\\$240,841)) <u>\$260,609</u> for the first \$75,000,000 of value plus \$2.75 for each additional \$1,000 of value or fraction thereof
\$100,000,001 to \$150,000,000	((\\$309,591)) <u>\$329,359</u> for the first \$100,000,000 of value plus \$2.25 for each additional \$1,000 of value or fraction thereof
\$150,000,001 to \$200,000,000	((\\$422,091)) <u>\$441,859</u> for the first \$150,000,000 of value plus \$2.25 for each additional \$1,000 of value or fraction thereof
\$200,000,001 and up	((\\$534,591)) <u>\$554,359</u> for the first \$200,000,000 of value plus \$2 for each additional \$1,000 of value or fraction thereof

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Table D-2 for 22.900D.010 – CALCULATION OF DEVELOPMENT FEES DETERMINED BY VALUE		
Type of Development	Percent of Development Fee Index (DFI) Calculated from Project Value as Specified in Table D-1 ¹ for 22.900D.010	
	Permit Fee	Plan Review Fee
* * *		
Special Development Fees		
Type of Development	Permit Fee	Plan Review Fee
* * *		
15. ((Review of unreinforced masonry building)) <u>Unreinforced Masonry Building (URM) designation or seismic retrofit ((standard)):</u>		
a. Review to ((change)) <u>appeal</u> unreinforced masonry bearing wall building designation	((None)) <u>N/A</u>	((SDCI base)) <u>Base fee x 1 (waived if appeal approved)</u>
b. ((Review to determine seismic retrofit standard of previously retrofitted unreinforced masonry building)) <u>Permits for work associated with any earthquake retrofit of an unreinforced masonry building contributing to a code compliant retrofitted URM</u>	((None)) <u>50% DFI</u>	((SDCI hourly rate; 1 hour minimum)) <u>50% DFI</u>
* * *		

1 Section 4. Section 22.900D.150 of the Seattle Municipal Code, last amended by
 2 Ordinance 127134, is amended as follows:

3 **22.900D.150 Electrical permit fees**

4 * * *

5 D. Renewals and reestablishment

6 The fee to renew or reestablish an electrical permit is 1/4 times the SDCI base fee if
 7 renewed 30 days prior to expiration or up to one year after. For electrical permits renewed more
 8 than one year after expiration, the rate is 1/2 times the SDCI base fee.

9 * * *

Table D-14 for 22.900D.150 — ELECTRICAL PERMIT FEES (When Plans Are Reviewed)	
Total Valuation	Fee
* * *	
Get started – when submitting application with plans – branch circuits only	<u>SDCI base fee x 1/2 ((base fee)) plus administrative fee</u>
<u>Renewable energy systems: 12 kW to 26 kW</u>	<u>SDCI base fee x 3</u>

10

((Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required))		
1. Administrative Fee		
a. An administrative fee of \$52.45 will be charged in addition to the other fees specified in this table for all items except subsection 9 of this Table D-15 for 22.900D.150.		
b. A change fee of \$52.45 will be charged if work is added to an issued permit and if other information is changed.		
2. Services	Size	Fee
a. Services (installation, relocation and temporary installations; size based on conductor ampacity); service fee includes connection to one panel board when a service disconnect is provided ahead of the panel board	1–125A	1/2 x base fee
	126–200A	3/4 x base fee
	201–300A	1 x base fee
	301–399A	1.5 x base fee
	400–599A	2 x base fee
b. Service Repair (mast and meter base only)	Any	1/2 x base fee

((Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required))

e. Temporary construction power for single-family residence; Ufer ground inspection is included only if the Ufer installation inspection is conducted at the same time as the temporary power inspection	Any	1/2 x base fee
d. Ufer installation only	Any	Administrative Fee only
e. Ufer test only	Any	1 x base fee
f. Underground work (per inspection, raceways only)	Any	1/2 x base fee
g. SCL request for safety inspection	Any	1/2 x base fee; no Administrative Fee

3. Feeders (Including Generators)¹

Size	120v-480v	>480v
15-25A	\$19.85	1/4 x base fee
30-50A	\$41.20	1/4 x base fee
60-125A	1/2 x base fee	1/2 x base fee
150A & less than 400A	3/4 x base fee	1 x base fee
400A	plan review required	plan review required

4. Connections, Devices, and Branch Circuits²

a. Connections	Fee
Light outlet, switches, dimmers, receptacles, luminaires, residential-type fans	\$2.50 each
Track lighting or multi-outlet assembly	\$2.50 for every 2 feet of track
b. Devices and Branch Circuits	Fee
Non-electrical furnace	\$19.90 each
Dedicated appliances & utilization circuits (cord and plug or direct wired):	
(15-50A) Ranges, water heaters, etc.	\$19.90 each
Floodlight ³	\$9.05 each
Sign circuit (required for commercial spaces)	\$51.40 each

5. Transformer Installations⁴

	Fee
Up to 300 VA	\$9.05
300 VA to 6 KVA	\$19.90
7 KVA to 15 KVA	\$61.00
16 KVA to 45 KVA	1/2 x base fee
46 KVA to 112.5 KVA	3/4 x base fee

((Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required))	
≥ 113 KVA	1 x base fee
6. Motor Installations	Fee
Up to 1/3 HP	\$9.05
1/3 HP to 3/4 HP	\$19.90
1 HP to 3 HP	\$29.85
4 HP to 5 HP	\$38.80
6 HP to 20 HP	1/4 x base fee
21 HP to 50 HP	1/2 x base fee
≥ 51 HP	3/4 x base fee
7. Electrical Furnaces and Heaters	Fee
Up to 2 KW	\$9.05
2 KW to 5 KW	\$19.90
6 KW to 15 KW	\$25.65
16 KW to 30 KW	1/4 x base fee
31 KW to 100 KW	1/2 x base fee
≥ 101 KW	3/4 x base fee
8. Low-voltage and Communication Systems	Fee
a. Low-voltage systems ⁵ : sound systems, security systems, fire alarms, nurse call, industrial controls, and similar	Requires separate permit for each system
Control unit	\$15.50 each
Device (activating, horn, alarm, etc.)	\$2.50 each
Control systems (> 100 volts) shall be based on the feeder schedule.	
b. Communications systems ⁶ : voice cable, data cable, coaxial cable, fiber optics, and similar	The maximum fee is \$596.10
Control unit	\$15.50 each
Outlet	\$2.50 each
9. Special Events	
a. Inspections occurring during normal business hours: Hourly at the SDCI hourly rate; minimum 1/2 hour	
b. Inspections occurring outside normal business hours: Hourly at the SDCI hourly rate; minimum 1-1/2 hour	
10. Inspections for which no other fee is listed; including but not limited to Conditional Work and “Get Started” permits	Fee
Each	Hourly at the SDCI hourly rate; minimum 1/2 hour

((Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required)

11. Renewable Energy Systems (photovoltaic, wind power generation, etc.)		Fee
0 KW to 12 KW ⁷		1.5 x base fee
Over 12KW-26KW ⁸		3 x base fee
Over 26 KWkw		Plan review required
12. Size overcurrent protection for Electrical Vehicle (EV) charging stations		
Select fee for each charger to be installed:	Charging Station Level 2A (120-240 V 1 PHASE) Level 2B (120-208 V 3 PHASE)	Charging Station Level 3 (277-480 V 3 PHASE)
15 TO 25 AMP CHG STATION	\$19.80	1/4 x base fee
30 TO 50 AMP CHG STATION	\$41.50	1/4 x base fee
60 TO 125 AMP CHG STATION	1/2 x base fee	1/2 x base fee
150 TO 225 AMP CHG STATION	3/4 x base fee	1 x base fee
250 TO 400 AMP CHG STATION	Requires plan review	Requires plan review
OVER 450 AMP CHG STATION	Requires plan review	Requires plan review

13. Selective Coordination Study Review: SDCI hourly rate, 1 hour minimum

Footnotes to Table D-15 for 22.900D.150

¹ Feeders will be charged only for (a) subpanels, (b) distribution panels, and (c) branch circuits of 60 amperes or over.

² The residential light outlet fee includes the luminaire.

³ Outdoor area lighting (parking lots, streets, etc.). The floodlight fee is charged per luminaire.

⁴ The transformer fee includes the primary feeder and one secondary feeder up to and including the first panelboard or disconnect. Additional secondary panelboards or disconnecting means are charged at the appropriate feeder rate.

⁵ Low voltage systems include, but are not limited to, systems listed in Chapter 7 of the Seattle Electrical Code. Exempt: Residential wireless security systems.

⁶ Communication systems include, but are not limited to, systems listed in Article 770 and Chapter 8 of the Seattle Electrical Code.

⁷ Provide supporting documents and one line diagram for system installation to OTC permit.

⁸ Photovoltaic systems between 12 KW and 26 KW require plan review and will be charged at a flat rate of 3 x base fee.)

Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required)		
1. Administrative Fee		
a. An administrative fee of \$55.48 will be charged in addition to the other fees specified in this table for all items except subsection 3.f of this Table D-15 for 22.900D.150.		
b. A change fee of \$55.48 will be charged if work is added to an issued permit and if other information is changed.		
2. Minimum Permit Fee		
The minimum fee for a standard Online Trade-Construction (OTC) self-issued electrical permit is \$105.12, except for the Ufer Inspection Only Specialty Permit, subsection 3.c of this Table D-15 for 22.900D.150.		
3. Specialty Permits	Size	Fee
a. Service repair (mast and meter base only)	Any	\$146.00
b. Temporary construction power (for services under 400 amps. Ufer included if inspected simultaneously)	Any	\$146.00
c. Ufer inspection only (Included with standard OTC electrical permit)	Any	Administrative fee only
d. Ufer test (only when Ufer covered prior to inspection)	Any	\$292.00
e. Underground work only (per inspection, raceways only)	Any	\$146.00
f. SCL request for safety inspection	Any	\$146.00 No administrative fee
g. Special events		
i. Inspections occurring during normal business hours	SDCI base fee x 1 (minimum 1/2 hour)	
ii. Inspections occurring outside normal business hours	SDCI base fee x 1.5 (minimum 1.5 hours)	
4. Inspection only (Half-hour inspection where no other fee applies)	Fee	
Each	\$146.00	
5. Low-voltage and Communication Systems^{1,2}	Fee	
Low-voltage systems ³ – sound systems, security systems, fire alarms, nurse call, industrial controls, and similar	Requires separate permit for each system	
a. Control unit	\$17.52 each	
b. Device (activating, horn, alarm, etc.)	\$2.92 each	
Communications systems ⁴ – voice cable, data cable, coaxial cable, fiber optics, and similar	The maximum fee is \$636.56	
a. Control unit	\$17.52 each	
b. Outlet	\$2.92 each	

Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required)	
6. New or Altered Electrical Service⁵	Fee
<u>Up to 125 amperes</u>	<u>\$146.00</u>
<u>150 to 200 amperes</u>	<u>\$292.00</u>
<u>225 to 350 amperes</u>	<u>\$365.00</u>
<u>400 amperes or more</u>	<u>Plan review only</u>
7. Branch Circuit and/or Feeder⁶ (new or altered – defined as the replacement, installation or modification of receptacles, switches, luminaires, or wiring on a branch circuit or feeder)	Fee
<u>Up to 25 amperes</u>	<u>\$26.28</u>
<u>30 to 50 amperes</u>	<u>\$43.80</u>
<u>60 to 200 amperes</u>	<u>\$146.00</u>
<u>225 to 350 amperes</u>	<u>\$292.00</u>
8. Heaters and Furnaces³	Fee
<u>Up to 2 kW</u>	<u>\$8.76</u>
<u>3 kW to 15 kW</u>	<u>\$23.36</u>
<u>16 kW to 40 kW</u>	<u>\$78.84</u>
<u>41 kW or more</u>	<u>\$146.00</u>
9. Transformers^{3, 4}	Fee
<u>Up to 6 kVA</u>	<u>\$20.44</u>
<u>7 kVA to 15 kVA</u>	<u>\$64.24</u>
<u>16 kVA to 45 kVA</u>	<u>\$146.00</u>
<u>46 kVA or more</u>	<u>\$219.00</u>
10. Car Chargers³	Fee
<u>Level 1 Car Charger (120 volts)</u>	
<u>Each</u>	<u>\$26.28</u>
<u>Level 2 Car Charger (208-240 volts)</u>	
<u>15 amperes to 25 amperes</u>	<u>\$26.28</u>
<u>30 amperes to 50 amperes</u>	<u>\$52.56</u>
<u>60 amperes to 225 amperes</u>	<u>\$108.04</u>
<u>250 amperes or more</u>	<u>Plan review only</u>
<u>Level 3 Car Charger (DC)</u>	
<u>15 amperes to 50 amperes</u>	<u>\$73.00</u>
<u>60 amperes to 125 amperes</u>	<u>\$146.00</u>
<u>150 amperes to 225 amperes</u>	<u>\$219.00</u>
<u>250 amperes or more</u>	<u>Plan Review Only</u>

Table D-15 for 22.900D.150 — Electrical Permit Fees (When Plans Are Not Required)

11. Renewable Energy Systems^{3,7} (photovoltaic, wind power generation, etc.)	Fee
Below 12 kW	\$438.00
12. Motors³	Fee
Up to 1/2 HP	\$8.76
3/4 to 5 HP	\$32.12
6 to 20 HP	\$73.00
21 to 49 HP	\$146.00
50 HP or more	\$219.00

Footnotes to Table D-15 for 22.900D.150

¹ Single family dwelling electrical permits do not require additional fees for voice audio or data systems except for security systems, which require permit fees.

² Communication systems include, but are not limited to, systems listed in Article 770 and Chapter 8 of the Seattle Electrical Code.

³ Exception to footnote 6 – Heaters and Furnaces, Transformers, Car Chargers, Renewable Energy Systems, and Motors are separate fees, and include the branch circuits feeding them.

⁴ The transformer fee includes the primary feeder and one secondary feeder up to and including the first panelboard or disconnect. Additional secondary panelboards or disconnecting means are charged at the appropriate panel rate.

⁵ Service or panel fees include the conductors feeding the panel.

⁶ New or altered branch circuits now include device connections (luminaires, receptacles, switches, washers, disposals, etc.).

⁷ OTC permits, for photovoltaic systems below 12 kW require supporting documents and one-line diagram. Photovoltaic systems above 12 kW require a plan review permit as in Table D-14 for 22.900D.150.

1 Section 5. Section 22.900G.010 of the Seattle Municipal Code, last amended by
 2 Ordinance 127134, is amended as follows:

3 **22.900G.010 Fees for Department of Neighborhoods review**

4 The following fees shall be collected by the Director of the Department of Neighborhoods and
 5 deposited in the General Fund unless otherwise specified.

6 * * *

1 ~~((C. Public School Citizen Advisory Committee fees. There is a charge of \$139 an hour~~
2 ~~for convening and staffing School Use Citizen Advisory Committees and School Departure~~
3 ~~Citizen Advisory Committees.~~

4 ~~D. Major Institution Citizen Advisory Committee fees. The fee for convening and~~
5 ~~staffing of Citizen Advisory Committees for the routine annual review of approved master plans~~
6 ~~and/or the review of master plan amendments is \$139 an hour. The fee for convening and~~
7 ~~staffing of Citizen Advisory Committees for new master plans and for amendments to master~~
8 ~~plans is \$139 an hour.~~

9 ~~E.))~~ C. Environmental (SEPA) review of projects. Review of referrals pursuant to
10 subsections 25.05.675.H.2.c and 25.05.675.H.2.d. by the City Historic Preservation Officer is
11 charged at \$442 an hour.

12 ~~((F.))~~ D. Landmark reviews. Review of a building, site, or object's eligibility as a Seattle
13 landmark pursuant to subsection 25.05.800.B or upon request is charged at \$442 an hour.

14 ~~((G.))~~ E. Requests for reviewing character structure TDP sending sites in the Pike/Pine
15 Conservation Overlay District. The Department of Neighborhoods' hourly review fee is \$442 an
16 hour for determining whether a character structure may, if requested by a property owner, be
17 added to the list of character structures in the Seattle Department of Construction and Inspections
18 Director's Rule promulgated according to Section 23.73.005.

19 Section 6. A new Section 22.900G.025 is added to the Seattle Municipal Code as follows:

20 **22.900G.025 Fees for review by the Office of Planning and Community Development**

21 The following fees shall be collected by the Director of the Office of Planning and Community
22 Development and deposited in the General Fund unless otherwise specified.

1 A. Public School Citizen Advisory Committee fees. There is a charge of \$139 an hour for
2 convening and staffing School Use Citizen Advisory Committees and School Departure Citizen
3 Advisory Committees.

4 B. Major Institution Citizen Advisory Committee fees. The fee for convening and staffing
5 of Citizen Advisory Committees for the routine annual review of approved master plans and/or
6 the review of mater plan amendments is \$139 an hour. The fee for convening and staffing of
7 Citizen Advisory Committees for new master plans and for amendments to master plans is \$139
8 an hour.

9 Section 7. Section 22.900H.020 of the Seattle Municipal Code, last amended by
10 Ordinance 126935, is amended as follows:

11 **22.900H.020 Rental housing registration and renewal fee**

12 The fee for registering a property containing rental housing units is ~~(((\$110))~~ \$120 for the first
13 rental housing unit plus an additional fee of ~~(((\$20))~~ \$30 for each additional rental unit. The fee is
14 payable at the time the registration application is received by the Department. The fee for
15 renewing a rental housing registration is the same as the rental housing registration fee and is
16 payable at the time the renewal application is received by the Department.

17 Section 8. Section 22.900H.030 of the Seattle Municipal Code, last amended by
18 Ordinance 125705, is amended as follows:

19 **22.900H.030 Rental housing registration and renewal late fee**

20 The fee for registering a property containing rental housing units late or renewing a rental
21 housing registration late is ~~(((\$30))~~ \$50 for registrations or renewals postmarked or received by
22 the Department after the registration deadline. This late fee is in addition to the registration or
23 renewal fee and any applicable penalties provided for in Chapter 22.214.

1 Section 9. Section 22.900H.050 of the Seattle Municipal Code, last amended by
2 Ordinance 126935, is amended as follows:

3 **22.900H.050 Private qualified rental housing inspector training and registration fees**

4 The fee for private qualified rental housing inspector training is ~~(((\$300))~~ \$325 and is payable in
5 advance of the training. The fee for registering as a private qualified rental housing inspector is
6 ~~(((\$300))~~ \$325 and is payable at the time of registration.

7 Section 10. Section 22.900H.060 of the Seattle Municipal Code, last amended by
8 Ordinance 126935, is amended as follows:

9 **22.900H.060 Rental housing unit inspection fees if the Department serves as a qualified**
10 **rental housing inspector**

11 The fee for the Department to serve as a qualified rental housing inspector to perform a rental
12 housing unit inspection for a property and one housing unit is ~~(((\$210))~~ \$230. The fee for the
13 Department to inspect each additional housing unit on the same property is ~~(((\$40))~~ \$50. The
14 inspection fee is paid in advance of the inspection. The Department shall not charge for
15 additional re-inspections for each unit the Department initially inspected to confirm that repairs
16 required to pass the rental housing unit inspection and obtain a certificate of compliance have
17 been completed.

18 Section 11. Section 22.900H.070 of the Seattle Municipal Code, enacted by Ordinance
19 125705, is amended as follows:

20 **22.900H.070 Late inspection submittal fee**

21 The fee for a rental housing inspection certificate of compliance, as required in
22 subsection 22.214.050.F, that is completed and submitted to the Department after the due date

1 provided by the Department is (~~(\$30)~~) \$50. This late fee is in addition to any other required fee
2 and any applicable penalties provided for in Chapter 22.214.

3 Section 12. Section 22.900H.080 of the Seattle Municipal Code, last amended by
4 Ordinance 126935, is amended as follows:

5 **22.900H.080 Private inspection submittal processing fee**

6 The fee for receiving and processing a rental housing inspection certificate of compliance
7 submitted by a private qualified rental housing inspector is (~~(\$50)~~) \$60.

8 Section 13. Sections 1 through 5 of this ordinance amend Seattle Municipal Code
9 sections as they are amended by Ordinance 127134. Ordinance 127134 and this ordinance take
10 effect on the same day. Wherever this ordinance amends language that Ordinance 127134 also
11 amends, this ordinance's amendments take precedence.

1 Section 14. This ordinance shall take effect 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 President _____ of the City Council

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

8 

9 Bruce A. Harrell, Mayor

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

11 

12 Scheereen Dedman, City Clerk

13 (Seal)