

CITY OF SEATTLE
ORDINANCE 126213
COUNCIL BILL 119913

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; amending Sections 22.900C.010, 22.900D.090, 22.900D.100, 22.900D.150, and 22.900G.010 of the Seattle Municipal Code (SMC); and repealing Section 22.900E.060 of the SMC.

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 125982, is amended as follows:

22.900C.010 Land use fees

* * *

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 single-family and multi-family zones shall be charged a minimum fee of \$1,970 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 \$3,940. The minimum fee for full Design Review is \$7,880, 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	
7. Special exceptions	
8. Variances ² Variances for community centers, childcare 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 \$1,970 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 \$7,880, 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 for Tree Protection ⁵	
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	
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 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 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
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
38. Tree and Vegetation Restoration Review in ECA above minimum threshold where SEPA is not required other than for the restoration (subsection 25.09.070.E.1.b)	Land Use Hourly × 2
39. Street Improvement Exceptions on a Land Use permit	Land Use Hourly × 2
40. Hazardous Tree Removal	Land Use Hourly × 1
41. Zoning Coaching	Land Use Hourly × 1
C. NON-HOURLY LAND USE FEES	
Type of Land Use Review	Fee
((41)) 42. Curb cuts as a separate component	
a. Single-family residential	\$94.65 each
b. Other than single-family residential	\$187.15 each
((42)) 43. File Management	
a. Placing projects on hold at applicant request	SDCI Base Fee × 1
b. Splitting or combining projects	
((43)) 44. Intake appointments for land use reviews; fee is charged for each occurrence	SDCI Base Fee × 1
((44)) 45. Notice. All notice is charged based upon type for each occurrence. ⁸	
a. Land use information bulletin (GMR notice)	SDCI Base Fee × 1
b. Posting large sign or placards	\$143.10
c. Mailed notice	SDCI Base Fee per 500 pieces of mail or portions thereof
d. DJC decision publication	\$224.50
e. Neighborhood newspaper publication	Rate charged by newspaper
f. Public meeting room rental	\$144.20
((45)) 46. Rebuild Letters	
a. With research	SDCI Base Fee × 1
b. Without research	\$48.40
((46)) 47. Records research by the Public Resource Center	SDCI Base Fee × 1
((47)) 48. Recording Fees, for LBA or Short Subdivision	Rate charged by King County ⁹
((48)) 49. Shoreline Extensions	SDCI Base Fee × 1

((49. Zoning Coaching))	((SDCI Base Fee * 1))
<p>Footnotes to Table C-1 for 22.900C.010:</p> <p>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.</p> <p>² The single variance fee shall be applicable whether the project requires one or multiple variances.</p> <p>³ Includes short subdivisions in environmentally critical areas.</p> <p>⁴ Includes unit-lot subdivisions and full subdivisions in environmentally critical areas.</p> <p>⁵ This fee applies if design review is initiated only for tree protection and the application has no other review under Items 1—14.</p> <p>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.</p> <p>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 will be charged at the Land Use hourly rate. See also subsection 22.900C.010.D.</p> <p>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.</p> <p>⁹ Recording fees will be charged the current rate as established and charged by King County at the time of document recording.</p>	

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Section 2. Section 22.900D.090 of the Seattle Municipal Code, last amended by Ordinance 125982, is amended as follows:

22.900D.090 Permit fees for mechanical equipment and systems, other than boilers and pressure vessels and refrigeration systems

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Table D-8 for 22.900D.090 — PERMIT FEES FOR MECHANICAL EQUIPMENT	
Type of Installation	Fee
Forced air, gravity-type, or floor furnace, gas or oil suspended heater, heat pump, recessed wall heater or floor-mounted space heater, wall furnace, circulating heater or woodstove/fireplace insert including ducts and burners attached thereto	((148.20)) <u>\$118.55</u> per unit

New gas or oil burners and newly installed used gas or oil burners ¹	\$148.20 per unit
Appliance vents Class A, B, BW ₂ or L if installed separately	\$117.50 per unit
Mechanical air-moving systems	See Table D-2 for 22.900D.010
Appliances or equipment or other work not classed in other categories, or for which no other fee is listed	Hourly at the SDCI hourly rate. Minimum of 1/2 hour
Footnote to Table D-8 for 22.900D.090 ¹ See Table D-12 for 22.900D.110 for rates for burners installed by boilers.	

1 Section 3. Section 22.900D.100 of the Seattle Municipal Code, last amended by
 2 Ordinance 125982, is amended as follows:

3 **22.900D.100 Refrigeration equipment and systems**

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Table D-10 for 22.900D.100 — REFRIGERATION PERMIT FEES¹	
Type or Size of System/Equipment	Fee
Basic fee²	(\$69.85) <u>\$55.90</u>
Additional installation fee per compressor	
0–5 tons	\$69.85
6–25 tons	\$141.85
26–100 tons	\$265.65
101–500 tons	\$374.65
Over 500 tons	\$455.10
Repair and alteration (value of work)	
\$0 – \$1,000	\$69.85
\$1,001 – \$5,000	\$101.60
\$5,001 – \$10,000	\$175.70
Over \$10,000	\$173.55 plus \$69.85 each \$5,000 or fraction thereof of valuation above \$10,000
Footnotes to Table D-10 for 22.900D.100 ¹ Where the application for permit shows horsepower rather than cooling tonnage, the fees of this table shall apply at a rate of one horsepower equals one ton of cooling capacity. ² The basic fee applies to new installations, repairs, and alterations.	

6 Section 4. Section 22.900D.150 of the Seattle Municipal Code, last amended by
 7 Ordinance 125982, is amended as follows:

8 **22.900D.150 Electrical permit fees**

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Table D-15 for 22.900D.150 - ELECTRICAL PERMIT FEES (When Plans Are Not Required)

1. Administrative Fee

a. An administrative fee of (~~(\$72.95)~~) \$65.65 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 \$58.60 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 fees includes connection to one panel board when a service disconnect is provided ahead of the panel board	1-125A	1/2 × base fee
	126—200A	3/4 × base fee
	201—300A	1 × base fee
	301—399A	1.5 × base fee
	400—599A	2 × base fee
b. Service repair (mast and meter base only)	Any	1/2 x base fee
c. 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 × base fee
d. Ufer installation only	Any	Administrative Fee only
e. Ufer test only	Any	1 × base fee
f. Underground work (raceways only)	Any	1/2 × base fee
g. SCL Service Meter Project	Any	1/2 × base fee; no Administrative Fee

3. Feeders ¹

Size	120v—480v	> 480v
15—25A	\$17.10	1/4 × base fee
30—50A	\$35.45	1/4 × base fee
60—125A	1/2 × base fee	1/2 × base fee
150A & less than 400A	3/4 × base fee	1 × base fee
400A	plan review required	plan review required

4. Connections, Devices, and Branch Circuits ²

a. Connections	Fee
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Light outlet, switches, dimmers, receptacles, luminaires, residential-type fans	\$2.15 each
Track lighting or multi-outlet assembly	\$2.15 for every 2 feet of track
b. Devices and Branch Circuits	Fee
Non-electrical furnace	\$17.15 each
Dedicated appliances & utilization circuits (cord and plug or direct wired):	
(15-50A) Ranges, water heaters, etc.	\$17.15 each
Floodlight ³	\$7.80 each
Sign circuit (required for commercial spaces)	\$44.20 each
5. Transformer Installations ³	Fee
Up to 300 VA	\$7.80
300 VA to 6 KVA	\$17.15
7 KVA to 15 KVA	\$52.50
16 KVA to 45 KVA	1/2 × base fee
46 KVA to 112.5 KVA	3/4 × base fee
≥ 113 KVA	1 × base fee
6. Motor Installations	Fee
Up to 1/3 HP	\$7.80
1/3 HP to 3/4 HP	\$17.15
1 HP to 3 HP	\$25.70
4 HP to 5 HP	\$33.40
6 HP to 20 HP	1/4 × base fee
21 HP to 50 HP	1/2 × base fee
≥ 51 HP	3/4 × base fee
7. Electrical Furnaces and Heaters	Fee
Up to 2 KW	\$7.80
2 KW to 5 KW	\$17.15
6 KW to 15 KW	\$22.10
16 KW to 30 KW	1/4 × base fee
31 KW to 100 KW	1/2 × base fee
≥ 101 KW	3/4 × 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	\$13.35 each	
Device (activating, horn, alarm, etc.)	\$2.15 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 \$512.75	
Control unit	\$13.35	
Outlet	\$2.15 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
11. Renewable Energy Systems (photovoltaic, wind power generation, etc.)		Fee
0 KW to 7.7 KW		3/4 × base fee
> 7.7 KW to 26 KW		1 × base fee
Over 26 KW		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	\$17.05	1/4 × base fee
30 TO 50 AMP CHG STATION	\$35.70	1/4 × base fee
60 TO 125 AMP CHG STATION	1/2 × base fee	1/2 × base fee
150 TO 225 AMP CHG STATION	3/4 × base fee	1 × 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.

1 Section 5. Section 22.900E.060 of the Seattle Municipal Code, last amended by

2 Ordinance 125982, is repealed:

3 ~~((22.900E.060 Registration of special inspectors~~

4 ~~A. The fee for the initial examination of an applicant for registration as a registered~~
5 ~~special inspector, including the special inspector certificate of registration, shall be charged at the~~
6 ~~rate of 1.5 times the base fee.~~

7 ~~B. Special inspectors who wish to be registered for additional categories shall take an~~
8 ~~examination for each new category. The fee for each additional examination shall be charged at~~
9 ~~the rate of one times the base fee.~~

10 ~~C. The fee for renewal of a special inspector certificate of registration covering one or~~
11 ~~more types of inspection for which the registrant has been qualified is \$60.50.~~

12 ~~D. The fee for a special inspector to repeat an examination shall be charged at the rate of~~
13 ~~one times the base fee.))~~

14 Section 6. Section 22.900G.010 of the Seattle Municipal Code, last amended by

15 Ordinance 125704, is amended as follows:

16 **22.900G.010 Fees for Department of Neighborhoods review**

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

3 A. Certificate of (~~Approval Fees~~) approval fees. There is a charge for a certificate of
4 approval as required by all applicable ordinances for the construction or alteration of property
5 in a designated special review district, Landmark, Landmark District, or historic district of \$25
6 for construction costs of \$1,500 or less, plus \$10 for each additional \$5,000 of construction
7 costs, up to a maximum fee of \$20,000, except that the maximum fee for a certificate of
8 approval shall be \$4,000 if for construction or alteration involving: a structure and retaining
9 some portion of that structure; or a new or existing structure including housing financed, in
10 whole or in part, by public funding; or a new or existing structure that elects the MHA
11 performance option according to Sections 23.58B.050 or 23.58C.050. If an applicant applies
12 for a certificate of approval for the preliminary design of a project and later applies for a
13 certificate of approval for a subsequent phase or phases of the same project, a fee shall only be
14 charged for the first application. There is an additional charge of \$25 for a certificate of use
15 approval in the Pioneer Square Preservation District, the Pike Place Market Historical District,
16 and the International Special Review District.

17 B. Special (~~Valuation Program for Historic Properties~~) valuation program for historic
18 properties. There is a charge of \$250 for review by the Seattle Landmarks Preservation Board
19 of applications for special tax valuation for historic properties pursuant to the Historic Property
20 Act (chapter 84.26 RCW (~~Chapter 84.26~~)). A fee for Board review of proposed alterations to
21 historic properties shall be charged according to the schedule of fees set forth in subsection
22 22.900G.010.A (~~Certificate of Approval Fees~~)).

1 C. Public School Citizen Advisory Committee (~~(Fees)~~) fees. There is a charge of
2 (~~(\$100)~~) \$123 an hour for convening and staffing School Use Citizen Advisory Committees
3 and School Departure Citizen Advisory Committees.

4 D. Major Institution Citizen Advisory Committee (~~(Fees)~~) fees. The fee for convening
5 and staffing of Citizen Advisory Committees for the routine annual review of approved master
6 plans and/or the review of master plan amendments is (~~(\$100)~~) \$123 an hour. The fee for
7 convening and staffing of Citizen Advisory Committees for new master plans and for
8 amendments to master plans is (~~(\$100)~~) \$123 an hour.

9 E. 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 (~~(\$288)~~) \$394 an hour.

12 F. 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 (~~(\$288)~~) \$394 an
14 hour.

15 G. Requests for reviewing character structure TDP sending sites in the Pike/Pine
16 Conservation Overlay District. The Department of Neighborhoods' hourly review fee is
17 (~~(\$288)~~) \$394 an hour for determining whether a character structure may, if requested by a
18 property owner, be added to the list of character structures in the Seattle Department of
19 Construction and Inspections Director's Rule promulgated according to Section 23.73.005.

1 Section 7. Sections 1 through 6 of this ordinance shall take effect on January 1, 2021.

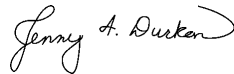
2 Section 8. This ordinance shall take effect and be in force 30 days after its approval by
3 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
4 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

5 Passed by the City Council the 23rd day of November, 2020,
6 and signed by me in open session in authentication of its passage this 23rd day of
7 November, 2020.



8 _____
9 President _____ of the City Council

10 Approved by me this 1st day of December, 2020.



11 _____
12 Jenny A. Durkan, Mayor

13 Filed by me this 1st day of December, 2020.



14 _____
15 Monica Martinez Simmons, City Clerk

16 (Seal)