



Legislation Text

File #: CB 119913, Version: 1

CITY OF SEATTLE

ORDINANCE _____

COUNCIL BILL _____

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

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Table C-1 for 22.900C.010-LAND USE FEES	
A. MASTER USE PERMIT, ENVIRONMENTAL CRITICAL AREAS, CITY COUNCIL, APPROVALS	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unless otherwise specified 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 day care centers, religious facilities, and public and private libraries in single-family and multi-family zones shall be exempt from the first 20 hours. Additional hours shall be charged at the Land Use hourly rate. This exemption applies to 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 is \$3,940. The minimum fee for full Design Review is \$7,880, which covers the minimum fee for 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 t	
7. Special exceptions	
8. Variances ² Variances for community centers, childcare centers, adult care centers, private sch and private libraries in single-family and multi-family zones shall be charged a minimum fee of \$ Additional hours shall be charged at the Land Use hourly rate. This exception applies if the appli variance combined only with an ACU application.	
9. Type II land use approvals such as, but not limited to, planned community/residential develop 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 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 t	
12. Reserved	
13. Reserved	
B. MISCELLANEOUS HOURLY LAND USE REVIEWS, RESEARCH, AND OTHER SE	
Hours worked beyond those covered by minimum will be charged the Land Use hourly rate, unles 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 25.11.080 to protect exceptional tree if no other are required	Land Use Hourly × 10
b. Design review elected by applicant for tree p	Land Use Hourly × 10
16. Other Environmentally Critical Area (ECA) and site visit under Chapter 25.09 or Chapter 23 but not limited to:	Land Use Hourly × 1
a. ECA review for Wetlands, Fish, & Wildlife Conservation Areas on land use or construction charged on an hourly basis	

b. Review to determine Environmentally Critical for Wetlands and Riparian Corridor and Shoreline charged on an hourly basis	
c. Other miscellaneous ECA reviews, inspections 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 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 Department	Land Use Hourly × 2
20. Land Use Code Interpretations ⁶	Land Use Hourly × 10
21. Letters for detailed zoning analysis or permit	Land Use Hourly × 4
22. Lot Boundary Adjustment, Temporary Use > subsection 10 of Table D-2 for 22.900D.010 for 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 area	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	Land Use Hourly × 4
28. Pre-application conference ⁷	Land Use Hourly × 2
29. Property Use and Development Agreement (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 reviews	Land Use Hourly × 10
34. Shoreline exemptions	Land Use Hourly × 1
35. Shoreline permit revisions not due to requirements	Land Use Hourly × 2
36. Special accommodation	Land Use Hourly × 2
37. Structural building overhangs and areaways component	Land Use Hourly × 2

38. Tree and Vegetation Restoration Review in minimum threshold where SEPA is not required restoration (subsection 25.09.070.E.1.b)	Land Use Hourly × 2
39. Street Improvement Exceptions on a Land Use	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	SDCI Base Fee × 1
a. Placing projects on hold at applicant request	
b. Splitting or combining projects	
((43)) 44. Intake appointments for land use review for each occurrence	SDCI Base Fee × 1
((44)) 45. Notice. All notice is charged based upon 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 Resources Department	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))

Footnotes to Table C-1 for 22.900C.010: ¹ For purposes of these land use fees, low-income housing is defined as housing that meets the definition of "housing, low income" in Section 23.84A.016; and (2) where at least 50 percent of the structure on the site is committed to low-income housing use for at least 20 years. ² The single variance fee applies whether the project requires one or multiple variances. ³ Includes short subdivisions in environmentally critical areas, lot subdivisions and full subdivisions in environmentally critical areas. ⁵ This fee applies if design review is required for protection and the application has no other review under Items 1-14. ⁶ The fees for interpretation and design review under 25.21, 25.22, 25.24, and 25.30 shall be collected by the Director of the Department of Neighborhoods. The design review conference fee covers a one-hour conference and one hour of research and/or follow-up review time. The design review fee of two hours. Additional pre-application review time will be charged at the Land Use hourly rate. ⁸ Additional notice may be given in circumstances including but not limited to the following: reissues; reposting of the land use review or environmental signs; new component reviews added subsequent to a final revised decision; and changes to the scope of the project. ⁹ Recording fees will be charged the same as those by King County at the time of document recording.

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 furnace, heat pump, recessed wall heater or floor heater, wall furnace, circulating heater or woodstove 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, 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 classified 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	

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

22.900D.100 Refrigeration equipment and systems

* * *

Table D-10 for 22.900D.100 - REFRIGERATION PERMIT FEES ¹	
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 the 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.	

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

22.900D.150 Electrical permit fees

* * *

**Table D-15
for
22.900D.150
-
ELECTRIC
AL
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

<p>c. Temp orary constr uction power for single - famil y reside nce; Ufer groun d inspec tion is includ ed only if the Ufer install ation inspec tion is condu cted at the same time as the tempo rary power inspec tion</p>	<p>Any</p>	<p>1/2 × base fe</p>
<p>d. Ufer install ation only</p>	<p>Any</p>	<p>Administrati</p>

e. Underground work (race ways only)	Any	1 × base fee	
f. Underground work (race ways only)	Any	1/2 × base fee	
g. SCL Service Meter Project	Any	1/2 × base fee Administrative	
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	3/4 × base fee	1 × base fee
	400A	plan review required	plan review required
4. Connections, Devices, and Branch Circuits ²			
a. Connections			Fee

Light outlet, switches, dimmers, receptacles, luminaires, residential-type fans	\$2.15 each
Track lighting or multi-outlet assembly	\$2.15 for eve
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 Installations³	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 fe
31 KW to 100 KW	1/2 × base fe
≥ 101 KW	3/4 × base fe
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 sep 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.	

<p>b. Communications systems⁶ - voice cable, data cable, coaxial cable, fiber optics, and similar</p>	<p>The maximum</p>
<p>Control unit</p>	<p>\$13.35</p>
<p>Outlet</p>	<p>\$2.15 each</p>
<p>9. Special Events</p>	
<p>a. Inspections occurring during normal business hours - Hourly at the SDCI hourly rate; minimum 1/2 hour</p>	
<p>b. Inspections occurring outside normal business hours - Hourly at the SDCI hourly rate; minimum 1 1/2 hour</p>	

<p>10. Inspection s for which no other fee is listed; including but not limited to Condition al Work and "Get Started" permits</p>	<p>Fee</p>
<p>Each</p>	<p>Hourly at the minimum 1/2</p>
<p>11. Renewable Energy Systems (photovolt aic, wind power generation , etc.)</p>	<p>Fee</p>
<p>0 KW to 7.7 KW</p>	<p>3/4 × base fe</p>
<p>> 7.7 KW to 26 KW</p>	<p>1 × base fee</p>
<p>Over 26 KW</p>	<p>Plan review</p>
<p>12. Size overcurre nt protection for Electrical Vehicle (EV) charging stations</p>	

Select fee for each charger to be installed.	Charging Station Level 2A (120-240 V)	Charging Station Level 3
15 TO 25 AM P CH G STA TION	\$17.05	1/4 × base fee
30 TO 50 AM P CH G STA TION	\$35.70	1/4 × base fee
60 TO 125 AM P CH G STA TION	1/2 × base fee	1/2 × base fee

<p>150 TO 225 AM P CH G STA TIO N</p>	<p>$3/4 \times$ base fee</p>	<p>$1 \times$ base fee</p>
<p>250 TO 400 AM P CH G STA TIO N</p>	<p>Requires plan review.</p>	<p>Requires plan review.</p>
<p>OV ER 450 AM P CH G STA TIO N</p>	<p>Requires plan review.</p>	<p>Requires plan review.</p>
<p>13. Selective Coordinatio n Study Review - SDCI hourly rate, 1 hour minimum</p>		

**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.

Section 5. Section 22.900E.060 of the Seattle Municipal Code, last amended by Ordinance 125982, is repealed:

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

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

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

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

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

Section 6. Section 22.900G.010 of the Seattle Municipal Code, last amended by Ordinance 125704, is amended as follows:

22.900G.010 Fees for Department of Neighborhoods review

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

A. Certificate of ~~((Approval Fees))~~ approval fees. There is a charge for a certificate of approval as required by all applicable ordinances for the construction or alteration of property in a designated special review district, Landmark, Landmark District, or historic district of \$25 for construction costs of \$1,500 or less, plus \$10 for each additional \$5,000 of construction costs, up to a maximum fee of \$20,000, except that the maximum fee for a certificate of approval shall be \$4,000 if for construction or alteration involving: a structure and retaining some portion of that structure; or a new or existing structure including housing financed, in whole or in part, by public funding; or a new or existing structure that elects the MHA performance option according

to Sections 23.58B.050 or 23.58C.050. If an applicant applies for a certificate of approval for the preliminary design of a project and later applies for a certificate of approval for a subsequent phase or phases of the same project, a fee shall only be charged for the first application. There is an additional charge of \$25 for a certificate of use approval in the Pioneer Square Preservation District, the Pike Place Market Historical District, and the International Special Review District.

B. Special (~~(Valuation Program for Historic Properties)~~) valuation program for historic properties.

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

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

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

E. Environmental (SEPA) review of projects. Review of referrals pursuant to subsections 25.05.675.H.2.c and 25.05.675.H.2.d by the City Historic Preservation Officer is charged at (~~(\$288)~~) \$394 an hour.

F. Landmark reviews. Review of a building, site, or object's eligibility as a Seattle landmark pursuant to subsection 25.05.800.B or upon request is charged at (~~(\$288)~~) \$394 an hour.

G. Requests for reviewing character structure TDP sending sites in the Pike/Pine Conservation Overlay District. The Department of Neighborhoods' hourly review fee is (~~(\$288)~~) \$394 an hour for determining

whether a character structure may, if requested by a property owner, be added to the list of character structures in the Seattle Department of Construction and Inspections Director's Rule promulgated according to Section 23.73.005.

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

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

Passed by the City Council the _____ day of _____, 2020, and signed by me in open session in authentication of its passage this _____ day of _____, 2020.

President _____ of the City Council

Approved by me this _____ day of _____, 2020.

Jenny A. Durkan, Mayor

Filed by me this _____ day of _____, 2020.

Monica Martinez Simmons, City Clerk

(Seal)