SDCI

Director's Rule X-2023

Applicant: City of Seattle Department of Construction and Inspections	**Page** 1 of 2	**Supersedes:** None
	Publication: X/XX/2023	**Effective:** X/XX/2023
Subject: Payment in lieu of tree replacement pursuant to the Tree Protection Code	**Code and Section Reference:** SMC 25.11 – Tree Protection	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Land Use Code/Technical Standards and Procedural Requirements	**Approved** **Date** (signature on file) X/XX/2023 ***Nathan Torgelson, Director, DCI***	

Purpose and Background

The purpose of this Rule is to provide further guidance for the payment in lieu of tree replacement pursuant to Seattle Municipal Code (SMC) Chapter 25.11, Tree Protection.

Payment In-Lieu Calculation

Payments are calculated using the *Guide for Plant Appraisal*, published in 2018, 10th edition, authored by the Council of Tree and Landscape Appraisers and includes City costs related to tree establishment.

Nursery purchase price* / square inches of the nursery tree = unit cost to replace tree**
Square inches of tree removed* X unit cost to replace the tree = payment in lieu amount**

*Nursery purchase price = the average price of common trees found on sites in Seattle per survey from area nurseries.
**Square inches of the nursery tree is the average size of replacement tree per survey from area nurseries.
***Square inches of tree removed provided by permit applicant.

SDCI shall periodically conduct updates to the inputs for the formula above including surveys of regional tree nursery prices to deliver the resulting payment to be provided in subsequent rule(s).

Rule: Payments

Payment Categories	Required Mitigation	Payment In-Lieu
Tier 1 and Tier 2 Trees	Cost per square inch* of trunk for each tree removed	$17.87/square inch
Tier 3 Trees	Cost per tree	$2,833

*Square inch of tree removed is calculated as follows:

- Measure diameter of tree as defined in SMC 25.11 in inches and divide by 2 to get the radius.
- Square the radius and multiply by π (r^2 x 3.14)