

2016 DEVELOPMENT FEES

Planning Division & Development Services Division

1055 South Grady Way, Renton, WA 98057

Phone: 425-430-7200 | Fax: 425-430-7231

www.rentonw.gov

The following information is a composite of development fees found in Section XII of Resolution No. 4232 (Revised 4249). For further information, please contact the City of Renton Planning Division at (425) 430-7294 for land use and mitigation fees; (425) 430-7283 for building fees; (425) 430-7266 for utility or public works fees; or Public Finance (Rick Knopf) at (425) 885-1604 for local improvement district (LID) information. For information on site-specific fees such as special assessment district fees or “latecomer’s” fees, consult the property title report. These fees are subject to change via the City of Renton’s Fee Schedule Brochure. ***A 3% Technology Surcharge Fee will be added to each fee indicated with an asterisk (*).**

UTILITY SYSTEM DEVELOPMENT CHARGES (SDC):

These fees are payable at or prior to the time of Public Works Construction Permit issuance. In the absence of a construction permit, fees are payable prior to building permit issuance. Once the Utility System Development fees have been fully paid for a parcel, no further fees are due unless more land is paved or the building coverage is increased.

WATER AND WASTEWATER SYSTEM DEVELOPMENT FEES

Water Meter or Fire Service Size	Water Service Fee Amount per Meter	Wastewater Fee Amount per Sewer Connection	Fire Service Fee Amount (only required if separate fire service is needed) ^{a, b}
5/8 and ¾ inch	\$3,245	\$2,242	\$422
1 inch	\$3,245	\$2,242	\$422
1 ½ inch	\$16,225	\$11,210	\$2,110
2 inch	\$25,960	\$17,936	\$3,376
3 inch	\$51,920	\$35,872	\$6,752
4 inch	\$81,125	\$56,050	\$10,550
6 inch	\$162,250	\$112,100	\$21,100
8 inch	\$259,600	\$179,360	\$33,760

^a Based upon the size of the fire service, NOT detection bypass meter

^b Unless a separate fire service is provided, the system development charge(s) shall be based upon the size of the meter installed and a separate fire service fee will not be charged.

STORM WATER SYSTEM DEVELOPMENT FEES:

Type of Land Use	Storm Water Fee Amount
New Single Family Residence (Including mobile/manufactured homes)	\$1,485.00 per dwelling unit
Addition to existing single-family residence greater than 500 square feet (Including mobile/manufactured homes)	\$0.594 per square foot of new impervious surface area, but not more than \$1,012.00
All other uses	\$0.594 per square foot of new impervious surface area, but not less than \$1,012.00

Administrative fees for SDC Segregation Request: The applicant shall pay the City’s administrative costs for the preparation, processing and recording of the partial payment of the fee(s). At the time of application for special assessment district, and/or latecomer’s charge partial payment, the applicant shall pay the administrative fee of \$750.00 for each segregation. If the same segregation is used for more than one utility’s special assessment district, and/or latecomer’s charge, then only one administrative fee is collected.

WATER AND SEWER FEES:

Temporary Connections	Storm Water Fee ^a	Wastewater Fee ^a	Water Fee ^a
Temporary connections to a City utility system may be granted for a one-time, short-term use of a portion of the property for a period not to exceed three (3) consecutive years.	Annual fee equal to 10 percent (10%) of the current system development charge applicable to that portion of the property	Annual fee equal to 10 percent (10%) of the current system development charge applicable to the size of the temporary domestic water meter(s)	Annual fee equal to 10 percent (10%) of the current system development charge applicable to the size of the temporary domestic water meter(s)

^aSaid fee shall be paid annually (non-prorated), and shall be nonrefundable, nontransferable (from one portion of the property to another) and shall not constitute a credit to the system development charge due at the time of permanent use of the utility system. The application for temporary connection shall consist of a detailed plan and a boundary line of the proposed development service area for use in the fee determination.

WATER OR SEWER – Redevelopment:	
Credit for Existing Water or Sewer Service: Any parcel that currently has water and or sewer service is eligible for a prorated system development charge.	
Fee(s) based upon meter(s) proposed for final project minus fee(s) based upon meter existing on site.	\$ To be determined by the City of Renton Development Services Division

PUBLIC WORKS PLAN REVIEW AND INSPECTION FEES:

PUBLIC WORKS PLAN REVIEW AND INSPECTION FEES FOR STREET, DRAINAGE, SEWER AND WATER SERVICE IMPROVEMENTS: All developers, municipal or quasi-municipal entities, or utility corporations or companies, except those specifically exempted, shall pay fees under this Section. Exempted entities include City-franchised cable TV, cable modem, natural gas, telecommunications, and electrical power. Half of this fee must be paid upon application and the remainder when the permit(s) is issued. There are additional construction permit fees which are also payable upon issuance. The fee will be based upon percentages of the estimated cost of improvements using the following formula.

Estimated Construction Cost	Fee Amount
\$150,000.00 or less	6% of cost*
Over \$150,000.00 but less than \$300,000.00	\$9,000.00 plus 5% of cost over \$150,000.00*
\$300,000.00 and over	\$16,500.00, plus 4% of cost \$300,000.00 and over*
Standard or minor drainage adjustment review	\$550.00

Construction cost, also known as the Engineer's estimate or the Contractor's Bid, shall mean cost estimate for all project related improvements outside of the building envelopes, including, but not limited to, all costs required to construct the following: paved parking lots, private sidewalks or walkways; private and public storm management facilities; temporary erosion and sedimentation control facilities; water quality facilities; public and private streets; public and private sanitary sewers; public water main improvements; required off-site street, bike and pedestrian improvements; street lighting improvements; required landscaping and street tree improvements; and site grading and mobilization costs.

PUBLIC WORKS CONSTRUCTION PERMITS:

All following public works construction permit fees, utility permit fees, and miscellaneous charges are payable at or prior to the time of Construction Permit issuance. For further information regarding these fees, please contact the Development Services Division, 6th floor customer service counter, at (425) 430-7266.

CONSTRUCTION PERMIT FOR NEW WATER SERVICE:

Payable at the time of application for water meter installation(s).

Type of Water Service or Repair	Fee*
1" service installed by City ¾" drop in meter 1" drop in meter	\$2,850.00* (service installation) plus meter below \$400.00* (drop in ¾" meter) or \$460.00* (drop in 1" meter)
1½" meter installed by City	\$4,580.00* (service installation) plus meter below \$750.00* (drop in)
2" meter installed by City	\$4,710.00* (service installation) plus meter below \$950.00* (drop in)
Greater than 2" meter	\$220.00* processing fee (contractor provides materials and installs)
Water meter tests for ¾" to 2" meter	\$50.00*
Water meter tests for meters greater than 2"	\$60* plus time and materials
Installation fees for ring and cover castings	\$200.00*
Installation of isolation valve	\$2,000* deposit plus time and materials
Meter resets	\$95.00*

Type of Water Service or Repair	Fee*
Miscellaneous water inspection fees	Time and materials*
New water line chlorination fee	\$250.00* plus \$0.15 per lineal foot for any footage after the first 250 lineal feet
Open and close fire hydrants for fire flow tests conducted by others	Time and materials*
Repair of damage to service	\$225.00*
Service size reductions	\$50.00*
Specialty water tests (lead, copper, etc.)	Cost of test plus \$70.00* processing fee
Water main connections	\$535.00*
Water main cut and cap	\$1,000.00*
Water quality/inspection/purity tests	\$65.00* per test
Water service disconnection (cut at main)	\$250.00*
Water turn-ons/offers after hours	\$185.00*

HYDRANT METER FEES:

The following fees are payable at the time of application for a hydrant meter:

Type of Service	Fee*
Hydrant meter permit fee	\$50.00* per hydrant
¾" meter and backflow prevention assembly	\$300.00* deposit per hydrant
3" meter and backflow prevention assembly	\$800.00* deposit per hydrant
Deposit processing charge, nonrefundable	\$25.00*
Cost of water per ccf	\$3.70*
¾" meter and backflow prevention assembly rental, per month, beginning on day of pickup	\$11.66*
3" meter and backflow prevention assembly rental, per month, beginning on day of pickup	\$143.67*

CONSTRUCTION PERMIT FOR NEW WASTEWATER SERVICE (SIDE SEWER PERMITS):

Type of Service	Fee
Residential	\$250.00* each connection
Commercial/Industrial	\$300.00* each connection
Repair	\$200.00* each service
Cut & Cap w/Demo	\$250.00* each service
Ground Water Discharge (temporary connection to wastewater system for one-time discharge of contaminated ground water up to 50,000 gallons)	N/C
Ground Water Discharge (temporary connection to wastewater system for discharge of contaminated ground water over 50,000 gallons)	\$300.00* plus current Renton and King County wastewater rate on discharged amount (meter provided by property owner)

CONSTRUCTION PERMIT FOR NEW SURFACE WATER SERVICE:

Type of Service	Fee*
Residential	\$250.00* each connection
Commercial/Industrial	\$300.00* each connection
Repair	\$200.00* each connection
Cut & Cap w/Demo	\$250.00* each service

CONSTRUCTION PERMIT FOR WORK IN RIGHT OF WAY: (Wastewater improvements, water improvements, storm improvements, roadway improvements, etc.) Utility and street/sidewalk improvements. A bond is required, as stipulated in RMC 9-10-05, Street Excavation Bond.

Frontage Length of Improvements	Fee*
To 35 feet:	\$100.00*
To 100 feet:	\$125.00*
Greater than 100 feet:	\$150.00*
Wastewater or stormwater service	\$150.00*

Exception: No permit fee shall be charged for individual homeowners for work in street rights-of-way for street trees or parking strip irrigation systems.

Street Light Systems Fee: All new installation of street lighting facilities shall incur a fee of \$500.00* per connection to the power system, payable prior to the time of construction issuance.

PUBLIC WORKS MISCELLANEOUS FEES:

Franchise Permit Fee: Unless otherwise specified in a franchise agreement, the fee shall be due and payable at or prior to the time of construction permit issuance. If a franchise agreement does not specify the fee amount, the generic fee, as identified in the following table, shall be collected. A bond is required, as stipulated in RMC 9-10-5.

Street Excavation Bonds	Fee
Small work, including trenching less than 60 linear feet or installation of 6 or less utility poles	\$350.00*
All other work permit fee plus \$60.00 per overtime hour of inspection	\$350.00*

IMPACT MITIGATION FEES:

Payable prior to issuance of a Building Permit.

FIRE (Ordinance 5670)		
Residential – single family	Per dwelling unit	\$495.10
Residential – multi-family	Per dwelling unit	\$495.10
Hotel/motel/resort	Per square foot	\$0.65
Medical care facility	Per square foot	\$5.56
Office	Per square foot	\$0.14
Medical/Dental office	Per square foot	\$0.87
Retail	Per square foot	\$0.61
Leisure facilities	Per square foot	\$1.36
Restaurant/lounge	Per square foot	\$1.84
Industrial/manufacturing	Per square foot	\$0.08
Church/non-profit	Per square foot	\$0.25
Education	Per square foot	\$0.45
Special public facilities	Per square foot	\$3.33

When none of the fee categories adequately describe or capture the impact on public facilities, the fee calculations shall be prepared by the Department of Community and Economic Development.

TRANSPORTATION (Ordinance 5670)		
Single family home	Per dwelling	\$2,951.17
Apartment	Per dwelling	\$1,923.83
Condominium	Per dwelling	\$1,546.31
Mobile home	Per dwelling	\$1,662.92
Senior housing – attached	Per dwelling	\$384.76
Light Industrial	Per square foot	\$3.69
Manufacturing	Per square foot	\$2.78
Mini-warehouse	Per square foot	\$0.99
Hotel	Per room	\$1,952.79
Motel	Per room	\$1,555.92
Marina	Per boat berth	\$476.56
Movie theater	Per square foot	\$6.09
Health/fitness club	Per square foot	\$6.85
High school	Per square foot	\$2.00
Church	Per square foot	\$1.70
Hospital	Per square foot	\$3.02
Nursing home	Per bed	\$494.92
General office	Per square foot	\$5.10
Medical office	Per square foot	\$9.39
Shopping center	Per square foot	\$3.33
Restaurant: sit-down	Per square foot	\$11.58
Fast food, no drive-up	Per square foot	\$22.65
Fast food, w/drive-up	Per square foot	\$27.66
Gas station	Per pump	\$8,033.75
Gas station w/convenience	Per pump	\$8,588.71
Supermarket	Per square foot	\$11.83
Convenience market, 24-hr	Per square foot	\$26.84

TRANSPORTATION (Ordinance 5670) continued		
Convenience market, 24-hr	Per square foot	\$26.84
Drive-in bank	Per square foot	\$17.26
Other uses not listed above	Per current ITE Manual	As determined by City staff

PARKS & RECREATION (Ordinance 5670)		
Single family	Per dwelling unit	\$1,887.94
Multi-family: 2 units	Per dwelling unit	\$1,532.56
Multi-family: 3 or 4 units	Per dwelling unit	\$1,458.52
Multi-family: 5 or more units	Per dwelling unit	\$1,280.84
Mobile home	Per dwelling unit	\$1,340.06

SCHOOL IMPACT MITIGATION FEES:

Payable prior to issuance of a Building Permit.

ISSAQUAH SCHOOL DISTRICT
\$4,635.00 per Single-family residence (Ordinance #5701FYI, includes 5% City processing fee)
\$1,534.00 per Multi-family residence (Ordinance #5701, includes 5% City processing fee)
KENT SCHOOL DISTRICT (fees through 2019)
\$4,990.00 per Single-family residence (Ordinance #5701, includes 5% City processing fee)
\$2,163.00 per Multi-family dwelling unit (Ordinance #5701, includes 5% City processing fee)
RENTON SCHOOL DISTRICT (fees through 2019)
\$5,643.00 per Single-family residence (Ordinance #5701, includes 5% City processing fee)
\$1,385.00 per Multi-family dwelling unit (Ordinance #5701, includes 5% City processing fee)

General information about

Impact Mitigation Fees

What is an impact fee? A one-time charge on new development to pay for the construction or expansion of streets, parks, fire protection and school facilities related to growth.

What areas of the City will be subject to impact fees? Citywide.

Who must pay impact mitigation fees? Any applicant seeking development approval from the City for any development activity within the City, when such development activity requires the issuance of a building permit or a permit for a change in use, and creates a demand for additional public facilities. (RMC 4-1-190G1)

What is the fee amount? Maximum allowable impact fees are established by the Rate Study. The rates to be charged by the City are listed in the City's Fee Schedule brochure. (RMC 4-1-190G2)

Can I get any credit for existing development? When an impact fee applies to a change of use permit, the impact fee shall be the applicable impact fee for the land use category of the new use, less any impact fee previously paid for the land use category of the prior use. (RMC 4-1-190G3)

When is the fee amount determined? Impact fees shall be determined at the time the complete application for a building permit or a permit for a change in use is submitted using the impact fees then in effect. (RMC 4-1-190G5)

When is the fee payable? Impact fees shall be due and payable *before* the building permit or permit for a change of use is issued by the City. (RMC 4-1-190G5)

What will the City do with the fees collected? All fees will be used for the purposes for growth related improvements throughout the City.

Will there be any exemptions for development within the downtown core or other area? Possibly, if the project contains owner occupied housing and meets all the criteria of Renton Municipal Code Section 4-1-210.

Are developer related improvements going to be required in addition to the fee?

The impact fee will not eliminate existing requirements for development related on-site improvements, as well as those immediately adjacent to the site.

BUILDING PLAN REVIEW, PERMIT, AND INSPECTION FEES:

Payable prior to issuance of Building Permit.

Total Valuation	Fee*
\$1.00 to \$500.00	\$28.00*
\$501.00 to \$2,000.00	\$28.00* plus \$3.65 for each \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$82.75* plus \$16.75 for each \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$468.00* plus \$12.00 for each \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$768.00* plus \$8.35 for each \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,185.50* plus \$6.70 for each \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001 to \$1,000,000.00	\$3,865.50* plus \$5.65 for each \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$6,690.50* plus \$4.35 for each \$1,000.00, or fraction thereof.

DEMOLITION PERMIT	
Residential	\$115.00*
Commercial	\$250.00*

COMBINATION BUILDING PERMIT FEES:

FEES: For each new single-family residential structure. Payable prior to issuance of building permit.

TYPE OF WORK	PLUS FEE AMOUNT BASED UPON RESIDENTIAL STRUCTURE SQUARE FOOTAGE	
	Up to 3,000 sq. ft.	Over 3,000 sq. ft.
Plumbing	\$150.00*	\$175.00*
Mechanical	\$150.00*	\$175.00*
Electrical	\$75.00*	\$100.00*

BUILDING PLAN CHECK FEE: In addition to the above building permit fee or combination building permits, a plan check fee equal to 65% of the Building Permit Fee, will be charged on all building permits. Payable at the time of building permit application submittal.

State of Washington Building Code Fees: \$4.50 per permit for single family and commercial permits (\$4.50 for the 1st multi-family unit plus \$2.00 per each additional unit).

ELECTRICAL PERMIT FEES:

RESIDENTIAL – SINGLE FAMILY AND DUPLEX	
New Service – Single Family and Duplex	
Up to 200 AMP	\$70.00*
Over 200 AMP	\$80.00*

Service Changes / New Circuits – Single Family and Duplex	
Change up to 200 AMP	\$60.00*
Change over 200 AMP	\$75.00*
Any new circuits added to above	\$15.00* each (to a maximum of \$60.00)
Minimum fee for remodel/addition of new circuits without a service charge	\$60.00*

MULTI-FAMILY, COMMERCIAL & INDUSTRIAL	
Fees for all types of electrical permits are based on value of work	
\$1.00 – 500.00	\$60.00*
\$500.01 – 1,000.00	\$45.00 + 3.3% of Value*
\$1,000.01 - 5,000.00	\$78.00 + 2.9% of Value*
\$5,000.01 - 50,000.00	\$223.00 + 1.7% of Value*
\$50,000.01 - 250,000.00	\$1,073.00 + 1.0% of Value*
\$250,000.01 - 1,000,000.00	\$3,573.00 + 0.8% of Value*
\$1,000,000.01 and up	\$11,573.00 + 0.45% of Value*

Plan Review Fee (when required). In addition to the above electrical permit fee, a plan check fee equal to 35% of the electrical permit fee will be charged.

Temporary Service (All Uses)	
Temporary Electrical Service	\$60.00*

Miscellaneous Electrical Fees	
Signs (per each)	\$60.00*
Low Voltage work (e.g. alarms, thermostats, computer, data or phone lines, fiber optics, cable tv, etc., less than 50 volts) ¹	50% of standard fee* (minimum \$60.00)
Job Trailers	\$60.00 each*
Mobile Homes	\$60.00*

¹Exemption: Residential telephone communication systems, thermostats, security systems, and cable television installations are exempt from fees.

GRADE AND FILL LICENSE FEES:

Fees shall be based on the volume of the excavation fill.

GRADING LICENSE FEES	
50 cubic yards or less	\$15.00*
51 – 100 cubic yards	\$20.00*
101 – 1,000 cubic yards: - for the first 100 cubic yards - for each additional 100 cubic yards	\$20.00* \$9.00*
1,001 – 10,000 cubic yards: - for the first 1,000 cubic yards - for each additional 1,000 cubic yards	\$101.00* \$8.00*
10,001 – 100,000 cubic yards: - for the first 10,000 cubic yards - for each additional 10,000 cubic yards	\$173.00* \$36.00*
100,001 or more cubic yards: - for the first 100,000 cubic yards - for each additional 100,000 cubic yards	\$497.00* \$20.00*
Solid Waste Fills:	The fee for a grading license authorizing additional work to that under a valid license shall be the difference between the fee paid for the original license and the fee shown for the entire project.*
Annual Licenses of Solid Waste Fills:	The fee for a grading license authorizing additional work to that under a valid license shall be the difference between the fee paid for the original license and the fee shown for the entire project. Any unused fee may be carried forward to the next year. If any work is done before the license is issued, the grading license fee shall be doubled.*

In addition to the license fees, a grading plan check fee and a drainage plan check fee is charged for all grading licenses requiring plan review. Before accepting a set of plans and specifications for checking, the Development Services Division shall collect a plan checking fee.

GRADING PLAN CHECK FEES	
50 cubic yards or less	\$10.00*
51 – 100 cubic yards	\$20.00*
101 – 1,000 cubic yards:	\$30.00*
1,001 – 10,000 cubic yards:	\$40.00*
10,001 - 100,000 cubic yards: - for the first 10,000 cubic yards: - for each additional 10,000 cubic yards or fraction thereof	\$20.00* \$20.00*
100,001 – 200,000 cubic yards: - for the first 100,000 cubic yards - for each additional 10,000 cubic yards or fraction thereof	\$220.00* \$8.00*

GRADING PLAN CHECK FEES

200,001 or more cubic yards: - for the first 200,000 cubic yards	\$300.00*
- for each additional 10,000 cubic yards or fraction thereof	\$4.00*
Annual Licenses of Solid Waste Fills:	1.5 x plan check fee listed above*

DRAINAGE PLAN CHECK FEES ASSOCIATED WITH A GRADING LICENSE

\$100.00, plus \$1.00 for every 10,000 square feet of land area or fraction thereof*

MECHANICAL PERMIT FEES:

Basic Permit Fees

\$45.00*

PLUS Itemized Fees Below:

Heating System: Installation, alteration, repair, addition, or relocation of each furnace, heat pump, suspended heater, fireplace, wood stove, etc. including ducts and vents	\$17.00*
---	----------

Boiler or Compressor: Installation or relocation of each:	
Single-Family and Multi-Family	\$17.00*
Commercial	\$60.00*

Commercial Refrigeration System:	\$60.00*
---	----------

Air/C Unit (air conditioner, chiller or air handling unit) including ducts attached thereto	\$17.00 each*
--	---------------

Residential ventilation/exhaust fan	\$8.00 each*
--	--------------

Commercial Ventilation System not a portion of any heating or air-conditioning system authorized by a permit	\$17.00 each*
---	---------------

Commercial hood: Installation of each served by a mechanical exhaust, including the ducts for such hood	\$50.00 each*
---	---------------

Incinerator: Installation or relocation of each	\$75.00 each*
Appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this code	\$17.00 each*

Fuel Gas Piping: (when Chapter 13 is applicable, see Section 103):	
Each gas-piping system of 1 to 4 outlets	\$12.00*
Each additional outlet over 4, per outlet	\$2.50*

PLUMBING PERMIT FEES:

Basic Fee for All Types of Work	\$45.00*
--	-----------------

Plus Itemized Fees Below:

Per Plumbing Fixture (e.g. sink, shower, toilet, dishwasher, tub, etc.) or set of fixtures on one trap	\$8.00*
For meter to house water service.	\$8.00*
Fuel Gas Piping: each gas-piping system of 1 to 4 outlets	\$12.00*
Each additional outlet over 4, per outlet.	\$12.00, plus \$2.50 for each add'l. *
Per drain for rainwater systems.	\$8.00*
Per lawn sprinkler system – includes backflow prevention	\$8.00*
Per fixture for repair or alteration of drainage or vent piping.	\$8.00*
Per vacuum breaker or backflow protection device on tanks, vats, etc.	\$8.00*
Per interceptor for industrial waste pre-treatment.	\$8.00*
Medical Gas Piping: each gas piping system of 1 to 5 outlets	\$60.00*
Each additional outlet over 5, per outlet	\$5.00*

SIGN PERMIT FEES:

PERMANENT SIGNS	
Roof, projecting, awning, canopy, marquee and wall signs	\$125.00 per tenant for any number of signs*
Freestanding: ground and pole signs	\$175.00 per sign*

TEMPORARY SIGNS	
Real estate directional signs, pursuant to RMC 4-4-100J2, permit valid for a 12-month period	\$50.00 per sign*
Grand opening event signs, pursuant to MRC 4-4-100J6d(i)	\$50.00 per sign*
Event signs, pursuant to RMC 4-4-100J6d(ii) and (iii) per sign, per promotion	\$25.00 per sign*
A-Frame signs, pursuant to RMC 4-4-100J5.	\$100.00 per first sign and \$50.00 for each additional sign*
Commercial property real estate banner - each sign permit is valid for 12 months	\$50.00 per sign*
Decorative flags fee is per entrance and valid until flag(s) are removed	\$50.00 per sign*

Miscellaneous Sign Fees	
Request for Administrative Modifications of City Center Sign Regulations per RMC 4-4-100h9	\$100.00 per sign*
Work in advance of sign permit issuance: Where work for which the permit is required by this Title IV of RMC is started or proceeded with prior to obtaining said permit, the fees above specified shall be doubled; but the payment of such double fee shall not relieve any persons from complying with the	2 x sign fee*

requirements in the execution of the work nor from any other penalties prescribed herein.	
---	--

Miscellaneous Fees	
Re-Inspection Fees:	\$75.00*
Plan Review Fees for Electrical, Plumbing, or Mechanical Permits: In addition to the above permit fees, a plan check fee equal to forty percent (40%) of the permit fee may be charged when required by the Building Official.	40% of permit fee*
House Moving – minimum per hour inspection fee: This covers only the Building section inspection of the structure prior to move. There is a separate additional fee charged by the Public Works Department to cover the actual house move permit. A building permit is also required in order to site the structure on the new site.	\$100.00*
Inspection Fee for Condominium Conversions:	\$100 for 1st unit/\$15 each additional unit
Manufactured/Mobile Home Installation Fees: - Within a manufactured home park - Outside of a manufactured home park	\$100.00* Includes plan review and inspection fees for the foundation (electrical, plumbing, mechanical, sewer and water connection fees are in addition to this amount) See Building Permit Fees

LAND USE REVIEW FEES:

***A 3% Technology Surcharge Fee (Resolution No. 4071) will be added to each fee.**

APPLICATION TYPE	FEE AMOUNT*
Additional Animals Permit	\$50.00*
Annexation	No charge
Appeal of Hearing Examiner's Decision, Administrative Decision, or Environmental Decision	\$250.00
Binding Site plan Approval (total fee for both preliminary and final phases)	\$2,500.00*
Code Text Amendment	No Charge
Comprehensive Plan Map or Text Amendment	\$2,500.00*
Conditional Use Permit	
Hearing Examiner	\$2,500.00*
Administrative	\$1,000.00*
Critical Areas Review Fee for those projects that propose impacts to critical areas ¹	100% of costs of contract biologist's review ¹
Environmental Impact Statement/Draft and Final ²	100% of costs of coordination, review and appeals
Environmental Checklist Review	\$1,000.00*
Fence Permit (special)	\$100.00*
Grading and Filling Permit (Hearing Examiner)	\$2,500.00*
Landscape Review Fee	\$100.00* each request
Lot Line Adjustment	\$450.00*
Manufactured/Mobile Home Park:	
Tentative	\$500.00*
Preliminary	\$2,500.00*
Final	\$1,000.00*
Open Space Classification Request	\$100.00*
Plats:	
Short Plat (total for both preliminary and final phases)	\$2,000.00*
Preliminary Plat	\$4,500.00*
Final Plat	\$1,500.00*
Planned Unit Development:	
Preliminary	\$2,500.00*
Final	\$1,000.00*
Rezones	\$2,500.00*
Routine Vegetation Management Permit (without critical areas)	\$75.00*
Shopping Cart Plan Review	\$100.00*
Shoreline – related Permits:	
Shoreline Permit Exemption	No charge
Shoreline Substantial Development Permit	\$2,000.00*
Shoreline Conditional Use	\$2,500.00*
Shoreline Variance	\$2,500.00* (each)

APPLICATION TYPE	FEE AMOUNT
Site Development Plan Approval: Hearing Examiner or Master Plan Site Plan Review	\$2,500.00*
Administrative Site Plan Review	\$1,500.00*
Modification (minor, administrative)	No Charge
Modification (major)	New Application and New Fees Required
Special Permit (Hearing Examiner)	\$2,500.00*
Temporary Use Permit: Tier 1	\$75.00*
Tier 2	\$150.00*
Tree Fee-in-Lieu	\$215.00 per caliper inch
Variance (per each variance requested)	\$1,200.00* each
Waiver or Modification of Code Requirements	\$150.00* each request
Zoning Compliance Letter	\$400.00*

¹ Per RMC 4-3-050F7, the City may charge and collect fees from any applicant to cover costs incurred by the City in review of plans, studies, monitoring reports and other documents related to evaluation of impacts to or hazards from critical areas and subsequent code-required monitoring.

² When the City is the lead agency for a proposal requiring an Environmental Impact Statement (EIS) and the Environmental Review Committee (ERC) determines that the EIS shall be prepared, the City may charge and collect a reasonable fee from any applicant to cover costs incurred by the City in preparing the EIS. The ERC shall advise the applicant(s) of the projected costs for the EIS prior to actual preparation; the applicant shall post bond or otherwise ensure payment of such costs. The City may charge any person for copies of any document prepared under this Title, and for mailing the document, in a manner provided by Chapter 42.17 RCW.

****A 3% Technology Surcharge Fee (Resolution No. 4071) will be added to each fee.***

EXTRA FEES: Whenever any application is to be handled under the terms of any portion of the City's land use codes, adopted codes, or the Uniform Building Code, and that application is so large, complicated or technically complex that it cannot be handled with existing city staff, then an additional fee can be charged which is equivalent to the extra costs incurred by the City of Renton. Such fees shall be charged only to the extent incurred beyond that normally incurred for processing an application. When the application or development plans are modified so as to require additional review by the City beyond the review normally required for like projects, at the discretion of the City, an additional fee may be charged at \$75.00 per hour.

EXCEPTION FOR PROJECTS VESTED WITH KING COUNTY: For those projects that have vested to a land use permit under the development regulations of King County, the King County Land Use Review Fee Schedule shall apply as adopted by the City of Renton by reference. A copy of that fee schedule has been filed with the City Clerk and is available at the City Clerk's office for public review.

Any questions regarding land use fees should be directed to the Planning Division 6th floor customer service counter at (425) 430-7294.

LATECOMER'S AND USE OF PUBLIC RIGHT-OF-WAY FEES:

These fees are payable at the time of application. The administration and collection fee is deducted from each individual latecomer fee payment and the balance forwarded to the holder of the latecomer's agreement pursuant to the RMC 9-5-9, Tender of Fee.

LATECOMER'S FEES	
Nonrefundable latecomer's processing fee	\$500.00 if amount covered by latecomers is \$20,000 or less. \$1,000 if amount covered by latecomers is between \$20,000 and \$100,000. \$2,000 if amount covered by latecomers is greater than \$100,000.
Latecomer's administration fee	15% of total reimbursement amount to be covered by developer, if amount covered by latecomers is \$20,000 or less 10% of total reimbursement amount to be covered by developer, if amount covered by latecomers is between \$20,000 and \$100,000. 5% of total reimbursement amount to be covered by developer, if amount is greater than \$100,000.
Segregation fee for latecomer's	\$750.00

STREET VACATION FEES	
Filing fee	\$500.00
Processing and Completion Fee (payable upon Council approval of the vacation and upon administrative determination of appraised value of vacated Right-of-Way) Appraised value of dedicated right-of-way	
Less than \$25,000	\$750.00
\$25,000 - \$75,000	\$1,250.00
Over \$75,000	\$2,000.00

RIGHT-OF-WAY USE PERMIT FEES & REVOCABLE PERMITS FOR EXCESS PUBLIC RIGHT-OF-WAY: These fees are payable at the time of application. The imposition, collection, and payment and other specifics concerning this charge are detailed in Chapter 9-2 RMC, Excess Right-of-Way Use.	
Single-family and two-family uses	\$10.00 annually, plus leasehold excise tax, if applicable ¹
All uses without public benefit	0.5% of property value of land to be utilized per month, plus leasehold excise tax, if applicable. Payable yearly in advance ²
Uses with public benefit	0.5% of assessed value of land adjoining the property per year, plus leasehold excise tax, if applicable. Payable yearly in advance ²
King County ROW Permits/Inspections:	
Service Installation Only	\$600.00*
Utility Extension per 100' of length (min. 200')	\$300.00*

¹There is hereby levied and shall be collected a leasehold excise tax on that act or privilege of occupying or using public owned real or personal property through a leasehold interest at the rate established by the State of Washington.

²Right-of-way value shall be based on the assessed value of the land adjoining the property as established by the King County Assessor.

RELEASE OF EASEMENTS: The imposition, collection, payment and other specifics concerning this charge are detailed in Chapter 9-1 RMC, Easements.

Filing fee, payable at the time of application	\$250.00
Processing fee, paid upon Council approval of release of easement	\$250.00

Insurance Required: Public liability and property damage insurance is also required pursuant to RMC-9-2-5B, Minimum Permit Requirements for Excess Right-of-Way Use.

Exception for Public Agencies: A no-fee permit may be issued only when the applicant is a public agency and when the proposed right-of-way provides a direct service to the public (e.g., Metro applications for right-of-way for bus shelters).

FIRE DEPARTMENT COMMUNITY RISK REDUCTION FEES:

FIRE PLAN REVIEW AND INSPECTION FEES	
\$0 TO \$249.99	\$30.00*
\$250.00 to \$999.99	\$30 + 2% of the cost*
\$1,000.00 to \$4,999.99	\$50 + 2% of the cost*
\$5,000.009 to \$49,999.99	\$150 + 1.5% of the cost*
\$50,000.00 to \$99,999.99	\$350 + 1.5% of the cost*
\$100,000.00 and above	\$800 + .75% of the cost*
FIRE PERMIT FEE	
Construction permit; 20% of the above plan review/ inspection fee or minimum of \$50.00, whichever is greater	20% of the above plan review/ inspection fee or minimum of \$50.00, whichever is greater.
FIRE PERMIT (CONSTRUCTION) RE-INSPECTION FEE	
Fee is per hour with a 2 hour minimum. The minimum may be assessed if the requested inspection does not meet the approval of the inspector	\$75.00
VIOLATION/SECOND REINSPECTION	
After 30-day period (whenever 30 days or more have passed since Fire Department notification of a violation, which required a first re-inspection, and such violation has not been remedied or granted an extension)	\$150.00
THIRD REINSPECTION/PRE-CITATION FOLLOW UP INSPECTION	
When re-inspections are required beyond the first and second re-inspection	\$250.00
PREVENTABLE FIRE ALARM FEE	
First, second and third preventable alarms	N/C
Fourth and fifth preventable alarms in a calendar year; fee is per each alarm	\$70.00
Sixth preventable alarm and successive preventable alarms in a calendar year, fee is per each alarm	\$150.00
Late payment penalty	\$35.00
FIRE PERMIT TYPE FEES	
Operational fire code permit (issued in accordance with Section 105.6 of the IFC); fee is yearly	\$84.00
Hazardous materials and HPM facilities yearly	\$150.00
Replacement for lost permit, per each	\$35.00
Hazardous production materials permit (for businesses storing, handling, or using hazardous production materials as regulated in the fire code); permit is yearly	\$150.00
Underground tank removal permit (commercial)	See Fire plan review and construction permit fees*
Underground tank removal or abandonment-in-place permit (residential)	\$84.00

***A 3% Technology Surcharge Fee (Resolution No. 4071) will be added to each fee.**