RESOLUTION NO. 26-893

A RESOLUTION of the City of Federal Way, Washington, amending the fee schedule for 2027 and repealing the fee schedule adopted in Resolution No. 26-877.

WHEREAS, the City is authorized under RCW 35A.11.020, 35A.63.100(2), and 19.27.040 to require licenses for the conduct of business, require permits for the construction of structures and improvements, and to impose fees to recoup the costs of processing and/or providing services; and

WHEREAS, the Federal Way Revised Code establishes the basis for the assessment and/or collection of such license, permit fees, and service charges; and

WHEREAS, the City Council deemed it is advisable and necessary to provide gradual annual increases in Land Use, Mechanical, Plumbing, Public Works, Electrical, and Building permit fees and to establish Consumer Price Index for the Seattle-Tacoma-Bellevue area as the basis for such adjustments, and

WHEREAS, the Transportation Impact Fees are indexed to provide for an automatic increase each year based on a three-year moving average of the Washington State Department of Transportation Construction Cost Index; and

WHEREAS, the City Council finds it necessary to revise building-related permit fees in order to ensure that fees reflect changes in the types of permits issued, more accurately recover costs associated with permit issuance, to remain consistent with surrounding jurisdictions, and to correct inconsistencies and errors; and

WHEREAS, the City Council finds it necessary to revise the City fee schedule upon review of the fee table to make the above adjustments and additions.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF FEDERAL WAY,

RESOLVES AS FOLLOWS:

Section 1. Fee Schedule. The City of Federal Way hereby adopts the 2027 Fee Schedule as attached hereto, identified as Exhibit A and hereby incorporated in full by this reference, for fees associated with the various licenses, permit processes, and other business activities of the City.

Section 2. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this resolution.

Section 3. Corrections. The City Clerk and the codifiers of this resolution are authorized to make necessary corrections to this resolution including, but not limited to, the correction of scrivener/clerical errors, references, resolution numbering, section/subsection numbers and any references thereto.

Section 4. Ratification. Any act consistent with the authority and prior to the effective date of this resolution is hereby ratified and affirmed.

Section 5. Effective Date. The fee schedule adopted by this resolution shall be effective January 1, 2027.

RESOLVED BY THE CITY COUNCIL OF THE CITY OF FEDERAL WAY, WASHINGTON this 4th day of November 2026.

[signatures to follow]

CITY OF FEDERAL WAY:

JIM FERRELL, MAYOR

ATTEST:

HEATHER DUMLAO, CMC, CPRO, CITY CLERK

APPROVED AS TO FORM:

J. RYAN CALL, CITY ATTORNEY

FILED WITH THE CITY CLERK: 10/28/2026
PASSED BY THE CITY COUNCIL: 11/04/2026
RESOLUTION NO.: 26-893

TYPE OF FEE		2026 Fee	2027 Fee
SECTION ONE. ANIMAL LICENSE AND OTHER FEES. (PD)			
Unaltered Cat license per year		$60	$60
Unaltered Dog license per year		$60	$60
Altered Cat:			
Altered Cat license for one year		$20	$20
Altered Cat license for two year		$35	$35
Altered Cat license for three year		$50	$50
Altered Dog:			
Altered Dog license for one year		$25	$25
Altered Dog license for two year		$45	$45
Altered Dog license for three year		$65	$65
Permanent License (owners 65 years of age and older) - if Altered		No Fee	No Fee
Permanent License (disabled) - if Altered		No Fee	No Fee
Other Fees:			
Replacement Tag		$5	$5
Hobby Kennel/Hobby Cattery (Plus each individual animal must be licensed)		$50	$50
Penalties:			
Less than 30 days renewal fee		$15	$15
30 - 60 days late renewal fee		$20	$20
Over 60 days late renewal fee		$30	$30
No refund due to pet moving out of the area, or lost pet. The Manager may authorize a refund collected in error.			
SECTION TWO. BUSINESS REGISTRATION. (FI)			
General Business Registration:			
New Business and renewals, all categories unless otherwise identified herein.			
New Business Registrations and Renewals:			
General Commercial Businesses to include, 2nd Hand Dealer, Dance Hall, Massage Parlor, Gambling (+ $50 per device up to 6),			
0-10 Employees		$80	$80
11-25 Employees		$125	$125
26-50 Employees		$250	$250
51-100 Employees		$1,500	$1,500
101-500 Employees		$4,500	$4,500
501-1000 Employees		$9,500	$9,500
Outside Contractor		$80	$80
Home Occupation		$50	$50
Temporary Business Registraton		$50	$50
Right of Way		$43	$43
Duplicate Registration (replacement)		$15	$15
Specialty License:			
Second Hand Dealer	See General Business Registration + $80		
Pawnbroker License	See General Business Registration + $500		
Public Bathhouse:			
1. Public Bathhouse Business	See General Business Registration		
2. Bathhouse Attendant per attendant in addition to Business Registration fee		$80	$80
3. Bathhouse Manager per manager in addition to Business Registration fee		$80	$80

Public Bath House Proration: *The entire annual license fee shall be paid for the applicable calendar year regardless of when the application for license is made and shall not be prorated for any part of the year except that if the original application for license is made renewals shall be required to be obtained and paid in full by January 31 of each respective year.subsequent to June 30 the license fee for the remainder of that year shall be one-half of the annual license fee.*

Annual License Renewal		See below	See below
Late Penalty:		Per FWRC 12.05.060 (7)	Per FWRC 12.05.060 (7)

Failure to pay any registration fee due within 30 days after the day on which it is due and payable shall result in a penalty of five percent or $5.00, whichever is higher, on the amount of the registration fee, and an additional penalty of five percent or $5.00, whichever is higher, for each succeeding month of delinquency or part thereof, but shall not exceed a total penalty of $25.00 or 25 percent of the amount of such registration fee, whichever is higher.

TYPE OF FEE	2026 Fee	2027 Fee

SECTION THREE. CONSTRUCTION PERMITS (CD)

PERMIT FEES

A. BUILDING

The Building, Mechanical, Plumbing, and Sign Permit fees are calculated by applying Valuation Table A to the value of the work proposed. The valuation should include the typical construction methods for foundation work, structural and nonstructural building components, and interior finish material. The value of the work shall be determined by using Building Value Data as published and further updated by the International Code Council or by submission of a written project bid subject to approval by the Building Official.

VALUATION TABLE A

Total Project Valuation	Base	Incremental Factor
$1.00 - $1,000.00	**$92.85**	N/A
$1,000.01 - $2,000.00	**$92.85** for first $1,000, plus	**$6.99** for each additional $100.00 or fraction thereof, to and including $2,000.00.
$2,000.01 - $25,000.00	**$162.92**for first $2,000, plus	**$34.93** for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,000.01 - $50,000.00	**$966.10** for first $25,000, plus	**$24.89** for each additional $1,000.00 or fraction thereof, to and including $50,000.00.
$50,000.01 - $100,000.00	**$1,588.34** for first $50,000, plus	**$16.84** for each additional $1,000.00 or fraction thereof, to and including $100,000.00.
$100,000.01 - $500,000.00	**$2,430.29** for first $100,000, plus	**$13.66** for each additional $1,000.00 or fraction thereof, to and including $500,000.00.
$500,000.01 - $1,000,000.00	**$7,890.99** or first $500,000, plus	**$11.21** for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00.
$1,000,000.01 and up	**$13,498.15** for first $1,000,000, plus	**$8.84** for each additional $1,000.00 or fraction thereof.

Note: Additional fees will apply to a permit, as noted here:

All development permits are charged an automation fee. See **Section Three, I** for details.

All building permits are charged an SBCC surcharge. See **Section Three, I** for details.

All permit review includes review of the original submission and one resubmission

Resubmittal of documents - Additional plan review fees will be assessed starting with second and subsequent resubmissions.	30% of Plan Review fee	**35% of Plan Review fee**

Some building permits require plan review. See **Section Three, G** for details.
Some building permits require plumbing fees. See **Section Three, D** for details.
Some building permits require mechanical fees. See **Section Three, C** for details.
Some building permits require a digitizing fee. See **Section Three, I** for details.
Some building permits require an impact fee. See **Section Thirteen** for details.
Some building permits require zoning review. See **Section Seven, B** for details.
Some building permits require a South King Fire fee. See **Section Five** for details.

B. DEMOLITION

Permit Fee is based on total project demolition valuation. See **Section Three, A, Valuation Table A** to calculate fees.

C. MECHANICAL

General permit fees are based on total installation valuation. See **Section Three, A, Valuation Table A** to calculate fees.

Permit and plan review fees for a New Single-Family Residence is a flat fee of:	$544	**$564**

D. PLUMBING

General permit fees are based on total installation valuation. See **Section Three, A, Valuation Table A** to calculate fees.

Permit and plan review fees for a New Single-Family Residence is a flat fee of:	$544	**$564**

E. ELECTRICAL

Permit fee is based on total installation valuation. Use Valuation Table B to calculate electrical permit fees.

VALUATION TABLE B

Total Project Valuation	Base	Incremental Factor
$1.00 - $1,000.00	**$99.77**	N/A
$1,000.01 - $2,000.00	**$99.77** for first $1,000, plus	**$7.50** for each additional $100.00 or fraction thereof, to and including $2,000.00.
$2,000.01 - $25,000.00	**$170.57** for first $2,000, plus	**$37.53** for each additional $1,000.00 or fraction thereof, to and including $25,000.00.
$25,000.01 - $50,000.00	**$1,033.83** for first $25,000, plus	**$26.76** for each additional $1,000.00 or fraction thereof, to and including $50,000.00.
$50,000.01 - $100,000.00	**$1,703.66** for first $50,000, plus	**$17.38** for each additional $1,000.00 or fraction thereof, to and including $100,000.00.
$100,000.01 - $500,000.00	**$2,572.56** for first $100,000, plus	**$14.65** for each additional $1,000.00 or fraction thereof, to and including $500,000.00.
$500,000.01 - $1,000,000.00	**$8,431.68** for first $500,000, plus	**$12.07** for each additional $1,000.00 or fraction thereof, to and including $1,000,000.00.
$1,000,000.01 and up	**$14,466.56** for first $1,000,000, plus	**$9.51** for each additional $1,000.00 or fraction thereof.

F. SIGN

(1) Permanent sign.

Permit fee is based on total construction installation valuation. See Section Three, A, Valuation Table A to calculate fee.

The total permit fee[4] for electrical signs includes an electrical connection fee, as follows:		
First sign	$94	**$97**
Each additional sign on same application	$43	**$45**
The total permit fee[1] includes a per sign planning surcharge, as follows:		
First sign	$70	**$73**
Each additional sign on same application	$26	**$27**

TYPE OF FEE	2026 Fee	2027 Fee
(2) Temporary sign. Note: temporary signs are by separate permit.		
Permit fee	$65	**Discontinued**

G. PLAN REVIEW FEES

The specified plan review fees are separate from and in addition to the permit fees and are collected at **application submittal**.

Building permit:	65% of the building permit fee
Mechanical permit:	65% of the mechanical permit fee
Plumbing permit:	65% of the plumbing permit fee
Sign permit:	65% of the sign permit fee
Electrical permit:	65% of the electrical permit fee
South King Fire:	15% of the building permit fee ***[Commercial building permits ONLY]***

Additional plan review required by changes / additions / revisions to plans, per hour or portion thereof[1]	$94	**$97**

Outside consultant plan review.
Any private or public professional services contract needed will be billed 100%, plus 10% billing and administrative charges.

Note 1. Fee is based on actual hourly personnel costs.

Note: Fire prevention system plan review fees are found in **Section Five. Fire Code-Annual Permits and Review** fee section.

H. ADDITIONAL OR SPECIAL INSPECTIONS

The following fees are separate from and in addition to the permit fees and are collected in advance of work performed.

1. Reinspection (second and subsequent reinspections) (Hourly Rate[1])	$94	**$97**
2. Inspections for which no fee is specifically indicated (1-hour minimum) (Hourly Rate[1])	$143	**$148**
3. Inspections outside of normal business hours (4-hour minimum) (Hourly Rate[1])	$143	**$148**
4. Inspections performed by outside consultants. [Any private or public professional services contract needed will be billed 100%, plus 10% billing and administrative charges.]		

Note: 1. Fee is based on actual hourly personnel costs.

I. MISCELLANEOUS PERMIT-RELATED FEES

Adult family home facility inspection includes 2 inspections, additional inspections to be charged at the hourly rate	$280	**$280**
Daycare facility inspection - includes 1 inspection, additional inspections to be charged at the hourly rate		**$250**
Change of Occupancy		**$1,000**
Damage Inspection	$286	**$297**
Automation Fee (applies to all land use & development permits); Fee is the greater of $43 or 5% of the permit fee.	$43	**$45**
Digitizing for single-family plans submitted and permit issued	$60	**$62**
Digitizing for commercial and multi-family plans submitted and permits issued	$182	**$189**
Over-The-Counter (OTC) permit review	$96	**$100**
Single-family solar panel / system permit fee	$390	**$404**
Abandoned Shopping Cart Impound fee	$54	**$56**
Abandoned Shopping Cart Salvage fee	$54	**$56**
Abandoned Shopping Cart Delivery fee, 5 cart minimum, Per Delivery	$140	**$145**
Sign Impound Fee (per sign) 1st violation	$5	$5
Sign Impound Fee (per sign) 2nd violation	$7	$7
State Building Code Council (SBCC) surcharge for Residential Building Permits	$6.50	$6.50
For each residential unit after the first unit on the same permit.	$2	$2
State Building Code Council (SBCC) surcharge for Commercial Building Permits	$25	$25
For each residential unit after the first unit on the same permit.	$2	$2

SECTION FOUR. FALSE ALARMS. (EMS)

False Alarm Fee

Burglary

1st and 2nd false alarms in a registration year (July 1 - June 30)	Free	Free
3rd false alarms in a registration year (July 1 - June 30), each alarm	$50	$50
4th false alarms in a registration year (July 1 - June 30), each alarm	$100	$100
5th false alarms in a registration year (July 1 - June 30), each alarm	$150	$150
6th and successive false alarms in a registration year (July 1 - June 30), each alarm	$200	$200

Robbery

1st and 2nd false alarms in a registration year (July 1 - June 30)	Free	Free

TYPE OF FEE		2026 Fee	2027 Fee
3rd false alarms in a registration year (July 1 - June 30), each alarm		$75	$75
4th false alarms in a registration year (July 1 - June 30), each alarm		$150	$150
5th false alarms in a registration year (July 1 - June 30), each alarm		$225	$225
6th and successive false alarms in a registration year (July 1 - June 30), each alarm		$300	$300
Registration Fee		$25	$25
Late Registration Fee Penalty		$50	$50
Late False Alarm Payment Penalty		$25	$25
Appeal Hearing Cancellation Fee		$10	$10
SECTION FIVE. FIRE CODE-ANNUAL PERMITS AND REVIEW. (FIRE)			
Fire Department Review and Inspection of Building Permits	15% of Building Permit Fee with min $92.07		**15% of Building Permit Fee with min $95.48**
Fire Prevention System Permits			
Permit Fee (based on valuation)		Per IBC Section 108.2	Per IBC Section 108.2
Plan Review Fee		65% of FP Permit Fee	65% of FP Permit Fee
Single-family solar panel / system permit fee		$120	$120
Outside Consultant plan review		Actual cost	Actual cost
Additional plan review required by changes/additions/revisions to plan, per hour or portion thereof		$66.60/hr	$66.60/hr
Note: City retains $20.00 of total fee for processing			
SECTION SIX. FIREWORKS. (FIRE)			
Public Display Permit (together with $100.00 cash bond)		$100	$100
SECTION SEVEN. LAND USE. (CD&PW)			
A. PRINCIPAL LAND USE AND SUBDIVISION-RELATED FEES:			
Administrative Determination / Code Interpretation (Includes submission & 1 resubmission)		$939	**$974**
Annexations (Includes submission & 1 resubmission)		$3,909	**$4,054**
Boundary Line Adjustment (Includes submission & 1 resubmission), Plus:		$1,877	**$3,144**
Fire Review @ 5%		$94	**$97**
Public Works Review		$1,155	**Trasfer to CD**
Binding Site Plan, 2-4 lots (Includes submission & 1 resubmission), Plus:		$4,694	**$12,300**
Fire Review @ 5%		$235	**$244**
Public Works Review		$2,051	**Trasfer to CD**
Binding Site Plan, 5-9 lots (Includes submission & 1 resubmission), Plus:		$6,103	**Trasfer to CD**
Fire Review @ 5%		$306	**Trasfer to CD**
Public Works Review		$2,051	**Trasfer to CD**
Binding Site Plan, 10 & more lots (Includes submission & 1 resubmission), Plus:		$9,387	**Trasfer to CD**
Fire Review @ 5%		$470	**Trasfer to CD**
Public Works Review		$2,051	**Trasfer to CD**
Change of Use (Includes submission & 1 resubmission)		$469	**$486**
Development Agreement, New or Amended		$33,900	**$35,154**
Forest Practices Permit (Includes submission & 1 resubmission)		$320	**Trasfer to CD**
Flood Plain Permit (Includes submission & 1 resubmission)		$939	**$974**
Historic Designation Review (Includes submission & 1 resubmission)		$186	**$193**
Lot Line Elimination (Includes submission & 1 resubmission)		$1,892	**$1,962**
Plat, Preliminary (Includes submission & 1 resubmission), Plus:		$9,387	**$18,500**
Per Acre Fee		$125	**$358**
Fire Review @ 5%		$485	**$503**
Public Works Review Base fee		$5,894	**Trasfer to CD**
Plus per acre fee		$220	**Trasfer to CD**

TYPE OF FEE	2026 Fee	2027 Fee
Plat, Final (Includes submission & 1 resubmission), Plus:	$6,197	**$12,300**
Public Works Review	$2,466	**Trasfer to CD**
Plat, Short 2-4 lots (Includes submission & 1 resubmission), Plus:	$4,694	**$12,300**
Per lot	$121	**$125**
Fire Review @ 5%	$235	**$244**
Public Works Review	$2,030	**Trasfer to CD**
Plat, Short 5 - 9 lots (Includes submission & 1 resubmission), Plus:	$6,103	**Trasfer to CD**
Per lot	$121	**Trasfer to CD**
Fire Review @ 5%	$305	**Trasfer to CD**
Public Works Review	$2,030	**Trasfer to CD**
Collaboration Meeting	$362	**$375**
Pre-Application Meeting (Includes submission & 1 resubmission)	$713	**$739**
Process I - Minor site review (Includes submission & 1 resubmission)	$939	**$974**
Process 2 - Site Plan Review [Base Fee] (Includes submission & 1 resubmission), Plus:	$4,225	**$9,100**
over 25,000 *sqft*	$535	**$1,025**
over 50,000 sqft	$938	**$1,443**
over 100,000 *sqft*	$1,342	**$2,808**
Fire Review @ 5%	$211	**$219**
Public Works Review Base Fee, Plus:	$1,931	**Trasfer to CD**
over 25,000 *sqft*	$453	**Trasfer to CD**
over 50,000 *sqft*	$904	**Trasfer to CD**
over 100,000 *sqft*	$1,365	**Trasfer to CD**
Process 3 - Project Approval [Base Fee] (Includes submission & 1 resubmission), Plus:	$5,634	**$11,200**
over 25,000 *sqft*	$535	**$1,025**
over 50,000 *sqft*	$938	**$1,910**
over 100,000 *sqft*	$1,339	**$2,805**
Fire Review @ 5%	$282	**$292**
Public Works Review Base Fee, Plus:	$1,931	**Trasfer to CD**
over 25,000 *sqft*	$453	**Trasfer to CD**
over 50,000 *sqft*	$904	**Trasfer to CD**
over 100,000 *sqft*	$1,365	**Trasfer to CD**
Process 3 - Applications for radio tower & antenna structures for use by amateur radio operators		
required by FWRC 19.110.60(3) (Includes submission & 1 resubmission), Plus:	$331	**$343**
Fire Review @ 5%	$17	**$18**
Process 3 - Administrative Variances (Includes submission & 1 resubmission)	$5,634	**$6,800**
Public Works Review	$453	**Trasfer to CD**
Process 4 - Hearing Examiner's Decision, [Base Fee] (Includes submission & 1 resubmission), Plus:	$5,987	**$15,500**
Fire Review @ 5%	$299	**$310**
Public Works Review	$2,713	**Trasfer to CD**
Process 4 - Hearing Examiner Variance [Base Fee] (Includes submission & 1 resubmission), Plus:	$5,041	**$8,200**
Public Works Review	$682	**Trasfer to CD**
Process 5 - Quasi-Judicial Rezones [Base Fee] (Includes submission & 1 resubmission), Plus:		
From one RS designation to another RS designation	$5,984	**$6,205**
Per Acre	$133	**$138**
Maximum	$28,999	**$30,072**
From one RM designation to another RM designation	$5,984	**$6,205**
Per Acre	$133	**$138**
Maximum	$28,999	**$30,072**
Process 6 - Comprehensive Plan / Rezone Map or Text Amendments [Base Fee] (Includes submission & 1 resubmission), Plus:	$5,984	**$6,205**
Per Acre (for map amendment)	$134	**$138**
SEPA City Center Planned Action (Includes submission & 1 resubmission), Plus:	$1,856	**$2,862**
Fire Review Fee @ 5%	$93	**$96**

TYPE OF FEE	2026 Fee	2027 Fee
Public Works Review	$904	**Trasfer to CD**
SEPA Environmental Checklist for Non-Project Action (Includes submission & 1 resubmission), Plus:	$2,458	**$2,549**
Fire Review Fee @ 5%	$123	**$128**
Public Works Review	$453	**Trasfer to CD**
SEPA Checklist for Project Action (Includes submission & 1 resubmission), Plus:	$2,458	**Trasfer to CD**
Fire Review Fee @ 5%	$123	**Trasfer to CD**
Public Works Review	$564	**Trasfer to CD**
Shoreline Substantial Development Permit, [Base Fee] (Includes submission & 1 resubmission), Plus:	$5,634	**$7,895**
over $15,000 project value	$1,073	**$1,113**
over $50,000 project value	$3,217	**$3,336**
over $100,000 project value	$5,898	**$6,116**
over $500,000 project value	$11,796	**$12,232**
over $1,000,000 project value	$17,692	**$18,347**
Public Works Review	$1,980	**Trasfer to CD**
Shoreline Conditional Use Permit, (Includes submission & 1 resubmission), Plus:	$5,634	**$9,828**
Public Works Review	$3,844	**Trasfer to CD**
Shoreline (Exemption Determination) (Includes submission & 1 resubmission)	$469	**$486**
Shoreline Variance (Includes submission & 1 resubmission), Plus:	$5,634	**$8,791**
Public Works Review	$2,844	**Trasfer to CD**
Temporary Use Permit	$186	**$193**
Tree Removal Request (Includes submission & 1 resubmission)	$186	**$193**
Zoning Compliance Review -- *Change of Use (Includes submission & 1 resubmission)*	$469	**$486**
Zoning Verification / Inquiries / Determinations (Includes submission & 1 resubmission)	$186	**$193**
B. MISCELLANEOUS LAND USE FEES:		
Appeals	$1,501	**$1,557**
[For appeals of Administrative Decision, SEPA Determination, Notice of Violation, or Hearing Examiner Decision]		
Automation fee (Applies to all Land Use and Development permits) Fee is the greater of $43 or 5% of the permit fee	$43	**$45**
Extension requests	$331	**$373**
Mobile Food Truck Permit	$372	**$386**
Multi-Family Tax Exemption		
Initial Application	$155	**$161**
Extension of conditional certificate	$155	**$161**
Amendment	$155	**$161**
Final Certificate	$52	**$54**
Notary Public Service, Per document	$15	**$16**
Renewal of Land Use Permit	$379	**$393**
Resubmittal of documents - Additional plan review fees will be assessed starting with second and subsequent resubmissions.	30% of plan review fee	**35% of plan review fee**
Review / Requests not otherwise covered by this schedule[3] (1-hour minimum), per hour	$186	**$193**
Noticing Postage, Property Posting, & Materials[4]	$343	**$356**
Bond Management Fee		**$600**
Engineering Review Fee		
1. Single Family		**$1,300**
2. Short Subdivisions Construction Plans (Includes submission & 1 resubmission)		**$4,200**
b. Construction Inspection Fee, per hour		**$195**
3. Subdivisions and Commercial/Industrial Developments		**$4,500**
Construction Plans (Includes submission & 1 resubmission)		
a. Supplemental plan review/construction service fee, per hour		**$234**
b. Construction Inspection Fee, per hour		**$195**
Engineering Permits		

TYPE OF FEE	2026 Fee	2027 Fee
1. Clear and Grade (only)		**$4,200**
2. Administrative Decision		**$2,500**
Street and/or Easement Vacation Application		
1-300 lineal feet		**$1,473**
every 100 lineal feet thereafter, per 100 LF		**$234**
Right-of-Way Use Permit, includes 1 inspection		
1. Individual single family homeowner applications		**$415**
2. All other applications		**$873**
3. Supplement plan review fee for any and all permits, per hour		**$234**
4. Supplement construction inspection for any and all permits, per hour		**$195**
5. Inspection outside of normal business hours (at standard Inspection rate times 1.5)		**$291**
6. Weekend, holiday, and emergency call out inspection (4 hours minimum)		**$291**
7. Re-inspection		**$383**
8. Job start penalty fee		**$355**
9. Work without permit		
Residential		**$858**
All other applications		**$1,746**
Single Family Residential Right-of-Way Modification Request, plus recording fee *	$623	**$646**
1. Non-Residential Right-of-Way Modification (including Plat. Multi-family, Commercial)	$1,742	**$1,086**
2. Reconsideration of determination with aditional supplied information	$3,437	**$3,564**
Single Family (Detached) per dwelling	$1,271.51	**$1,319.00**
All other Development per ESU (1 ESU = 3200 sf of new impervious surface)	$1,271.51	**$1,319.00**

Outside consultant plan review.

Any private or public professional services contract needed will be billed 100%, plus 10% billing and administrative charges.

Notes:

1. Appeal Fee shall be reimbursed in the event the reviewing authority determines that the appellant has substantially prevailed in the appeal action.

2. The South King Fire & Rescue (SKFR) administrative review fee in an amount equal to 5% of the land use fee imposed is charged and collected by the City and paid to SKFR.

3. Fee is based on estimated hourly staff costs.

4. Process 3-6 and pre plat

*** Recording Fee per chapter 36.198.010 RCW and as amended and K.C. Code 1.12.120 and as amended**

C. REFUNDS OF LAND USE FEES.

The Filing Fees as set forth in the Fee Schedule for the City are established to defray the cost of posting and processing and the proceedings in connection with a land use application. The Director of Community Development may authorize the refunding of not more than 80% of the total application fees paid provided the applicant presents a written request to withdraw or cancel the application. The refund amount shall be determined at the Director's discretion and be based on the amount of staff resources utilized at the time of the request.

D. MULTIPLE FEES

When multiple land use fees are required for the same project, the highest fee shall be charged at full cost and each additional fee shall be charged at 25% of listed cost. Exceptions: 1) If a land use permit is required in conjunction with a subdivision application (preliminary plat, short subdivision or binding site plan), full fees for both types of permit shall be charged. 2) SEPA fees shall be charged at the full rate shown.

SECTION EIGHT. MISCELLANEOUS. (CITY CLERK)		
Public Records Request Fees:* (City Records; Per RCW 42.56)		
Photocopies, B&W or color (per page)	$0.15	$0.15
Scanning (per page)	$0.10	$0.10
Digital files or attachments (per 4 files)	$0.05	$0.05
Gigabyte of eletronic records (per transmision)	$0.10	$0.10
Storage media or container	Actual cost	Actual cost
Postage/delivery charge	Actual cost	Actual cost

*** Charges can be combined if more than one type of charge applies.**

Notary Public Service, Per document	$15	$15
Clerk's Certification	$10	$10
Passport Application	$35	$35
Facsimile Usage (incoming/outgoing) 1st Page	$3	$3

TYPE OF FEE	2026 Fee	2027 Fee
each additional page	$1	$1
Bound Printed Documents	Actual Cost	Actual Cost
Non-sufficient Funds Fee	$25	$25
GIS Map and Data Requests:*		
8 1/2 by 11 - Paper - Color	$4	$4
8 1/2 by 11 - Paper - Black & White	$3	$3
11 by 17 - Paper - Color	$5	$5
11 by 17 - Paper - Black & White	$4	$4
Up to 34 by 44 - Paper - Color	$5 per square foot	$5 per square foot
Up to 34 by 44 - Paper - Black & White	$5 per square foot	$5 per square foot
CD/DVD ROM (per disk/CD/DVD)	$2	$2
* **Maps that require extensive processing time or require additional ink and plotting supplies will be charged at a higher rate. Applicable sales tax will be added to the costs.**		
Staff Time to Complete Request, Per Hour	$76.50	$76.50
Computer Usage, Per Hour	$15	$15
Note: Staff time and computer usage will only be charged on requests for custom products.		
SECTION NINE. PARK AND CITY FACILITY USE FEES. (PARKS)		
Steel Lake Picnic Rentals & Special Events		
Picnic Rentals		
Monday - Sunday		
Reservations are from 10:00 am - 3:00 pm and 4:00 pm - 9:00 pm with a Full Day option of 10:00 am to 9:00 pm		
#1 Steel Lake Park (Site #1) and Town Square Park		
Part Day	$190	$190
Full Day	$320	$320
#2 Steel Lake (Site #s 2-5), Adelaide, Laurelwood, Palisades, Sacajawea, and other requested sites (with City approval)		
Part Day	$105	$105
Full Day	$190	$190
***Note: Groups over 120 require a Special Events Permits and subject to a different fee schedule and requirements.**		
Special Events		
First three hours (3 hour minimum)	$210	$210
Hourly rate after first 3 hours	$70	$70
Damage Deposit	$1,000	$1,000
Refundable if no damage on-site		
Additional charges on ALL permits/reservations:		
City-supplied additional trash cans	$5 each per day	$5 each per day
Electricity	$50 per day	$50 per day
Stage	$600 per day	$600 per day
*New stage with canopy	$1,500 per day	$1,500 per day
City Hall Room Rentals		
Council Chambers (per hour)	$60	$60
Non-Council Chamber Meeting Rooms (per hour)	$30	$30
SECTION TEN. PUBLIC WORKS. (PW)		
A. Building Moving and Oversize/Overweight vehicle Permit.		
1. Building moving through City	$438	**$457**
2. Building moving into or within City	$438	**$457**
Pre-move inspection, the higher of actual cost or	$438	**$457**
3. Oversize/overweight vehicle permit	$226	**$236**
B. Street and/or Easement Vacation Application		
1-300 lineal feet	$1,420	**$1,482**
every 100 lineal feet thereafter, per 100 LF	$226	**$236**
C. Right-of-Way Use Permit, includes 1 inspection		
1. Franchise ROW Permit Only	$842	**$879**
2. Supplement plan review fee for any and all permits, per hour	$226	**$236**

TYPE OF FEE			2026 Fee	2027 Fee
3. Supplement construction inspection for any and all permits, per hour			$188	**$196**
4. Inspection outside of normal business hours (at standard Inspection rate times 1.5)			$281	**$293**
5. Weekend, holiday, and emergency call out inspection (4 hours minimum)			$281	**$293**
6. Re-inspection			$369	**$385**
7. Job start penalty fee			$342	**$357**
8. Franchise ROW Permit Only			$1,684	**$1,758**
9. Overlay Mitigation Table				
Arterial - mitigation for road rating 85 or higher; Residential & Collector - mitigation for road rating 90 or higher; All roads less than 5-years old require full width grind & overlay 500 feet both directions				
Width	**Edge Type**	**Class**	**Proposed**	**With ADA**
20'	Shoulder	Residential	$5,500	$5,500
24'	Shoulder	Residential	$6,250	$6,250
24'	C&G	Residential	$6,750	$13,750
28'	Shoulder	Residential	$7,000	$7,000
28'	C&G	Residential	$7,500	$14,500
32'	Shoulder	Residential	$7,500	$7,500
32'	C&G	Residential	$8,250	$15,250
34'	C&G	Residential	$8,500	$15,500
36'	Shoulder	Residential	$8,500	$8,500
36'	C&G	Residential	$9,000	$16,000
40'	C&G	Residential	$9,750	$16,750
28"	Shoulder	Collector	$10,250	$10,250
32'	Shoulder	Collector	$11,250	$11,250
34'	C&G	Collector	$12,750	$19,750
36'	Shoulder	Collector	$12,250	$12,250
36'	C&G	Collector	$13,250	$20,250
40'	Shoulder	Collector	$10,350	$10,350
40'	C&G	Collector	$11,500	$18,500
44'	C&G	Collector	$15,500	$22,500
50'	C&G	Collector	$17,250	$24,250
58'	C&G	Collector	$19,500	$26,500
66'	C&G	Collector	$21,500	$28,500
28'	Shoulder	Arterial	$11,500	$11,500
32'	Shoulder	Arterial	$12,750	$12,750
34'	C&G	Arterial	$14,000	$21,000
36'	Shoulder	Arterial	$13,750	$13,750
36'	C&G	Arterial	$14,500	$21,500
40'	Shoulder	Arterial	$12,000	$12,000
40'	C&G	Arterial	$15,500	$22,500
44'	C&G	Arterial	$17,750	$24,750
50'	C&G	Arterial	$19,500	$26,500
56'	C&G	Arterial	$21,500	$28,500
58'	C&G	Arterial	$22,250	$29,250
66'	C&G	Arterial	$25,000	$32,000
84'	C&G	Arterial	$30,000	$37,000
D. Engineering Permits (Outside of Development)				
1. Clear and Grade (only)			$1,742	**$1,818**
4. Administrative Decision - Franchise Only			$1,742	**$1,818**
E. Concurrency				
Trips generated:				
- If less than 10 trips			$2,332	**$2,395**
- If between 11 and 50 trips			$6,693	**$6,874**
- If between 51 and 500 trips			$12,242	**$12,573**
- If greater than 500 trips			$19,625	**$20,155**
F. Miscellaneous Public Works Permits and Services (Same fee structure under Section Eight/Miscellaneous Fees)				
G. Franchise and Small Wireless License & Permits				
1. Franchise Application Fee			$5,135	**$5,361**
2. Small Wireless Master Lease Administrative Fee			$2,054	**$2,144**
3. Small Wireless Site Lease Addendum Administrative Fee			$705	**$736**
4. Supplemental review for any and all franchise applications and small wireless leases/addendums/permts (per hour)			$189	**$197**
5. Small Wireless Site Reservation (6 months, maximum 10 sites) Reservation Fee per site			$146	**$152**
6. Small Wireless Site Rent (per location per year)			$277	**$277**
7. Small Wireless Permit (when included in Site Lease Addendum)*			fee included in Site Lease Addendum Fee	fee included in Site Lease Addendum Fee

TYPE OF FEE	2026 Fee	2027 Fee
8. Small Wireless Permit (when not included in Site Lease Addendum)**	$670	**$699**

*** Recording Fee per chapter 36.198.010 RCW and as amended and K.C. Code 1.12.120 and as amended**
**** Right-of-Way Use Permit (Section 10 of Fee Schedule) is also required for construction and restoration within the right-of-way.**

SECTION ELEVEN. RIGHT-OF-WAY ACTIVITY. (PD)		
Right of Way Activity Permit Fee	$191	$191
SECTION TWELVE. TAXICABS.		
Pursuant to King County Fee Schedule		
SECTION THIRTEEN. IMPACT MITIGATION.		
School Impact Fee, per dwelling unit, as noted below (FWPS RESOLUTION #2021-13):		
Single Family Residence, including Duplexes and Accessory Dwelling Units	$0	$0
Plus City Administrative Fee @ 5%	$0	$0
Multi-family residences Outside the City Center Zone		
Multi-Family Residence - 4+ bedroom unit (0% discount)	$0	$0
Plus City Administrative Fee @ 5%	$0	$0
Multi-Family Residence - 3 bedroom unit (12.5% discount)	$0	$0
Plus City Administrative Fee @ 5%	$0	$0
Multi-Family Residence - 2 bedroom unit (31.2% discount)	$0	$0
Plus City Administrative Fee @ 5%	$0	$0
Multi-Family Residence - 1 bedroom unit (50% discount)	$0	$0
Plus City Administrative Fee @ 5%	$0	$0
Multi-Family Residence - Studio unit (62.5% discount)	$0	$0
Plus City Administrative Fee @ 5%	$0	$0
Multi-Family Residence inside the City Center Zone	$0	$0
(See Ordinance No. 14-757, 50% discount from standard Multi-family residences outside the City Center Zone)		
Park Impact Fee (PK):		
A. Residential		
For AUDs	$0.84 per sq ft	**$0.82 per sq ft**
	Minimum $522, Maximum $2,624	**Minimum $510, Maximum $2,562**
For all other residential dwelling tyles	$1.68 per sq ft	**$1.64 per sq ft**
	Minimum $1,045, Maximum $5,248	**Minimum $1,020, Maximum $5,123**
B. Commercial		
Per Employee	$0	$0

Notes:
1) City Administrative fee of 5% will be added to the total Park Impact Fees charged.

Traffic Impact Fee (PW):		
Land Use		
A. Residential		
Single Family (Detached) per dwelling	$8,358.00	**$8,726.00**
Accessory Dwelling Unit per dwelling	$0	**$0**
Multi-Family Low_Rise (1 -3 stories) per dwelling	$4,976.00	**$5,195.00**
Multi-Family Mid_Rise (4 -10 stories) per dwelling	$3,805.00	**$3,972.00**
Multi-Family High Rise (10+ stories) per dwelling	$3,122.00	**$3,259.00**
Senior Housing per dwelling	$2,215.00	**$2,312.00**
Mobile Home in MH Park per dwelling	$4,282.00	**$4,470.00**
B. Commerical - Services		
Drive-in Bank per sf/GFA	$54.02	**$56.40**
Hotel per room	$6,223.19	**$6,497.01**
Motel per room	$3,797.20	**$3,964.28**
Day Care Center per sf/GFA	$43.99	**$45.93**
Library per sf/GFA	$27.43	**$28.64**

TYPE OF FEE	2026 Fee	2027 Fee
Post Office per sf/GFA	$37.38	**$39.02**
Service Station per VFP	$23,695.21	**$24,737.80**
Service Station with Minimart per VFP	$38,657.33	**$40,358.25**
Auto Care Center per sf/GFA	$12.63	**$13.19**
Movie Theater per seat	$412.42	**$430.57**
Health Club per sf/GFA	$29.85	**$31.16**
C. Commercial - Institutional		
Elementary School per student	$573.80	**$599.05**
Middle/Jr High School per student	$854.37	**$891.96**
High School per student	$1,092.75	**$1,140.83**
Assisted Living, Nursing Home per bed	$1,402.85	**$1,464.58**
Church per sf/GFA	$4.79	**$5.00**
Hospital per sf/GFA	$7.26	**$7.58**
D. Commercial - Restaurant		
Restaurant per sf/GFA	$39.16	**$40.88**
High Turnover Restaurant per sf/GFA	$31.28	**$32.66**
Fast Food Restaurant per sf/GFA	$87.10	**$90.93**
Espresso with Drive-Through per Drive-Thru Lane	$15,906.05	**$16,605.92**
E. Commercial - Retail Shopping		
Shopping Center per sf/GLA	$12.43	**$12.98**
Supermarket per sf/GFA	$30.72	**$32.07**
Convenience Market per sf/GFA	$82.49	**$86.12**
Free Standing Discount Store per sf/GFA	$18.30	**$19.11**
Hardware/Paint Store per sf/GFA	$5.34	**$5.57**
Variety Store per sf/GFA	$15.01	**$15.67**
Furniture Store per sf/GFA	$1.40	**$1.46**
Home Improvement Superstore per sf/GFA	$7.35	**$7.67**
Pharmacy with Drive-Through per sf/GFA	$23.44	**$24.47**
Car Sales - New/Used per sf/GFA	$26.03	**$27.18**
F. Commercial - Office		
General Office per sf/GFA	$14.24	**$14.87**
Medical Office per sf/GFA	$31.09	**$32.46**
G. Industrial		
Light Industry/Manufacturing per sf/GFA	$7.33	**$7.65**
Industrial Park per sf/GFA	$3.58	**$3.74**
Mini-Warehouse/Storage per sf/GFA	$1.58	**$1.65**
Warehousing per sf/GFA	$1.90	**$1.98**
City Center Impact Fee Rates		
A. Commercial - Services		
Drive-in Bank (CC) per sf/GFA	$31.13	**$32.50**
Day Care Center (CC) per sf/GFA	$25.72	**$26.85**
Library (CC) per sf/GFA	$16.00	**$16.70**
Post Office (CC) per sf/GFA	$21.80	**$22.76**
Movie Theater (CC) per seat	$241.58	**$252.21**
Health Club (CC) per sf/GFA	$17.39	**$18.16**
B. Commercial - Restaurant		
Restaurant (CC) per sf/GFA	$18.74	**$19.56**
High Turnover Restaurant (CC) per sf/GFA	$15.21	**$15.88**
Fast Food Restaurant (CC) per sf/GFA	$42.07	**$43.92**
C. Commercial - Retail Shopping		
Shopping Center (CC) per sf/GLA	$6.02	**$6.28**
Supermarket (CC) per sf/GFA	$14.88	**$15.53**
Pharmacy with Drive-Through (CC) per sf/GFA	$11.21	**$11.70**
D. Commercial - Office		

TYPE OF FEE	2026 Fee	2027 Fee
General Office (CC) per sf/GFA	$5.38	**$5.62**
Medical Office (CC) per sf/GFA	$11.75	**$12.27**

GFA = Gross Floor Area
GLA = Gross Leasable Area
CC = City Center
For uses with Unit of Measure in sF, trip rate is given as trips per 1,000 sF
VFP = Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

Notes: 1) City Administrative fee of 5% will be added to the total Traffic Impact Fees charged
2) Traffic Impact Trips/Fees computed based on ITE 11th Edition

Surface Water

A. System Development Charge

Single Family (Detached) per dwelling	$1,271.51	**$1,327.46**
All other Development per ESU (1 ESU = 3200 sf of new impervious surface)	$1,271.51	**$1,327.46**

SECTION FOURTEEN. PUBLIC SAFETY. (PD)

Photocopies, Black and White Per Page	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Photocopies, Color Per Page	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Scanning Per Page	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Photograph Duplication (from film)	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Audio Duplication, Per CD	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Video Duplication, Per DVD	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Digital Image Duplication, Per CD	Per RCW 42.56 as amended	Per RCW 42.56 as amended
Fingerprint Card	$10 1st/ $3 ea add'l	$10 1st/ $3 ea add'l
Clearance Letter	$5	$5
Body Worn Camera Redaction Fees ($0.83 per minute of redacted video)	$0.83	$0.83
Concealed Pistol License - *Fees may change pursuant to State of Washington Firearms fee schedule*		
Concealed Pistol License - New	$49.25	$49.25
Concealed Pistol License - Renewal	$32	$32
Concealed Pistol License - Late Renewal	$42	$42
Concealed Pistol License - Duplicate/Reissuance	$10	$10
Lamination	$5	$5
Traffic School (including Police and Court costs)	$175	$175

SECTION FIFTEEN. COMMUNITY CENTER MEMBERSHIP FEES. (PARKS)

A. Resident	*Monthly 1 yr Contract*	*Full Payment 1 yr Contract*	*Monthly 1 yr Contract*	*Full Payment 1 yr Contract*
Single - Adult (18-61)	$44	$472	**$47**	**$510**
Single - Youth (3-11)	$27	N/A	**$29**	N/A
Single - Teen (12-17)	$33	$342	**$36**	**$369**
Single - Senior (62+) / Disabled	$36	$388	**$39**	**$419**
Household of 2	$67	$729	**$72**	**$787**
Household of 2 Seniors (62+) / Disabled	$55	$598	**$59**	**$646**
Household of 3	$75	$830	**$81**	**$869**
Household of 4	$81	$896	**$87**	**$968**
Household of 5	$86	$962	**$93**	**$1,039**
Household of 6	$89	$1,009	**$96**	**$1,090**
Household of 7	$92	$1,048	**$99**	**$1,132**
Household of 8	$96	$1,086	**$104**	**$1,173**
Household of 9	$99	$1,098	**$107**	**$1,186**
Household of 10	$102	$1,134	**$110**	**$1,225**

* Low Income Rate is 75%
Disability Rate

B. Non-Resident	*Monthly 1 yr Contract*	*Full Payment 1 yr Contract*	*Monthly 1 yr Contract*	*Full Payment 1 yr Contract*
Single - Adult (18-61)	$49	$553	**$53**	**$597**
Single - Youth (3-11)	$31	N/A	**$33**	N/A
Single - Teen (12-17)	$38	$432	**$41**	**$467**
Single - Senior (62+) / Disabled	$42	$469	**$45**	**$507**
Household of 2	$74	$807	**$80**	**$872**
Household of 2 Seniors (62+)	$62	$694	**$67**	**$749**
Household of 3	$81	$892	**$87**	**$963**
Household of 4	$88	$965	**$95**	**$1,042**

TYPE OF FEE			2026 Fee		2027 Fee
Household of 5		$92	$1,013	**$99**	**$1,094**
Household of 6		$96	$1,049	**$104**	**$1,133**
Household of 7		$99	$1,086	**$107**	**$1,173**
Household of 8		$102	$1,122	**$110**	**$1,212**
Household of 9		$106	$1,158	**$115**	**$1,251**
Household of 10		$109	$1,195	**$118**	**$1,291**
*Low Income is 75%					
C. Corporate Membership Plan (Mobile Pass) M-F 10:00 am - 6:00 pm		$25			$30
D. Day Pass		$10			
Youth					
Teen					
Adult					
Senior					
Disabled					
E. Room Rental Fees	**Rental Period**	Resident	Non-Resident	Resident	Non-Resident
Community Full Room	All Day	$2,695	$3,050	**$2,850**	**$3,200**
	4 - 8 hours	$2,050	$2,475	**$2,150**	**$2,600**
	Per hour (2 hr min.)	$500	$560	**$525**	**$595**
Two Room Combo	4 - 8 hours	$1,900	$2,100	**$1,995**	**$2,200**
	Per hour (2 hr min.)	$530	$585	**$550**	**$615**
One Room	4 - 8 hours	$1,000	$1,200	**$1,050**	**$1,250**
	Per hour (2 hrs min.)	$240	$275	**$255**	**$295**
Forest Lounge	4 - 8 hours	$600	$680	**$625**	**$725**
	Per hour (2 hr min.)	$195	$225	**$205**	**$235**
Maple Room	4 - 8 hours	$325	$385	**$350**	**$405**
	Per hour (2 hr min.)	$95	$115	**$100**	**$125**
Kitchen with room rental (preferred caterer)		$400	$400	**$425**	**$425**
F. Damage Deposit fee					
Full or 2/3rd room		$500	$500	**$525**	**$525**
1 Room or Maple Room		$250	$250	**$265**	**$265**

SECTION SIXTEEN. IT TECHNOLOGY FEES. (IT)

In order to accommodate the high cost and need to continually replace telecommunications, data, network, hardware, and software systems caused by a continuous and rapidly changing technology environment, the technology fees shall be applied to the following transactions:

A. *Business license fees.* A fee of one dollar ($1) per business license transaction unless the business is exempt from payment of the business license fee.

B. *Parks and recreation fees.* A fee of one dollar ($1) per transaction for each registration for any parks and recreation program. For the purposes of this subsection, "transaction" shall mean the process of collecting and receipting fees and charges in the form of cash, check, or credit card payment for programs, services, or miscellaneous resale items offered by the parks and recreation department. The fee shall not apply to the following:

1. The fee shall not apply to registrations or transactions with a total cost less than ten dollars ($10);
2. The fee shall not apply to drop-in transactions (such as, for example and without limitation (1) time payment for use of the weight room at Community Center).

C. Pet license fees. A fee of one dollar ($1) per transaction. For no fee transactions, this fee is exempt.

D. For all other applications, permits, inspections, registrations, transactions, and approvals established under the Federal Way Revised City Code, the fee shall be established by council resolution.