

**City of Redmond**  
**Development Services User Fee Study**  
*Planning Department Fees - Exhibit A.3*

		Proposed Fee
Division	Fee Schedule Description	2024
Land Use	<b><u>LAND USE FEES</u></b>	
Land Use	<b><u>Formal Development Review Process - Initial Application (see related Resubmitt</u></b>	
Land Use	Administrative Design Flexibility	N/A
Land Use	Administrative Modification	\$11,533.77
Land Use	<u>Alteration of Geological Hazard Area</u>	
Land Use	Stand alone	\$15,727.91
Land Use	In conjunction with another land use permit <sup>1</sup>	\$6,752.32
Land Use	Annexations	\$3,862.13
Land Use	Appeals	\$548.54
Land Use	Binding Site Plan	\$10,764.81
Land Use	<u>Boundary Line Adjustment</u>	
Land Use	Single-family/non-corporate	\$8,143.31
Land Use	All others	\$12,010.39
Land Use	CAO Mitigation Required: Fee does not apply if CAO mitigation is not required. Please	
Land Use	Single-family/non-corporate	\$1,024.92
Land Use	All others	\$1,134.75
Land Use	<u>Christmas Tree Lots</u>	
Land Use	First year	\$392.12
Land Use	Each annual renewal with same site plan	\$86.14
Land Use	Comprehensive Plan Amendment	\$4,344.42
Land Use	<u>Conditional Use Permit</u>	
Land Use	Stand alone	\$20,721.85
Land Use	Change of use only	\$16,466.44
Land Use	<u>Development Agreement</u>	
Land Use	Short (recommendation made within 3months of application date)	\$26,931.64
Land Use	Long (recommendation made after 3 monthsof application date)	\$27,879.52
Land Use	Short: In conjunction with another land usepermit	\$25,928.97
Land Use	Long: In conjunction with another land usepermit	\$27,879.52
Land Use	Essential Public Facility	\$34,030.87
Land Use	<u>Master Planned Developments</u>	
Land Use	Type II: Stand alone	\$25,343.03
Land Use	Type II: Submitted with associated SPE	\$25,428.46
Land Use	Type III: Stand alone	\$32,597.76
Land Use	Type III: Submitted with associated Plat	\$27,930.53
Land Use	Type IV: Stand alone	\$31,976.24
Land Use	Type IV: Submitted with associated CUP	\$33,007.89
Land Use	Type IV: Submitted with associated EPF	\$33,822.52
Land Use	Type V: Stand alone	\$32,512.29
Land Use	Type V: Submitted with associated CUP	\$33,441.18
Land Use	Type V: Submitted with associated SPE	\$35,620.55
Land Use	<u>Master Planned Residential Development (MPRD) Modification</u>	
Land Use	Stand alone	\$17,376.65
Land Use	In conjunction with another land use permit <sup>{1}</sup>	\$26,118.98
Land Use	Master Sign Program/Modification	\$1,690.27
Land Use	Miscellaneous	\$185.97
Land Use	<u>Multifamily Property Tax Exemption (MFTE) Res 1477 effective 7/29/2017</u>	
Land Use	Application	\$3,955.98
Land Use	Conditional Certificate-extension	\$421.63
Land Use	Contract Amendment	\$1,411.49
Land Use	King County Assessor's Fee (2)	\$574.87
Land Use	Planned Residential Development (PRD)	N/A
Land Use	<u>Planned Residential Development (PRD) Modification</u>	
Land Use	Stand alone	\$19,402.94
Land Use	In conjunction with another land use permit	\$24,842.44
Land Use	Pre-Application Meeting	N/A
Land Use	Preliminary Plat	See 'Subdivision'
Land Use	<u>Reasonable Use Exception I</u>	
Land Use	In conjunction with another land use permit <sup>1</sup>	\$18,713.72
Land Use	<u>Reasonable Use Exception II</u>	

**City of Redmond**  
**Development Services User Fee Study**  
*Planning Department Fees - Exhibit A.3*

		Proposed Fee
Division	Fee Schedule Description	2024
Land Use	Stand alone	\$18,713.72
Land Use	In conjunction with another land use permit^{1}	\$19,741.85
Land Use	<u>Reasonable Use Exception III</u>	
Land Use	Single-family/non-corporate	\$18,684.14
Land Use	All others	\$17,994.04
Land Use	In conjunction with another land use permit1	\$18,713.72
Land Use	<u>Reasonable Use Exception IV</u>	
Land Use	In conjunction with another land use permit1	\$21,734.84
Land Use	<u>Reasonable Use Exception V</u>	
Land Use	In conjunction with another land use permit1	\$20,850.75
Land Use	Right-of-Way Vacation	\$10,677.07
Land Use	SEPA Review	\$4,841.67
Land Use	Shoreline Conditional Use Permit	\$16,136.74
Land Use	Shoreline Exemption Permit	N/A
Land Use	<u>Shoreline Substantial Development Permit</u>	
Land Use	Single-family/non-corporate	\$14,278.59
Land Use	All others	\$7,144.08
Land Use	In conjunction with another land use permit1	\$18,939.16
Land Use	<u>Shoreline Variance</u>	
Land Use	Single-family/non-corporate	\$19,800.53
Land Use	All others	\$20,453.33
Land Use	Short Subdivision: 9 or fewer lots.	\$17,524.63
Land Use	<u>Site Plan Entitlement: Based upon gross building area</u>	
Land Use	6,000 gross square feet or less	\$24,970.83
Land Use	Over 6,000 gross square feet	\$26,587.04
Land Use	Subdivision (Preliminary Plat)	\$25,568.92
Land Use	Subdivision Alteration	\$24,133.76
Land Use	Subdivision Vacation	\$23,610.86
Land Use	<u>Temporary Use Permit</u>	
Land Use	Short term (6 months or less)	\$8,807.82
Land Use	Long term (more than 6 months)	\$15,777.73
Land Use	<u>Tree Removal Permit</u>	
Land Use	Single-family	N/A
Land Use	All others	\$130.69
Land Use	<u>Tree Replacement Fee</u>	
Land Use	Each Significant replacement tree	\$548.54
Land Use	Each Landmark replacement tree	\$2,194.17
Land Use	<u>Variance</u>	
Land Use	Single-family/ non-corporate	\$16,944.50
Land Use	Stand alone	\$17,726.92
Land Use	In conjunction with another land use permit^{1}	\$16,870.67
Land Use	Willows Rose Hill Demonstration Project	\$8,639.19
Land Use	<u>Wireless Communication Facility</u>	
Land Use	Type I	\$7,314.13
Land Use	Type II	\$12,733.44
Land Use	Comprehensive Plan Amendment	\$4,344.42
Land Use	<u>Zoning Code Amendments: Map Amendment</u>	
Land Use	Consistent with Comprehensive Plan Land UseMap. Application can be filed any	\$23,993.54
Land Use	<u>Zoning Code Amendments: Text Amendment</u>	
Land Use	Applied for separate from annual Comprehensive Plan update	\$16,837.74
Land Use	<b><u>Formal Development Review Process - Resubmittal Fee (see related Initial Fees)</u></b>	
Land Use	Administrative Design Flexibility	N/A
Land Use	Administrative Modification	N/A
Land Use	<u>Alteration of Geological Hazard Area</u>	
Land Use	Stand alone	\$5,561.28
Land Use	In conjunction with another land use permit1	N/A
Land Use	Annexations	N/A
Land Use	Appeals	N/A
Land Use	Binding Site Plan	\$3,611.40
Land Use	<u>Boundary Line Adjustment</u>	

# City of Redmond

## Development Services User Fee Study

### Planning Department Fees - Exhibit A.3

		Proposed Fee
Division	Fee Schedule Description	2024
Land Use	Single-family/non-corporate	\$2,300.67
Land Use	All others	\$3,695.96
Land Use	<u>CAO Mitigation Required: Fee does not apply if CAO mitigation is not required. Please</u>	
Land Use	Single-family/non-corporate	N/A
Land Use	All others	N/A
Land Use	<u>Christmas Tree Lots</u>	
Land Use	First year	N/A
Land Use	Each annual renewal with same site plan	N/A
Land Use	Comprehensive Plan Amendment	N/A
Land Use	<u>Conditional Use Permit</u>	
Land Use	Stand alone	\$8,612.93
Land Use	Change of use only	N/A
Land Use	<u>Development Agreement</u>	
Land Use	Short (recommendation made within 3months of application date)	N/A
Land Use	Long (recommendation made after 3 monthsof application date)	N/A
Land Use	Short: In conjunction with another land usepermit	N/A
Land Use	Long: In conjunction with another land usepermit	N/A
Land Use	Essential Public Facility	\$13,377.31
Land Use	<u>Master Planned Developments</u>	
Land Use	Type II: Stand alone	\$9,691.30
Land Use	Type II: Submitted with associated SPE	\$9,734.01
Land Use	Type III: Stand alone	\$12,854.65
Land Use	Type III: Submitted with associated Plat	\$10,734.86
Land Use	Type IV: Stand alone	\$12,344.58
Land Use	Type IV: Submitted with associated CUP	\$12,765.80
Land Use	Type IV: Submitted with associated EPF	\$12,967.50
Land Use	Type V: Stand alone	\$12,559.02
Land Use	Type V: Submitted with associated CUP	\$12,939.13
Land Use	Type V: Submitted with associated SPE	\$13,810.87
Land Use	<u>Master Planned Residential Development (MPRD) Modification</u>	
Land Use	Stand alone	\$5,925.28
Land Use	In conjunction with another land use permit^{1}	\$9,844.72
Land Use	Master Sign Program/Modification	N/A
Land Use	Miscellaneous	N/A
Land Use	<u>Multifamily Property Tax Exemption (MFTE) Res 1477 effective 7/29/2017</u>	
Land Use	Application	N/A
Land Use	Conditional Certificate-extension	N/A
Land Use	Contract Amendment	N/A
Land Use	King County Assessor's Fee (2)	N/A
Land Use	Planned Residential Development (PRD)	\$19,728.67
Land Use	<u>Planned Residential Development (PRD) Modification</u>	
Land Use	Stand alone	\$6,708.96
Land Use	In conjunction with another land use permit	\$9,151.10
Land Use	Pre-Application Meeting	N/A
Land Use	Preliminary Plat	See 'Subdivision'
Land Use	<u>Reasonable Use Exception I</u>	
Land Use	In conjunction with another land use permit1	N/A
Land Use	<u>Reasonable Use Exception II</u>	
Land Use	Stand alone	N/A
Land Use	In conjunction with another land use permit^{1}	N/A
Land Use	<u>Reasonable Use Exception III</u>	
Land Use	Single-family/non-corporate	N/A
Land Use	All others	N/A
Land Use	In conjunction with another land use permit1	N/A
Land Use	<u>Reasonable Use Exception IV</u>	
Land Use	In conjunction with another land use permit1	N/A
Land Use	<u>Reasonable Use Exception V</u>	
Land Use	In conjunction with another land use permit1	N/A
Land Use	Right-of-Way Vacation	\$3,386.88
Land Use	SEPA Review	N/A
Land Use	Shoreline Conditional Use Permit	\$5,465.61
Land Use	Shoreline Exemption Permit	N/A

# City of Redmond

## Development Services User Fee Study

### Planning Department Fees - Exhibit A.3

		Proposed Fee
Division	Fee Schedule Description	2024
Land Use	<u>Shoreline Substantial Development Permit</u>	
Land Use	Single-family/non-corporate	\$4,761.46
Land Use	All others	\$6,059.20
Land Use	In conjunction with another land use permit <sup>1</sup>	\$6,712.81
Land Use	<u>Shoreline Variance</u>	
Land Use	Single-family/non-corporate	\$6,761.05
Land Use	All others	\$7,087.44
Land Use	Short Subdivision: 9 or fewer lots.	\$6,804.16
Land Use	<u>Site Plan Entitlement: Based upon gross building area</u>	
Land Use	6,000 gross square feet or less	\$6,681.81
Land Use	Over 6,000 gross square feet	\$8,971.48
Land Use	Subdivision (Preliminary Plat)	\$6,681.81
Land Use	Subdivision Alteration	\$9,078.33
Land Use	Subdivision Vacation	\$8,816.89
Land Use	<u>Temporary Use Permit</u>	
Land Use	Short term (6 months or less)	\$2,468.33
Land Use	Long term (more than 6 months)	\$5,280.40
Land Use	<u>Tree Removal Permit</u>	
Land Use	Single-family	N/A
Land Use	All others	N/A
Land Use	<u>Tree Replacement Fee</u>	
Land Use	Each Significant replacement tree	N/A
Land Use	Each Landmark replacement tree	N/A
Land Use	<u>Variance</u>	
Land Use	Single-family/ non-corporate	N/A
Land Use	Stand alone	N/A
Land Use	In conjunction with another land use permit <sup>{1}</sup>	N/A
Land Use	Willows Rose Hill Demonstration Project	\$3,113.74
Land Use	<u>Wireless Communication Facility</u>	
Land Use	Type I	N/A
Land Use	Type II	\$3,977.84
Land Use	Comprehensive Plan Amendment	N/A
Land Use	<u>Zoning Code Amendments: Map Amendment</u>	
Land Use	Consistent with Comprehensive Plan Land UseMap. Application can be filed any t	N/A
Land Use	<u>Zoning Code Amendments: Text Amendment</u>	
Land Use	Applied for separate from annual Comprehensive Plan update	N/A
Land Use	<u>Planning</u>	
Land Use	Change of Use to Residential, Accessory Structure, Manufactured Home, Registered	\$275.96
Land Use	Deck	\$91.99
Land Use	New Construction and Green New Residential	\$722.67
Land Use	Residential Addition	\$283.77
Land Use	Swimming Pool	\$229.98
Land Use	Plan Revisions	\$183.96
Land Use	Re-Inspection Fees	\$183.96
Land Use	<u>Planning</u>	
Land Use	Commercial, Multi-Family Accessory Structure	\$398.47
Land Use	Commercial Portable, Modular	\$204.96
Land Use	Commercial Tenant Improvement	\$367.96
Land Use	Commercial New	\$1,073.08
Land Use	Commercial Garage	\$616.88
Land Use	Commercial Addition, Exterior Alteration	\$727.87
Land Use	Multi-Family New	\$1,028.12
Land Use	Multi-Family Addition, Exterior Alteration, Garage	\$616.88
Land Use	Green Commercial New	\$625.96
Land Use	Green Commercial Addition, Tenant Improvement	\$447.11
Land Use	Green Multi-Family New	\$983.65
Land Use	Green Multi-Family Addition	\$447.11
Land Use	Plan Revisions	\$183.96
Land Use	Re-Inspection Fees	\$183.96
Land Use	Swimming pool	\$229.98

**City of Redmond**  
**Development Services User Fee Study**  
*Planning Department Fees - Exhibit A.3*

		Proposed Fee
Division	Fee Schedule Description	2024
Land Use	<b><u>Miscellaneous Building Permit Fees</u></b>	
Land Use	<u>Planning</u>	
Land Use	Awning – Signage/No Signage	N/A
Land Use	Bulkhead	\$229.98
Land Use	Wireless Communication(New or Addition)	\$183.96
Land Use	Demolition	N/A
Land Use	Dock	\$91.99
Land Use	Swimming Pools	\$229.98
Land Use	Rack Storage	N/A
Land Use	Retaining Walls	N/A
Land Use	Solar Panel – OTC	N/A
Land Use	Stormwater Vault	\$94.51
Land Use	Structure Relocation – into Redmond or relocated within Redmond	\$183.96
Land Use	Tank	N/A
Land Use	Sign (See building/plan review fees)	N/A
	<b><u>ENGINEERING FEES</u></b>	
	<b><u>Residential Building Permit Fees</u></b>	
Civil	<u>Engineering / Transportation Review</u>	
Civil	Detached SFR (New)	\$1,299.79
	<b><u>Commercial / Multi-Family Building Permit Fees</u></b>	
	<u>Engineering / Transportation Review</u>	
Civil	New Commercial / MultiFamily	\$885.20
	<b><u>Mixed Use &amp; Change of Use Permit Fees</u></b>	
Civil	<u>Engineering / Transportation Review</u>	
Civil	New Commercial / MultiFamily	\$872.63
Land Use	<u>Planning</u>	
Land Use	Change of Use to Commercial	\$367.96
Land Use	Change of Use to Multi-Family	\$369.40
Land Use	Change of Use to Residential	\$275.96
Land Use	Mixed-Use New	\$894.24
Land Use	Mixed-Use Addition/Exterior Alteration/Garage	\$536.55
Land Use	Mixed-Use Tenant Improvement	\$357.69
Land Use	Mixed-Use Accessory Structure	\$357.69
Land Use	Green Mixed-Use New	\$983.65
Land Use	Green Mixed-Use Addition/Tenant Improvement	\$447.11
Land Use	Plan Revisions	\$183.96
Land Use	Re-Inspection Fees	\$183.96
Land Use	Swimming pool	\$229.98
	<b><u>Commercial / Multi-Family Building Permit Fees</u></b>	
Civil	<u>Eng. / Trans. Review</u>	
Civil	Awning – Signage/No Signage	N/A
Civil	Bulkhead	\$138.18
Civil	Wireless Communication(New or Addition)	\$307.46
Civil	Demolition	N/A
Civil	Dock	\$165.44
Civil	Swimming Pools	N/A
Civil	Rack Storage	N/A
Civil	Retaining Walls	\$468.42
Civil	Solar Panel – OTC	N/A
Civil	Stormwater Vault	See Public Works fee table
Civil	Structure Relocation – into Redmond or relocated within Redmond	N/A

**City of Redmond**  
**Development Services User Fee Study**  
*Planning Department Fees - Exhibit A.3*

		Proposed Fee
Division	Fee Schedule Description	2024
Civil	Tank	N/A
Civil	Sign (See building/plan review fees)	N/A
Civil	<b><u>Development Engineering Fee Schedule</u></b>	
Civil	<u>Clearing, Grading And Stormwater Management Fees</u>	
Civil	Plan Review—Small Project - Simple	\$2,716.67
Civil	Plan Review—Small Project - Complex	\$7,107.10
Civil	Plan Review—Large Project - Simple	\$6,636.42
Civil	Plan Review—Large Project - Complex	\$15,074.31
Civil	Plan Review—Single Family Residential 50-100 cubic yards	\$1,225.52
Civil	Inspector Fee—Small Project - Simple	\$4,210.59
Civil	Inspector Fee—Small Project - Complex	\$9,018.76
Civil	Inspector—Large Project - Simple	\$8,688.85
Civil	Inspector—Large Project - Complex	\$17,497.16
Civil	Inspector—Single Family Residential 50-100 cubic Yards	\$896.15
Civil	Inspector—Work in a Public Easement	\$622.92
Civil	Inspector—Work in a Public Easement per hour > 3.5	\$159.33
Civil	Special Study Fee	\$159.33
Civil	<u>Construction Related Reviews</u>	
Civil	Temporary Soil Nailing in ROW	\$16,516.07
Civil	Temporary Dewatering	\$27,254.77
Civil	Wet Weather (Annual Inspection Fee)	\$14,146.11
Civil	Side Sewer Permit Fees—Complex ROW	\$2,880.32
Civil	Side Sewer Permit Fees—New Permit	\$1,508.63
Civil	Side Sewer Permit Fees—Repair	\$416.54
Civil	<u>Water &amp; Sewer Fees</u>	
Civil	Plan Review - Water Main	\$12,156.67
Civil	Plan Review - Sewer Main	\$13,061.88
Civil	Plan Review - Water & Sewer Main	\$17,712.49
Civil	Special Appurtenance Plan Review - 5%	2% of Construction Cost
Civil	Special Appurtenance Plan Review - 2%	5% of Construction Cost
Civil	Special Appurtenance Plan Review - 0.5%	0.5% of Construction Cost
Civil	Inspection - Water Main	\$17,651.50
Civil	Inspection - Sewer Main	\$17,651.50
Civil	Inspection - Water & Sewer Main	\$26,674.47
Civil	Special Appurtenance Inspection - 5%	5% of Construction Cost
Civil	Plan Review - Water Main	\$3.48
Civil	Plan Review - Sewer Main	\$3.48
Civil	Plan Review - Water & Sewer Main	\$3.48
Civil	Special Appurtenance Plan Review - 5%	2% of Construction Cost
Civil	Special Appurtenance Plan Review - 2%	5% of Construction Cost
Civil	Special Appurtenance Plan Review - 0.5%	0.5% of Construction Cost
Civil	Inspection - Water Main	\$7.63
Civil	Inspection - Sewer Main	\$7.63
Civil	Inspection - Water & Sewer Main	\$7.63
Civil	Special Appurtenance Inspection - 5%	5% of Construction Cost
Civil	Engineeering Report Review	\$159.33
Civil	Hydraulic Analysis	\$69.10

**City of Redmond**  
**Development Services User Fee Study**  
*Planning Department Fees - Exhibit A.3*

		Proposed Fee
Division	Fee Schedule Description	2024
	<u>Engineering &amp; Transportation Fees</u>	
Civil	Plan Review —Site Plan (All Site Plan Combined)	\$21,379.55
Civil	Plan Review— Site Plan (Minor Modification)	\$10,694.01
Civil	Plan Review— Site Plan (Transportation ROW Plan Minor)	\$3,036.64
Civil	Plan Review— Site Plan (Transportation ROW Plan Only)	\$9,407.56
Civil	Plan Review— Site Plan (Off-Site Improvements)	\$3,651.84
Civil	Inspector— Site Plan	\$27,216.76
Civil	Inspector—Site Plan (Minor Modification)	\$3,500.66
Civil	Inspector—Site Plan (Transportation ROW Plan Minor)	\$2,614.40
Civil	Inspector—Site Plan (Transportation ROW Plan Only)	\$4,475.95
Civil	Each Additional Plan Review After First Two Reviews	\$4,668.41
Civil	Plat & Short Plat Construction Plan Review - Base	\$17,055.08
Civil	Plat & Short Plat Construction Plan Review - Per Lot	\$252.42
Civil	Plat & Short Plat Construction Inspection - Base	\$21,618.90
Civil	Plat & Short Plat Construction Inspection - Per Lot	\$252.42
Civil	Final Plat & Final Short Plat Recording Review	\$5,822.86
	<u>Additional Fees</u>	
Civil	Deviation Request (Review w/out Tech Committee decision)	\$4,300.85
Civil	Deviation Request (Review w/ Tech Committee decision)	\$8,376.28
Civil	Easements - standard review per each document	\$2,202.46
Civil	Easement (Review involved with easement language modification requested per e	\$5,172.23
Civil	Side Sewer Contractor Roster - Application	\$291.95
Civil	Side Sewer Contractor Roster - Annual Roster	\$138.18
	<u>Newly Created Fees</u>	
Land Use	Tree Removal Permit - No Exception	\$182.48
Land Use	Tree Removal Permit - Exceptional Review Required	\$500.01
Land Use	Zoning Verification Letter	\$364.97
Land Use	Preapplication W/ Planning Staff	\$1,830.99
Land Use	Preapplication W/ Planning Staff & Design Review Board	\$2,830.80
Land Use	Preapplication W/ Design Review Board Only	\$2,264.11
	<u>Civil Fee Additions</u>	
Civil	Request for Information / Field Change Request	\$3,616.56
Civil	RFI / Field Change - Hourly Rate (Additional Time)	\$159.33
Civil	Side Sewer (SFR-Infill Review)	\$2,109.58
Civil	Construction Phasing Review	\$8,588.44
Civil	Wet Weather Plan Review Fee	\$3,501.37