



King County
**Department of Development
and Environmental Services**
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Residential Building Permits: Fees and Cost Factors

For alternate formats, call 206-296-6600.

How much will my residential building permit cost?

Fees associated with residential building permits issued by the Department of Development and Environmental Services (DDES) for unincorporated King County depend upon

- the type of permit
- the size of the project
- the scope of the project
- site issues, including drainage and critical areas.

DDES also serves as a “pass-through” agency for other agencies and collects mitigation fees for schools and roads for new residences. DDES fees are based on the latest fee ordinance adopted by the King County Council and are subject to change.

More about estimating fees for DDES permits is online at the DDES Web site, www.kingcounty.gov/permits, or call DDES customer service at 206-296-6600.

The following information should help customers determine which fees may apply to a particular project.

1. **Permit administration fees** are charged for all permits at both intake and issuance. New residences, barns, and agricultural buildings are charged a permit administration fee of \$665.70 (including 5% fee surcharge). One-half of this fee, \$332.85, is charged at intake and the other \$332.85 at issuance.

The permit administration fee for residential additions and accessory structures, mobile homes, commercial mechanical permits, and already built construction permits is \$472.50 (including 5% fee surcharge). One-half of this fee, \$236.25, is charged at intake and the other \$236.25 at issuance.

The permit administration fee for residential revisions, residential mechanical permits, and registered plans is \$233.10 (including 5% fee surcharge). One-half of this fee, \$116.55, is charged at intake and the other \$116.55 at issuance.

2. **Building plan review and inspection fees** are determined by the new square footage of the project. Different valuations are used for living space, garage/storage, porches and/or decks. In some instances, applicants will be asked to provide a valuation for the project, such as remodels and commercial mechanical permits, which should include the fair market costs for labor and materials. Applicants are required to submit the fee for plan review at intake; inspection fees are due at the time of permit issuance.
3. **Mechanical review and inspection fees** are charged for all new residences. Some additions may require mechanical review as well. The mechanical review fee is \$139.65 (including 5% fee surcharge) and is due at intake. The inspection fee is \$193.20 (including 5% fee surcharge) and is due at issuance.

4. **Zoning and site conditions review** is required on all new residences proposing over 2,000 square feet of impervious surface and may be required due to other site-related issues/conditions. A fixed review fee is due at application intake, the amount of which depends on the type of construction. For a new single family residence, the fee is \$749.70 (including 5% fee surcharge). If site conditions require site engineering for drainage, road design, fire flow, or other review, additional site engineering review fees will be required. These additional fees will be due at the time of permit issuance.
5. **Critical areas review** may be necessary for some projects that show critical areas either on the project site or on an adjacent property. Additional review fees may be assessed and will be due at permit issuance. These fees can range from an initial site inspection charge of \$392.70 (including 5% fee surcharge) to hourly fees \$2,499 (including 5% fee surcharge) if the applicant chooses a preferred consultant to assist with the project.
6. **Residential clearing/grading or forest practice review** may be necessary for some projects. The review fees typically range from \$357 to \$714 (including 5% fee surcharge) and are due at permit issuance.
7. **Shorelines.** If the property is located within a designated *Shoreline* jurisdiction, a review fee charged at \$178.50 per hour will be due at permit issuance. If the construction work is related to repair or maintenance, a fixed fee of \$535.50 will be due.
8. **Sewers and septic systems.** New residences not serviced by sewers must begin the process by obtaining a Critical Areas Designation prior to submitting to the Public Health Department for a new on-site sewage (septic). Please refer to Customer Information Bulletin #21, *Critical Areas Review*, for more information.

Improvements on properties serviced by an existing septic system are also required to be reviewed and approved by Public Health prior to the issuance of a permit. The current Public Health fee for this review is \$451. Applicants may apply directly to Public Health or the fee can be included in their building permit process. Review fees are due at intake.
9. **School impact fees** are assessed at the time of permit intake for all new residential dwelling units. Replacement residences are exempt from this fee for three years. In addition to the school impact fee, a nonrefundable administrative fee of \$65 per dwelling unit is charged to those projects subject to a school impact fee and these fees are collected at permit issuance. Please refer to Customer Information Bulletin #46, *School Impact Mitigation Measures*, for a list of school districts and their impact fees. School impact fees are updated annually and are adopted by ordinance.
10. **Road MPS (Mitigated Payment System) fees** are also assessed at intake for all new residences. There are over 450 MPS zones within unincorporated King County. Customers can determine their MPS zone by using Parcel Viewer or iMAP (King County's online property search tools at http://your.kingcounty.gov/gis/Mapportal/iMAP_main.htm) to locate their property and then the property's Districts Report where the Roads MPS Zone is listed. To find the fee per zone, go online to <http://your.kingcounty.gov/kcdot/roads/planning/mps/feeschedule.cfm>. Road MPS fees and an associated \$60 administrative fee are due at permit issuance.
11. **State Building Code.** All building permits are assessed \$4.50 for maintenance of the State Building Code.
12. **Erosion Control Inspection Fee** is due at issuance for any project requiring soil disturbance. The inspection fees range from \$89.25 to \$242.55 (including 5% fee surcharge) depending on the type of residential project.

Check out the DDES Web site at www.kingcounty.gov/permits