



**CITY OF KIRKLAND LAND USE PERMIT FEE SCHEDULE**  
**Effective: February 1, 2008**

	<b>FEE AMOUNT</b>
<b><i>Pre-submittal Mtg. And/Or Pre-design Conf</i></b>	\$475.00
Note: Fee subtracted from the application if the application is submitted within six months of the pre-submittal meeting	
<b><i>Planning Official Decisions</i></b>	
Accessory Dwelling Unit ( <i>not required if reviewed concurrently with a building permit</i> )	\$390.00
Personal Wireless Service Facility Planning Official Decision	\$7,865.00
Personal Wireless Service Facility Subsequent or Minor Modification	\$780.00
Parking Modification	\$494.00
Sensitive Area Planning Official Decision	\$1,950.00
Administrative Design Review	
If application involves new gross floor area (new buildings or additions to existing buildings)	\$1,950.00
No new gross floor area	\$0.00
Master Sign Plan Approval Modification	\$780.00
Off-Site Directional Sign Approval Modification	\$494.00
Design Review Approval Modification	\$988.00
Design Review Approval Extension	\$390.00
Historic Residence Alteration	\$780.00
Rooftop Appurtenance Modification	\$780.00
<b><i>Planning Director Decisions</i></b>	
Temporary Use Permit	\$200.00
Variance Exception	\$988.00
Off-Site Directional Sign	\$988.00
Master Sign Plan	\$2,756.00
Short Plat or Subdivision Approval Modification	\$780.00
Process I Approval Modification	\$780.00
Process IIA, IIB or III Approval Modification	\$988.00
Lot Line Alteration	\$988.00
Binding Site Plan	\$1,963.00
Multifamily Housing Property Tax Exemption Conditional Certificate	\$988.00
Multifamily Housing Property Tax Exemption Contract Amendment	\$494.00
Multifamily Housing Property Tax Exemption Conditional Certificate Extension	\$494.00
Noise Variance	\$494.00
<b><i>Process I Review</i></b>	
Short Subdivision	
Base Fee	\$3,900.00
Fee per lot	\$910.00
Innovative Short Subdivision	
Fixed Fee	\$6,370.00
Fee per lot	\$910.00
Substantial Development Permit	
General Moorage Facility	\$9,828.00
Other Shoreline Improvements	\$4,212.00
Personal Wireless Service Facility Process I Review	\$9,828.00
Other Process I Review	
Residential	
Base Fee	\$3,900.00
Fee per new residential unit	\$455.00
Nonresidential	
Base Fee	\$3,900.00
Fee per square foot new GFA	\$0.27
Mixed Use	
Base Fee	\$3,900.00
Fee per new unit	\$455.00
Fee per square foot new GFA	\$0.27
Home Occupation	\$1,000.00
Historic Residence Designation	\$1,000.00



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<b>Process IIA Review</b>	
Preliminary Subdivision	
Fixed Fee	\$8,203.00
Fee per lot	\$988.00
Innovative Preliminary Subdivision	
Fixed Fee	\$10,166.00
Fee per lot	\$988.00
Personal Wireless Service Facility Process IIA Review	\$19,032.00
Other IIA	
Base Fee	\$6,877.00
Fee per new residential unit	\$390.00
Fee per sq. ft. new non-residential GFA	\$0.39
<b>Process IIB &amp; Process III Review</b>	
Subdivision Vacation or Alteration	\$8,424.00
Historic Landmark Overlay or Equestrian Overlay	\$988.00
Personal Wireless Service Facility Process IIB Review	\$27,456.00
Other IIB or III	
Residential (including Short Subdivisions reviewed through Process IIB per KMC 22.28.050)	
Base Fee	\$10,608.00
Fee per new residential unit	\$390.00
Fee per sq. ft. new non-residential GFA	\$0.39
<b>Design Board Review</b>	
Design Board Concept Review	\$1,344.00
Design Board Design Response Review	
Base Fee	\$4,116.00
Fee per new unit	\$189.00
Fee per sq. ft. new GFA	\$0.19
<b>State Environmental Policy Act (SEPA)</b>	
Review of Environmental Checklist	\$520.00
Base Fee	
Estimated Number of PM Peak Trips	
Less than 20 trips	\$850.00
21-50 trips	\$1,700.00
51-200 trips	\$3,400.00
Greater than 200 trips	\$6,800.00
Applications involving sensitive areas (streams and/or wetlands only)	\$520.00
<b>Preparation of Environmental Impact Statement (EIS)</b>	
* The cost of preparing an EIS is the sole responsibility of the applicant. Kirkland Ordinance #2473, as amended, establishes the procedures that the City will use to charge for preparation and distribution of a draft and final EIS. The applicant is required to deposit with the City an amount not less than \$5,000 to provide for the City's cost of review and processing an EIS. If the anticipated cost exceeds \$5,000, the City may require the applicant to deposit enough money to cover the anticipated cost.	
<b>Miscellaneous</b>	
Appeals and Challenges	
Appeals	\$195.00
Challenges	\$195.00
<b>Note: No Fee for appeals of Notice of Civil Infraction or Order to Cease Activity</b>	
Sidewalk Café Permits	
Fixed Fee	\$616.00
Fee per sq. ft. of cafe area	\$0.69
Street Vacation	
Fixed Fee	\$7,865.00
Fee per sq. ft. of street	\$0.39



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	<b>FEE AMOUNT</b>
Final Subdivision	
Fixed Fee	\$1,950.00
Fee per lot	\$195.00
Review of Concurrency Application - Estimated Number of PM Peak Trips	
Less than 20 trips	\$500.00
21-50 trips	\$700.00
51-200 trips	\$1,400.00
Greater than 200 trips	\$1,800.00

***Fees for Comprehensive Plan and Zoning Text Amendment Requests***

Request for property specific map change	
Initial request	\$300.00
If request is authorized by City Council for review	\$300.00
Request for city-wide or neighborhood-wide policy change	No charge

***General Notes:***

1. **Fee Reduction for Applications Processed Together:** When two or more applications are processed together, the full amount will be charged for the application with the highest fee. The fee for the other application(s) will be calculated at 50% of the listed amount.
2. **Projects with greater than 50 dwelling units or 50,000 sq. ft. non-residential GFA:** The per unit and per sq. ft. fee for all units above 50 and all GFA above 50,000 sq. ft. shall be reduced by one half.
3. **Note for Sensitive Areas permits:**
  - a. In cases where technical expertise is required, the planning official may require the applicant to fund such studies.
  - b. Voluntary wetland restoration & voluntary stream rehabilitation projects are not subject to fees.
4. **Construction of affordable housing units pursuant to Chapter 112 of the Kirkland Zoning Code:** The fee per new unit and fee per square foot new GFA shall be waived for the bonus or additional units or floor area being developed.
5. **Note for Historic Residence permits:** An additional fee shall be required for consulting services in connection with designation and alteration of historic residences.

***PARK IMPACT FEE***

***Effective February 1, 2008***

*(vesting of prior rate with complete building permit)*

<b><i>TYPE OF DWELLING UNIT</i></b>	<b><i>IMPACT FEE</i></b>
Detached dwelling unit	\$3,621
Attached, stacked, and assisted living dwelling units	\$2,368



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**TRANSPORTATION IMPACT FEE SCHEDULE**

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
Cost per Trip End >			<b>\$3,398.20</b>
<b>Residential</b>			
Detached Housing	dwelling	210	<b>\$3,432</b>
Attached and Stacked Housing	dwelling	220,221, 230,233	<b>\$2,012</b>
Senior Housing	dwelling	See note	<b>\$1,006</b>
Nursing Home	bed	620	<b>\$598</b>
Congregate Care/ Assisted Living	dwelling	253,254	<b>\$462</b>

<b>Commercial – Services</b>			
Drive-in Bank	sq ft/GFA	912	<b>\$39.97</b>
Walk-in Bank	sq ft/GFA	911	<b>\$38.62</b>
Day Care Center	sq ft/GFA	565	<b>\$19.20</b>
Library	sq ft/GFA	590	<b>\$8.78</b>
Post Office	sq ft/GFA	732	<b>\$13.48</b>
Hotel/Motel**	room	310	<b>\$2,291</b>
Extended Stay Motel	room	311	<b>\$1,553</b>
Service Station	VFP	944	<b>\$9,151</b>
Service Station/Minimart	VFP	945	<b>\$6,625</b>
Service Station/Minimart/Car Wash	VFP	946	<b>\$9,901</b>
Carwash	stall	947	<b>\$5,594</b>
Movie Theater	seats	445	<b>\$550</b>
Health Club	sq ft/GFA	492	<b>\$9.14</b>
Racquet Club	sq ft/GFA	491	<b>\$4.12</b>
Marina	Berth	420	<b>\$512</b>

<b>Commercial – Institutional</b>			
Elementary School/Jr. High School	student	520	<b>\$435</b>
High School	student	530	<b>\$272</b>
University/College	student	550	<b>\$553</b>
Church	sq ft/GFA	560	<b>\$2.37</b>
Hospital	sq ft/GFA	610	<b>\$4.58</b>

<b>Commercial – Restaurant</b>			
Restaurant	sq ft/GFA	931	<b>\$19.78</b>
Fast Food Restaurant w/o drive thru	sq ft/GFA	933	<b>\$25.39</b>
Fast Food Restaurant w drive thru	sq ft/GFA	934	<b>\$33.63</b>
Tavern	sq ft/GFA	936	<b>\$19.32</b>

<b>Industrial</b>			
Light Industry/High Technology	sq ft/GFA	110	<b>\$5.29</b>
Industrial Park	sq ft/GFA	130	<b>\$4.64</b>
Warehousing/Storage	sq ft/GFA	150	<b>\$2.54</b>

Land Uses	Unit of Measure	ITE Land USE Code	Fee Per Unit
<b>Commercial - Retail</b>			
Shopping Center	sq ft/GLA	820	<b>\$4.02</b>
Auto Parts Sales	sq ft/GFA	943	<b>\$5.15</b>
Auto Care Center	sq ft/GLA	942	<b>\$3.91</b>
Car Sales - New/Used	sq ft/GFA	841	<b>\$9.43</b>
Convenience Market	sq ft/GFA	851	<b>\$29.77</b>
Discount Club	sq ft/GFA	861	<b>\$11.53</b>
Electronics Superstore	sq ft/GFA	863	<b>\$6.42</b>
Free Standing Discount Store	sq ft/GFA	815	<b>\$7.22</b>
Furniture Store	sq ft/GFA	890	<b>\$0.46</b>
Hardware/Paint Store	sq ft/GFA	816	<b>\$5.59</b>
Home Improvement Superstore	sq ft/GFA	862	<b>\$3.50</b>
Other Retail Sales	sq ft/GFA	814	<b>\$3.13</b>
Nursery/Garden Center	sq ft/GFA	817	<b>\$4.39</b>
Pharmacy(with Drive Through)	sq ft/GFA	881	<b>\$7.11</b>
Quick Lubrication Vehicle Shop	Service Bay	941	<b>\$3,427</b>
Video Rental	sq ft/GFA	896	<b>\$7.72</b>
Supermarket	sq ft/GFA	850	<b>\$15.98</b>
Tire Store	Service Bay	849	<b>\$4,379</b>

<b>Commercial - Office</b>			
General Office Building	sq ft/GFA	710	<b>\$6.64</b>
Medical Office/Clinic	sq ft/GFA	720	<b>\$13.00</b>

VFP= Vehicle Fueling Positions (Maximum number of vehicles that can be fueled simultaneously)

GLA= Gross Leasable Area

GFA= Gross Floor Area

NOTE: Senior Housing rate is 1/2 of Attached and Stacked Housing rate