

Land Use Application Fees

Item	Sub-Category	Fee
Accessory Dwelling Unit (ADU)	General	\$806.66
	Legalization of existing ADU created prior to 1/1/96	\$162.63
	ADU Reauthorization	\$162.63
Additional Notice (request of applicant)		\$565.96
Appeal (including environmental appeals)		\$325.26
Conditional Use Permit	General	\$4,813.92
	Day care centers less than 50 children	\$806.66
Environmental Review	SEPA checklist with discretionary land use permit	\$481.39
	Parking lots (40 stalls or greater), signs, residential buildings of 20 units or more and 6,000 s.f. or less, and misc. actions not requiring discretionary review	\$650.52
	Grading permits (≥ 500 cu.yd.), and residential buildings of 20 units or more and 6,001–10,000 s.f.	\$1,138.43
	Residential buildings of 20 units or more and 10,001–20,000 s.f., commercial buildings 12,000-20,000 s.f.	\$1,626.32
	Buildings over 20,000 s.f.	\$2,406.96
	Environmental impact statement (“EIS”), base fee	\$2,406.96
	+ each hour, or fraction thereof, over 12 hours	\$97.58
	Supplemental EIS, base fee	\$1,626.32
	+ each hour, or fraction thereof, over 8 hours	\$97.58
	Addendum EIS, base fee	\$806.66
	+ each hour, or fraction thereof, over 4 hours	\$97.58
Information Requests	Determination/interpretation by Director	\$884.72
	Determination of off-site improvement requirements and/or wetland inspection review	\$846.99
	Zoning verification letter	\$162.63
Major Modification of Permit	Single family residential	\$481.39
	All others	\$2,406.96
Open Space Use Classification		\$806.66
Plats / Short plats / Boundary Line Adjustments	Boundary line adjustment	\$962.79
	Short plat:	
	2 lots	\$1,288.05
	3 lots	\$1,925.57
	4 lots	\$2,569.59
	5-9 lots	\$4,033.28
	Preliminary Plats:	
	10 lots	\$4,163.38
	+ for each lot over 10	\$120.35
	Final plat	\$1,606.80
Plat by binding site approval	\$1,606.80	



Note: This Tip Sheet does not substitute for codes and regulations.

The applicant is responsible for compliance with all codes and regulations, whether or not described in this document.

More information: City of Tacoma, Planning and Development Services | www.tacomapermits.org (253) 591-5030

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice).

TTY or STS users please dial 711 to connect to Washington Relay Services.

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Plats / Short plats / Boundary Line Adjustments (additional fees required prior to recordation)	GIS drafting of plats, short plats, and BLA's:	
	New plats, per lot	\$44.83
	New short plat or boundary line adjustment	\$211.33
	Scanning hardcopies and indexing into E-Vault, per page	\$32.02
Reclassification	One-family dwelling district (R-1, R-2 SRD, R-2), base fee	\$2,406.96
	+ each complete acre	\$162.63
	Two-family dwelling district (R-3), base fee	\$3,252.64
	+ each complete acre	\$162.63
	All other districts, base fee	\$9,627.83
	+ each complete acre	\$806.66
Shoreline	Substantial development permit/conditional use/variance	
	Single family	\$806.66
	Other than single family:	
	Up to \$500,000 project value	\$6,440.24
	\$500,001 to \$1,000,000 project value	\$8,066.56
	\$1,000,001 to \$1,500,000 project value	\$9,627.83
	\$1,500,001 to \$2,000,000 project value, base fee	\$11,254.15
	+ for each \$1,000,000, or fraction thereof in excess of \$2,000,000	\$1,626.32
	Revision to shoreline permit - other than single family	\$2,406.96
	Revisions to shoreline permit - single family	\$481.39
	Shoreline sign waiver	\$2,406.96
Shoreline exemption	\$162.63	
	Shoreline permit extension	\$403.32
Site Approval		\$9,627.83
Special Development Permit		\$4,813.92
Variance	Single family residential	\$806.66
	Other than single family	\$2,406.96
	Height - main building	\$1,626.32
	Height - accessory building	\$806.66
Waiver		\$3,252.64
Wetland	Development permit	\$8,258.16
	Minor Development Permit	\$3,151.30
	Verification	\$1,656.61
	Mitigation Monitoring Review	\$660.15
	Activities Allowed with Staff Review	\$846.99

Notes:

1) This schedule indicates the fee requirements for land use permits within the City of Tacoma. Said fees must be submitted concurrently with the application for a land use permit. The fee for any activity begun prior to receiving appropriate approval shall be double the base fee herein set forth; provided that such fee shall not exceed \$3,201.90 above the required filing fee.

2) Additional fees payable to the Pierce County Auditor will be required prior to the recordation of documents such as, but not limited to plats, short plats, boundary line adjustments, covenants and easements. Please refer to the Pierce County fee sheet.

Refund of Appeal Fee: The appeal fee shall be refunded if the appellant substantially prevails in the appeal, in the judgment of the Hearing Examiner, City Council, or superior court which finally rules on the appeal.



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