City of Redmond
Development Review Permit Fees

Effective as of January 7, 2013.

The tables below are separated into two processes: the formal development review process and the Pre-Review Entitlement Process (PREP). Each table contains the land use applications and their associated fees.

Pre-Review Entitlement Process (PREP)

Application Type	PREP Kick Off Fee (Due at time of PREP Application Submittal) (includes 3% Technology Surcharge)	PREP Submittal Fee (Due at the time of formal application submittal) (includes 3% Technology Surcharge)
Alteration of Geologic Hazard Area	$578.85	$10,998.12
Binding Site Plan	$481.71	$9,152.46
Boundary Line Adjustment		
Single-family/non-corporate	$347.66	$2,907.14
All others	$347.66	$6,605.55
Conditional Use Permit	$810.28	$15,395.33
Development Agreement		
Short (less than three months)	$1,156.25	$21,968.71
Long (greater than 3 months)	$1,501.58	$28,529.91
Essential Public Facility	$1,008.00	$19,151.96
Master Planned Developments		
Type II: Stand alone	$830.04	$15,770.59
Type II: Submitted with associated SPF	$355.12	$6,747.25
Type III: Stand alone	$870.32	$16,536.06
Type III: Submitted with associated Plat	$337.85	$6,419.20
Type IV: Stand alone	$950.90	$18,067.00
Type IV: Submitted with associated CUP	$349.67	$6,643.75
Type IV: Submitted with associated EPF	$301.57	$5,729.93
Type V: Stand alone	$870.32	$16,536.06
Type V: Submitted with associated SPE	$355.12	$6,747.25
Type V: Submitted with associated CUP	$366.94	$6,971.81
Master Planned Residential Development (MPRD) Modification		
Stand alone	$668.69	$12,705.00

If in conjunction with another land use permit	$250.89	$4,766.84
Planned Residential Development (PRD) Modification		
Stand alone	$668.69	$12,705.00
If in conjunction with another land use permit	$250.89	$4,766.84
Right-of-Way Vacation	$485.42	$9,223.03
Shoreline Conditional Use Permit	$505.25	$9,599.75
Shoreline Substantial Development Permit		
Single-family/non-corporate	$186.17	$2,538.02
All others	$472.27	$8,973.13
If in conjunction with another land use permit	$283.78	$5,391.80
Shoreline Variance		
Single-family/non-corporate	$408.53	$3,849.49
All others	$408.53	$7,761.96
Short Subdivision (9 or fewer lots)	$605.63	$11,506.91
Site Plan Entitlement		
6,000 gross square feet or less	$736.72	$13,997.63
Over 6,000 gross square feet	$748.81	$14,227.39
Subdivision (Preliminary Plat)	$729.74	$13,865.11
Subdivision Alteration	$514.10	$9,767.96
Subdivision Vacation	$530.76	$10,084.42
Temporary Uses (long-term/greater than 6 months)	$396.86	$7,540.39
Willows Rose Hill Demonstration	$415.70	$7,898.35
Wireless Communication Facility II	$230.49	$4,379.28

Formal Process

Application Type	Initial Application Fee (includes 3% Technology Surcharge)	Resubmittal Fee (includes 3% Technology Surcharge) (resubmittal fee applies if two or more departments/divisions request additional information to review the proposal.)
Administrative Design Flexibility	No fee	No fee
Administrative Modification	$5,561.27	N/A
Alteration of Geological Hazard Area		
Stand alone	$13,909.07	$5,565.30
If in conjunction with another land use permit	$1,674.06	N/A
Annexations	No Fee	N/A
Appeals	No Fee	N/A
Binding Site Plan	$11,337.50	$4,536.36
Boundary Line Adjustment		
Single-family/non-corporate	$3,254.80	$1,301.90
All others	$6,536.39	$2,615.33
CAO Mitigation Required: Fee does not apply if CAO mitigation is not required. Please refer to the SEPA/CAO Fee Worksheet to determine if fee applies.		
Single-family/non-corporate	$3,005.54	N/A
All others	$3,621.19	N/A
Christmas Tree Lots		
First year	$236.06	N/A
Each annual renewal with same site plan	$118.03	N/A
Conditional Use Permit		
Stand alone	$22,192.98	$8,879.86
Change of use only	$4,942.37	N/A
Development Agreement		
Short (recommendation made within 3 months of application date)	$23,124.95	N/A
Long (recommendation made after 3 months of application date)	$30,031.48	N/A
Essential Public Facility	$26,393.32	$10,560.50
Master Planned Developments		
Type II: Stand alone	$19,884.22	$7,956.07
Type II: Submitted with associated SPE	$5,633.72	$2,254.17
Type III: Stand alone	$21,803.09	$8,723.85

Type III: Submitted with associated Plat	$5,249.95	$2,100.61
Type IV: Stand alone	$24,489.50	$9,798.74
Type IV: Submitted with associated CUP	$6,219.63	$2,488.60
Type IV: Submitted with associated EPF	$4,040.46	$1,616.67
Type V: Stand alone	$21,803.09	$8,723.85
Type V: Submitted with associated CUP	$7,168.81	$2,868.39
Type V: Submitted with associated EPF	$6,219.63	$2,488.60
Master Planned Residential Development (MPRD) Modification		
Stand alone	$9,707.76	$3,884.27
If in conjunction with another land use permit	$5,965.98	$2,387.11
Master Sign Program/Modification	$517.99	N/A
Planned Residential Development (PRD)	N/A	$4,493.63
Planned Residential Development (PRD) Modification		
Stand alone	$9,707.76	$3,884.27
If in conjunction with another land use permit	$5,965.98	$2,387.11
Pre-Application Meeting	No fee	No fee
Preliminary Plat	See 'Subdivision'	See 'Subdivision'
Reasonable Use Exception I		
If in conjunction with another land use permit	$455.69	N/A
Reasonable Use Exception II		
Stand alone	$2,441.33	N/A
If in conjunction with another land use permit	$455.69	N/A
Reasonable Use Exception III		
Single-family/non-corporate	$2,496.51	N/A
All others	$2,556.43	N/A
If in conjunction with another land use permit	$858.58	N/A
Reasonable Use Exception IV		
If in conjunction with another land use permit	$340.59	N/A
Reasonable Use Exception V		
If in conjunction with another land use permit	$858.58	N/A
Right-of-Way Vacation	$7,915.28	$3,167.06
SEPA: Fee does not apply if the proposal is categorically exempt. Please refer to SEPA/CAO Fee Worksheet to determine if exempt.	$2,329.78	N/A
Shoreline Conditional Use Permit	$9,775.62	$3,911.41
Shoreline Exemption Permit	No fee	No fee
Shoreline Substantial Development Permit		
Single-family/non-corporate	$3,723.44	$1,489.82
All others	$7,476.77	$2,991.60

If in conjunction with another land use permit	$3,447.15	$1,379.27
Shoreline Variance		
Single-family/non-corporate	$3,883.10	$1,739.02
All others	$7,798.03	$3,120.15
Short Subdivision: 9 or fewer lots.	$12,498.55	$5,000.92
Site Plan Entitlement: Based upon gross building area.		
6,000 gross square feet or less	$16,965.04	$6,788.05
Over 6,000 gross square feet	$17,943.87	$7,179.70
Subdivision (Preliminary Plat)	$17,260.18	$6,906.15
Subdivision Alteration/Subdivision Vacation	$12,496.97	$5,000.29
Temporary Use Permit		
Short term (6 months or less)	$2,507.69	N/A
Long term (more than 6 months)	$7,649.10	$3,060.55
Tree Removal Permit		
Single-family	No Fee	No Fee
All others	$115.11	N/A
Variance		
Stand alone	$4,466.97	N/A
If in conjunction with another land use permit	$811.60	N/A
Willows Rose Hill Demonstration Project	$7,893.44	$3,158.32
Wireless Communication Facility		
Type I	$743.46	N/A
Type II	$4,981.15	$1,993.06
Zoning Code Amendments: Map Amendment		
In conjunction with yearly Comp. Plan Update	No Fee	No Fee
If reviewed outside of Comp. Plan Update	$7,682.03	N/A
Zoning Code Amendments: Text Amendment		
In conjunction with yearly Comp. Plan Update	No Fee	No Fee
If reviewed outside of Comp. Plan Update	$11,739.61	N/A

Development Review Fees Notes

- These fees are effective per Resolutions 1364 and 1372.
- If two or more land use permits are necessary and neither state "in conjunction with another land use permit" then only the higher of the two fees shall apply.
- Projects that begin the PREP process abandon it in order to file an application shall pay the fees under the Formal Process. No credit shall be given for those fees paid under the PREP process.