

City of Redmond

Development Review Permit Fees



Effective as of February 1, 2020, the next fee update will go into effect February 1, 2021.

The tables below are separated into two processes. Each table contains the land use applications and their associated fees.

- Pre-Review Entitlement Process (PREP), pages 1 – 2
- Formal Development Review Process, pages 3 – 5
- Development Review Fee Notes, page 6

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	\$5,684.83	\$6,948.12
Binding Site Plan	\$3,968.63	\$4,850.55
Boundary Line Adjustment		
<i>Single-family/non-corporate</i>	\$2,875.20	\$3,514.13
<i>All others</i>	\$4,030.46	\$4,926.12
Conditional Use Permit	\$7,290.62	\$8,910.75
Development Agreement		
<i>Short (less than three months)</i>	\$8,838.46	\$10,802.57
<i>Long (greater than 3 months)</i>	\$9,128.53	\$11,157.09
<i>Short: In conjunction with another land use permit</i>	\$8,838.46	\$10,802.57
<i>Long: In conjunction with another land use permit¹</i>	\$9,128.53	\$11,157.09
Essential Public Facility	\$11,770.95	\$14,386.71
Master Planned Developments		
<i>Type II: Stand alone</i>	\$9,083.01	\$11,101.45
<i>Type II: Submitted with associated SPE</i>	\$9,110.92	\$11,135.57
<i>Type III: Stand alone</i>	\$11,387.34	\$13,917.86
<i>Type III: Submitted with associated Plat</i>	\$9,804.64	\$11,983.45
<i>Type IV: Stand alone</i>	\$11,168.51	\$13,650.40
<i>Type IV: Submitted with associated CUP</i>	\$11,421.56	\$13,959.68

Type IV: Submitted with associated EPF	\$11,752.92	\$14,364.68
Type V: Stand alone	\$11,284.91	\$13,792.66
Type V: Submitted with associated SPE	\$12,400.56	\$15,156.24
Type V: Submitted with associated CUP	\$11,545.13	\$14,110.70
Master Planned Residential Development (MPRD) Modification		
Stand alone	\$5,867.97	\$7,171.96
In conjunction with another land use permit ¹	\$8,653.44	\$10,576.43
Planned Residential Development (PRD) Modification		
Stand alone	\$6,857.96	\$8,381.94
In conjunction with another land use permit	\$8,043.89	\$9,831.42
Right-of-Way Vacation	\$4,128.06	\$5,045.41
Shoreline Conditional Use Permit	\$6,250.49	\$7,639.49
Shoreline Substantial Development Permit		
Single-family/non-corporate	\$2,198.27	\$2,686.77
All others	\$6,029.32	\$7,369.17
In conjunction with another land use permit ¹	\$6,490.35	\$7,932.65
Shoreline Variance		
Single-family/non-corporate	\$6,691.36	\$8,178.33
All others	\$7,074.33	\$8,646.40
Short Subdivision (9 or fewer lots)	\$6,480.94	\$7,921.13
Site Plan Entitlement		
6,000 gross square feet or less	\$7,851.42	\$9,596.18
Over 6,000 gross square feet	\$8,339.37	\$10,192.57
Subdivision (Preliminary Plat)	\$8,668.61	\$10,594.98
Subdivision Alteration	\$8,403.00	\$10,270.33
Subdivision Vacation	\$8,218.59	\$10,044.94
Temporary Uses (long-term/greater than 6 months)	\$5,541.72	\$6,773.22
Willows Rose Hill Demonstration	\$7,856.22	\$9,602.04
Wireless Communication Facility II	\$4,382.33	\$5,356.18

Formal Development Review Process

Application Type	Initial Application Fee Includes one resubmittal & 3% Technology Surcharge.	Resubmittal Fee Includes 3% Technology Surcharge. Resubmittal fee applies if two or more departments/divisions request more information to review the proposal.
Administrative Design Flexibility	No fee	No fee
Administrative Modification	\$9,688.10	N/A
Alteration of Geological Hazard Area		
<i>Stand alone</i>	\$12,326.04	\$4,358.40
<i>In conjunction with another land use permit¹</i>	\$5,291.82	N/A
Annexations	\$3,026.77	N/A
Appeals	\$515.00	N/A
Binding Site Plan	\$8,436.44	\$2,830.30
Boundary Line Adjustment		
<i>Single-family/non-corporate</i>	\$6,381.94	\$1,803.05
<i>All others</i>	\$8,568.89	\$2,896.52
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.		
<i>Single-family/non-corporate</i>	\$803.22	N/A
<i>All others</i>	\$889.31	N/A
Christmas Tree Lots		
<i>First year</i>	\$307.30	N/A
<i>Each annual renewal with same site plan</i>	\$204.86	N/A
Comprehensive Plan Amendment – Land Use Map and Text Amendments		
<i>Annually updated. Deadline for submission announced each spring.</i>	No Fee	No Fee
Conditional Use Permit		
<i>Stand alone</i>	\$18,350.96	\$6,749.98
<i>Change of use only</i>	\$12,904.81	N/A
Development Agreement		
<i>Short (recommendation made within 3 months of application date)</i>	\$21,106.44	N/A
<i>Long (recommendation made after 3 months of application date)</i>	\$21,849.30	N/A
<i>Short: In conjunction with another land use permit</i>	\$20,320.63	N/A
<i>Long: In conjunction with another land use permit</i>	\$21,849.30	N/A

Essential Public Facility	\$26,670.14	\$10,483.84
Master Planned Developments		
<i>Type II: Stand alone</i>	\$19,861.43	\$7,595.12
<i>Type II: Submitted with associated SPE</i>	\$19,928.39	\$7,628.60
<i>Type III: Stand alone</i>	\$25,546.99	\$10,074.24
<i>Type III: Submitted with associated Plat</i>	\$21,889.27	\$8,412.96
<i>Type IV: Stand alone</i>	\$25,059.90	\$9,674.50
<i>Type IV: Submitted with associated CUP</i>	\$25,868.42	\$10,004.62
<i>Type IV: Submitted with associated EPF</i>	\$26,506.85	\$10,162.68
<i>Type V: Stand alone</i>	\$25,480.02	\$9,842.56
<i>Type V: Submitted with associated CUP</i>	\$26,207.97	\$10,140.43
<i>Type V: Submitted with associated SPE</i>	\$27,915.96	\$10,823.63
Master Planned Residential Development (MPRD) Modification		
<i>Stand alone</i>	\$13,792.22	\$4,703.02
<i>In conjunction with another land use permit¹</i>	\$20,731.21	\$7,813.98
Master Sign Program/Modification	\$1,405.34	N/A
Miscellaneous	\$150.08	N/A
Multifamily Property Tax Exemption (MFTE) Res 1477 effective 7/29/2017		
Application	\$3,193.33	N/A
Conditional Certificate-extension	\$340.34	N/A
Contract Amendment	\$1,139.38	N/A
King County Assessor's Fee (2)	\$539.72	N/A
Planned Residential Development (PRD)	N/A	\$15,462.07
Planned Residential Development (PRD) Modification		
<i>Stand alone</i>	\$15,206.17	\$5,257.84
<i>In conjunction with another land use permit</i>	\$19,469.12	\$7,171.77
Pre-Application Meeting	No fee	No fee
Preliminary Plat	See 'Subdivision'	See 'Subdivision'
Reasonable Use Exception I		
<i>In conjunction with another land use permit¹</i>	\$14,666.02	N/A
Reasonable Use Exception II		
<i>Stand alone</i>	\$14,666.02	N/A
<i>In conjunction with another land use permit¹</i>	\$15,471.77	N/A
Reasonable Use Exception III		
<i>Single-family/non-corporate</i>	\$14,642.83	N/A
<i>All others</i>	\$14,102.01	N/A
<i>In conjunction with another land use permit¹</i>	\$14,666.02	N/A

Reasonable Use Exception IV		
<i>In conjunction with another land use permit¹</i>	\$17,033.69	N/A
Reasonable Use Exception V		
<i>In conjunction with another land use permit¹</i>	\$16,340.83	N/A
Right-of-Way Vacation	\$8,367.67	\$2,654.32
SEPA: Fee does not apply if the proposal is categorically exempt. Please refer to SEPA/CAO Fee Worksheet to determine if exempt.	\$4,287.70	N/A
Shoreline Conditional Use Permit	\$12,646.43	\$4,283.43
Shoreline Exemption Permit	No fee	No fee
Shoreline Substantial Development Permit		
<i>Single-family/non-corporate</i>	\$6,050.92	\$2,247.96
<i>All others</i>	\$13,818.20	\$4,748.61
<i>In conjunction with another land use permit¹</i>	\$14,842.70	\$5,260.86
Shoreline Variance		
<i>Single-family/non-corporate</i>	\$15,517.75	\$5,298.66
<i>All others</i>	\$16,029.34	\$5,554.46
Short Subdivision: 9 or fewer lots.	\$14,744.41	\$5,332.44
Site Plan Entitlement: Based upon gross building area		
<i>6,000 gross square feet or less</i>	\$17,800.26	\$6,495.22
<i>Over 6,000 gross square feet</i>	\$18,952.35	\$7,030.97
Subdivision (Preliminary Plat)	\$19,490.62	\$7,369.26
Subdivision Alteration	\$18,913.74	\$7,114.73
Subdivision Vacation	\$18,225.83	\$6,909.83
Temporary Use Permit		
<i>Short term (6 months or less)</i>	\$6,902.73	\$1,934.43
<i>Long term (more than 6 months)</i>	\$12,365.08	\$4,138.26
Tree Removal Permit		
<i>Single-family</i>	No Fee	No Fee
<i>All others</i>	\$102.41	N/A
Variance		
<i>Single-family/ non-corporate</i>	\$13,279.48	N/A
<i>Stand alone</i>	\$13,892.66	N/A
<i>In conjunction with another land use permit¹</i>	\$13,618.26	N/A
Willows Rose Hill Demonstration Project	\$6,770.57	\$2,440.26
Wireless Communication Facility		
<i>Type I</i>	\$5,732.10	N/A
<i>Type II</i>	\$9,979.25	\$3,117.45

Zoning Code Amendments: Map Amendment		
<i>Consistent with Comprehensive Plan Land Use Map. Application can be filed any time.</i>	\$18,803.83	N/A
<i>Not consistent with Comprehensive Plan Land Use Map. Reviewed concurrently with annual Comprehensive Plan update.</i>	<u>(+Comprehensive Plan Amendment Fee \$3,305.58)</u>	N/A
	<u>No Fee</u>	
	<u>\$22,109.68</u>	
Zoning Code Amendments: Text Amendment		
<u>Applied for in conjunction with annual Comprehensive Plan update</u>	<u>No Fee</u>	<u>No Fee</u>
<i>Applied for separate from annual Comprehensive Plan update</i>	\$13,195.80	N/A
<u>Applied for in conjunction with annual Comprehensive Plan Update</u>	<u>(+Comprehensive Plan Amendment Fee \$3,305.58)</u>	<u>N/A</u>
	<u>\$16,500.58</u>	

Development Review Fees Notes

- These fees are effective per Resolutions 1509
 - 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.
- 1 Please confirm with Planner on Call or assigned Project manager as to whether your project qualifies under code as meeting the “in-conjunction” with other permits requirement or the fee is waived per 21.76.030.2.
 - 2 Subject to subsequent amending by King County.