



2019 – 2020 Proposed Fee Adjustments

City of Tacoma | Planning and Development Services

Government Performance Finance Committee

October 16, 2018

ITEM #6



AGENDA



- Stakeholder Feedback
- Level of Service Jurisdiction Comparisons
- Permit Fee Jurisdiction Comparisons
- Next Steps

STAKEHOLDER FEEDBACK



- MBA Feedback
 - Presented to MBA Legislative Committee on October 9, 2018
- Permit Taskforce Feedback
 - Voted in show of support of fee adjustments on October 11, 2018
- 2019 Fee Proposal Outreach Flyer
 - Sent to all Accela users on October 11, 2018

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Permit Fee Jurisdiction Comparisons



PERMIT FEE JURISDICTION COMPARISONS	Tacoma (Current)	Tacoma (Proposed)	Pierce County	Kitsap County	King County	Vancouver	Lakewood	Bellevue	Seattle	University Place	Fife
RESIDENTIAL NEW SINGLE FAMILY RESIDENCE - 1,500 SQ FT											
Building Fees	\$2,804	\$3,309	\$2,535	\$5,002	\$2,511	\$4,600	\$3,121	\$3,901	\$4,098	\$3,232	\$3,732
Site Development Fees	\$2,127	\$2,511	\$2,190	\$3,325	\$1,521	\$3,532	\$4,750	\$2,507	Unknown	\$3,125	\$5,107
System Development Charges & Impact Fees	\$0	\$0	\$15,213	\$8,830	\$6,734	\$9,221	\$1,433	\$13,751	\$1,063	\$3,644	\$5,192
New SFR Total	\$4,931	\$5,820	\$19,938	\$17,157	\$10,766	\$17,353	\$9,304	\$20,159	\$5,161	\$10,001	\$14,031
SITE DEVELOPMENT PERMIT FEES											
<2,000 Sq Ft	\$3,000	\$365	\$570	\$1,820	\$1,170	\$2,195	\$750	\$1,521	Unknown	\$1,125	\$662*
2,000 - 5,000	\$600	\$2,250	\$1,700	\$2,470	\$2,690	\$2,195	\$2,500	\$1,521	Unknown	\$3,125	\$910*
5,001 - 50,000 Sq Ft	\$1,250	\$5,000	\$4,803	\$3,380	\$7,075	\$2,195	\$4,500	\$1,521	Unknown	\$3,125	\$1665*
>50,000 Sq Ft*	\$5,000	\$11,000	\$13,025	\$6,240	\$11,755	\$3,051	\$9,000	\$1,521	Unknown	\$3,125	\$3110*
WORK ORDER FEES											
Work Order Hourly Fee	\$110	\$152	Unknown	\$130	\$364**	Unknown	\$150	\$183	\$260	\$125	\$95
PRE-APPLICATION FEES											
Pre-Application	\$0	\$2,500	\$2,300	\$2,340	\$2,800	Unknown	Unknown	\$2,400	\$3,888	Unknown	NA
LAND USE FEES											
Appeal	\$343	\$1,000	\$3,360	\$500	Unknown	\$1,763	\$450	Free?	\$85	\$1,375	\$1,000
Conditional Use	\$5,071	\$5,500	\$3,340	\$3,510	\$6,408	\$7,450	\$4,700	\$4,376	\$4,447	\$5,184	\$5,000
Boundary Line Adjustment	\$1,015	\$1,800	\$1,975	\$0	\$5,332	\$926	\$600	\$776	\$1,998	\$1,375	\$1,500
Shoreline, Single Family	\$850	\$5,500	\$5,430	\$7,670	\$6,408	\$6,170	\$3,300	\$1,075	\$4,321	\$5,184	\$1,000
Variance, Single Family	\$850	\$3,000	\$1,870	\$1,560	\$6,408	\$1,914	\$1,200	\$1,494	\$4,447	\$3,396	\$850

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Unknown: Not posted online, inquiry sent via email and phone – response not yet received

*Plus Additional Fees for Inspection based on cubic feet

**Flat Rate for Work Order Permits, hourly rate assessed for re-inspections. Hourly Rate Shown

Level of Service Jurisdiction Comparisons



Level of Service Jurisdiction Comparison for 1st Review (In Days)	Tacoma (Current)	Tacoma (Future)	Pierce County	Kitsap County	King County	Vancouver	Lakewood	Bellevue	Seattle	University Place	Fife
Residential New Single Family Residence	28 ¹	24 ¹	Unknown	30 ¹	112-126 ^{1,3}	Unknown	Unknown	173 ¹	56 ^{1,4}	Unknown	24-42 ^{1,3}
Site Development	28 ¹	21 ¹	Unknown	90 ¹	Unknown	Unknown	Unknown	47-204 ¹	Unknown	Unknown	56 ^{1,3}
Work Order	28 ¹	21 ¹	Unknown	90 ¹	Unknown	Unknown	Unknown	43 ¹	52 ^{1,2,3}	Unknown	56 ^{1,3}
Pre-Application	28 - 42	14 - 28	Unknown	Unknown	Unknown	Unknown	Unknown	64 ¹	Unknown	Unknown	Unknown
Land Use - Conditional Use	120 ¹	90 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120	120 ¹
Land Use - Boundary Line Adjustment	60 ¹	30 ¹	30 ¹	30 ¹	30 ¹	30 ¹	30 ¹	168 ¹	30 ¹	30 ¹	30 ¹
Land Use - Shoreline, Single Family	120 ¹	90 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹
Land Use - Variance, Single Family	90 ¹	60 ¹	120 ¹	120 ¹	120 ¹	120 ¹	120 ¹	231 ¹	120 ¹	120 ¹	120 ¹

Unknown: Not posted on website, inquiry sent via phone and email – Response not yet received

¹Posted on Website or defined by statute

²Average of street improvement estimated timelines for different sized projects

³Timeline for permit intake to permit issuance

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NEXT STEPS



- Through October 2018 – Stakeholder Outreach
- November 20, 2018 – Council 1st Reading
- November 27, 2018 – Council 2nd Reading

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