



2021-2022 Fee Guide 05, Land Disturbance and Site Development

Plan Review - Clearing or Grading		Fee
Street tree, significant tree, critical area mitigation, landscaping, or recreation facility installation only, each		\$501
Clearing: removal of hazard trees only, ten or fewer		\$250
Clearing: < 0.2 acre		\$501
Grading: < 2,000 square feet		\$501
Grading: 2,001 square feet to 0.2 acre		\$876
Clearing or grading: 0.21 to 1.0 acres		\$2,126
Clearing or grading: 1.01 to 20.0 acres	base fee	\$1,732
	fee per acre	\$394
Clearing or grading: >20 acres		\$9,637
Conversion option harvest plan:	base fee	\$1,502
	fee per acre	\$125
Forest management activities with approved forest management plan:	5 acres or less	\$250
	more than 5 acres	\$626
Forest Practice Act class IV conversion:	residential	\$876
	non-residential	\$1,752
Release of moratorium		\$7,505

Plan Review - Drainage or Right of Way Access Improvements		Fee
Less than one acre land disturbance without engineered plan:	minor, for repair/maintenance (a)	\$501
	farm pad	\$501
	agricultural drainage maintenance with BMPs	\$501
	basic, with standard conditions (b)	\$1,050
	standard	\$1,869
More than one acre land disturbance or engineered plan required:	complex, level 1	\$3,752
	complex, level 2	\$7,505
	complex, level 3	\$11,257
	complex, level 4	\$15,008
	complex, level 5	\$22,512
	complex, level 6	\$30,015
	complex, level 7	\$37,519
Road variance request, minimum fee: (f)	new	\$1,601
	re-submittal	\$501
Storm Water Design Manual adjustment:	standard	\$2,351
	complex or criteria	\$5,103

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Plan Review - Critical Area	Fee
Notice on title only	\$250
Basic review: standard conditions and notice on title, per discipline	\$1,374
Complex review: alterations requiring mitigation, per discipline	\$2,251

Plan Review - State Environmental Policy Act (c)	Fee
Threshold determination or determination of non-significance: minor new construction, clearing or grading, or forestry (g) all other development proposals	\$1,250 \$3,502
Mitigated determination of non-significance	\$3,502
Revision to checklist	\$626
Expanded checklist	\$1,125
Exemption	\$437
Environmental impact statement preparation	Actual Cost

Permit Inspection - Clearing or Grading	Fee
Site condition inspection only, per trip	\$375
Site improvement installation of street tree, significant tree, critical area mitigation, landscaping, or recreation facility only	\$751
Land disturbance or site development without engineered plan:	base fee \$504 fee per acre \$247

Permit Inspection - Drainage or Right of Way Access Improvements	Fee	
Land disturbance or site development requiring engineered plan:	complex, level 1	\$5,439
	complex, level 2	\$10,191
	complex, level 3	\$17,446
	complex, level 4	\$24,073
	complex, level 5	\$28,952
	complex, level 6	\$35,705
	complex, level 7	\$42,458
Additional site inspection or re-inspection, per trip (d)	\$375	

Post-Construction Monitoring	Fee	
Landscaping, street tree, significant tree, critical area mitigation, or recreation facility only, per trip	\$375	
Surface mine and processing facility, annual permit renewal and monitoring: (e)	Inactive site	\$1,313
	Semi-active site, 20 acres or less	\$2,314
	Semi-active site, >20 acres	\$5,316
	Active site, 20 acres or less	\$5,316
	Active site, >20 acres	\$11,318

- (a) Maintenance of drainage system not performed by County.
 (b) Basic review is limited to right-of-way access.

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- (c) A threshold determination or determination of non-significance may be required for any development proposal based on a variety of factors. Such determinations are most commonly required for conditional use permits, critical area alteration exceptions, shoreline substantial development permits, and grading permits. When a determination is required, review fees are charged in addition to standard application fees.
- (d) Permit inspection fees are based on the quantity and scope of inspections required to complete permitted activity within the expected construction schedule. Additional inspection fees may be required if the scope or timing of construction deviates from the expected schedule.
- (e) Additional fees may be required for site engineering or environmental review. Periodic operations review of surface mine and processing facilities are subject to ordinary clearing and grading plan review and inspection fees.
- (f) If public right-of-way, see additional fee for custodial review, per Guide 06.
- (g) Minor new construction applies only to those projects listed in WAC 197-11-800(1) and (2) as “minor new construction” and “other minor new construction” (but exceeding thresholds for exemption).

This information is a general guide and should not be used as a substitute for current codes and regulations. Contact King County Permitting at 206-296-6600, or email DPERWebInquiries@kingcounty.gov for additional information.