



CITY OF
SUMNER
WASHINGTON

PERMIT FEE SCHEDULE

October 1, 2025

Through
September 30, 2026

School & Park impact fees updated January 1, 2026



FEE SCHEDULE TABLE OF CONTENTS

INTRODUCTION	3
VALUATION DATA	4-5
MECHANICAL	6-7
PLUMBING.....	8
SUMMARY OF MITIGATION FEES.....	9
RIGHT OF WAY.....	10
SEWER UTILITY FEES	11
STORM DRAINAGE FEES.....	12
WATER UTILITY FEES	13-14
LAND USE FEES.....	15-16
TRAFFIC IMPACT TABLES.....	17-19



Welcome to the City of Sumner!

We hope this consolidated information will help you get started on the right foot as you go through the permit process.

If you are doing construction, please note that Sumner restricts construction to the following hours: Monday-Friday, 7 am – 6 pm, Saturday, Sunday and legal holidays 10 am – 6 pm.

Please be sure to come talk to the Permit Center before you start your project.

The City of Sumner Fee Schedule contains City fees and charges related to permitting, the fees included in this document have been adopted by City Council and are informational only. Details of every project including various development and permit fees should be reviewed with staff for specific compliance and conformity with codes and ordinances. Fee calculations are provided at permit approval however city staff is happy to assist you in estimating the cost of individual projects.

City Hall is open Monday-Thursday 8am-5pm. While City Hall is not open to the public on Fridays, staff is still available by phone or email 8am-noon.

The City of Sumner provides a wide range of municipal services to the community including public safety, planning, zoning regulation, building inspections and regulation, water, wastewater and stormwater management services, street maintenance, with parks and trail installation and maintenance.

Our online portal is now available for applications, permit issuance, inspection requests and more. Feel free to check out the self service portal here: https://selfservice.sumnerwa.gov/EnerGov_Prod/SelfService

Building Permit Fees

Permit Valuation		Plan Review Fee	Permit Fee
FROM	TO		
1	500	\$ 15.28	\$ 23.50
501	600	\$ 17.26	\$ 26.55
601	700	\$ 19.24	\$ 29.60
701	800	\$ 21.22	\$ 32.65
801	900	\$ 23.05	\$ 35.70
901	1000	\$ 25.19	\$ 38.75
1001	1100	\$ 27.17	\$ 41.80
1101	1200	\$ 29.15	\$ 44.85
1201	1300	\$ 31.14	\$ 47.90
1301	1400	\$ 33.12	\$ 50.95
1401	1500	\$ 35.10	\$ 54.00
1501	1600	\$ 37.08	\$ 57.05
1601	1700	\$ 39.07	\$ 60.10
1701	1800	\$ 41.05	\$ 63.15
1801	1900	\$ 43.03	\$ 66.20
1901	2000	\$ 45.01	\$ 69.25
2001	3000	\$ 54.11	\$ 83.25
3001	4000	\$ 63.21	\$ 97.25
4001	5000	\$ 72.31	\$ 111.25
5001	6000	\$ 81.41	\$ 125.25
6001	7000	\$ 90.51	\$ 139.25
7001	8000	\$ 99.61	\$ 153.25
8001	9000	\$ 108.71	\$ 167.25
9001	10000	\$ 117.81	\$ 181.25
10001	11000	\$ 126.91	\$ 195.25
11001	12000	\$ 136.01	\$ 209.25
12001	13000	\$ 145.11	\$ 223.25
13001	14000	\$ 154.21	\$ 237.25
14001	15000	\$ 163.31	\$ 251.25
15001	16000	\$ 172.41	\$ 265.25
16001	17000	\$ 181.51	\$ 279.25
17001	18000	\$ 190.61	\$ 293.25
18001	19000	\$ 199.71	\$ 307.25
19001	20000	\$ 208.81	\$ 321.25
20001	21000	\$ 217.91	\$ 335.25

Permit Valuation		Plan Review Fee	Permit Fee
FROM	TO		
21001	22000	\$ 227.01	\$ 349.25
22001	23000	\$ 236.11	\$ 363.25
23001	24000	\$ 245.21	\$ 377.25
24001	25000	\$ 254.31	\$ 391.25
25001	26000	\$ 260.88	\$ 401.35
26001	27000	\$ 267.44	\$ 411.45
27001	28000	\$ 274.01	\$ 421.55
28001	29000	\$ 280.57	\$ 431.65
29001	30000	\$ 287.14	\$ 441.75
30001	31000	\$ 293.70	\$ 451.85
31001	32000	\$ 300.27	\$ 461.95
32001	33000	\$ 306.83	\$ 472.05
33001	34000	\$ 313.40	\$ 482.15
34001	35000	\$ 319.96	\$ 492.25
35001	36000	\$ 326.53	\$ 502.35
36001	37000	\$ 333.09	\$ 512.45
37001	38000	\$ 339.66	\$ 522.55
38001	39000	\$ 346.22	\$ 532.65
39001	40000	\$ 352.79	\$ 542.75
40001	41000	\$ 359.35	\$ 552.85
41001	42000	\$ 365.92	\$ 562.95
42001	43000	\$ 372.48	\$ 573.05
43001	44000	\$ 379.05	\$ 583.15
44001	45000	\$ 385.61	\$ 593.25
45001	46000	\$ 392.18	\$ 603.35
46001	47000	\$ 398.74	\$ 613.45
47001	48000	\$ 405.30	\$ 623.55
48001	49000	\$ 411.87	\$ 633.65
49001	50000	\$ 418.44	\$ 643.75
50001	51000	\$ 422.99	\$ 650.75
51001	52000	\$ 427.54	\$ 657.75
52001	53000	\$ 432.09	\$ 664.75
53001	54000	\$ 436.64	\$ 671.75
54001	55000	\$ 441.19	\$ 678.75
55001	56000	\$ 445.74	\$ 685.75

Permit Valuation		Plan Review Fee	Permit Fee
FROM	TO		
56001	57000	\$ 450.29	\$ 692.75
57001	58000	\$ 454.84	\$ 699.75
58001	59000	\$ 459.39	\$ 706.75
59001	60000	\$ 463.94	\$ 713.75
60001	61000	\$ 468.49	\$ 720.75
61001	62000	\$ 473.04	\$ 727.75
62001	63000	\$ 477.59	\$ 734.75
63001	64000	\$ 482.14	\$ 741.75
64001	65000	\$ 486.69	\$ 748.75
65001	66000	\$ 491.24	\$ 755.75
66001	67000	\$ 495.79	\$ 762.75
67001	68000	\$ 500.34	\$ 767.75
68001	69000	\$ 504.89	\$ 776.75
69001	70000	\$ 509.44	\$ 783.75
70001	71000	\$ 513.99	\$ 790.75
71001	72000	\$ 518.54	\$ 797.75
72001	73000	\$ 523.09	\$ 804.75
73001	74000	\$ 527.64	\$ 811.75
74001	75000	\$ 532.19	\$ 818.75
75001	76000	\$ 536.74	\$ 825.75
76001	77000	\$ 541.29	\$ 832.25
77001	78000	\$ 545.84	\$ 839.75
78001	79000	\$ 550.39	\$ 846.75
79001	80000	\$ 554.94	\$ 853.75
80001	81000	\$ 559.49	\$ 860.75
81001	82000	\$ 564.04	\$ 874.75
82001	83000	\$ 568.59	\$ 876.75
83001	84000	\$ 573.14	\$ 881.75
84001	85000	\$ 577.69	\$ 888.75
85001	86000	\$ 582.24	\$ 895.75
86001	87000	\$ 586.79	\$ 902.75
87001	88000	\$ 591.34	\$ 909.75
88001	89000	\$ 595.89	\$ 916.75
89001	90000	\$ 600.44	\$ 923.75
90001	91000	\$ 604.99	\$ 930.75

Permit Valuation		Plan Review Fee	Permit Fee
FROM	TO		
91001	92000	\$ 609.54	\$ 937.75
92001	93000	\$ 614.09	\$ 944.75
93001	94000	\$ 618.64	\$ 951.75
94001	95000	\$ 623.19	\$ 958.75
95001	96000	\$ 627.74	\$ 965.75
96001	97000	\$ 632.29	\$ 972.75
97001	98000	\$ 636.84	\$ 979.75
98001	99000	\$ 641.39	\$ 986.75
99001	100000	\$ 645.94	\$ 993.75

\$100,001 to \$500,000 - \$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000, or fraction thereof, up to and including \$500,000.

\$500,001 to \$1,000,000 - \$3,233.75 for the first 500,000, plus \$4.75 for each additional \$1,000, or fraction thereof, up to and including \$1,000,000.

\$1,000,001 and up - \$5,608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1,000, or fraction thereof.

Plan Review Fee is equal to 65% of the building permit fee for the Building Division, and up to 35% of the permit fee for the Fire Department. Plan Review Fees may be waived by the Building Official for projects involving single family residential alterations and residential accessory structures.

Mechanical Permit Fees

Permit Issuance and Heaters

1. For the issuance of each mechanical permit	\$23.50
2. For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$7.25

Unit Fee Schedule (*Note: The following do not include permit-issuing fee.*)

1. Furnaces

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000Btu/h (29.3kW)	\$14.80
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$18.20
For the installation or relocation of each floor furnace, including vent.....	\$14.80
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.....	\$14.80

2. Appliance Vents

For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit.....	\$7.25
---	--------

3. Repairs or Additions

For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code.....	\$13.70
--	---------

4. Boilers, Compressors and Absorption Systems

For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$14.70
For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW).....	\$27.15
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	37.25
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$55.45
For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW).....	\$92.65

5. Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto.....	\$10.65
--	---------

Note: This fee does not apply to an air-handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code.

For each air-handling unit over 10,000 cfm (4719 L/s).....	\$18.10
--	---------

6. Evaporative Coolers

For each evaporative cooler other than portable type	\$10.65
--	---------

7. Ventilation and Exhaust

For each ventilation fan connected to a single duct.....	\$7.25
--	--------

For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$10.65
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$10.65
8. Incinerators	
For the installation or relocation of each domestic-type incinerator	\$18.20
For the installation or relocation of each commercial or industrial-type incinerator	\$14.50
9. Miscellaneous	
For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the table.....	\$10.65

Other Inspections and Fees:

1. Inspections outside of normal business hours, per hour (minimum charge-two hours)
2. Reinspection fees assessed under provisions of Section 116.6 per inspection
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one half hour)
4. Additional plan review required by changes, additions or revisions to plans or to plans for which
an initial review has been completed (minimum charge – one half hour).....

**Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision,
overhead, equipment, hourly wages and fringe benefits of the employees involved.*

Plumbing Permit Fees

Permit Issuance

1. For issuing each permit.....	\$20.00
2. For issuing each supplemental permit.....	\$10.00

Unit Fee Schedule (in addition to items 1 and 2 above)

1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefore).....	\$7.00
2. For each building sewer and each trailer park sewer.....	\$15.00
3. Rainwater systems – per drain (inside building).....	\$7.00
4. For each cesspool (where permitted)	\$25.00
5. For each private sewage disposal system.....	\$40.00
6. For each water heater and/or vent.....	\$7.00
7. For each gas-piping system of one to five outlets.....	\$5.00
8. For each additional gas piping system outlet, per outlet.....	\$1.00
9. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$7.00
10. For each installation, alteration or repair of water piping and/or water treating equipment, each	\$7.00
11. For each repair or alteration of drainage or vent piping, each fixture	\$7.00
12. For each lawn sprinkler system on any one meter including backflow protection devices	\$7.00
13. For atmospheric-type vacuum breakers not included in item12:	
1 to 5	\$5.00
Over 5, each	\$1.00
14. For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch (51mm) diameter and smaller	\$7.00
Over 2 inch (51mm) diameter.....	\$15.00
15. For each gray water system.....	\$40.00
16. For initial installation and testing for a reclaimed water system	\$30.00*
17. For each annual cross-connection testing of a reclaimed water system(excluding initial test).....	\$30.00*
18. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$50.00
19. For each additional medical gas inlet(s)/outlet(s)	\$5.00

Other Inspections and Fees

1. Inspections outside of normal business hours.....	\$30.00*
2. Reinspection fee.....	\$30.00
3. Inspections for which no fee is specifically indicated	\$30.00*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge – one-half hour)	\$30.00*

**Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.*

Summary of Mitigation Fees

Per Dwelling Unit Calculation:

\$763,493/19,258 (2020 Pop.)= \$40 per capita
2.52 person/dwelling unit=\$100 per dwelling unit

Ind/Com Employee Calculation:

\$40.00 per capita x .75=\$30.00 per employee

Average Employee Calculation:

0-100,000 s.f. = 1.191 emp/1000 s.f.

100,001-200,000 s.f. = 0.602 emp/1000 s.f.

>200,000 s.f. = 0.46 emp/1000 s.f.

School Mitigation Fee:

Effective January 1, 2020, and each January 1st thereafter, school impact fees shall be adjusted in an amount equal to the percentage increase in the Construction Cost Index (20-City Average) the most recently published index shall be used to adjust the fee obligation for the following year - SMC 3.50.090. The current fees are as follows:

Single Family:.....\$4,737.91

Mobile Homes:.....Same as above

Multi-Family, Duplexes:.....\$2,324.86

Zero lot line houses:.....Same as above

*Accessory Dwelling Units shall be charged 50% of the fee for a dwelling unit for School Impact fees

Other mitigation fees:

Commercial Park Mitigation Fee: \$215.74 (Per 1,000 sq ft)

Industrial Park Mitigation Fee: \$119.85 (Per 1,000 sq ft)

Residential Park Mitigation Fee is based on number of Bedrooms:

Studio (no bedrooms): \$2,076.12

1 Bedroom: \$ 3,425.26

2-3 Bedroom: \$4,325.26

4 plus Bedrooms: \$6,920.42

Commercial/Industrial Fire Mitigation Fee: \$30 per employee

Residential Fire Mitigation Fee: \$80 per dwelling unit

The above fees will be collected at time of building permit issuance if applicable.

*When a development does not clearly fit into the above categories, the fee will be charged based on the closest category as determined by the Director.

RIGHT-OF-WAY FEES ORD 1390 / ORD 2554

FEE CHANGES EFFECTIVE October 1, 2025

The total fee for permit approval shall be the sum of the below elements.

Base Permit Fee: \$ 50.00

Inspection Fee:

2 hours X Current Inspector Burdened Rate (Minimum) \$ 150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate

Plan Review Fee:

1 hour X Current Engineer Burdened Rate (Minimum) \$ 110.00
In-house plan review fee + # hours X Current Engineer Burdened Rate
Third-party review fees as billed to City, including City administrative costs

FRANCHISE PERMIT FEE, including gas, electric, telephone, etc; \$ 50.00

Inspection Fee:

1 hours X Current Inspector Burdened Rate (Minimum) \$ 75.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate

Plan Review Fee:

1 hour X Current Engineer Burdened Rate (Minimum) \$ 110.00
In-house plan review fee + # hours X Current Engineer Burdened Rate

**Burdened rate for City staff are:

Associate Engineer \$ 110.00
Engineering Technician \$ 75.00

SEWER UTILITY SYSTEM FEES

FEE CHANGES EFFECTIVE October 1, 2025

The total fee for permit approval shall be the sum of the below elements.

Permit Base Fee:

Residential or commercial or industrial	\$	195.00
Sewer replacement	\$	60.00
Industrial Waste Dischargers:	\$	400.00

Inspection Fee:

2 hours X Current Inspector Burdened Rate (Minimum)	\$	150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate		

Plan Review Fee:

1 hour X Current Engineer Burdened Rate (Minimum)	\$	110.00
In-house plan review fee + # hours X Current Engineer Burdened Rate		
Third-party review fees as billed to City, including City administrative costs		

**Burdened rate for City staff are:

Associate Engineer	\$	110.00
Engineering Technician	\$	75.00

System Development Charge - per equivalent residential unit (ERU):

\$5,621.12

Single family residence	=	1 ERU	per unit
Multi-family residence	=	0.75 ERU	per unit after 1st unit
Accessory dwelling units	=	0.5 ERU	
retail	=	1.25 ERU	per 1,000 sq/ft of building
restaurant	=	0.14 ERU	per occupant load
assembly	=	0.08 ERU	per occupant load
office	=	0.8 ERU	per 1,000 sq/ft of building
high cubed warehouse	=	0.03 ERU	per 1,000 sq/ft of building
industrial domestic	=	0.1 ERU	per 1,000 sq/ft of building
mobile home park	=	1.0 ERU	per space
motel	=	0.65 ERU	per room
service station	=	4.0 ERU	per fueling position
mini-mart	=	6.0 ERU	per fueling position

STORM DRAINAGE FEES

FEE CHANGES EFFECTIVE October 1, 2025

Permit Base Fee:

Commercial / Industrial	\$	100.00
Residential	\$	50.00

Inspection Fee:

2 hours X Current Inspector Burdened Rate (Minimum)	\$	150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate		

Plan Review Fee:

1 hour X Current Engineer Burdened Rate (Minimum)	\$	75.00
In-house plan review fee + # hours X Current Engineer Burdened Rate		
Third-party review fees as billed to City, including City administrative costs		

****Burdened rate for City staff are:**

Associate Engineer	\$	110.00
Engineering Technician	\$	75.00

System Development Charge - per equivalent service unit (ESU)

\$2,577.45

Single family residence	=	1 ESU	per unit
Multi-family residence	=	0.8 ESU	per unit after 1st unit
Accessory dweling units	=	0.8 ESU	

Single SITE PERMIT - includes one permit for TESC, grading and filling, and all non-structure site improvements;
((# impervious square feet/3,100sf)*\$SDC)

Phased SITE PERMIT - includes separate TESC permit before the Site Development permit;

TESC Phase:

(# Square Feet of Distrubed Land / 1,000) X \$20

SITE Phase:

((# impervious square feet/3,100sf)*\$SDC) - \$SDC Collected During TESC Phase

WATER UTILITY SYSTEM FEES

EE CHANGES EFFECTIVE October 1, 2025

The total fee for permit approval shall be the sum of the below elements. An additional 25% shall be added to the total permit for applications outside the City limits for water system fees. (Ord No. 1820)

Permit Base Fee:

Residential water service permit	\$ 195.00
Commercial or industrial water service permit	\$ 225.00
Fire hydrant	\$ 195.00
Sprinkler system connection	\$ 250.00
Cross connection control:	
Residential irrigation system	\$ 125.00
All other systems	\$ 175.00

Inspection Fee:

2 hours X Current Inspector Burdened Rate (Minimum) \$ 150.00
Additional Inspection as Warranted: # hours X Staff Burdened Rate
Purity test: Initial test \$ 35.00
First retake / additional retake \$ 35.00

Plan Review Fee:

1 hour X Current Engineer Burdened Rate (Minimum) \$ 110.00
In-house plan review fee + # hours X Current Engineer Burdened Rate
Third-party review fees as billed to City, including City administrative costs

**Burdened rate for City staff are:

Associate Engineer	\$	110.00
Engineering Technician	\$	75.00

System Development Charge - per equivalent residential unit (ERU)

\$7,574.33 □

1 Single family dwelling and the first unit per building for multi-family per meter size;

Every other unit per building in multi-family dwellings as $\frac{3}{4}$ of an ERU;

2 Each industrial customer based on 3.50 Equivalent Residential Unit (ERU) per acre

Meter size in inches	
3/4"	\$7,574.33
1"	\$18,935.82
1 1/2"	\$37,871.65
2"	\$60,594.63
3"	\$113,614.93
4"	\$189,358.21
6"	\$378,716.41
8"	\$605,946.25

CONTINUED WATER UTILITY SYSTEM FEES

Water meter only installation:

3/4"	\$ 300.98
1"	\$ 404.21
1.5"	\$ 684.49
2"	\$ 878.11

Water tap supplies and water meter shall be installed by the Public Works Department:

3/4"	\$ 911.53
1"	\$ 1,094.49
1.5"	\$ 2,596.01
2"	\$ 2,844.64

LAND USE FEES SMC 18.56.060

Unless otherwise noted, all applicable fees for land use permits and components shall be paid at the time of application. Sign permit fees shall be paid at the time of permit issuance.

The following fees shall be paid by any applicant for a land use permit based on the requested land use decisions:

Additional published notice:	\$120.00
Binding site plan:	\$2,500.00
Change in zoning map:	\$3,000.00
Conditional use:	\$1,100
Full subdivision – Preliminary plat:	\$2,500
Full subdivision – Final plat:	\$1,000
Land use review –	
Permits less than \$200,000:	\$30
Permits \$200,000 – \$1,000,000:	\$150
Permits over \$1,000,000:	\$250
Lot line adjustment:	\$185
Planned community:	\$3,000
Nonexempt Resource, Wildlife and Hazard Area Approvals	
Wetland projects involving public notice:	\$250
Permits \$200,000 – \$1,000,000:	\$150
Permits over \$1,000,000:	\$250
Lot line adjustment:	\$185
Planned community:	\$3,000
Nonexempt Resource, Wildlife and Hazard Area Approvals	
Wetland projects involving public notice:	\$250
Nonexempt projects involving:	
– Nonincidental grading < 100 cy;	
– Single-family residence by owner;	
– Public facilities;	
– Commercial use < 4,000 sq. ft.:	\$30

Nonexempt projects involving:

- Nonincidental grading or other; permanent fill 100 – 5,000 cu;
- Single-family residence;
- Commercial use 4,000 – 12,000 sq. ft.;
- Industrial use < 12,000 sq. ft.;
- Short subdivision exempt from SEPA: \$100

Nonexempt projects involving:

- Grading > 5,000 cy;
- Commercial use > 12,000 sq. ft.;
- Industrial use > 12,000 sq. ft. \$210

SEPA review (DNS) – *minor projects: \$400

SEPA review (DNS) – **major projects: \$1,200

Shoreline revision: \$240

Shoreline substantial development permit: \$2,600

Shoreline variance or conditional use with development permit: \$220

Shoreline variance or conditional use without development permit: \$2,800

Short subdivision: \$600

Special exception: \$500

Street vacation: \$650 plus land costs

Temporary uses: See land use review

Time extension by hearing examiner or council: \$250

Urban village wetlands delineation: See ***note below

Variance: \$400

Zoning code interpretation: \$185

Zoning code interpretation appeal: \$615

Zoning code text amendment: \$1,000

* “minor project” shall be defined as less than 500 cubic yards of nonincidental grading, less than 6,000 square feet of commercial or industrial use, public facilities, fewer than five residential units, subdivisions of less than 10 lots, and all other projects of similar scope.

** “major projects” shall be defined as greater than or equal to 500 cubic yards of nonincidental grading, greater than or equal to 6,000 square feet of commercial or industrial use, subdivisions of 10 or more lots, five or more residential units, and all other projects of similar scope.

**Urban village delineation fees in the amount of \$300.00 for each lot which was included in the wetlands study titled “Sumner Urban Village Wetland Delineation Report – April 11, 1995” shall be paid at the time any such parcel obtains a land use permit of any type. Such payment shall be made only once. (Ord. 2019 § 1, 2002: Ord. 1762 § 2 (part), 1996)

Schedule of Transportation Impact Fees City Wide

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$

7,314.23

Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
RESIDENTIAL								
Single-Family Detached Housing	2	210	0.99	Dwelling Unit	1.00	1.000	0.99	\$7,241
Multifamily Housing (Low-Rise)	2	220	0.56	Dwelling Unit	1.00	1.000	0.56	\$4,096
Multifamily Housing (Mid-Rise)	2	221	0.44	Dwelling Unit	1.00	1.000	0.44	\$3,218
Mid-Rise Residential with 1st-Floor Commercial	1	231	0.36	Dwelling Unit	1.00	1.000	0.36	\$2,633
Mobile Home Park	2	240	0.59	Occupied Dwelling Unit	1.00	1.000	0.59	\$4,315
Senior Adult Housing - Detached	2	251	0.30	Dwelling Unit	1.00	1.000	0.30	\$2,194
Senior Adult Housing - Attached	2	252	0.26	Dwelling Unit	1.00	1.000	0.26	\$1,902
Congregate Care Facility	2	253	0.18	Dwelling Unit	1.00	1.000	0.18	\$1,317
Continued Care Retirement Community	2	255	0.16	Dwelling Unit	1.00	1.000	0.16	\$1,170
Recreational Homes	1	260	0.28	Dwelling Unit	1.00	1.000	0.28	\$2,048
Residential Planned Unit Development	2	270	0.69	Dwelling Unit	1.00	1.000	0.69	\$5,047
INSTITUTIONAL								
Public Park		411	0.11	Acre	1.00	1.000	0.11	\$805
Golf Course	1	430	0.28	Acre	1.00	1.000	0.28	\$2,048
Multi-Purpose Recreational Facility	1	435	3.58	1,000 sf GFA	1.00	1.000	3.58	\$26,185
Movie Theater	1	444	0.09	Seat	1.00	1.000	0.09	\$658
Casino/Video Lottery Establishment		473	13.49	1,000 sf GFA	1.00	1.000	13.49	\$98,669
Tennis Courts	1	490	4.21	Court	1.00	1.000	4.21	\$30,793
Health/Fitness Club		492	3.45	1,000 sf GFA	1.00	1.000	3.45	\$25,234
Elementary School		520	1.37	1,000 sf GFA	1.00	1.000	1.37	\$10,020
Middle/Junior High School		522	1.19	1,000 sf GFA	1.00	1.000	1.19	\$8,704
High School		530	0.97	1,000 sf GFA	1.00	1.000	0.97	\$7,095
Private School (K - 12)	1	536	0.17	Students	1.00	1.000	0.17	\$1,243
Church		560	0.49	1,000 sf GFA	1.00	1.000	0.49	\$3,584
Day Care Center		565	11.12	1,000 sf GFA	1.00	1.000	11.12	\$81,334
Library		590	8.16	1,000 sf GFA	1.00	1.000	8.16	\$59,684
Hospital	2	610	0.97	1,000 sf GFA	1.00	1.000	0.97	\$7,095
Nursing Home		620	0.59	1,000 sf GFA	1.00	1.000	0.59	\$4,315
BUSINESS & COMMERCIAL								
Hotel		310	0.60	Room	0.75	1.025	0.46	\$3,373
All Suites Hotel		311	0.36	Room	0.75	1.025	0.28	\$2,024
Motel		320	0.38	Room	0.75	1.025	0.29	\$2,136
Resort Hotel		330	0.41	Room	0.75	1.025	0.32	\$2,305
Building Materials/Lumber Sales		812	2.06	1,000 sf GFA	0.75	1.025	1.58	\$11,582
Free-Standing Discount Superstore		813	4.33	1,000 sf GFA	0.71	1.025	3.15	\$23,046
Free-Standing Discount Store		815	4.83	1,000 sf GFA	0.83	1.025	4.11	\$30,052
Hardware/Paint Store		816	2.68	1,000 sf GFA	0.74	1.025	2.03	\$14,867
Nursery (Garden Center)		817	6.94	1,000 sf GFA	0.75	1.025	5.33	\$39,019
Nursery (Wholesale)		818	5.18	1,000 sf GFA	0.75	1.025	3.98	\$29,123
Shopping Center	2	820	3.81	1,000 sf GLA	0.66	1.025	2.58	\$18,850
Factory Outlet Center	2	823	2.29	1,000 sf GFA	0.75	1.025	1.76	\$12,875
Automobile Sales (New)	2	840	2.43	1,000 sf GFA	0.75	1.025	1.87	\$13,662
Automobile Sales (Used)		841	3.75	1,000 sf GFA	0.75	1.025	2.88	\$21,083
Recreational Vehicle Sales		842	0.77	1,000 sf GFA	0.75	1.025	0.59	\$4,329
Automobile Parts Sales		843	4.91	1,000 sf GFA	0.57	1.025	2.87	\$20,980

Schedule of Transportation Impact Fees City Wide

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$

7,314.23

Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
Tire Store		848	3.98	1,000 sf GFA	0.72	1.025	2.94	\$21,482
Tire Superstore		849	2.11	1,000 sf GFA	0.72	1.025	1.56	\$11,388
Supermarket	2	850	9.24	1,000 sf GFA	0.64	1.025	6.06	\$44,330
Convenience Market		851	49.11	1,000 sf GFA	0.49	1.025	24.66	\$180,392
Convenience Market with Gas Pumps		853	49.29	1,000 sf GFA	0.34	1.025	17.18	\$125,628
Discount Supermarket		854	8.38	1,000 sf GFA	0.79	1.025	6.79	\$49,627
Discount Club		857	4.18	1,000 sf GFA	0.63	1.025	2.70	\$19,741
Home Improvement Superstore		862	2.33	1,000 sf GFA	0.58	1.025	1.39	\$10,131
Electronics Superstore	1	863	4.26	1,000 sf GFA	0.60	1.025	2.62	\$19,161
Pet Supply Superstore		866	3.55	1,000 sf GFA	0.60	1.025	2.18	\$15,967
Apparel Store		876	4.12	1,000 sf GFA	0.75	1.025	3.17	\$23,164
Pharmacy/Drug Store without Drive-Through		880	8.51	1,000 sf GFA	0.47	1.025	4.10	\$29,983
Pharmacy/Drug Store with Drive-Through		881	10.29	1,000 sf GFA	0.51	1.025	5.38	\$39,340
Furniture Store		890	0.52	1,000 sf GFA	0.47	1.025	0.25	\$1,832
Walk-In Bank	1	911	12.13	1,000 sf GFA	0.65	1.025	8.08	\$59,105
Drive-In Bank		912	20.45	1,000 sf GFA	0.65	1.025	13.62	\$99,645
Hair Salon	1	918	1.45	1,000 sf GFA	0.75	1.025	1.11	\$8,152
Fast Casual Restaurant		930	14.13	1,000 sf GFA	0.57	1.025	8.25	\$60,376
Quality Restaurant		931	7.80	1,000 sf GFA	0.56	1.025	4.48	\$32,744
High Turnover (Sit-Down) Restaurant		932	9.77	1,000 sf GFA	0.57	1.025	5.71	\$41,746
Fast Food Restaurant without Drive-Through	1	933	28.34	1,000 sf GFA	0.50	1.025	14.52	\$106,223
Fast Food Restaurant with Drive-Through		934	32.67	1,000 sf GFA	0.50	1.025	16.74	\$122,453
Quick Lubrication Vehicle Shop		941	4.85	Servicing Position	0.61	1.025	3.03	\$22,178
Automobile Care Center		942	3.11		0.61	1.025	1.94	\$14,221
Gasoline/Service Station		944	14.03		0.58	1.025	8.34	\$61,001
Gasoline/Service Station with Convenience Market		945	13.99		0.44	1.025	6.31	\$46,145
Self-Service Car Wash		947	5.54	Wash Stall	0.77	1.025	4.37	\$31,978

OFFICE

Clinic	1	630	3.28	1,000 sf GFA	1.00	1.025	3.36	\$24,588
Animal Hospital/Veterinary Clinic		640	3.53	1,000 sf GFA	1.00	1.025	3.62	\$26,462
General Office Building	2	710	1.15	1,000 sf GFA	1.00	1.025	1.18	\$8,621
Corporate Headquarters Building	2	714	0.60	1,000 sf GFA	1.00	1.025	0.61	\$4,498
Single Tenant Office Building	2	715	1.71	1,000 sf GFA	1.00	1.025	1.75	\$12,819
Medical-Dental Office Building	2	720	3.46	1,000 sf GFA	1.00	1.025	3.55	\$25,937
Government Office Building		730	1.71	1,000 sf GFA	1.00	1.025	1.75	\$12,819
Research and Development Center	2	760	0.49	1,000 sf GFA	1.00	1.025	0.50	\$3,673
Business Park	1	770	0.42	1,000 sf GFA	1.00	1.025	0.43	\$3,148

INDUSTRIAL

General Light Industrial	2	110	0.63	1,000 sf GFA	1.00	1.353	0.85	\$6,232
Industrial Park		130	0.40	1,000 sf GFA	1.00	1.353	0.54	\$3,957
Manufacturing		140	0.67	1,000 sf GFA	1.00	1.353	0.91	\$6,628
Warehousing	2	150	0.19	1,000 sf GFA	1.00	1.353	0.26	\$1,880
Mini-Warehouse (Self-Storage)		151	0.17	1,000 sf GFA	1.00	1.353	0.23	\$1,682
High-Cube Transload/Short-Term Warehouse		154	0.10	1,000 sf GFA	1.00	1.353	0.14	\$989
High-Cube Fulfillment Center Warehouse	1	155	1.37	1,000 sf GFA	1.00	1.353	1.85	\$13,553
High-Cube Parcel Hub Warehouse	1	156	0.64	1,000 sf GFA	1.00	1.353	0.87	\$6,331
High-Cube Cold Storage Warehouse	1	157	0.12	1,000 sf GFA	1.00	1.353	0.16	\$1,187

Schedule of Transportation Impact Fees City Wide

Traffic Impact Fee (Per PM Peak Hour Trip) >> \$

7,314.23

Land Use Category (ITE 10th Edition)	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	Unit*	Pass-By Trip Reduction Factor ** (2)	Truck Percentage Factor *** (3)	Net New Trip Rate (4)	Impact Fee Per Unit (5)
Data Center	1	160	0.09	1,000 sf GFA	1.00	1.353	0.12	\$890
Utility	2	170	2.27	1,000 sf GFA	1.00	1.353	3.07	\$22,456
Specialty Trade Contractor		180	1.97	1,000 sf GFA	1.00	1.353	2.66	\$19,488
PORT and TERMINAL								
Intermodal Truck Terminal	1	30	1.87	1,000 sf GFA	1.00	1.353	2.53	\$18,499
Park-and-Ride Lot with Bus or Light Rail Service	2	90	0.43	Parking Space	1.00	1.353	0.58	\$4,254

* Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

** The Pass-By Trip Reduction Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2017) and previously adopted factors.

*** The Truck Trip Factor increases the trip rate to account for a truck-to-passenger car equivalent factor and a truck percentage obtained from the City of Sumner travel demand model.

NET NEW TRIP RATE CALCULATION:

ITE Trip Rate	X	Pass-By Reduction Factor	X	Truck Percentage Factor	=	Net New Trip Rate
(1)		(2)		(3)		(4)

IMPACT FEE CALCULATION:

Net New Trip Rate	X	Impact Fee per New PM Peak Hour Trip	=	Impact Fee per Unit of Development
(4)				(5)

NOTES:

- (1) *Trip Generation* (10th Edition, 2017) has less than 6 studies supporting this average rate. Applicants are strongly encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation*.