

Planning Fee	Kirkland 2022 Fees	FINAL 2023 Kirkland Fee Schedule
Preliminary Project Review/Presubmittal Conferences		
Presubmittal Tier 1 - Single-family remodel, addition, or rebuild by property owner, except those requiring a Reasonable Use Exception	No Fee	No Fee
Presubmittal Tier 2 - All other projects except those in Holmes Point Overlay or requiring a Reasonable Use Exception or public hearing or Design Board Review	617.00	1,131.00
Presubmittal Tier 3 - Projects in Holmes Point Overlay or requiring a Reasonable Use Exception or requiring a public hearing or Design Board Review	617.00	2,601.00
Planning Official Decisions		
Accessory Dwelling Unit <i>(not required if reviewed concurrently with a building permit)</i>	504.00	570.00
Administrative Design Review		
Base Fee	2,530.00	4,063.00
Fee per new residential unit	224.00	253.00
Fee per sq. ft. new GFA	0.17	0.19
Critical Area Planning Official Decision	2,530.00	2,862.00
Critical Area Determination	617.00	907.00
Design Review Approval Extension	506.00	658.00
Design Review Approval Modification	1,281.00	1,666.00
Forest Management Plan	367.00	415.00
Historic Residence Alteration	1,010.00	1,142.00
Master Sign Plan Approval Modification	1,010.00	1,668.00
Multiple Private or ROW Tree Removal Permit	243.00	596.00
Noise Variance	642.00	726.00
Parking Modification (additional Public Works fees may be required per KMC 5.74.040)	642.00	1,038.00
Personal Wireless Service Facility Planning Official Decision	10,203.00	13,963.00
Personal Wireless Service Facility Subsequent or Minor Modification	1,010.00	1,382.00
Rooftop Appurtenance Modification	1,010.00	1,679.00
Shoreline Area - Alternative Options for Tree Replacement or	243.00	624.00
Shoreline Substantial Development Exemption	243.00	624.00
Temporary Use Permit	258.00	292.00
Zoning Verification Letter	243.00	478.00
Sidewalk Café Permits Fixed Fee	800.00	977.00
Fee per sq. ft. of cafe area	0.89	1.00
Planning Director Decisions		
Additional Affordable Housing Incentive – Density Bonus	1,281.00	1,449.00
Binding Site Plan	2,547.00	4,148.00
Lot Line Alteration	1,281.00	1,826.00
Master Sign Plan	3,576.00	5,460.00
Multifamily Housing Property Tax Exemption Conditional Certificate	1,281.00	1,449.00
Multifamily Housing Property Tax Exemption Contract Amendment	642.00	726.00

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Multifamily Housing Property Tax Exemption Conditional Certificate Extension	642.00	726.00
Process I Approval Modification	1,010.00	1,394.00
Process IIA, IIB or III Approval Modification	1,281.00	2,130.00
Short Plat or Subdivision Approval Modification	1,010.00	1,394.00
Integrated Development Plan Modification per KZC 95.30.6.b.3	1,281.00	2,130.00
Variance Exception	1,281.00	2,130.00
Process I Review		
Historic Residence Designation	1,298.00	1,468.00
Home Occupation	1,298.00	1,468.00
Homeless Encampment Temporary Use with Modifications	258.00	292.00
Personal Wireless Service Facility Process I Review	12,874.00	14,561.00
Other Process I Base Fee	5,108.00	7,453.00
Fee per new residential unit	594.00	867.00
Fee per sq. ft. new non-residential GFA	0.36	0.53
Short Subdivision Fixed Fee (Short Plat)	7,030.00	10,655.00
Substantial Development Permit - Piers and Docks Associated with Multifamily Developments and Marinas and Moorage Facilities Associated with Commercial Uses	12,752.00	20,625.00
Substantial Development Permit - Other Shoreline Improvements	5,519.00	8,926.00
Short Subdivision Recording Review	1,281.00	1,826.00
Process IIA Review		
Other IIA Base Fee	10,657.00	16,272.00
Fee per new residential unit	605.00	924.00
Fee per sq. ft. new non-residential GFA	0.60	0.92
Personal Wireless Service Facility Process IIA Review	24,691.00	27,926.00
Preliminary Subdivision Fixed Fee	28,018.00	31,689.00
Final Subdivision Fixed Fee	5,060.00	8,012.00
Subdivision Alteration	28,018.00	31,689.00
Process IIB Review		
Historic Landmark Overlay or Equestrian Overlay	1,281.00	1,449.00
Other IIB Base Fee	16,836.00	19,042.00
Fee per new residential unit (including Short Subdivisions reviewed through Process IIB per KMC 22.28.030)	620.00	701.00
Fee per sq. ft. new non-residential GFA	0.61	0.69
Personal Wireless Service Facility Process IIB Review	35,619.00	40,286.00
Subdivision Vacation	28,018.00	31,689.00
Design Board Review		
Design Board Design Response Review Base Fee	5,962.00	6,743.00
Fee per new unit	273.00	309.00
Fee per sq. ft. new GFA	0.27	0.31
Design Board Concept Review	1,948.00	3,701.00
State Environmental Policy Act (SEPA)		
Review of Environmental Checklist Base Fee	1,102.00	1,633.00
Applications involving sensitive areas (streams and/or wetlands only)	675.00	1,000.00
Estimated Number of PM Peak Trips Less than 20 trips	1,102.00	1,633.00
21-50 trips	2,205.00	3,267.00
51-200 trips	4,410.00	6,534.00

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Greater than 200 trips	8,823.00	13,073.00
Miscellaneous		
Appeals and Challenges	253.00	601.00
Comprehensive Plan and Zoning Text Amendment Requests		
Request for property specific map change Initial request	1,120.00	1,267.00
If request is authorized by City Council for review	11,200.00	12,668.00
Request for city-wide or neighborhood-wide policy change	-	-
Miscellaneous Review and Inspection Fees (based on hourly rate)	142.00	161.00
Street Vacation Fixed Fee	10,203.00	13,502.00

Fee Schedule effective 1/1/23