



PERMITS

2026 Fee Guide 02

Single Family Residential Construction

	Application Review Fees (d)			Permit Inspection Fees	
	Minimum	Site (c)	Sprinkler	Minimum	Sprinkler
New home:	registered plan (s)	\$5,329	--	--	--
	custom	\$8,128	\$4,639	\$1,119	\$2.46 per SqFt \$1,997
	basic	\$1,936	\$2,515	\$1,119	\$2.46 per SqFt \$1,997
	accessory dwelling	\$4,556	\$3,618	\$1,119	\$2.46 per SqFt \$1,997
	modular	\$2,419	\$4,639	\$1,119	\$1,141 \$1,997
	mobile, manufactured (m)	\$1,936	\$4,639	\$1,119	\$1,765 \$1,997
New or addition to a deck, or an accessory building of 500 sqft or less (g)		\$772	(p)	--	\$2.46 per SqFt --
New or addition to an accessory building more than 500 sqft (h)(v)		\$1,627	(p)	(r)	\$2.46 per SqFt \$1,160
New or addition to a carport		\$1,627	(p)	--	\$2.46 per SqFt --
Addition or conversion to living space, or garage addition (u)		\$3,109	(p)	(r)	\$2.46 per SqFt \$1,160
Remodel or repair of an existing home without any addition or conversion into living space: (a)	replacement in-kind only	\$362	--	--	\$560 --
	one modification only	\$796	--	(r)	\$1,229 \$1,160
	two modifications	\$1,380	--	(r)	\$2,212 \$1,160
	three modifications	\$2,392	--	(r)	\$3,683 \$1,160
Mechanical installation only (f)		--	--	--	\$183 --
Demolition or relocation only		--	--	--	\$560 --

Additional Fees, If Required		
State building code surcharge (b)	\$6.50	
School impact mitigation	Fee Guide 03	Electrical permits are issued by the WA State Department of Labor & Industries.
Fuel tank installation, relocation, or modification, each (k)	\$970	On-site septic design and installation, plumbing, and gas-piping permits are issued by Seattle-King County Public Health.
Exempt domestic well: State DOE King County	\$350 \$150	
Site condition inspection or development monitoring, per trip	\$726	

- (a) Structural modification types are:
 - (i) any combination of walls, ceiling, floor, beams, columns, doors, fireplaces, or stairs
 - (ii) roof or truss structure
 - (iii) foundation or footings
 - (iv) pool or spa installation or modification
- (b) The State surcharge is not applicable to mechanical, sprinkler system, or tank permits.
- (c) Site review requirements depend on the storm water design manual and other standards and codes. Flow control or water quality facilities, critical area mitigation, other design elements, or forestry impacts requiring extensive review may be subject to additional fees. Land disturbance more than one acre will be charged the clearing or grading plan review and inspection fees per acre, as listed in Guide 05.
- (d) Plan re-submittals, after the second, are assessed review fees based on the plan changes as a portion of the total project, as determined by the department. The construction value of plan or permit changes may be used to determine plan re-submittal or permit revision fees.
- (f) Fee includes up to a maximum of six systems or components of wood stoves, boilers, furnaces, AC, or heat pumps per dwelling unit.
- (g) Includes porches or decks of any size, and accessory structures 500 square feet or less (not used for vehicular storage). Accessory structures include in-ground pools and spas.
- (h) Not used for vehicular storage. Accessory structures include in-ground pools and spas.
- (k) A permit is not required for residential propane/LPG tanks less than 125 gallons. If tank is in floodplain, critical area, or set-back from property line, additional plan review may be required.

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- (m) If an application for a building permit for an accessory structure is submitted together with an application for a mobile home permit, and if the accessory structure is less than 600 square feet in area, the fee for the accessory structure shall be waived. (KCC 16.04.960.C)
- (p) Fees are determined by the quantity and complexity of review(s):
 - (i) Basic critical area or site review with standard conditions only: \$2,033
 - (ii) Multiple or complex reviews: \$3,618
 - (iii) Notice on title or easement review only: \$483
- (r) Plan review fee of \$970 is required if more than 10 sprinkler heads are installed or modified.
- (s) The fee includes review of two mirror images of a single registered plan.
- (u) The review fee applies to review of either custom-designed or pre-registered plans for accessory structures.
- (v) The review fee applies to review of either custom-designed or basic permits issued from pre-registered plans for accessory structures.

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