



2025 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		\$849
Clearing: removal of hazard trees only, ten or fewer		\$423
Clearing: < 0.2 acre		\$849
Grading: < 2,000 square feet		\$849
Grading: 2,001 square feet to 0.2 acre		\$1,484
Clearing or grading: 0.21 to 1.0 acres		\$3,601
Clearing or grading: 1.01 to 20.0 acres	base fee	\$2,934
	fee per acre	\$668
Clearing or grading: >20 acres		\$16,294
Conversion option harvest plan:	base fee	\$2,545
	fee per acre	\$212
Forest management activities with approved forest management plan:	5 acres or less	\$423
	more than 5 acres	\$1,061
Forest Practice Act class IV conversion:	residential	\$1,484
	non-residential	\$2,968
Release of moratorium		\$12,714

Plan Review - Drainage or Right of Way Access Improvements		Fee
Less than one acre land disturbance without engineered plan:	minor, for repair/maintenance (a)	\$849
	farm pad	\$849
	agricultural drainage maintenance with BMPs	\$849
	basic, with standard conditions (b)	\$1,779
More than one acre land disturbance or engineered plan required:	standard	\$3,166
	complex, level 1	\$6,356
	complex, level 2	\$12,714
	complex, level 3	\$19,071
	complex, level 4	\$25,425
	complex, level 5	\$38,138
	complex, level 6	\$50,849
Road variance request, minimum fee: (f)	new	\$2,712
	re-submittal	\$849
Storm Water Design Manual adjustment:	standard	\$3,983
	complex or criteria	\$8,645



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Plan Review - Critical Area	Fee
Notice on title only	\$423
Basic review: standard conditions and notice on title, per discipline	\$2,327
Complex review: alterations requiring mitigation, per discipline	\$3,813

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	\$2,117 \$5,933
Mitigated determination of non-significance	\$5,933
Revision to checklist	\$1,061
Expanded checklist	\$1,906
Exemption	\$5741
Environmental impact statement preparation	Actual Cost

Permit Inspection - Clearing or Grading	Fee
Site condition inspection only, per trip	\$635
Site improvement installation of street tree, significant tree, critical area mitigation, landscaping, or recreation facility only	\$1,271
Land disturbance or site development without engineered plan:	base fee \$854 fee per acre \$419

Permit Inspection - Drainage or Right of Way Access Improvements	Fee	
Land disturbance or site development requiring engineered plan:	complex, level 1	\$9,214
	complex, level 2	\$17,265
	complex, level 3	\$29,556
	complex, level 4	\$40,783
	complex, level 5	\$49,048
	complex, level 6	\$60,490
	complex, level 7	\$71,930
Additional site inspection or re-inspection, per trip (d)	\$635	



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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	\$2,225
	Semi-active site, 20 acres or less	\$3,920
	Semi-active site, >20 acres	\$9,006
	Active site, 20 acres or less	\$9,006
	Active site, >20 acres	\$19,175

- (a) Maintenance of drainage system not performed by County.
- (b) Basic review is limited to right-of-way access.
- (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. Please contact King County Permitting at 206-296-6600, or email DPERWebInquiries@kingcounty.gov for additional information.