

2026 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		\$970
Clearing: removal of hazard trees only, ten or fewer		\$483
Clearing: < 0.2 acre		\$970
Grading: < 2,000 square feet		\$970
Grading: 2,001 square feet to 0.2 acre		\$1,696
Clearing or grading: 0.21 to 1.0 acres		\$4,115
Clearing or grading: 1.01 to 20.0 acres	base fee fee per acre	\$3,353 \$763
Clearing or grading: >20 acres		\$18,613
Conversion option harvest plan:	base fee fee per acre	\$2,908 \$242
Forest management activities with approved forest management plan:	5 acres or less more than 5 acres	\$483 \$1,212
Forest Practice Act class IV conversion:	residential non-residential	\$1,696 \$3,391
Release of moratorium		\$14,528

Plan Review - Drainage or Right of Way Access Improvements		Fee
Less than one acre land disturbance without engineered plan:	minor, for repair/maintenance (a) farm pad agricultural drainage maintenance with BMPs basic, with standard conditions (b) standard	\$970 \$970 \$970 \$2,033 \$3,618
More than one acre land disturbance or engineered plan required:	complex, level 1 complex, level 2 complex, level 3 complex, level 4 complex, level 5 complex, level 6 complex, level 7	\$7,263 \$14,528 \$21,791 \$29,052 \$43,578 \$58,102 \$72,628
Road variance request, minimum fee: (f)	new re-submittal	\$3,099 \$970
Storm Water Design Manual adjustment:	standard complex or criteria	\$4,115 \$9,878

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Plan Review - Critical Area		Fee
Notice on title only		\$483
Basic review: standard conditions and notice on title, per discipline		\$2,659
Complex review: alterations requiring mitigation, per discipline		\$4,357

Plan Review - State Environmental Policy Act (c)		Fee
Threshold determination or determination of non-significance:		
minor new construction, clearing or grading, or forestry (g)		\$2,419
all other development proposals		\$6,779
Mitigated determination of non-significance		\$6,779
Revision to checklist		\$1,212
Expanded checklist		\$2,178
Exemption		\$847
Environmental impact statement preparation		Actual Cost

Permit Inspection - Clearing or Grading		Fee
Site condition inspection only, per trip		\$726
Site improvement installation of street tree, significant tree, critical area mitigation, landscaping, or recreation facility only		\$1,452
Land disturbance or site development without engineered plan:	base fee	\$976
	fee per acre	\$479

Permit Inspection - Drainage or Right of Way Access Improvements		Fee
Land disturbance or site development requiring engineered plan:	complex, level 1	\$10,528
	complex, level 2	\$19,728
	complex, level 3	\$33,772
	complex, level 4	\$46,600
	complex, level 5	\$56,044
	complex, level 6	\$69,118
	complex, level 7	\$82,190
Additional site inspection or re-inspection, per trip (d)		\$726

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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:	Inactive site	\$2,542
(e)	Semi-active site, 20 acres or less	\$4,479
	Semi-active site, >20 acres	\$10,291
	Active site, 20 acres or less	\$10,291
	Active site, >20 acres	\$21,910

- (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.