



2025 Fee Guide 08, Use or Shoreline Permits, Variances and Zoning Amendment

Approval Description	Fee Amount (i)
Conditional use permit (Type 2): <ul style="list-style-type: none"> residential or home industry use cell tower commercial use industrial, institutional, or other use 	\$5,677 \$5,677 \$11,610 \$15,846
Critical area alteration exception: (j) <ul style="list-style-type: none"> base fee (f) ecological review (g) geological review annual extension 	\$3,390 \$9,323 \$9,323 \$1,906
Fireworks use permit (a): <ul style="list-style-type: none"> special event or fireworks display – review special event or fireworks display – inspection, each 	\$423 \$697
Floodplain permit: <ul style="list-style-type: none"> mapped flood plain, screening hazard certification review, section A hazard certification review by WLRD, section B.1 hazard certification review by WLRD, section B.2 unmapped floodplain, qualitative study unmapped floodplain, minor study by WLRD unmapped floodplain, major study by WLRD floodway and channel migration zone verification inspection, per trip 	\$212 \$423 \$423 \$853 \$212 \$284 \$853 \$423 \$635
Shoreline exemption: <ul style="list-style-type: none"> programmatic repair and maintenance, each review other repair and maintenance agricultural use, timber harvest or moorage buoy site exploration and investigation (c) fish or wildlife habitat enhancement or watershed restoration (d) other supplemental review of mitigation plan or amendment of conditions 	\$423 \$1,271 \$849 \$849 No Fee \$2,545 \$423

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Shoreline permit (Type 2): (b)	\$10,000.00 or less	\$11,184
	\$10,000.01 to \$100,000.00	\$11,610
	\$100,000.01 to \$500,000.00	\$12,883
	\$500,000.01 to \$1,000,000.00	\$14,152
	more than \$1,000,000.00	\$15,846
Temporary use permit (Type 2):	extension of approval	\$423
	medical hardship mobile home placement	\$212
	homeless encampment (h)	\$4,536
	other	\$9,067
Variance (Type 2):	annual extension	\$1,271
	standard	\$11,610
	temporary noise – simple review	\$428
	temporary noise – medium review	\$854
	temporary noise – complex review	\$1,708
	extension of approval	\$423
Transfer of development rights sending site certification		\$1,015
Site-specific map, plan, code amendment, or shoreline re-designation		\$3,875
Zoning reclassification request		\$15,846
Special use permit		\$15,846
Rural stewardship plan (e)		\$3,390
Plan or request re-submittal or minor revision of an issued permit:		25% of the initial review fee

- (a) The maximum fee for a retail stand is set by RCW 70.77.555. RCW 70.77.311(2) establishes exemptions from permit fees where usage meets all the following criteria: Fireworks are (a) purchased from a licensed manufacturer, importer, or wholesaler; (b) for use on prescribed dates and locations; (c) for religious or specific purposes; and (d) a permit is obtained from the local fire official.
- (b) Improvement value is the total cost or fair market value of improvements as defined by WAC 173-27-030(8). Concurrent applications for substantial development permit, conditional use permit, or variance shall be charged the full fee amount for one application plus 50% of the fee amount for each additional application.
- (c) Defined by WAC 173-27-040(2)(m).
- (d) Defined by WAC 173-27-040(2)(p) and (o).
- (e) Includes review of stewardship plan only; excludes critical area review of building permit applications.

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- (f) The base fee for a critical area alteration exception includes site engineering review for a residential exception. Additional fees for site engineering may be due for more complex exceptions.
- (g) Ecological review is not required if a rural stewardship plan has been approved and is valid.
- (h) Fees are waived per [declaration of homeless emergency, March 7, 2016](#). Some permits may be processed as a Type 1 decision.
- (i) Fee amounts do not include fees for site visit(s) to verify parcel condition and attributes, if required.
- (j) If applications for a shoreline permit and critical area alteration exception are reviewed concurrently, the critical area alteration exception application shall be charged fifty percent of the critical area alteration exception fee.

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.