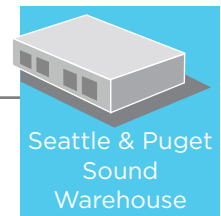


Multi-Jurisdiction Permit Fee and SDC Comparison

Mackenzie prepares and annually updates permit fee and SDC estimates for a prototypical warehouse building for several jurisdictions in each of the Portland, Seattle, Vancouver, and Sacramento areas, and has also prepared comparisons for retail, office, multi-family residential, and advanced tech project examples. Find the most recent estimates on our website at <http://mcknze.com/resources>.



2026 Fees

	EVERETT	KENT	MARYSVILLE	PIERCE COUNTY	PUYALLUP	SEATTLE	TACOMA	
ASSUMPTIONS								
A Building Floor Area (SF):	200,000	200,000	200,000	200,000	200,000	200,000	200,000	A
B Total Site Area (SF):	522,720	522,720	522,720	522,720	522,720	522,720	522,720	B
B Impervious Site Area (SF):	444,312	444,312	444,312	444,312	444,312	444,312	444,312	B
C Building Valuation (ICC or City):	\$19,680,000	\$17,744,000	\$17,627,008	\$13,308,000	\$17,744,000	\$17,744,000	\$17,744,000	C
D SFEs/EDUs/RCEs/ERUs/FUWs/REs (Sewer):	N/A	N/A	N/A	6.9	32.0	N/A	N/A	D
D SFEs/EDUs/RCEs/ERUs/FUWs/REs (Water):	N/A	N/A	N/A	N/A	32.0	N/A	N/A	D
E Trips - PM Peak (ITE 150):	34	34	34	34	34	34	34	E
F Water Meter Size:	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	F
G Cubic Yards Cut/Fill (Total):	58,000	58,000	58,000	58,000	58,000	58,000	58,000	G
LAND USE REVIEW								
H Pre-Application Conference:	\$730	\$666	\$955	N/A	\$500	\$1,102	\$3,330	H
I Land Use Review:	N/A	\$15,946	\$3,991	\$2,048	\$1,890	\$6,850	\$9,310	I
J SEPA:	\$2,914	\$3,177	\$799	\$1,833	\$250	\$6,850	\$4,660	J
SYSTEMS DEVELOPMENT CHARGES/IMPACT FEES								
K Transportation Impact Fee:	\$211,854	\$294,000	\$75,480	\$614,000	\$153,000	N/A	\$18,156	K
K Other:	N/A	\$2,940	N/A	N/A	N/A	N/A	N/A	K
L Stormwater SDC:	\$161,019	\$579,150	\$13,191	\$28,134	\$673,772	\$544,282	\$235,485	L
L Other:	N/A	N/A	N/A	N/A	N/A	\$375	\$595	L
M Sanitary Sewer SDC:	\$14,231	N/A	\$98,000	\$31,418	\$14,358	\$8,580	\$20,036	M
M Other:	\$70	\$918	N/A	N/A	\$466	\$375	\$580	M
N Water SDC:	\$17,181	\$54,346	\$72,000	\$5,306	\$11,809	\$22,770	\$5,306	N
N Other:	\$6,247	\$1,128	\$2,350	\$11,195	\$2,000	\$8,050	\$11,195	N
O Fire Impact Fee:	N/A	\$14,000	N/A	N/A	N/A	N/A	N/A	O
P Parks Impact Fee:	\$52,000	\$104,000	N/A	N/A	\$174,000	N/A	N/A	P
BUILDING PERMIT FEES								
<i>BUILDING PERMIT</i>								
Q Building Permit Fee:	\$117,185	\$128,487	\$66,369	\$57,322	\$66,724	\$81,585	\$163,636	Q
Q Building Plan Review:	\$87,889	\$83,517	\$43,140	\$37,259	\$43,371	\$81,585	\$106,363	Q
R Planning Plan Review:	\$11,719	N/A	N/A	\$1,306	\$120	\$5,510	N/A	R
S Fire Plan Review:	\$8,753	\$74,523	\$1,190	\$11,464	\$265	\$1,600	N/A	S
T Other Plan Review:	N/A	N/A	N/A	N/A	\$300	\$1,898	N/A	T
U State Surcharge:	\$25	\$25	\$25	\$25	\$25	\$25	\$25	U
<i>ENGINEERING REVIEW/GRADING PERMIT</i>								
V Engineering/Grading Permit:	\$749	\$336,454	\$3,795	\$8,307	\$4,660	N/A	\$8,400	V
W Additional Permit Fees:	\$200	N/A	N/A	N/A	N/A	N/A	N/A	W
X Administrative/Technology Fee:	N/A	\$19,264	N/A	N/A	N/A	\$9,269	\$49,405	X
TOTAL FEES:	\$692,765	\$1,712,541	\$381,285	\$809,617	\$1,147,511	\$780,707	\$636,483	
COST PER SF:	\$3.46	\$8.56	\$1.91	\$4.05	\$5.74	\$3.90	\$3.18	
CHANGE FROM 2025:	5.0%	-8.7%	-1.1%	4.9%	1.8%	77.1%	47.6%	
	EVERETT	KENT	MARYSVILLE	PIERCE COUNTY	PUYALLUP	SEATTLE	TACOMA	

NOTABLE CHANGES SINCE 2025 ESTIMATES

- Kent revised its methodology for the Fire Impact Fee which resulted in a 95% decrease in the fee for industrial users.
- Seattle restructured its Storm, Sewer, and Water fees for new development resulting in a large increase in overall fees. The changes included the following:
 - The Connection Fee associated with new water service installations changed to a Water System Development Charge and nearly doubled the new water service fees.
 - There is a new Sewer System Development Charge based on meter size.
 - There is a new Drainage System Development Charge of \$1,225 per 1,000 SF of new impervious area.
- Tacoma implemented its first Transportation Impact Fee as of June 2026. The Impact fees are based on ITE manual land use codes and project location within the City.
- Tacoma is also implementing new System Development Charges for sanitary sewer and stormwater utilities effective July 1, 2026 (reflected in this estimate). The new sanitary sewer SDC is based on water meter size and the new stormwater SDC is based on new impervious area.

These estimates are based on the above assumptions, current jurisdictional fees, and Mackenzie's experience preparing project-specific estimates for our clients. Actual fees may vary at the time of permit application or issuance. These estimates are not meant to replace due diligence. Footnotes and details on assumptions used to generate these estimates are available on request (contact Suzannah Stanley at SStanley@mcknze.com).

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