

# Development Engineering Fee Schedule



**Development and Permitting Services**  
 333 S. Meridian  
 Puyallup, WA 98371  
 253-864-4165  
[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

ERU Schedule	
Type	No. of ERUs
Single-family dwelling	1
Accessory dwelling units	0.50
Duplex/apartment:	
<i>First unit</i>	1
<i>Each additional unit</i>	0.75
Mobile home subdivision, pad	1
Recreational vehicle park, each space	0.63
Motel/hotel, each unit	0.63
Hospital, rest home, each 6 beds	1
Commercial/Industrial:	
<i>First 15 fixture unit weights</i>	1
<i>Each additional fixture unit weight</i>	0.067

All fees shall comply with Resolution No. 2479 adopted by City Council on March 7, 2023.

In accordance with Puyallup Municipal Code (PMC) Chapter 14, system development charges (SDCs) include pro rata shares of the costs of existing and planned facilities. Revenues from SDCs minimize the impact to existing customers to construct new facilities required to accommodate growth. SDCs are stated in terms of cost per equivalent residential unit (ERU) and are specified in the most recently adopted water, sanitary sewer, and stormwater system development charge study. Each new connection to the water or sewer system shall pay a SDC calculated by multiplying the SDC rate (\$/ERU) as specified in the most recent budget adopted by the City Council by the number of ERUs as shown on the schedule to the left.

The fixture unit weight is calculated from the most current edition of the Uniform Plumbing Code.

Impact fees are a fee levied as a condition of building permit issuance. Impact fees do not include a reasonable permit fee, an application

fee, an administrative fee, the administrative fee for collecting and handling impact fees, the cost of reviewing independent fee calculations or the administrative fee required for an appeal pursuant to PMC.

Impact fees, SDCs, connection charges, and all other fees assessed by Development Engineering for a development permit shall be paid prior to the issuance of a project's development permit. Deferral or delay of impact fees and SDCs shall comply with PMC Chapter 21 and the City shall withhold any certification of final inspection or related authorization to occupy said residential unit until the deferred impact fees have been paid in full.

## System Development Charges

System development charges shall take effect February 1, 2024 as ratified by City Council in accordance with the most recently adopted utility rate study.

Type	Water	Sewer	Storm
Single-Family Dwelling	\$5,311.92 per unit	\$6,458.19 per unit	\$4,085.23 per unit
Accessory Dwelling Unit	\$2,655.96 per unit	\$3,229.10 per unit	\$0.00
Multi-Family Residence	\$5,311.92 for first unit	\$6,458.19 for first unit	\$4,085.23 for first two units
	\$3,983.94 for each additional unit	\$4,843.64 for each additional unit	See <i>Commercial, Industrial</i> Storm SDC for 3 or more units
Mobile Home Subdivision	\$5,311.92 per pad	\$6,458.19 per pad	\$4,085.23 per pad
Recreational Vehicle Park	\$3,346.51 per space	\$4,068.66 per space	\$0.00
Motel, Hotel	\$3,346.51 per unit	\$4,068.66 per unit	\$0.00
Hospital, Rest Home	\$5,311.92 for every 6 beds	\$6,458.19 for every 6 beds	\$0.00
Commercial, Industrial	\$5,311.92 for first 15 plumbing FUWs	\$6,458.19 for first 15 plumbing FUWs	\$4,085.23 for every 2,800 square feet of hard surface
	\$355.90 for each additional FUW	\$432.70 for each additional FUW	

## School & Street Impact Fees

Each January 1<sup>st</sup> beginning in 2024, school impact fees shall increase in an amount equal to the percentage increase of the February Construction Cost Index changes (20-City Average) published by the Engineering News-Record (PMC 21.20.140). School impact fees required by Puyallup Municipal Code, assessed by Planning Services, and paid directly to the Puyallup School District. After making payment to the Puyallup School District, the permit applicant shall provide the City with a release letter signed by the Puyallup School District's Operations Department accompanied by proof of payment. Furthermore, the impact fee for streets shall be assessed at \$4,500 per p.m. peak hour trip in accordance with PMC Chapter 21.20.130 and the latest edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. Street impact fees are calculated and assessed by Traffic Engineering.

Type	School	Street
Single-Family Dwelling	\$4,460.00 per unit*	\$4,230.00 per unit
Accessory Dwelling Unit	\$890.00 per unit*	\$846.00 per unit
Multi-Family Residence	\$4,460.00 per unit*	\$4,500.00 per p.m. peak hour trip
Mobile Home Subdivision	\$0.00	\$2,610.00 per pad
Recreational Vehicle Park	\$0.00	\$1,215.00 per space
Motel, Hotel	\$0.00	\$4,500.00 per p.m. peak hour trip
Hospital, Rest Home	\$0.00	\$4,500.00 per p.m. peak hour trip
Commercial, Industrial	\$0.00	\$4,500.00 per p.m. peak hour trip

\* After the annual increase, school impact fees are rounded to the nearest ten dollars as decided by the Development & Permitting Services Director.

## Park Impact Fees

Park impact fees are calculated and assessed by Traffic Engineering based on parcel zoning. The impact fees for parks (PMC 21.20.120) are established as follows:

Type	Development Area	Primary Residence	Accessory Dwelling Unit
Residential	Less than 500 sq. ft.	\$1,560.05 per unit	\$312.01 per unit
	500 – 999 sq. ft.	\$2,313.53 per unit	\$462.71 per unit
	1,000 – 1,999 sq. ft.	\$3,291.31 per unit	
	2,000 or more sq. ft.	\$4,017.30 per unit	
Manufacturing	Any	\$0.87 per square foot	

## Water & Sanitary Sewer Availability

Water and sanitary sewer availability review may be assessed with the following charges for each parcel within the City's water and sewer service areas:

Within Service Areas	Fee
Certificate of Water or Sewer Availability	\$40.00
Hydraulic Model	\$600.00
Tacoma-Pierce County Health Department (TPCHD) Water Adequacy Verification	\$40.00
Tacoma-Pierce County Health Department (TPCHD) Sewer/Septic Verification	\$40.00

## Sewer and Water Service Outside City Limits

Requests for new service or material changes in existing service, including, for example, but not limited to, new connections, extensions or expansions of service, changes to customer classifications, changes to service connections, changes to service pipes and mains, and meter changes outside Puyallup city limits shall comply with PMC Chapter 14.22.

Project Size	Development Area	Review Fee
Small	Less than 10,000 SF of new structural area or 20,000 SF total affected site development area.	\$690.00
Medium	10,001 – 19,999 SF of new structural area or 20,001-39,999 SF total affected site development area.	\$1,250.00
Large	20,000 SF or greater of new structural area or 40,000 SF or greater of total affected site development area.	\$1,890.00

## Demolition Fees

Demolition fees may be assessed for the removal of existing utility services that are impractical in future development or for utility services that do not meet current standards. In accordance with City Standards, new construction shall remove the existing sanitary sewer service at the main and install a new sanitary sewer service.

Service	Water	Sewer
Removal at Property Line	\$200.00 per meter	\$30.00 per side sewer (at cleanout)
Removal at Main	\$2,070.00 per meter	

## Fee-in-Lieu of Frontage Improvements Program

A development permit applicant may request and submit justification to pay a fee rather than construct all or part of the required frontage improvements as defined by PMC Chapter 11.08.135. The fees shall be capped at 15% of remodel or project valuation. Fees are revised annually to reflect the Construction Cost Index.

Concrete Curb Frontage	Fee per linear foot
No Existing Concrete Curb	\$233.94
Existing Concrete Curb Exists at City Standard Location	\$116.97

## Utility Connection Charges & Inspections

Should the City elect to install the water service from the water main to the meter, the actual costs, including direct and indirect costs, shall be charged as connection charges. Hourly fees may be charged for processing, review, overtime, inspection, re-inspection, and other department services not expressly addressed within the fee schedules.

Water Service	Fee
5/8" Meter Set	\$465.00
1" Meter Set	\$595.00
1 1/2" Meter Set	\$2,000.00
2" Meter Set	\$2,255.00
1" Tap and Service Line Installation with 5/8" Meter Set*	\$4,680.00
1" Tap and Service Line Installation with 1" Meter Set	\$4,980.00
2" Tap and Service Line Installation with 1 1/2" Meter Set	\$8,835.00
2" Tap and Service Line Installation with 2" Meter Set	\$9,295.00
On-Site Service Repair Inspection	\$180.00
Sewer Service**	Fee
Permit Fee for Tap & On-Site Inspection	\$280.00
Permit Fee for On-Site Inspection	\$170.00
Permit Fee for On-Site Repair	\$30.00
Sewer CCTV (lateral)	\$93.00 per hour with 2-hour minimum

\* A dual water service connection fee is equivalent to two 1" Tap and Service Line Installation with 5/8" Meter Set fees.

\*\* For sanitary sewer repairs, the Permit Fee for On-Site Inspection and Permit Fee for On-site Repair are assessed. For sanitary sewer stub connections, the Permit Fee for On-Site Inspection and Sewer CCTV (lateral) are assessed. For sanitary sewer tap connections, the Permit Fee for Tap & On-Site Inspection and Sewer CCTV (lateral) are assessed.

## Public Right-of-Way Charges

Permit applications that require an off-site construction permit, or right-of-way permit, may be assessed with the following fees:

Service	Fee
Right-of-Way Permit Fee*	\$80.00
Public Utilities Review Fee	\$110.00
Right-of-Way Inspection	\$180.00
Concrete Work	\$180.00
Open Cut Charge	\$70.00
Traffic Control Permit Fee	\$50.00
Traffic Control Plan Review Fee	\$40.00

\* Additional fees may be assessed by Planning Services for tree removal from right-of-way.

## Public Works Variance

To deviate from City of Puyallup design standards, an Alternative Methods/Materials Request is required:

Service	Fee
Alternative Methods/Materials Request	\$250.00 per item

## Clear, Fill, & Grade Fees

No person shall initiate or engage in any land-disturbing activity without having obtained a permit as required by PMC Chapter 21.

Service	Fee
Permit Fee	\$190.00
Clearing Only	\$70.00
Clear, Fill, or Grade 0-50 cubic yards	\$130.00
Clear, Fill, or Grade 51-100 cubic yards	\$240.00
Clear, Fill, or Grade 101-1,000 cubic yards	\$510.00
Clear, Fill, or Grade 1,000-10,000 cubic yards	\$760.00
Clear, Fill, or Grade 10,001-100,000 cubic yards	\$1,000.00
Clear, Fill, or Grade over 100,000 cubic yards	\$1,240.00
Inspection Fee	3% of the total cost of the project as calculated on the Engineering Division Cost Estimate Form
As-Built Review Fee	\$200.00

## Civil Construction Charges

In accordance with PMC Chapter 11.04.010, no person, firm, corporation, or other legal entity shall disturb any pavement, sidewalk, crosswalk, curb, driveway, gutter, sewer, water main or any other structure or improvement located in the public right-of-way within the city limits without first obtaining a Civil Construction Permit. Please note that in the event of major applicant-initiated changes to site plans received during the Development Review Team phase (i.e., prior to submittal of subsequent civil or building permits) which have already undergone at least one round of staff review & comment letter issuance, the City will charge the applicant 50% of the original project base application fee prior to acceptance of any additional re-submittals. "Major applicant-initiated changes" refers to project revisions over-and-above those changes made in direct response to prior staff comments/conditions which will themselves necessitate additional hours of staff review time. For applicant-initiated changes to previously recorded Binding Site Plans (not involving a Boundary Line Revision) which necessitate additional hours of staff review time, the City will also charge the applicant 50% of the original project base application fee prior to acceptance of the request.

Service	Fee
Engineering Permit Fee	\$300.00
Engineering Plan Review Fee for Commercial, Multi-Family, or Major Plat Projects	\$470.00 (includes 5 hours of review)
Engineering Plan Review for Offsite Civil, Utility Main Extension, Grease Interceptor, or Oil-Water Separator Projects	\$360.00 (includes 5 hours of review)
Additional Review Hours	\$180 per hour (after 5 <sup>th</sup> hour)
Overtime Plan Review Fee	\$870.00 (includes 4 hours of review)
Inspection Fee**	3% of the total cost of the project as calculated on the Engineering Division Cost Estimate Form
As-Built Review Fee	\$200.00

\*\* Hourly rates will be charged using the current billable rates as set forth in the City of Puyallup Development Services Department Cost of Service Analysis adjusted by inflation. Overtime inspections may differ.

## Latecomer's Charges

Other development permits may include the following miscellaneous fees:

Service	Fee
Administration Fee & Application Fee	\$2,600.00 + 4% of Fees Collected

## Right-of-Way Vacations

Other development permits may include the following miscellaneous fees:

Service	Fee
Application Fee	\$1,370.00
Final Processing Fee*	\$780.00
Appraisal	Varies
Appraised Value of Vacated Area**	Varies

\* Assessed if City Council, by resolution, agrees to hold a public hearing.

\*\* In accordance with RCW 35.79.030, if the ROW has been part of a dedicated public ROW for twenty-five years or less, the City shall be compensated at one half of the appraised value of the area to be vacated. If the subject ROW has been part of a dedicated public ROW for more than 25 years, the City requires the owners of the abutting property to compensate the City in an amount not to exceed the full-appraised value of the area to be vacated.

## House Moving Charges

Other development permits may include the following miscellaneous fees:

Service	Fee
Within the City	\$230.00
Inspection Fee per Hour	Varies*

\*\* Hourly rates will be charged using the current billable rates as set forth in the City of Puyallup Development Services Department Cost of Service Analysis adjusted by inflation. Overtime inspections may differ.

## Disclosure

See the *City of Puyallup Schedule of Fees and Charges* for a more comprehensive fee schedule.

The fee schedule hereinabove shall not supersede, amend, or modify any of the Puyallup Municipal Code, the *City of Puyallup Schedule of Fees and Charges*, or the *City of Puyallup Development Services Department Cost of Service Analysis*. Should there appear to be discrepancy in the fee schedule, the customer shall notify City of Puyallup Development Engineering. In the event of a conflict between the above listed fee sources, the Puyallup Municipal Code shall control over all others followed in order of precedence by The City of Puyallup Schedule of Fees and Charges Resolution, and the *City of Puyallup Development Services Department Cost of Service Analysis*. All fees are subject to change by resolution or ordinance of Puyallup City Council.