



CITY OF PUYALLUP

Development and Permitting Services

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Development Engineering Fee Schedule

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 *2010 Water, Sewer, and Storm and Surface Water System Development Charges 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 right.

The fixture unit weight shall be calculated from the “Drainage Systems” chapter of the Uniform Plumbing Code.

SDC ERU Schedule	
Type	No. of ERUs
Single-family dwelling	1
Accessory dwelling units	0.50
Duplex/apartment:	
First unit	1
Each additional unit	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:	
First 15 fixture unit weights	1
Each additional fixture unit weight	0.067

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.

City of Puyallup
Development Engineering Fee Schedule

System Development Charges <i>(Effective February 1, 2022)</i>				Impact Fees <i>ITE Manual</i>
Type	Water SDC	Sewer SDC	Storm SDC	Traffic
Single Family Dwelling	\$4,260.00	\$5,890.00	\$3,560.00	\$4,230.00
Accessory Dwelling Unit	\$2,130.00	\$2,945.00	\$0.00	\$846.00
Multi-Family Residence	\$4,260.00 for first unit	\$5,890.00 for first unit	\$3,560.00 for 1-2 units	\$2,565.00 per dwelling unit for 1-2 units*
	\$3,195.00 for each additional unit	\$4,417.50 for each additional unit	\$3,560.00 for each 2,800 square feet of commercial (3 or more units) hard surface	\$2,295.00 per unit for 1-3 story building with at least 3 units*
Mobile Home Subdivision	\$4,260.00 per pad	\$5,890.00 per pad	\$3,560.00 per pad	\$2,610.00 per pad
Recreational Vehicle Park	\$2,683.80 per space	\$3,710.70 per space	\$0.00	\$1,215.00 per space
Motel Hotel	\$2,683.80 per unit	\$3,710.70 per unit	\$0.00	\$4,500.00 per p.m. peak hour trip*
Hospital Rest Home	\$4,260.00 for every 6 beds	\$5,890.00 for every 6 beds	\$0.00	\$4,500.00 per p.m. peak hour trip*
Commercial Industrial	\$4,260.00 for first 15 plumbing FUWs	\$5,890.00 for first 15 plumbing FUWs	\$3,560.00 for every 2,800 square feet of hard surface	\$4,500.00 per p.m. peak hour trip*
	\$285.42 for each additional FUW	\$394.63 for each additional FUW		

* Traffic impact fee calculated and assessed by Traffic Engineering.

In accordance with PMC 21.20.130 and the latest edition of the *Institute of Transportation Engineers (ITE) Trip Generation Manual*, the impact fee schedule for traffic shall be assessed at \$4,500 per p.m. peak hour trip.

The impact fees for parks (PMC 21.20.120) are established as follows:

Park Impact Fees			
Type	Development Area	Primary Park Impact Fee	ADU Park Impact Fee
Residential	Less than 500 sq. ft.	\$1,560.05 per unit	\$312.01
	500 – 999 sq. ft.	\$2,313.53 per unit	\$462.71
	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	

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.

Demolition Fees		
Service	Water	Sewer
Removal at Property Line	\$82.00 (at water meter)	\$30.00 (at sewer cleanout)
Removal at Main	\$982.00	

Water and sanitary sewer availability review may be assessed with the following charges:

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

Water or Sewer Service Outside Puyallup City Limits		
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

Should the City elect to make the actual physical connection between the water main and meter, the actual costs, including direct and indirect costs, shall be charged as connection charges.

Connection Charges & Inspections		
Service	Water	Sewer
5/8" x 3/4" Tap, Service, & Meter Installation	\$2,638.00	
5/8" Meter Set	\$500.00	
1" Tap, Service, & Meter Installation*	\$2,826.00	
1" Meter Set*	\$618.00	
1 ½" Tap, Service, & Meter Installation	\$4,291.00	
1 ½" Meter Set	\$948.00	
2" Tap, Service, & Meter Installation	\$4,759.00	
2" Meter Set	\$1,289.00	
Commercial Tap, Service, & Meter Installation Inspection	\$130.00	
Commercial or Multi-Family Residence Service Connection	\$130.00**	\$160.00**
Residential Private Service Repair	\$130.00	\$170.00
ADU Private Service Inspection	\$130.00	
General Engineering Inspection	\$130.00	\$130.00
Main Tap & CCTV Inspection		\$466.00
Stub Connection & CCTV Inspection		\$356.00

* A minimum sized 1" water meter and service is required to supply a fire sprinkler protection system for a single family residence.

** Additional inspection fees may be assessed.

Permit applications that require a separate right-of-way (ROW) permit may be assessed with the following fees:

Public Right-of-Way (ROW) Charges	
Service	Fee
ROW Permit Fee	\$80.00
Utility Permit Review	\$110.00
ROW Inspection/Concrete Work	\$130.00
Traffic Control Review Fee	\$90.00
Open Cut Charge	\$70.00

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

Clear, Fill, & Grade Fees	
Service	Fee
Permit Fee*	\$190.00
As-Built Record Drawing Review Fee**	\$200.00
Clearing Only	\$70.00
0-50 cubic yards	\$130.00
51-100 cubic yards	\$240.00
101-1,000 cubic yards	\$510.00
1,000-10,000 cubic yards	\$760.00
10,001-100,000 cubic yards	\$1,000.00
+ 100,000 cubic yards	\$1,240.00

* Additional inspection fees may be assessed.

** As-Built Record Drawing Review Fee required for all Clear, Fill, & Grade permits.

In accordance with PMC Chapter 11.04.010, no person, firm, corporation, or other legal entity shall excavate, tunnel under, fill in, grade, pave, level, alter, construct, repair, remove or excavate any pavement, sidewalk, crosswalk, curb, driveway, gutter, sewer, water main or any other structure or improvement located over, under or upon any public street, highway, avenue, alley, or public right-of-way within the city limits without first obtaining a Civil Construction Permit.

Civil Construction Charges	
Service	Fee
Civil Construction Permit Fee	\$300.00
Commercial, Multi-Family, or Plat Plan Review*	\$670.00 (5 hours of review)
Offsite Civil, Utility Main Extension, Grease Interceptor, or Oil-Water Separator Plan Review*	\$560.00
Additional Review Hours	\$130 per hour (after 5 th hour)
Inspection Fee**	3% of the total cost of the project

* Includes \$200.00 As-Built Record Drawing Review Fee.

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

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.

Fee-In-Lieu Program	
Frontage	Fee per linear foot
No Existing Concrete Curb	\$211.80
Existing Concrete Curb Exists at City Standard Location	\$105.90

Other development permits may include the following miscellaneous fees:

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

Right-of-Way (ROW) Vacations	
Service	Fee
Filing Fee	\$1,370.00
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	
Service	Fee
Within the City	\$230.00
Inspection Fee per Hour	Varies**
Innovative Sign Review	\$300.00

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

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 in any way 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, for a decision. The decision of the Development & Permitting Services Director shall be final. All fees are subject to change by resolution or adoption of Puyallup City Council.