



Fee Schedule

Effective January 1, 2026 | Ordinance No. 25-0690

www.cityofedgewood.org ■ 10440 Dom Calata Way E ■ Edgewood, Washington 98372-0101 ■ 253-952-3299

TABLE OF CONTENTS

GENERAL POLICIES	3
Hourly Rate Schedule.....	3
Deposits for Actual Costs	3
Refunds.....	3
Miscellaneous Fees	3
DEVELOPMENT FEES AND CHARGES – ENVIRONMENTAL, LAND USE, ENGINEERING, BUILDING, AND FIRE PREVENTION.....	4
Table DEV-1: General Development Fees and Charges	4
Environmental and Land Use	5
Table ELU-1: Environmental Reviews	5
Table ELU-2: Land Use Reviews.....	5
Table ELU-3: Miscellaneous Environmental and Land Use Reviews and Fees.....	7
Engineering	8
Table E-1: Clearing Permit Fees (No Associated Grading).....	8
Table E-2: Clearing and Grading Permit Fees.....	8
Table E-3: Right-of-Way, Roadway and Access Review Fees (Title 12 EMC).....	8
Table E-4: Site Development Review Fees	10
Table E-5: Sewer System Extension and Connection Charges.....	10
Table E-6: Surface Water Review Fees (Chapter 13.05 EMC).....	10
Table E-7: Traffic / Concurrency Review Fees (Chapter 18.105 EMC).....	11
Table E-7: Miscellaneous Engineering Reviews and Fees.....	11
Building and Fire Prevention.....	12
Table B-1: Building and Fire Prevention Base Permit Fee, by Valuation.....	12
Table B-2: Other Building Permit Fees.....	13
Table B-3: Energy Code Review Fees	13

Table B-4: Mechanical and Plumbing Permit Fees.....	14
Table B-5: Fire Prevention Permit Fees.....	14
Table B-6: Fire Code Review Fees.....	15
Table B-7: Miscellaneous Building and Fire Prevention Fees.....	15
IMPACT FEES.....	16
Table I-1: School Impact Fees (Chapter 4.10 EMC).....	16
Table I-2: Park Impact Fees (Chapter 4.20 EMC).....	16
Table I-3: Traffic Impact Fees (Chapter 4.30 EMC).....	16
Table I-4: Impact Fee Deferral.....	16
BUSINESS LICENSE FEES.....	17
Table BL-1: Business Licenses (Chapter 5.05 EMC).....	17
Table BL-2: Additional Licenses and Permits.....	17
Table BL-3: Miscellaneous Business License Fees.....	17
UTILITY CHARGES.....	18
Table U-1: Utility Providers in the City of Edgewood.....	18
Table U-2: Surface Water Utility Annual Service Charge (EMC 13.10.070).....	18
Table U-3: Utility Tax Rates (Chapter 5.08 EMC).....	18
ANIMAL AND KENNEL LICENSE FEES (METRO ANIMAL SERVICES).....	19
PUBLIC RECORDS REQUEST FEES (Chapter 2.50 EMC).....	20
FEE SCHEDULE UPDATE HISTORY.....	21

GENERAL POLICIES

Hourly Rate Schedule

Hourly rates include wages, benefits, overhead, and equipment. Rates apply to administrative review which involve deposits, City staff time in addition to normal processing, or any review or service for which a fee is not established.

Category	Rate / Hour
City Staff	\$133.00
City Attorney	Actual Cost ¹

Deposits for Actual Costs

Where noted in the fee schedule, deposits for actual costs are meant to reimburse the City for the costs incurred by the City for third-party planning, engineering, legal, or other professional services. Deposits will be administered consistent with [Edgewood Municipal Code \(EMC\) 3.35.030](#).

Refunds

Fees and charges are non-refundable, except as specifically authorized in the EMC. Here are some quick EMC references as of the date of this Fee Schedule:

- Fees and Charges for City Services - [EMC 3.35.080](#)
- School Impact Fees – [EMC 4.10.130](#)
- Park Impact Fees – [EMC 4.20.090](#)
- Traffic Impact Fees – [EMC 4.30.110](#)
- Business Licenses – [EMC 5.05.120](#)
- Storm Drainage and Surface Water Management Utility – EMC [13.10.110](#) and [120](#)

Miscellaneous Fees

Procedure / Process	Fee
Appeal of Administrative Decision	\$425.00
Hearing Examiner Reconsideration	\$0.00
Lease of City Property (Chapter 12.18 EMC)	
Initial Review	\$5,000.00 Deposit
Lease Rate	See EMC 12.18.070
Other Approval, Inspection, License, Permit, or Review Not Listed	Hourly Rate (1 hour minimum)
Returned Check / Insufficient Funds	\$50.00

¹ As of January 1, 2026, this hourly rate is \$500.

DEVELOPMENT FEES AND CHARGES – ENVIRONMENTAL, LAND USE, ENGINEERING, BUILDING, AND FIRE PREVENTION

Depending on the scope and complexity of a project, multiple permits may be required. Please contact the City for a fee estimate. The permit and review fees do not include any fees for licenses, permits and/or approvals required by other local, state, or federal agencies or utilities.

Fees Due at Permit Application:

- All review fees and charges shall be paid before an application is deemed complete.
- Charges include up to two (2) reviews; additional review will be charged hourly.

Fees Due at Permit Issuance:

- All permit, hourly review, flat rate inspection, impact, state and/or other fees shall be paid before a permit can be issued.
- Inspection fees include up to two (2) inspections per required inspection, unless noted.
- Issuance of a permit or approval may be withheld until all fees and charges have been paid.

Fees Due After Permit Issuance and Prior to Final Approval:

- Work that is not complete or ready at the time of inspection shall be charged a re-inspection fee. Re-inspection fees must be paid prior to requesting a new inspection.
- All remaining fees shall be paid prior to final approval.

Table DEV-1: General Development Fees and Charges

Fee Type	Fee
Change of Land Use and/or Construction Type or Occupancy	\$470.00 ²
Financial Guarantees (Bonds, Cash Deposits, Sureties, or Other Mechanism)	See Applicable EMC ³
Outside Consultant / Third-Party Review	Actual Cost
Other Inspection Fees	
Re-Inspection (Min. 1-Hour Charge)	Hourly Rate
Overtime / Outside Normal Business Hours (Min. 2-Hour Charge)	1.5 x Hourly Rate
Inspection of Unauthorized Work	2.0 x Hourly Rate
Pre-Application Meeting (Tier 1 + Tier 2)	\$985.00
Unauthorized / Unpermitted Work ⁴	2.0 x Permit Fees (\$500.00 minimum)

² Traffic review may also apply. See **Table E-7**.

³ Subject to an administrative fee of one (1) hour plus one (1) hour per inspection for applications approved under Process II ([EMC 18.40.090](#)) or Process III ([EMC 18.40.100](#)).

⁴ Any work completed without required permits may be charged double for all construction permit fees (engineering, building, fire, mechanical, and/or plumbing). Plan review and inspection fees, if applicable, will be charged at the normal rate.

Environmental and Land Use

Table ELU-1: Environmental Reviews

Review Type	Fee
Critical Areas Review (Title 14 EMC)	
Critical Areas Review Checklist (CARC) ⁵	\$60.00
Fish and Wildlife Habitat (Stream) Review or Wetland Review	\$400.00
Plus Third-Party Review Fee	Actual Cost ⁶
Flood Hazard Development Permit	\$400.00
Plus Third-Party Review (if needed)	Actual Cost
All Other	Hourly
Plus Third-Party Review (if needed)	Actual Cost
Reasonable Use Permit (EMC 14.30.050)	\$5,250.00
Variance (Flood Hazard or Other – EMC 14.10.100)	\$5,250.00
State Environmental Policy Act (SEPA) Review (Chapter 20.05 EMC)	
Environmental Checklist Review, All Uses	\$1,250.00
Environmental Impact Statement (EIS)	
New or Supplemental	\$5,000 Deposit
Plus Third-Party Consultants	Actual Cost
Plus Attorney Review Fee	Actual Cost
Addendum	\$1,000 Deposit
Exemption ⁷	\$150.00
Significant Tree Removal Permit (EMC 18.90.180)	\$150.00

Table ELU-2: Land Use Reviews

Review Type	Fee
Administrative Use Permit (EMC 18.50.030)	\$3,000.00
Binding Site Plan (Chapter 16.05 EMC)	
Commercial, Industrial, or 1-4 Dwelling Units (Administrative Decision)	
Preliminary Approval	\$4,150.00
Final Approval	\$1,065.00
Amendment, Modification, or Vacation	\$4,150.00
5+ Dwelling Units (Hearing Examiner Decision)	
Preliminary Approval	\$7,000.00

⁵ A Critical Areas Review Checklist (CARC) identifies potential critical areas located on a subject site and what studies will be required to apply for permit(s). A CARC may also support review by other agencies (e.g. septic review).

⁶ The estimated cost for this Third-Party Review Fee is as follows: Subdivision 1st Review = \$3,000.00; Other 1st Review = \$2,500.00; Subsequent Reviews = \$1,500.00 each

⁷ For certain projects with state, federal, or other outside funding, SEPA documentation is required by the funding agency even when the proposal is exempt from SEPA review.

Review Type	Fee
Plus Hearing Examiner	Actual Cost
Final Approval	\$3,500.00
Amendment, Modification, or Vacation (EMC 16.05.080 and Chapter 16.07 EMC)	\$7,000.00
Boundary Line Adjustment or Lot Combination (Chapter 16.02 EMC)	\$1,065.00
Comprehensive Plan Map and/or Text Amendment (Chapter 18.60 EMC)	\$8,715.00
Conditional Use Permit (EMC 18.50.040)	\$5,250.00
Plus Hearing Examiner	Actual Cost
Design Standards Review (EMC 18.50.050)	\$3,000.00
Development Agreement (Chapter 18.55 EMC)	\$11,500.00
Plus Attorney Review Fee	Actual Cost
Essential Public Facility Permit (EMC 18.50.060)	\$5,250.00
Plus Hearing Examiner	Actual Cost
Nonconforming Use Permit (EMC 18.50.045)	\$5,250.00
Plus Hearing Examiner	Actual Cost
Residential Cluster Development (EMC 18.50.035)	\$5,250.00
Plus Hearing Examiner	Actual Cost
Rezone	
Site-Specific, w/ Comprehensive Plan Amendment (Chapter 18.60 EMC)	\$8,715.00
Site-Specific, w/o Comprehensive Plan Amendment (EMC 18.40.110)	\$5,250.00
Plus Hearing Examiner	Actual Cost
Sign Reviews	
Master Sign Plan (EMC 18.97.270)	\$500.00
Sign Variance (EMC 18.97.280)	\$5,250.00
Plus Hearing Examiner	Actual Cost
Subdivision (Title 16 EMC)	
Neighborhood Meeting	\$430.00
Short Subdivision (2-6 Lots – Chapter 16.03 EMC)	
Preliminary Review	\$4,150.00
Minor Modification to Preliminary Approval	\$1,065.00
Final Approval	\$2,075.00
Alteration of Recorded Short Subdivision (Chapter 16.07 EMC)	\$2,075.00
Vacation of Recorded Short Subdivision (Chapter 16.07 EMC)	\$1,065.00
Full Subdivision (7+ Lots – Chapter 16.04 EMC)	
Preliminary Review	\$7,000.00
Plus Fee Per Lot	\$135.00
Plus Hearing Examiner	Actual Cost
Minor Modification to Preliminary Approval	\$1,750.00
Final Approval	\$3,500.00
Plus Fee Per Lot	\$135.00

Review Type	Fee
Alteration of Recorded Full Subdivision (Chapter 16.07 EMC)	\$3,500.00
Vacation of Recorded Full Subdivision (Chapter 16.07 EMC)	\$1,750.00
Temporary Use Permit (EMC 18.50.070)	
Neighborhood or Community Garage Sales and Moving Sales	\$0.00
Non-Profit Entities or Government Agencies	\$100.00
All Other Uses, Including Other Sales of Personal Belongings	\$500.00
Wireless Communication Facilities (EMC 18.100.110)	
Antenna Array, New – Administrative Use Permit (AUP)	\$3,000.00
Eligible Facility Modification Request	\$500.00
Communication Tower, New	
Administrative Use Permit (AUP) – See EMC 18.100.110(E) – Table 1	\$3,000.00
Conditional Use Permit (CUP) – See EMC 18.100.110(E)– Table 2	\$5,250.00
Plus Hearing Examiner	Actual Cost
Small Wireless Facilities, Outside of Public Right-of-Way ^a	\$500.00
Variance (EMC 18.50.080)	
Administrative Variance (Process II Decision)	\$3,000.00
Regular Variance (Process III Decision)	\$5,250.00
Plus Hearing Examiner	Actual Cost

Table ELU-3: Miscellaneous Environmental and Land Use Reviews and Fees

Procedure / Process	Fee
Code Interpretation (EMC 18.50.020)	\$1,500.00
Plus Attorney Review Fee	Actual Cost
Code Amendment (Development Regulations – Chapter 18.60 EMC)	No Charge
Environmental or Land Use Permit Extensions	
Process II Permit Extension (EMC 18.40.090(L))	\$135.00
Process III Permit Extension (EMC 18.40.100(M))	\$135.00
Nonconforming Use Letter (EMC 18.90.110(M))	\$1,500.00
Plus Attorney Review Fee	Actual Cost
Zoning Confirmation / Verification Letter	\$200.00

^a For small wireless facilities within the public right-of-way, use **Table E-3**. A Master Use Permit or Franchise Agreement and a Right-of-Way Permit are required ([EMC 18.100.110\(D\)](#)).

Engineering

Table E-1: Clearing Permit Fees (No Associated Grading)

For land clearing activities without any associated grading or permanent hard surface improvements.

Clearing Area	Permit Fee
Less Than 0.75 Acres	\$400.00
0.75 Acres or More	\$800.00

Table E-2: Clearing and Grading Permit Fees

For proposed land clearing and grading activities without any associated permanent hard surface improvements. One (1) year of erosion control compliance inspections are included in the Permit Fee.

Quantity (Cubic Yards / CY)	Permit Fee	Plan Review Fee
Up to 50.00 CY, w/o Critical Areas	Exempt	Exempt
Up to 50.00 CY, w/ Critical Areas	\$150.00	\$150.00
50.01 – 100.00 CY	\$150.00	\$150.00
100.01 – 1,000.00 CY	\$150.00 for the first 100.00 CY Plus \$37.50 for each additional 100.00 CY or fraction thereof, up to and including 1,000.00 CY	80% of Permit Fee
1,000.01 – 10,000.00 CY	\$487.50 for the first 1,000.00 CY Plus \$13.50 for each additional 1,000.00 CY or fraction thereof, up to and including 10,000.00 CY	80% of Permit Fee
10,000.01 – 100,000.00 CY	\$609.00 for the first 10,000.00 CY Plus \$69.00 for each additional 10,000.00 CY or fraction thereof, up to and including 100,000.00 CY	80% of Permit Fee
100,000.01 CY and up	\$1,230.00 for the first 100,000.00 CY Plus \$50.00 for each additional 10,000.00 CY or fraction thereof	80% of Permit Fee

Table E-3: Right-of-Way, Roadway and Access Review Fees ([Title 12 EMC](#))

Permit Type	Permit Fee
Access Permits	
Driveway Permit ⁹	\$400.00
Vehicle Access Gate Permit	Use Table B-2

⁹ Includes one (1) inspection. Additional inspections will be charged hourly – see **Table DEV-1**.

Permit Type	Permit Fee
Master Use Permit (Cable and Telecommunication Providers) ¹⁰	See EMC 12.08.070
Overweight Commercial Vehicle Permit (Over 24,000 GVW – EMC 10.05.060) Plus Annual Renewal and Inspection Fee ⁹	\$400.00 / initial \$265.00 / year
Right-of-Way Permit (Temporary or Permanent Disturbance of Right-of-Way) Alternative Annual Permit (Franchisees) Single Activity ⁹ Plus Public Road Cut Deposit	See EMC 12.06.095 \$400.00 See EMC 12.06.110
Roadway Development Review Fees, Public or Private (Chapter 12.05 EMC) ¹¹ Private Access, Shared Access Driveway, or Private Roadway Residential (1-2 Units), Subdivision (2 Lots) ⁹ Commercial, Industrial, Public, Residential (3+ Units), Subdivision (3-6 Lots) Plus Road Inspection Fee (Minimum 2 Hours) Subdivision (7 or More Lots) Plus Fee per Lineal Foot (LF) of Roadway Centerline Plus Road Inspection Fee (Minimum 2 Hours per 500 LF) Public Roadways (onsite or fronting / abutting the project) Plus Fee per Lineal Foot (LF) of Roadway Centerline Plus Road Inspection Fee (Minimum 2 Hours per 500 LF)	 \$400.00 \$800.00 Hourly \$800.00 \$3.00 / LF Hourly \$800.00 \$3.00 / LF Hourly
Road Deviation / Technical Equivalency Request (EMC 12.05.010 / PCC 17B.10.090)	\$500.00
Street Use Permit (Temporary, Limited Use – Chapter 12.16 EMC) Commercial Development Uses Plus Inspection (Minimum 1 Hour) Plus Annual Issuance Fee Single-Family Residential Uses Plus Inspection (Minimum 1 Hour) Plus Annual Issuance Fee Non-Franchise Utility Occupation Plus Annual Issuance Fee Temporary Street Uses, Events, or Closures Plus Weekly Fee Temporary Signage Plus Inspection (Minimum 1 Hour) Plus Annual Issuance Fee	 \$300.00 Hourly \$150.00 / year \$300.00 Hourly \$100.00 / year \$200.00 \$150.00 / year \$200.00 \$30.00 / week \$200.00 Hourly \$150.00 / year

¹⁰ Only required of providers who want or have facilities within Edgewood right-of-way for the sole purpose of providing service(s) to persons and areas outside of the city. For other activity, a Right-of-Way Permit is required.

¹¹ Requires additional Fire Review Fee equal to 20% of the Roadway Development Review Fee (excluding Inspection Fees).

Table E-4: Site Development Review Fees

For proposals that create or replace any permanent hard surface with any combination of clearing, grading, right-of-way, roadway, access, and/or surface water improvements.

Permit Type	Fee
Site Development Permit	
Base Plan Review Fee	\$150.00
Plus Clearing and/or Grading Review, if Applicable	Use Table E-1 or E-2
Plus Roadway Review, if Applicable	Use Table E-3
Plus Surface Water / Stormwater Review, if Applicable	Use Table E-6

Table E-5: Sewer System Extension and Connection Charges

Sewer system extension agreements ([Chapter 11.35 EMC](#)) and sewer system connections ([Chapter 11.40 EMC](#)) are processed by the applicable sanitary sewer provider on behalf of the City of Edgewood. Please contact the appropriate sanitary sewer provider to apply for permits and pay fees.

Sewer Area / Agency	Fee Schedule
Core Phase 1: Lakehaven Water and Sewer	https://www.lakehaven.org/204/Development-Engineering
Non-Core West Phase 1: City of Fife	https://www.fifewa.gov/229/Utility-Billing
Pierce County	https://www.piercecountywa.gov/3958/Connection-Charges

Table E-6: Surface Water Review Fees ([Chapter 13.05 EMC](#))

Review Type	Fee
Residential Paving and Hard Surface Permit ¹²	\$150.00
Surface Water Permit (if Standalone) or Review	
Under the Threshold for Stormwater Minimum Requirements	Exempt
Stormwater Minimum Requirements 2 and 4 Only	\$200.00
Plus Annual Inspection Fee (Includes 1 Hour)	\$135.00
Stormwater Minimum Requirements 1 – 5 Only	\$400.00
Plus Annual Inspection Fee (Includes 2 Hours)	\$265.00
Stormwater Minimum Requirements 1 – 10	\$800.00
Plus Annual Inspection Fee (Includes 4 Hours)	\$530.00
Surface Water Deviation/Technical Equivalency Request (EMC 13.05.060)	\$500.00
Surface Water Variance Request (EMC 13.05.080)	\$5,070.00

¹² Refer to the Residential Paving and Hard Surface Permit Checklist for applicability.

Table E-7: Traffic / Concurrency Review Fees ([Chapter 18.105 EMC](#))

Concurrency review is required for any development or redevelopment (except an individual single-family residence) where the proposal or use will generate:

- One (1) or more new vehicle trips through a deficient road or intersection; and/or
- Ten (10) or more new PM Peak Hour vehicle trips.

Review Type	Fee
Capacity Reservation Certificate or Change of Use (EMC 18.105.040)	\$3,000.00
Plus per Net New PM Peak Hour Trip over 25	\$100.00
Traffic Impact Analysis Preparation or Review	Actual Cost

Table E-7: Miscellaneous Engineering Reviews and Fees

Procedure / Process	Fee
Application Revisions or Reapplication	
Amendment of Approved (Not Issued) Permit	Hourly
Reapplication for Expired Permit (No Change in Adopted Regulations)	Permit Fees (50%)
Franchise Agreement	Actual Cost
Street or Alley Vacation (Chapter 12.14 EMC)	
Initial Application	\$4,795.00
Plus Fee per Sq. Ft. of Area to be Vacated	\$0.15
Plus Appraisal	Actual Cost
If Approved, Plus Fair Market Value	See EMC 12.14.070

Building and Fire Prevention

Permit fees are based on project valuation. Project valuation is calculated by:

- 1) Taking the cost of labor and materials at fair market value¹³; or
- 2) Using the current International Code Council (ICC) Building Valuation Table to estimate the value per square foot of the gross area¹⁴ of new structures and additions (www.iccsafe.org).

Table B-1: Building and Fire Prevention Base Permit Fee, by Valuation

For permit types based on project valuation, additional plan review and other fees will apply. The plan review fee is due at the time of application, any remaining fees are due at the time of permit issuance.

Total Valuation ¹⁵	Base Permit Fee
\$0.00 – \$500.00	\$45.00
\$500.01 – \$2,000.00	\$45.00 for the first \$500.00 Plus \$5.00 for each additional \$100.00 or fraction thereof, up to and including \$2,000.00.
\$2,000.01 – \$25,000.00	\$120.00 for the first \$2,000.00 Plus \$20.00 for each additional \$1,000.00 or fraction thereof, up to and including \$25,000.00.
\$25,000.01 – \$50,000.00	\$580.00 for the first \$25,000.00 Plus \$15.00 for each additional \$1,000.00 or fraction thereof, up to and including \$50,000.00.
\$50,000.01 – \$100,000.00	\$955.00 for the first \$50,000.00 Plus \$10.00 for each additional \$1,000.00 or fraction thereof, up to and including \$100,000.00.
\$100,000.01 – \$500,000.00	\$1,455.00 for the first \$100,000.00 Plus \$8.00 for each additional \$1,000.00 or fraction thereof, up to and including \$500,000.00.
\$500,000.01 – \$1,000,000.00	\$4,655.00 for the first \$500,000.00 Plus \$7.00 for each additional \$1,000.00 or fraction thereof, up to and including \$1,000,000.00.
\$1,000,000.01 and up	\$8,155.00 for the first \$1,000,000.00 Plus \$5.00 for each additional \$1,000.00 or fraction thereof.

¹³ "Fair market value" means the total value of all construction work, including labor and materials and the contractor's overhead and profit for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment.

¹⁴ "Gross area" means the total areas of all floors – measured from the exterior face, outside dimensions, or exterior column line of a building – including basements, cellars, and balconies. See [EMC Title 15](#) for the complete IBC or IRC definition.

¹⁵ One- and two-family dwelling mechanical and/or plumbing work must be included in the primary building permit (New, Additions and Remodels).

Table B-2: Other Building Permit Fees

Flat permit fees listed in this section are due at the time of permit application.

Permit Type	Base Permit Fee
Accessory Dwelling Unit (EMC 18.90.190)	Use Table B-1
Manufactured Home Placement Fee	\$1,065.00
Demolition Permit	
One- and Two-Family Dwellings	\$200.00
All Other	\$335.00
Re-Roof Permit	
One- and Two-Family Dwellings	\$200.00
All Other	Use Table B-1
Solar Panel	\$400.00
Vehicle Access / Security Gate Permit ¹⁶	
One- and Two-Family Dwellings	\$400.00
All Other	Use Table B-1
All Other Permits	Use Table B-1

Table B-3: Energy Code Review Fees

This fee applies to new construction and to the alteration, repair, addition, and change of occupancy of any existing building or structure. Fees are due at issuance of the associated building permit.

Total Building Permit Valuation	Review Fee
One- and Two-Family Dwellings:	
Any Valuation	\$135.00
All Other:	
\$0.00 – \$20,000.00	\$135.00
\$20,000.01 – \$300,000.00	\$135.00 for the first \$20,000.00 Plus \$1.50 for each additional \$1,000.00 or fraction thereof, up to and including \$300,000.00.
\$300,000.01 – \$800,000.00	\$555.00 for the first \$300,000.00 Plus \$0.75 for each additional \$1,000.00 or fraction thereof, up to and including \$800,000.00.
\$800,000.01 and up	\$930.00 for the first \$800,000.00 Plus \$0.50 for each additional \$1,000.00 or fraction thereof, up to a maximum energy code review fee of \$1,095.00.

¹⁶ Vehicle access / security gates are regulated under the International Fire Code (see local amendments in [EMC 15.70.040](#)). Please note that new gated communities are prohibited except in limited circumstances per [EMC 16.06.110](#).

Table B-4: Mechanical and Plumbing Permit Fees

The fees below are per plumbing or mechanical permit. The City does not issue combination permits for multi-family, commercial, or other non-residential projects.

Structure Type	Permit Fee
One- and Two-Family Dwellings:	
New Construction ¹⁵	12% of Associated Building Permit Fee
Repair or Replacement:	\$135.00, plus \$15.00 / fixture
All Other:	
New Construction, Repair, or Replacement	Use Table B-1

Table B-5: Fire Prevention Permit Fees

Permit Type	Permit Fee
Aboveground or Underground Storage Tank ¹⁷	
Installation, Residential	\$265.00
Installation, Commercial or Other	\$400.00
Removal	\$265.00
Fire Alarm	Use Table B-1
Fire Sprinkler	Use Table B-1
Fire Suppression	Use Table B-1
Operational Permit	Contact City
Public Display of Fireworks (EMC 8.10.070)	Hourly ¹⁸
Smoke Control System	
Staff Review	\$530.00
Plus Third-Party Review	Actual Cost
Temporary Membrane Structure and Tent ¹⁹	\$335.00
Underground Fire Hydrant, Main, or Valve Connection	Use Table B-1
Vehicle Access Gate Permit	Use Table B-2
All Other Permits	Use Table B-1

¹⁷ Critical area and State Environmental Policy Act (SEPA) review may be required.

¹⁸ Not to exceed \$5,000.00, consistent with [RCW 70.77.555](#).

¹⁹ A Temporary Use Permit is also required – see **Table ELU-2**.

Table B-6: Fire Code Review Fees

Fees are collected under the associated building permit and are required for new construction, additions, or remodels that create new gross floor area²⁰.

Total Building Permit Valuation	Review Fee
\$0.00 – \$50,000.00	\$135.00
\$50,000.01 – \$300,000.00	\$265.00
\$300,000.01 – \$700,000.00	\$400.00
\$700,000.01 – \$1,000,000.00	\$665.00
\$1,000,000.01 – \$1,500,000.00	\$1,330.00
\$1,500,000.01 – \$5,000,000.00	\$1,995.00
\$5,000,000.01 – \$10,000,000.00	\$2,660.00
\$10,000,000.01 – \$20,000,000.00	\$3,990.00
\$20,000,000.01 and up	\$3,990.00 Plus \$5.00 for each additional \$100,000.00 or fraction thereof.

Table B-7: Miscellaneous Building and Fire Prevention Fees

Procedure / Process	Fee
Electrical Permits https://lni.wa.gov/licensing-permits/	Contact Washington Labor & Industries
Plan Review Fee (Building, Fire, Plumbing and Mechanical Permits) Initial Review (Up to 2 Reviews) Additional Review (Min. 1-Hour Charge)	65% of Permit Fees Hourly
Revision of an Issued Permit (Post-Revision) ²¹ One- or Two-Family Dwelling Admin Fee All Other Admin Fee Review (Min. 1-Hour Charge)	\$135.00 \$265.00 Hourly
State Building Code Council Fees ²² Single-Family, Duplexes, and Townhomes Multi-Family, Commercial, and Other Per Residential Dwelling Unit > 1	\$6.50 \$25.00 \$2.00

²⁰ Gross floor area” means the gross floor area as defined in [EMC 15.05.110](#).

²¹ Fee is for revision of a building, fire, mechanical, or plumbing permit only.

²² Fee is charged per single-family, multi-family, commercial, or other construction permit as established by [Revised Code of Washington \(RCW\) Chapter 19.27](#), including accessory structures. Typically, any work to construct, enlarge, repair, move, demolish, or change the occupancy of a structure is subject to the fee. The fee amount is established by Washington State and is subject to change at any time.

IMPACT FEES

Impact fees are a one-time fee charged for new development to help pay for new or expanded public facilities, such as public streets, parks, and schools. Pursuant to [Ordinance 25-0684](#), Accessory Dwelling Units will not be charged any more than 50% of the principal unit's applicable impact fee(s).

Low-income housing may request exemption from all impact fees (school, park, and traffic) using the procedures in [Chapter 4.40 EMC](#). Requests may be submitted either prior to or at the time of building permit application.

Table I-1: School Impact Fees ([Chapter 4.10 EMC](#))

School impact fees are paid directly to the applicable school district. A receipt must be provided to the City prior to building permit issuance, unless impact fees are deferred pursuant to [Chapter 4.05 EMC](#).

School District		Per Single-Family Unit		Per Multi-Family Unit	
		Up to 2 bedrooms	3 or more bedrooms	1 bedroom	2 or more bedrooms
Fife	www.fifeschools.com	\$3,063.00	\$4,595.00	\$1,623.00	\$2,435.00
Puyallup	www.puyallupsd.org	\$3,063.00	\$4,595.00	\$1,623.00	\$2,435.00
Sumner-Bonney Lake	www.sumnersd.org	\$3,063.00	\$4,595.00	\$1,623.00	\$2,435.00

Table I-2: Park Impact Fees ([Chapter 4.20 EMC](#))

All residential units will be charged \$1.433 per square foot of livable space, with a minimum fee of \$1,295.29 (904 sf) and a maximum fee of \$3,325.15 (2,319 sf).

Table I-3: Traffic Impact Fees ([Chapter 4.30 EMC](#))

Fees are collected pursuant to the current [Transportation Impact Fee Program Report](#), and a detailed list organized by land use can be found here: [Transportation Impact Fee Schedule](#). The applicant can elect to use the city's fee schedule to calculate the applicable fee, which incorporates adjustments for pass-by/diverted trips and trip lengths, or they may provide a TIF calculation prepared by a licensed Transportation Engineer pursuant to [EMC 4.30.090](#).

Per Net New 1.00 PM Peak Hour Trip, or Fraction Thereof	Fee
2026 Rate (Effective January 1, 2026)	\$12,426.00

Table I-4: Impact Fee Deferral

An applicant may defer payment of an impact fee for new, single-family units. The request must be submitted prior to building permit issuance. See [Chapter 4.05 EMC](#) for additional information.

Procedure / Process	Fee
Deferral of Park, School, or City Traffic Mitigation Fee, per Fee Type, per Lot	\$415.00

BUSINESS LICENSE FEES

The City of Edgewood requires any business located within the city limits to be licensed prior to operating. Businesses that are physically located outside of the city but conduct business activities within the city, such as contractors and mobile food vendors, are required to obtain a business license if their annual income within city limits exceeds \$5,000.00.

Table BL-1: Business Licenses ([Chapter 5.05 EMC](#))

An application for a general business license, including the general business license fee, is submitted through the Washington State Department of Revenue²³. Additional permit fees, Washington State fees, and City Traffic Impact fees may apply. Business inspections are completed by East Pierce Fire & Rescue.

License Type	Fee
Resident General Business License, per Location	\$40.00
Non-Resident General Business License	\$40.00

Table BL-2: Additional Licenses and Permits

The licenses and permits listed below are required in addition to the City of Edgewood General Business License and any other Washington State license, fee, or tax.

License Type	Fee
Adult Business (Chapter 5.10 EMC)	
Location License	No Charge
Manager's License	No Charge
Entertainer's License	No Charge
Home Businesses	
Limited Home Business Permit (EMC 18.100.080)	No Charge
Regular Home Business Permit (EMC 18.100.070)	\$500.00

Table BL-3: Miscellaneous Business License Fees

Procedure / Process	Fee
Adult Family Home (DSHS Inspections) ²⁴	
Inspection, Pre-License, or Change to Exiting or Bedrooms	\$400.00

²³ Washington State Department of Revenue website: <https://dor.wa.gov/open-business/apply-business-license>

²⁴ Covers up to three (3) hours of staff time for completion of the inspection and inspection checklist. Additional permits may be required. The DSHS Adult Family Home Building Inspection Checklist is available online at: <https://www.dshs.wa.gov/altsa/residential-care-services/afh-building-inspections>

UTILITY CHARGES

The City of Edgewood does not own or operate the local electric, gas, water, or wastewater utilities. Please contact the appropriate utility for any development charges or rates:

Table U-1: Utility Providers in the City of Edgewood

Utility Type	Provider(s)
Electric	Puget Sound Energy (https://www.pse.com/)
Garbage	Murrey's / DM Disposal (https://www.murreysdisposal.com/)
Gas	Puget Sound Energy (https://www.pse.com/)
Septic	Tacoma-Pierce County Health Department (TPCHD) (https://www.tpchd.org/)
Sewer	Multiple – for service boundaries, see Edgewood Interactive GIS Map ²⁵
Water	Multiple – for service boundaries, see Edgewood Interactive GIS Map ²⁵

Table U-2: Surface Water Utility Annual Service Charge ([EMC 13.10.070](#))

Charges are billed by Pierce County on behalf of the City, plus any applicable utility tax.

Classification	Rate
Residential	\$257.58
Duplex	\$332.26
Multi-Family, per Sq. Ft. Impervious Area	\$0.097565
Mobile Home Site	\$141.67
Vacant / Undeveloped	\$64.80
State, County, and Federal Public Highways, per Sq. Ft. Impervious Area	\$0.029268
All Other, per Sq. Ft. Impervious Area	\$0.097565

Table U-3: Utility Tax Rates ([Chapter 5.08 EMC](#))

Utility	Tax Rate
Cable Television (EMC 5.08.030(G))	6.00%
Gas (EMC 5.08.030(B))	6.00%
Light or Power (EMC 5.08.030(C))	6.00%
Sewer (EMC 5.08.030(E))	6.00%
Surface Water (EMC 5.08.030(E))	6.00%
Solid Waste (EMC 5.08.030(F))	6.00%
Telephone, Cellular or Regular (EMC 5.08.030(A) and (D))	6.00%
Water (EMC 5.08.030(E))	6.00%

²⁵ The Edgewood Interactive GIS Map is available online at: <https://www.cityofedgewood.org/224/Maps-Directions>

ANIMAL AND KENNEL LICENSE FEES (METRO ANIMAL SERVICES)

Animal control and licensing services are provided by Metro Animal Services. The fees below are not a complete list of fees or services. Fees are subject to change without notice.

License fees are due annually to Metro Animal Services. Fees may be paid by:

1. Completing the annual license process online at <https://metroanimalservices.org>; or
2. Submitting a completed *Pet License Application Form for Edgewood*²⁶ and payment:
 - By Mail / Check: Metro Animal Services, 1104 Maple Street, Ste 240, Sumner, WA 98390
 - In Person: Edgewood City Hall

License Type	Fee
Annual Cat License	
Juvenile (8 Weeks to 6 Months)	\$0.00
Adult (7 Months or Older)	
Unaltered	\$60.00
Spayed / Neutered ²⁷	\$12.00
Adult (7 Months or Older), Reduced Rate for Senior Citizens (65 or Older)	
Unaltered	\$30.00
Spayed / Neutered ²⁷	\$6.00
Annual Dog License	
Juvenile (8 Weeks to 6 Months)	\$0.00
Adult (7 Months or Older)	
Unaltered	\$60.00
Spayed / Neutered ²⁷	\$20.00
Adult (7 Months or Older), Reduced Rate for Senior Citizens (65 or Older)	
Unaltered	\$30.00
Spayed / Neutered ²⁷	\$10.00
Late Fees	
Renewal is 30 – 59 Days Late, per License	\$10.00
Renewal is 60 or More Days Late, per License	\$20.00
Kennel License ²⁸	\$75.00
Replacement of Lost or Damaged Tag	\$5.00

²⁶ Form is available online at: <https://metroanimalservices.org/i-have-a-pet/license-my-pet/>

²⁷ In order to receive the reduced rate for altered dogs and cats, owners must provide either proof of alteration from a licensed veterinarian or a written statement from a licensed veterinarian that the spay/neuter procedure would be harmful to the animal.

²⁸ Kennel may require an Administrative Use Permit (AUP) or Conditional Use Permit (CUP), depending on the location. Additional fees apply.

PUBLIC RECORDS REQUEST FEES ([CHAPTER 2.50 EMC](#))

Records requests can be submitted for most City documents. For the form and instructions, please visit the City's website at: <https://www.cityofedgewood.org/154/Public-Records-Request>.

The City may use an outside vendor for copying services and bill the requestor for the amount charged by the vendor.

Before beginning to copy or scan records, the City may require a deposit of up to 10% of the estimated costs of copying or scanning the records selected by a requestor. The City may also require the payment of the remainder of the copying or scanning costs before providing all the records, or the payment of the costs of copying an installment before providing that installment.

Any requestor may ask for an estimate of fees prior to the City processing the request. The requestor may then revise the request in order to reduce the request and applicable charges.

Public Records Request Process	Fee
Alternative Fee ²⁹	\$2.00
Certified Copies	
First Page	\$5.00
Per Additional Page	\$1.00
Customized Service Charge	RCW 42.56.120
Photocopies, up to 11 x 17 inches	
Black and White	\$0.15 / Side
Color	\$0.50 / Side
Photocopies, Oversized Documents	Unavailable
Scanning	
Scanning, up to 11 x 17 Inches	\$0.10 / Side
Scanning, over 11 x 17 Inches	\$0.25 / Side
Staff Time, over 30 Minutes (EMC 3.35.040)	Hourly
Transmittal	
Per Four (4) Attachments, Uploads, or Other Electronic Delivery	\$0.05
Per Gigabyte of Electronic Transmission	\$0.10
Digital Transmittal Device (CD, Flash Drive, etc.)	Actual Cost
Physical Transmittal Device (Envelope, Box, Tube, etc.)	Actual Cost
Postage and Delivery	Actual Cost
Transcription of City Council, Board, Commission, or Hearing Examiner Meetings	Actual Cost
Viewing Records	No Charge

²⁹ The City may, in its discretion, choose to impose a flat fee as an alternative to the fees in this section when the agency reasonably estimates and documents that the costs will be equal to or more than the listed flat fee.

FEE SCHEDULE UPDATE HISTORY

Resolution No.	Change	Effective Date
Ord. No. 25-0690	Transportation Impact Fee Updates	January 1, 2026
25-0778	School and Park Impact Fee Updates, other misc. cleanup	June 30, 2025
N/A	Annual Update to TIF Trip Rate (Table I-3), per EMC 4.30.130	January 1, 2025
24-0715	Update to TUP review fee.	April 15, 2024
23-0692	Complete update with reformatting.	January 1, 2024
16-0337	Complete update; first fee schedule adopted by resolution.	August 16, 2016