REQUEST FOR COUNCIL ACTION

DATE ACTION IS REQUESTED: November 16, 2026 **REVIEW:** November 9, 2026	**TITLE:** A Resolution of the City Council setting the 2027 Fee Schedule. **ATTACHMENTS:** • 2027 Proposed Fee Resolution & Fee Schedule • Redlined Version of Changes	**TYPE OF ACTION:** __ORDINANCE NO. **X** RESOLUTION NO. **2026-11** __ MOTION __ OTHER

SUBMITTED BY: Tho Kraus, Deputy City Manager

RECOMMENDATION: It is recommended that the City Council adopt the proposed 2027 Fee Resolution.

DISCUSSION: Each year, the proposed fee schedule for the upcoming fiscal year is presented to the City Council for review and approval. The updated redlined version has been updated to replace the Planning & Public Works hourly rate from $120 to $140 and added 50% discount on fees for youth soccer and youth baseball league fees. These changes are reflected in blue in the redlined version.

- continued on following pages

ALTERNATIVE(S): The City Council may approve the proposed fees with modifications.

FISCAL IMPACT: N/A

Tho Kraus Prepared by	City Manager Review
Department Director	

DISCUSSION – continued

The 2027 proposed fee schedule includes the following amendments:

1) **Extra Duty Contracts**
   The proposed change adds $8 per hour to recoup the costs associated with WCIA (Washington Cities Insurance Authority). The City's liability assessment is a function of worker hours and losses. Based on 2025 worker hours used for 2027's liability assessment, the rate is $8 per worker hour. Rates are negotiated between the Lakewood Police Independent Guild and contractor. Officers are paid via the City's payroll and contractors are billed monthly through accounts receivable. Current fees include the officer hourly rate + $2.00 admin fee per hour for sergeant oversight + $10.00 processing fee per invoice.

2) **Credit and Debit Card Service Fee**
   The proposed change implements a 2.9% processing fee on eligible credit and debit card transactions to help offset the costs associated with accepting electronic payments. The proposed fee would recover a portion of the transaction processing expenses currently incurred by the City and reduce the financial burden on the City's operating budget.

   The City accepts credit and debit card payments for a variety of services, including permits, assessments, inspection fees, boat launch fees, recreation programs and other services such as public records requests, and GIS/map requests. Providing these payment options promotes accessibility, efficiency, and convenience for the public; however, it also results in payment processing fees and related transaction costs to the City.

   Implementing a processing fee on eligible transactions would help offset these expenses while allowing the City to continue offering convenient electronic payment options. The fee's applicability, implementation, and communication to customers would be established in accordance with applicable laws, payment processor requirements, and City policies.

3) **Development Fees**
   The proposed changes update the City's fee schedule across business licensing, rental housing, public works, building permits, fire permits, land use, environmental review, and tree removal. The primary objectives are to improve cost recovery, establish fees for services that are currently provided without charge, update outdated hourly rates, clarify existing requirements, and eliminate redundant or outdated fee provisions. This section is not exclusively Planning and Development fees. It also includes business licensing, rental housing, Multi-Family Tax Exemption (MFTE), building, and other regulatory fees. The hourly rate has been updated to $140 compared to the previous version of $120.

4) **Parks Fees**
   The proposed changes generally increase fees for facility rentals, special events, vendor permits, field use, and staffing to reflect rising operational costs, personnel expenses, administrative work, and market rates. Several new fees are also being added, and some existing discounts or fee structures are being eliminated. Added 50% discount for youth soccer and youth baseball league fees.

5) **McGavick Center**
   The proposed change implements the rate City Council established in 2026, from $1,500 to $2,000, to be effective for rentals beginning January 1,2027.

RESOLUTION NO. 2026-11

A RESOLUTION of the City Council of the City of Lakewood, Washington, setting the City of Lakewood 2027 Fee Schedule.

WHEREAS, in connection with the municipal functions and operations of the City of Lakewood, the City requires certain fees; and

WHEREAS, it is appropriate to conduct periodic housekeeping updates to ensure fees are current, consistent, and clearly documented; and

WHEREAS, the City seeks to enhance transparency by providing clear information on the basis and purpose of fees charged for various City services; and

WHEREAS, it is appropriate to review such fees and make adjustments to appropriately address costs; and

WHEREAS, in keeping with the philosophy of setting City fees in amounts reflective of actual costs, it is appropriate at this time to revise certain fees to compensate the City for costs and adopted cost recovery goals associated with various City functions and facilities.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON HEREBY RESOLVES as follows:

Section 1. That the Fee Schedule of the City of Lakewood is amended as set forth in Exhibit A.

Section 2. Severability. If any sections, sentence, clause or phrase of this Resolution shall be held to be invalid or unconstitutional by a court of competent jurisdiction, or its application held inapplicable to any person, property or circumstance, such invalidity or unconstitutionality or inapplicability shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this Resolution or its application to any other person, property or circumstance.

Section 3. This Resolution shall be in full force and effect January 1, 2027.

PASSED by the City Council this 16th day of November, 2026.

CITY OF LAKEWOOD

_____
Paul Bocchi, Mayor

Attest:

_____
Briana Schumacher, City Clerk

Approved as to Form:

_____
Heidi Ann Wachter City Attorney

2027 FEE SCHEDULE
Resolution 2026-11 Adopted by City Council on November 16, 2026

	Fee Type	Fee Amount
All		
	Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.
A.	**Copies/Duplication & Other Fees**	
	Legal/City Clerk	
	Certification of documents and Affixing City Seal	$0.15 per page + $3.00
	Preparation of verbatim City Council minutes	$50.00/hour
	Reproduction of City Council audio tapes	$5.00
	CD-ROMs	$1.00
	Various Departments	
	Public Records:	
	Copies of Public Records	$0.15 per page
	Scanned Public Records into Electronic Format	$0.10 per page
	Electronic files or attachments uploaded to email, cloud-based storage service or other means of electronic delivery.	$0.05 cents per 4 files or attachments
	Transmission of public records in an electronic format.	$0.10 per gigabyte
	Body Worn Camera Recording* / Video Redaction Fee	$0.77 per minute
	Digital Storage Media or Device; Container or Envelope used to mail copies to requestor and postage/delivery charge.	Actual Cost
	Note: - Charges can be combined if more than one type applies. - Pursuant to RCW 42.56.120(2)(b), the City of Lakewood is not calculating/assessing all actual costs for copying records because to do so would be unduly burdensome for the following reasons: (1) The City does not have the resources to conduct a study to determine all actual copying costs for every actual cost type; and (2) To conduct such a study would interfere with other essential city functions; and (3) even if the City were to conduct such a study, the systems in place facilitate tasks other than public records production.	
	*Pursuant to RCW 42.56.240, the City 1) uses "redaction technology that provides the least costly commercially available method of redacting body worn camera recordings, to the extent possible and reasonable" pursuant to RCW 42.56.240(14)(f); and 2) will provide relief from the imposition of costs to those who demonstrate that they qualify for such relief pursuant to RCW 42.56.240(14)(e).	
	Non Sufficient Funds (NSF) Fee	$25.00
	Extra Duty Contracts - Administrative Fee	$2.00 per hour
	Extra Duty Contracts - Processing Fee	$10.00 per invoice
	Extra Duty Contracts - Insurance Assessment	$8.00 per hour
	Lien Filing Fee	$50.00 plus all recording fees
	Credit and Debit Card Service Fee	2.90%
B.	**City Hall Rental Fees -** *Two-hour minimum reservation required for facility use*	
	Cleaning Fee (non-refundable)	$50.00 (Saturday & Sunday only)
	City staff attendant	Hourly rate of City staff attendant.
	Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.	

	Fee Type	Fee Amount
C.	**Development Fees**	
	Administrative Fee (applies to all permit application types)	
	Base Fee	$105.00
	Technology Fee	4% of the total-permit cost
	Reactivation of Expired Permits/Applications	If application or issued permit is expired: •Expired less than 1 year: $140; •Expired 1-2 years=$280 ; •Expired more than 2 years=New application to ensure current code cycle compliance and current fees applied.
	Revenue & Finance - LMC Title 3 **Multi-Family Tax Exemption (MFTE) Applications (LMC 3.64.030)**	
	Conditional Certificate Application	$1,000.00
	Final Certificate of Application	$625.00
	8-Year Tax Exemption Annual Monitoring Fee (due payable upon final certificate)	$1,000.00
	12-Year Tax Exemption Annual Monitoring Fee (due payable upon final certificate)	$1,500.00
	Business License & Regulation - LMC Title 5	
	General Business License (GBL)	**License Fee**
	General Business License (GBL)	$90.00
	Specialty Business License Rates	**License Fee**
	Temporary Business License	$60.00
	Temporary Business License Renewal	$60.00
	Pawnbroker Pawnshops	$1,000.00
	Second-hand and/or salvage dealers	$250.00
	Junk and/or salvage dealers	$250.00
	Transient Trader in second-hand property	$250.00
	Private Sales	No Fee
	Flea Markets	$1,500.00
	Adult Entertainment Establishment	$2,500.00
	Panoram Premises License	$2,500.00
	Panoram Device License	$250.00 per device
	Panoram Owner License	$5,000.00
	Panoram Manager License	$500.00
	Carnivals and Circuses	$250.00 per day
	- Five or less machines or devices	$150.00 per week*
	- Five or more	$25.00 per week per device*
	* Alternative to device fees	$150.00 annual fee
	Wrecker License	$250.00

Fee Type	Fee Amount
C. Development Fees (continued)	
Business License & Regulation - LMC Title 5 (continued)	
Public Dances, Cabarets, Dance Halls and Teenager Dances	**License Fee**
Cabaret	$750.00
Public Dance Hall	$150.00
Public Dances (per night)	$53.00
Public Dances (annually)	$150.00 (maximum of four per year)
Teenager Dances	Same as Public Dances
Bathhouses	**License Fee**
Public Bathhouse	$150.00
Bathhouse Attendant	$500.00
Bathhouse Manager	$500.00
Other	**License Fee**
Outdoor Public Music Festivals	$2,000.00 per day of festival event
Bondsmen	$1,500.00
Theaters	$250.00 per screen per year
Commercial Kennel/Cattery (6-50 dogs/cats)	$300.00
Commercial Kennel/Cattery (over 50 dogs/cats)	$500.00
Solicitors and Peddlers	$150.00 per solicitor or peddler
Rental Housing Safety Program - LMC Title 5	
Rental Housing Safety	**Permit Fee**
Detached Single Family Rental Flat Fee Per Unit	$50.00
Multi-Family Rental Flat Fee Per Unit	$50.00 first unit, $20.00 each additional unit
Late Fee for Rental Housing Registration (up to one month past due): Any applicant or licensee who fails to make application for a Rental Housing license or renewal, within 30 days after expiration of their rental license or of the commencement of business in the case of a new rental business, shall be subject to a late application fee, computed at 100 percent of the cost of the applicable license fee.	
Certificate of Compliance	No Charge
Certificate of Compliance Transfer to New Owner	No Charge
Initial Safety Inspection	No Charge
Reinspection	$125.00
Rental Housing Inspector's Initial Registration	$0.00
Rental Housing Inspector's Annual Renewal	$60.00
Geographical Information Systems (GIS)	
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis.	$140.00 per hour

Fee Type	Fee Amount
C. Development Fees (continued)	
Public Works - LMC Title 12	
Site Development Permit	**Permit Fee**
Land clearing/Grading Only; less than 500 cubic yards	$758.00
Residential	$1,167.00
Commercial	$5,833.00
Revisions to issued Site Development Permits	Residential: $280.00
	Commercial: $840.00
Right-of-Way Development Fees	**Permit Fee**
Right-of-Way Permit *(authorization to use right-of-way for minor construction, parking or other non-intrusive use)*	$280.00 plus any staff time in excess of 2 hours at $140.00 per hour
Right-of-Way Encroachment Permit (temporary, revocable use) Does not include applicant cost of recording Encroachment Agreement and other applicable expenses	Permit Fee: 400 sq ft or less: $793.00; Greater than 400 sq ft: $1,400.00
	Renewal: $280.00
	Annual Occupation Fee Lake-Terminating ROW: 5% of adjacent property assessed land value per sq ft x encroachment area.
	Annual Occupation Fee All Other ROW: 2% of adjacent property assessed land value per sq ft x encroachment area.
Annual Right-of-Way Permit (authorization for utility companies to use right-of-way for non-intrusive maintenance activities)	$793.00
Oversize Load Permit (all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets)	$280.00 Additional costs shall apply if police escorts or signal technician work is required.
Reinspection Fee (to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit)	$793.00
General Inspection Fee (for inspection not otherwise listed)	$793.00
Miscellaneous Permits (any Public Works permit not covered by the fee schedule, if performed by an employee)	$793.00
Professional Services Contracts (any private or public professional service contract needed)	$793.00
Pavement Degradation Fee (PDF): (recovers loss in pavement serviceability due to pavement cuts):	
Moratorium	$111.25 per square yard
PCI 100-85	$55.50 per square yard
PCI 84-70	$ 44.75 per square yard
PCI 69-50	$ 33.25 per square yard
Right-of-Way Vacation Permit ("Sale" or vacation of city right-of-way to abutting property owners)	$2,240.00
Street Opening Permit (Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.)	$1,400.00 plus any staff time in excess of 10 hours at $140.00 per hour
Revisions to issued ROW Permits	$420.00

Fee Type	Fee Amount
C. Development Fees (continued)	
Environmental - LMC Title 14	
Projects Inside Downtown Subarea Plan Boundaries	**Permit Fee**
SEPA-Notice of Consistency with Planned Action State Environmental Policy Act	$140.00
Downtown Subarea Planned Action Transportation Mitigation Fee (TMF)	$2,174.00 per PM peak hour trip generated by use(s).
All Project Areas	**Permit Fee**
Critical Area Review	$1,826.00
Flood Plain Agreement	$560.00
Written Shoreline Exempt Determination (The fee applies only to requests for a written determination by the Planning & Public Works Department that the project is exempt from the Shoreline Substantial Development Permit Master Program.)	$222.00
Revised SEPA Determination	$840.00
Environmental Impact Statement (EIS)	$4,4667.00 plus preparation at contract rate to be determined
SEPA-State Environmental Policy Act Checklist-Flat Rate (LMC Section)	$1,826.00
SSDP - Shoreline Substantial Development Permit	$3,500.00
SCUP - Shoreline Conditional Use Permit/Shoreline Variance	$3,500.00 plus $2,500.00 hearing examiner deposit plus remaining balance of invoiced hearing cost (1)
Reasonable Use Exception other than residential (RUE)	$3,110.00 plus hearings examiner deposit (1)
(1) Hearing Examiner Fees	
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.	

Fee Type		Fee Amount
C. Development Fees (continued)		
Building & Construction Fees - LMC Title 15		
Building Permit Fees		
Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI Construction Costbook may be referenced as a guide.		
Permit fees shall be calculated from valuation in the following manner:		
Valuation	**Corresponding Permit Fee**	
$0 - $500	$30.00	
$501 - $2,000	$30.00 for the first $500.00 plus $4.00 for each additional $100 or fraction thereof, to and including $2,000.	
$2,001 - $25,000	$90.00 for the first $2,000.00 plus $17.50 for each additional $1,000 or fraction thereof, to and including $25,000.	
$25,001 - $50,000	$492.50 for the first $25,000.00 plus $12.50 for each additional $1,000 or fraction thereof, to and including $50,000.	
$50,001 - $100,000	$805.00 for the first $50,000.00 plus $9.00 for each additional $1,000 or fraction thereof, to and including $100,000.	
$100,001 - $500,000	$1,255.00 for the first $100,000.00 plus $7.25 for each additional $1,000 or fraction thereof, to and including $500,000.	
$500,001 - $1,000,000	$4,155.00 for the first $500,000.00 plus $6.00 for each additional $1,000 or fraction thereof, to and including $1,000,000.	
$1,000,001 - $5,000,000	$7,155.00 for the first $1,000,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof, to and including $5,000,000.	
$5,000,001 and up	$23,155.00 for the first $5,000,000.00 plus $3.00 for each additional $1,000.00 or fraction thereof.	
Plan Review Fees		
Residential & Commercial	Plan review fees shall be 65 percent (65%) of the Building Permit Fee (Min 1 hour)	
Residential Building Permits Flat Fee		**Permit Fee**
Manufactured Home Setup Permit		$280.00
Manufactured Home installed in a mobile home park		$280.00
Demolition Permit-Single Family (including duplex)		$280.00
Re-Roofing		$280.00
Spa or Hot Tub		$280.00
Pool		$280.00
Commercial Building Flat Fee Permits		**Permit Fee**
Certificate of Occupancy		$280.00
Temporary building installation and removal (i,e, job shack/office)		$280.00
Demolition Permit- Commercial/Multi-Family		$280.00

Fee Type	Fee Amount
C. Development Fees (continued)	
Basic Development/Plan Set Fees Plan sets approved for construction which may be used multiple times on different lots.	**Permit Fee**
Setup Fee for Establishing a Basic Plan Set	$280.00
Establish Basic Plan Set (See Valuation Table for Building Permit fee)	1/2 Residential Permit Fee
Utilization of Basic Plan Set	65% Residential Permit Fee and $268.00
Revisions of Issued Building Permit	**Permit Fee**
Commercial Building Permits	$840.00
Residential Building Permits	$420.00
Miscellaneous Fees	**Permit Fee**
Reinspection Fee-Per occurrence Whenever an Inspection is requested but the project is not yet ready for inspection, if access to the site is prevented, or if temporary silt and erosion control measures are not in place, a fee shall be paid of an hourly rate beginning with the third inspection for the same issue.	$140.00
Investigation Fee Whenever any work for which a permit is required by this code has commenced without first obtaining such permit, an investigation fee shall be paid in an amount equal to the permit fee for such project, in addition to the required plan review and permit fees	$140.00
Expedited Plan Review Building (Title 15, building permits)	City will retain the 65% Plans review Fee.
Expedited Plan Review LMC Title: 12, 14, 16, 17, 18	30% in addition to the application cost.
Washington State Building Code Council - surcharge per building permit. There is imposed a fee of six dollars and fifty cents on each residential building permit and a fee of twenty-five dollars for each commercial building permit issued by a county or a city, plus an additional surcharge of two dollars for each residential unit, but not including the first unit, on each building containing more than one residential unit. (RCW 19.27.085)	Residential: $6.50 for 1st unit plus $2.00 for each additional unit Commercial: $25.00 each

Fee Type	Fee Amount
C. Development Fees (continued)	
General Comments	
1) Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.	
2) Additional inspection outside of normal business hours or investigative fee rates are calculated at $140.00 per hour (2 hour minimum).	
3) A reinspection fee shall be calculated at $140.00 per occurrence.	
4) Additional plan review shall be calculated at $140.00 per hour of staff time expended.	
5) Additional hourly rates for which no specific fee is identified shall be calculated at $140.00 per hour.	
6) Expedited review by the use of outside consultants for application review and/or inspections will be the actual cost calculated by outside consultant.	
7) The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.	
8) Any time the use of a building or tenant space is changed, a change of use permit is required. The fee for a change of use permit is $240.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.	
9) Foundation only permit for phased commercial and multifamily projects, 10 percent of the ICC Building Valuation.	
10) Shell only permits for phased commercial and multifamily building, 80 percent of the ICC Building Valuation per square foot.	
11) Review of minor additions or revisions to plans before permit issuance, $120.00 per hour, minimum, one hour. Major revisions to plans will require a new plan review fee. Revisions submitted in response to plan review comments do not require additional plan review fee. Shell only permits for phased commercial and multifamily buildings, 80 percent of the ICC Building Valuation per square foot.	
12) Review of minor additions or revisions to plans after permit issuance, $140.00 per hour, minimum, one hour. If expedited, it will be $280.00 per hour, minimum one hour.	
13) Review of deferred submittals, $140.00 per hour, minimum one hour. If expedited, it will be $280.00 per hour, minimum one hour.	
14) Tenant improvements for shell building, 50 percent of the ICC Building valuation per square foot. Said tenant improvement is limited to nonstructural tenant alterations not included in the building permit for the new shell building. This work is limited to improvements of previously unoccupied space.	
15) Work without permits; double fees for building permits and plan review fees.	
16) Reactivation fee applies for extending expired building applications and permits.	
Mechanical Permit Fees	
New Single Family Residences and Duplex (per unit) Flat Fee	$280.00
Residential (Prescriptive Design)	$280.00
Commercial and Non-Prescriptive Residential	Per Valuation w/ Minimum $175.00
New Commercial Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
Project Valuation	**Permit Fee**
Up to $5,000	$85.00
$5,000 - $100,000	$85.00 for the first $5,000 plus $17.00 for each additional $1,000 or fraction thereof, to and including $100,000.
> $100,000	$1,700.00 for the first $100,000 plus $12.00 for each additional $1,000 or fraction thereof.

Fee Type	Fee Amount
C. Development Fees (continued)	
Mechanical Review Fees	
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < $5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:	
Equipment Unit Schedule Description	**Fee**
Furnaces up to and including 100,000 BTU	$22.00
Furnaces over 100,000 BTU	$29.00
Appliance vents	$12.00
Repair or additions to A/C systems	$22.00
Boilers, compressors and absorption systems up to and including 3 horsepower	$29.00
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower	$53.00
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower	$76.00
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower	$100.00
Boilers, compressors and absorption systems over 50 horsepower	$123.00
Air handlers up to and including 25 tons	$18.00
Air handlers over 25 tons	$29.00
Evaporative coolers	$41.00
Ventilation and exhaust (fans and hoods)	$18.00
Incinerators, domestic type	$29.00
Incinerators, international type	$41.00
Each gas piping from 1 to 5 outlets	$12.00
- Additional outlets per outlet	$3.00
Thermostat	$12.00
Miscellaneous	$18.00
Gas Piping (mechanical)	$16.00
Plumbing Fees	**Permit Fee**
New Single Family Residences and Duplex (per unit) flat fee	$280.00
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.	
Project Valuation	**Fee**
Up to $5,000	$85.00
$5,000 - $100,000	$85.00 for the first $5,000 plus $17.00 for each additional $1,000 or fraction thereof, to and including $100,000
$100,000 and up	$1,700.00 for the first $100,000 plus $12.00 for each additional $1,000 or fraction thereof.

Fee Type	Fee Amount
C. Development Fees (continued)	
Plumbing Review Fees	**Permit Fee**
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < $5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.	
Equipment Unit Schedule	**Fixture Fee**
Furnaces up to and including 100,000 BTU	$22.00
Each plumbing fixture with one trap	$12.00
Each building sewer	$22.00
Each drain for indoors rainwater system	$12.00
Each cesspool	$35.00
Each private sewage disposal system	$59.00
Each water heater and vent	$12.00
Each gas piping from 1 to 5 outlets	$12.00
General	
1) All fees included plan review and two inspections.	
2) Additional inspections fee will be calculated at the rate of $140.00 per hour.	
3) After hour inspection fees will be calculated at the rate of $210.00 per hour with a minimum of 2 hours.	
4) Work without permit: fees will be doubled for work being conducted without approved permits.	
Fire Permit Fees - LMC Title 15	
Fire Alarm Systems	**Permit Fee**
Tenant Improvements (1st four zones)	$215.00 plus $6.00 (per device)
- Additional zones	$54.00 (each)
Residential (one and two-family dwellings)	$215.00 plus $6.00 (per device)
Commercial and Multi-Family (1st four zones)	$325 plus $6.00 (per device)
- Additional zones	$54.00 (each)
- Sprinkler supervision only	$270.00
Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee for new
Fire Alarm Plan Review Fee	25 percent (25%) of the permit fee, with a minimum of $125.00
Underground Sprinkler Supply	**Permit Fee**
Underground Sprinkler Supply	$280.00
Alternative Suppression Systems	**Permit Fee**
- 1 to 5 nozzles	$280.00
- Over 5 nozzles	$280.00 plus $20.00 per nozzle over 5 nozzles
- Bottle(s)	$30.00 per bottle
Above Ground Fire Sprinkler Systems	**Permit Fee**
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.	
Plan Review Fee (for the fire sprinkler systems are in addition to the permit fee)	25 percent (25%) of the permit fee, with a minimum of $125.00.
Tenant Improvements (relocation and addition to existing system)	valuation 20 percent (20%)
Standpipes (includes review, inspection and testing fees)	**Permit Fee**
Temporary Standpipe	$187.00
Class I	$374.00
Class II	$187.00
Class III	$187.00

Fee Type		Fee Amount
C. Development Fees (continued)		
Other Fire Code Construction permits		**Permit Fee**
Compressed Gases		$280.00
Cryogenic Fluids		$280.00
- Install or Modify		$280.00
Energy Storage Systems		$374.00
Fire Pumps		$280.00
Fuel Cell Power Systems		$280.00
Gas Detection Systems		$280.00
High-Piled Combustible Storage		$280.00
Industrial Ovens		$280.00
LP Gas		$187.00
Motor Vehicle Repair Rooms and Booths		$280.00
Private Fire Hydrants		$187.00
Smoke Control or Smoke Exhaust Systems		$280.00
Special Event Structure		$187.00
Spraying or Dipping		$280.00
Temporary Membrane Structures or Tents		$187.00
Flammable and Combustible Liquids		**Permit Fee**
Commercial Power Generator Installations (includes review, inspection and testing fees)		$350.00
Installation of Modification of Commercial Tank, Piping or Distribution System		$250.00
Installation of Modification to Pipeline System		$125.00
Removal of Abandoned Tank in Place of Residential Tank		No Fee
Removal or Abandoned in Place of Residential Tank		$55.00
Hazardous Materials		**Permit Fee**
New facility plan review – up to 2 hours plan review time and inspection		$374.00
Plan review over 2 hours		$120.00 per hour
System or facility modifications		$280.00
Fireworks Fees		
1)	Fees for a public display permit	$280.00
2)	A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows: - $500,000 for injuries to any one person in one accident or occurrence; - $1,000,000 for injuries to two or more persons in any one accident or occurrence; - $500,000 for damage to property in any one accident or occurrence; and/or - $1,000,000 combines single limit for any one accident or occurrence	
3)	A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check).	$500.00

Fee Type	Fee Amount
C. Development Fees (continued)	
False Fire Alarms	
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:	
- First and Second False Alarms	No Fee
- Third False Alarm	$100.00
- Fourth and Additional False Alarms	$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of $250.00 for each occurrence.	$270.00 for each occurrence
Fire Code Permit Fees	
All fire code operational permits required by section 105.5 shall be assessed a fee.	$110.00
Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non- profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.	
Equipment Unit Schedule	**Permit Fee**
- Additional outlets per outlet	$3.00
Each waste incinerator	$12.00
Water piping or water treating system	$12.00
Repair or alteration of drainage or vent	$12.00
Backflow device for lawn sprinklers	$12.00
Vacuum breakers from 1 to 5	$12.00
- Additional units over 5 per each	$3.00
Backflow device for other systems over 2 inches in diameters	$24.00
Cross connection of reclaimed water system	$47.00
Each graywater system	$59.00
Medical gas system from 1 to 5 outlets	$71.00
- Additional outlets over 5 per each	$12.00

Fee Type		Fee Amount
C. Development Fees (continued)		
LMC Title 2		
Historic Nomination (Type III)		$840.00
Historic Designation (Type V)		$1,120.00
Certificate of Appropriateness Types I & II		$140.00
Certificate of Appropriateness Type III		$233.00
Pre Permit Activity		**Permit Fee**
Staff Consult (cross-functional mix of review team members help identify potential requirement for developing a single residential parcel (30 minute maximum)		$280.00
Pre-Application Conference (detailed analysis, department prepares a meeting summary)		$1,120.00 - Of this amount, $560.00 can be applied to related permits filed within 365 days of the preapplication conference
Hourly Rate Meeting (specific to LMC or project conditions, 1 hour minimum)		$140.00
Administrative Land Subdivision & Land Use Decisions (Type I & II)		**Permit Fee**
Design Review		$560.00
Director's Interpretation		$292.00
Temporary Use		$233.00
Zoning Certification		$140.00
Preliminary Short Plat Subdivision or Unit Lot Subdivision		$4,083.00
Lot Splitting		$700.00
Boundary Line Adjustment (BLA)		$700.00
Preliminary Subdivision		$4,492.00
Final		$3,347.00
Plat Alteration		$1,673.00
Short Term Vacation Rental		$280.00
Home Occupation		$280.00
Limited Home Occupation		$140.00
Preliminary Binding Site Plans (BSP)		$3,347.00
Type I, II& III Minor Modification		50% of current permit fee
Type I, II, III Major Modification		100% of current permit fee
Hearing Examiner and City Council Decisions (Type III & IV) If an application requires a Hearing Examiner decision, a deposit of $2,500.00 will be required plus remaining balance of invoiced hearing cost.		
Permit Type		**Permit Fee**
Cottage Development		$1,167.00
Development Agreement		$2,917.00
Conditional Use Permits (CUP)[1]		$3,347.00
	Conditional Use Permit-Minor Modification	$836.00
	Conditional Use Permit-Major Modification [1]	$1,673.00
	Conditional Use Permit-Shoreline [1]	$3,347.00
Plats Preliminary (PPLAT)[1]		$5,326.00 + $100.00 per lot
	Preliminary Amendment - Minor Type II	$1,826.00
	Preliminary Amendment - Major Type III[1]	$3,127.00
	Final	$3,347.00
	Final Alteration[1]	$1,826.00
Public Facilities Master Plan		$3,347.00
Legal Lot Determination		$840.00

Fee Type		Fee Amount
C. Development Fees (continued)		
Variances If an application requires a Hearing Examiner decision, fees will be assessed [1]		**Permit Fee**
Critical Area/Engineering/Shoreline/Zoning		
	Variance Type I	$607.00
	Variance Type II	$910.00
	Variance Type III [1]	$1,826.00
	Engineering Variance Type IV	$1,120.00
Appeals & Reconsiderations If an application requires a Hearing Examiner decision, Fees will be assessed [1]		**Permit Fee**
Reconsideration of a Decision of the Hearing Examiner[1]		$456.00 plus hearings examiner deposit
Appeal of the Administrative Officer's Decision[1]		$685.00 plus hearings examiner deposit
Appeal of SEPA Determination[1]		$685.00 plus hearings examiner deposit
Requests for Amendments to Regulations If an application requires a Hearing Examiner decision, Fees will be assessed (1)		**Permit Fee**
Amendments to the Comprehensive Plan & other related policy documents		3197
Amendments to Development Regulations		$3,956.00
Amendments to the Shoreline Master Program		4868
Site-Specific Rezone		4717
Small Wireless Facilities Fees		**Permit Fee**
Small Wireless Franchise Fee Deposit. Requires a deposit with Small Wireless franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation will be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City Rights-of-way. City personnel will be tracking all hours expended for each Small Wireless application review and franchise negotiation. This deposit may also be applied to administrative costs associated with negotiate a Master License Agreement for Small Wireless Facilities on City Facilities.		$5,200.00 Deposit
Small Wireless Facilities Fees (per facility)		**Permit Fee**
Small Wireless Facility Annual ROW Access Fee (in lieu of ROW permits)		$280.00
Small Wireless Facility Pole Attachment Fee ("Rent" per facility on City facilities) - This fee is prorated based on the number of days covered from Rent Commencement Date to December 31.		$280.00
Small Wireless Facility Pole Replacement Fee (per replaced pole)		$280.00

Fee Type	Fee Amount
C. Development Fees (continued)	
Significant Tree Removal Permit	**Permit Fee**
Note: 1. All fees subject to technology fee surcharge, rounded to the nearest whole number. 2. Tree removal permit is separate from any SEPA application fee and related mitigation. 3. For subarea plans, the tree removal fee is charged based on the underlying zoning.	
Off-Site Tree Replacement Permit, three (3)-inch (when trees are not being replaced onsite)	$588.00 for each replacement tree.
Removal of trees, all types and species, in association with rights of-way and/or utility easements	No permit required; public agency, and/or utility is required to provide notification to the City.
Permit to Establish a Heritage Tree Designation	Permit required, $292.00
Permit to Remove Heritage Tree Designation	Permit required, $292.00
Revisions to Issued Tree Permits	$140.00
Tree Removal Permit - Single Family & Mixed Residential Zoned Lots	**Permit Fee**
Zoned lots less than 10,000 square feet in size and: - No Garry oaks located thereon; - Lot not a part of a shoreline setback; and - Lot not located in a critical area.	No permit required.
Zoned lots less than 10,000 square feet in size and: - With one (1) or more Garry oaks located thereon; and/or - Lot within a shoreline setback; and/or - Lot located within a critical area.	Permit required, $175.00
Zoned lots greater than 10,000 square feet in size.	Permit required, $175.00
Zoned lots greater than 10,000 square feet in size and: - One (1) or more Garry oaks is located thereon; and/or - Lot is located in a shoreline setback; and/or - Lot is located in a critical area.	Permit required, $175.00
Tree Removal Permit - Other Zones	**Permit Fee**
● Lots not within critical areas and/or shoreline setback, and/or with no Garry oak trees.	Permit required, $175.00
● Lots within critical areas, shoreline setback, and/or with Garry oak tree(s).	Permit required, $292.00
OSR1 zoning district	Permit required, but no fee.
OSR2 zoning district.	Permit required, $438.00
P/1 zoning district.	Permit required, $175.00
Permit is required because the proposed code may require replacement trees.	Permit required, $175.00
Tree Emergency Removal Permit	**Permit Fee**
● Single family zoned lots	Permit required, $175.00
● All other zoned properties located in the City of Lakewood.	Permit required, $175.00
Annexation Petitions	**Permit Fee**
Notice of Intent to Commence Annexation	$467.00
Petition to Annex	$3,803.00

	Fee Type	Fee Amount
D.	**PARKS AND RECREATION PROGRAMS (Facility/Use)**	
	Parks, Recreation & Community Services	
	Special Use Permit*	
	Events	$250.00 - $500.00
	Events 501-1,000 attendees (varies based on revenue/nonprofit status	$1,000.00 - $1,400.00
	Street Festivals and Major events (1,001+ based on size and special conditions)	$2,000.00 - $5,000.00
	Event Deposit	50% of event permit fee
	Event and Facility Staff	$50.00/hour
	Additional event fees and services may include permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, camping, etc.)	Market rate + 15%
	Alcohol Permit Fee ** (must be purchased in addition to a special use permit)	
	Small events	$200.00
	Large events	$500.00
	Major events	$1,000.00
	** Special conditions apply	
	Facility Use Cancellation/Reschedule/Refund	
	Administrative Fee	$25.00 (non-refundable)
	Less than 30 days prior to use	(0%) 100% retained by City
	31-60 days prior to use	(50% refunded) 50% retained by City
	More than 61 days prior to use	(75% refunded) 25% retained by City
	Boat Launch	
	Per launch (Credit/Debit Cards Only)	$15.00
	Resident Season Pass	$150.00 plus tax
	Overnight Pass	$50.00/night
	Commercial Pass	$500.00
	Outdoor Market Vendors	**Daily Rate**
	Regular Stall 10x10	$50.00
	Regular Stall 10x 20 or Food Trucks	$100.00
	Regular Stall 10x30	$125.00
	Vendor Application Fee	$30.00 - $40.00

Fee Type	Fee Amount
D. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued	
Special Events	**Daily Rate**
Special Event Vendors – 5,000 – 7,000 attendees	
Regular Stall 10x10	$50.00
Regular Stall 10x 20 or Food Trucks	$75.00
Regular Stall 10x30	$100.00
Food Vendor up to '15	$75.00
Food Truck 16 - 30"	$100.00
Non - Profit 10 x 10	$30.00
Non - Profit 10 x 20	$60.00
Non - Profit 10 x 30	$90.00
Special Event Vendors – 7,000 – 12,000 attendees	
Regular Stall 10x10	$75.00
Regular Stall 10x 20 or Food Trucks	$125.00
Regular Stall 10x30	$175.00
Food Vendor up to '15	$125.00
Food Truck 16 - 30"	$175.00
Non - Profit 10 x 10	$50.00
Non - Profit 10 x 20	$100.00
Non - Profit 10 x 30	$150.00
Special Event Vendors - SummerFEST	
Regular Stall 10x10	$150.00
Regular Stall 10x 20 or Food Trucks	$225.00
Regular Stall 10x30	$350.00
Food Vendor up to '15	$225.00
Food Truck 16 - 30"	$350.00
Non - Profit 10 x 10	$75.00
Non - Profit 10 x 20	$150.00
Non - Profit 10 x 30	$225.00
Special Event Vendors	
Application Fee	$30.00 - $40.00
Application Fee - Vendors	$30.00
Application FEE - Food	$40.00
Neighborhood Parks	
Neighborhood Field use	$20.00 per hr (no prep); $50.00 per game fee (2.5 hrs. and one prep per day)

Fee Type	Fee Amount
D. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued	
Picnic Shelters	
Premium Picnic Shelters-per day, year round (Fort Steilacoom Park/American Lake)	
May require a special use permit.	$250.00
Community Picnic Shelters - per day, year round (Wards Lake, Harry Todd, Springbrook)	
May require a special use permit.	$125.00
Pavilion	
Hourly Rate (4 hour minimum)	$150.00 per hour
Additional Hourly fee if over 8 hours, before/after operational hours or contracted hours.	$200.00 per hour
Deposit (*refundable)	50% of rental cost
Custodial Charge	$200.00
*Additional rates may be charged for repairs or additional cleaning based on use of the facility.	
Fort Steilacoom Fields (Adult and Competitive/Elite League and Tournaments)	
Soccer Field Use Fees	
- 1 Field	$150.00
- 2 Fields	$200.00
- 3 Fields	$250.00
Field preparation (Soccer)	$50.00 per prep per field
Single Soccer Field (no preparation)	$50.00 per 60 minutes
Youth Soccer League Fees	
Youth soccer teams with agreements to utilize city fields for league (not tournament, or elite/select) for Lakewood youth will receive a 50% discount on fees; Organizer pays a seasonal fee for practice field reservation and season/game day field prep. Saturday game and mid-week practice space allocation.	
Twelve (12) week game session - all fields.	$225.00/day; $2,700 per season
Baseball Field (Fields 2-4) with turf Infields per field, per day	
- 1 Field	$325.00
- 2 Fields	$600.00
- 3 Fields	$900.00
Turf Field Hourly rate (Monday- Friday) 2 hour minimum	$50.00 per hour
Mound Change	$50.00
Home Baseball Field Complex (Field 1)	
Home Field -per day	$600.00
Home Field - hourly rate (Monday- Friday) (2 hour minimum)	$70.00
Lights	$25.00 per hour
Scoreboard	$25.00 per hour
Facility Staff	$50.00 per hour
Batting Cage	$50.00 per hour
Tournament Deposit and Cancellation Fees	
- Nonrefundable tournament reservation fee	$100.00 per tournament
- Tournament Deposit *(will go towards tournament fees)*	$100.00 per field
- Tournament cancelled less than 30 days prior	50% of deposit refunded
- Tournament cancelled 31-60 days prior	75% of deposit refunded
Youth Baseball League Fees	
Youth baseball teams with agreements to utilize city fields for league (not tournament, or elite/select) for Lakewood youth, pay a per practice/game field reservation fee and recieve a 50% discount on fees. Field availability may vary and field prep fees apply.	$50.00 per game fee (2.5 hours) Fields 2-4 only (Mon-Fri)

	Fee Type	Fee Amount
D.	**PARKS AND RECREATION PROGRAMS (Facility/Use) - continued**	
	Other Fees	
	Open Space: Requires a special use permit.	$100.00 - $200.00
	Garden Plot Site	$20.00 - $25.00
	Non-Refundable Vendor Application Fee	$30.00 - $40.00
	Advertising Banner	Subject to sponsorship agreement.
	Concessions Rights	$25.00 - $50.00 per day
	Additional Staff Fee	$50.00 per hour
	Parking, camping and other revenue collected by renter for event	15% of gross revenue
	Hourly rate charged for repairs or additional cleaning after events/permitted uses.	$100.00 per hour
	Neighborhood Shelters (Active, Wards, Springbrook Parks)	
	May require a special use permit.	$80.00 per day
	McGavick Center Facility Use/Rental	
	Non-profit organizations may rent the entire facility for a flat fee of $2,000.00. The City's available days for rental/use are limited in number each year.	
E.	**ANIMAL CONTROL LICENSING FEES**	
	Police	
	The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as follows:	
	- Dogs (altered)	$20.00
	- Dogs (unaltered)	$55.00
	- Cats (altered)	$12.00
	- Cats (unaltered)	$55.00
	Reduced rates for physically disabled and senior citizens, 65 years of age or older:	
	- Dogs (altered)	$10.00
	- Dogs (unaltered)	$30.00
	- Cats (altered)	$4.00
	- Cats (unaltered)	$30.00
	Animals exempted from payment of fee - Guide Dog or Service Animal (with proof)	No Fee
	In order to receive the fee advantage for altered dogs and cats, an individual 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.	
F.	**BURGLAR/SECURITY ALARM PERMIT FEES**	
	Police	
	The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9A.13 of the Lakewood Municipal Code are as follows:	
	Annual Permit Fee	$24.00
	- for Senior Citizens or Physically Disabled	$12.00
	General False Alarm Fee	$100.00 each incident
	Robbery False Alarm Fee	$200.00 each incident
	Supplemental False Alarm Fee for Unregistered Alarm	$100.00 each incident
	Late Fee if False Alarm Fee is not paid in 30 days of invoice	$25.00
	Appeal Fee (refundable if fee is overturned)	$50.00
	Alarm Company Fee for Failure to Verify Alarm Signal	$100.00
	Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	$200.00
	Failure to comply and provide customer lists to Alarm Administrator	$25.00 per working day (after the initial 30-day notice expires, i.e. day 31)
	Failure to renew (assessed the Alarm Agreement Holding Company)	$100.00
	Failure to obtain an alarm permit from the Police alarm Administrator	$10.00 per each registered alarm user in City, with maximum of $100.00
	Reinstatement fee for unregistered alarm installation company or unregistered company	Greater of 100.00 or $10.00 per alarm user of letters that have been sent.

2027 PROPOSED FEE SCHEDULE

Resolution 2026-11 Adopted by City Council on November 16, 2026

	Fee Type	Fee Amount	Basis for Proposed Change
All			
	Taxes and Pass-Through Costs	All appropriate taxes and pass-through costs are added to fees when they are incurred, even if not specified in the fee schedule.	
A.	**Copies/Duplication & Other Fees**		
	Legal/City Clerk		
	Certification of documents and Affixing City Seal	$0.15 per page + $3.00	
	Preparation of verbatim City Council minutes	$50.00/hour	
	Reproduction of City Council audio tapes	$5.00	
	CD-ROMs	$1.00	
	Various Departments		
	Public Records:		
	Copies of Public Records	$0.15 per page	
	Scanned Public Records into Electronic Format	$0.10 per page	
	Electronic files or attachments uploaded to email, cloud-based storage service or other means of electronic delivery.	$0.05 cents per 4 files or attachments	
	Transmission of public records in an electronic format.	$0.10 per gigabyte	
	Body Worn Camera Recording* / Video Redaction Fee	$0.77 per minute	
	Digital Storage Media or Device; Container or Envelope used to mail copies to requestor and postage/delivery charge.	Actual Cost	
	Note: - Charges can be combined if more than one type applies. - Pursuant to RCW 42.56.120(2)(b), the City of Lakewood is not calculating/assessing all actual costs for copying records because to do so would be unduly burdensome for the following reasons: (1) The City does not have the resources to conduct a study to determine all actual copying costs for every actual cost type; and (2) To conduct such a study would interfere with other essential city functions; and (3) even if the City were to conduct such a study, the systems in place facilitate tasks other than public records production.		
	*Pursuant to RCW 42.56.240, the City 1) uses "redaction technology that provides the least costly commercially available method of redacting body worn camera recordings, to the extent possible and reasonable" pursuant to RCW 42.56.240(14)(f); and 2) will provide relief from the imposition of costs to those who demonstrate that they qualify for such relief pursuant to RCW 42.56.240(14)(e).		
	Non Sufficient Funds (NSF) Fee	$25.00	
	Extra Duty Contracts - Administrative Fee	$2.00 per hour	
	Extra Duty Contracts - Processing Fee	$10.00 per invoice	
	Extra Duty Contracts - Insurance Assessment	$8.00 per hour	WCIA liability assessment based on losses and worker hours.
	Lien Filing Fee	$50.00 plus all recording fees	
	Credit and Debit Card Service Fee	2.90%	Payment processing fee.
B.	**City Hall Rental Fees** - *Two-hour minimum reservation required for facility use*		
	Cleaning Fee (non-refundable)	$50.00 (Saturday & Sunday only)	
	City staff attendant	Hourly rate of City staff attendant.	
	Up to a 15% Administrative charge may be added to actual expenses. In addition, an hourly rate fee will be charged for repairs or additional cleaning that is required as a result of an event.		

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees		Clarification-These are not planning fees but licensing and MFTE fees.
Administrative Fee (applies to all permit application types)		
Base Fee	$105.00	Blue Equals update based on $140 hr
Technology Fee	4% of the totalpermit cost	
Reactivation of Expired Permits/Applications	If application or issued permit is expired: •Expired less than 1 year: $140; •Expired 1-2 years= $280 ; •Expired more than 2 years = New application to ensure current code cycle compliance and current fees applied.	Lakewood's current fee schedule does not include a fee or process for reactivating an expired permit. The only related fee applies to permit extensions approved before expiration. Staff reviewed the practices of nine peer jurisdictions in the region: Pierce, King, Thurston, and Kitsap counties, and the cities of Tacoma, Federal Way, Puyallup, Lacey, and Gig Harbor. Approaches vary considerably, ranging from modest flat fees to requiring a new permit application. The fee is calculated using Lakewood's adopted $120 hourly rate, maintaining consistency with the existing fee schedule while remaining generally comparable to neighboring jurisdictions.
Revenue & Finance - LMC Title 3 **Multi-Family Tax Exemption (MFTE) Applications (LMC 3.64.030)**		
Conditional Certificate Application	$1,000.00	
~~Extension of Conditional Certificate of Application (going from 8 to 12 year)~~	~~$625.00~~	Extension repealed by Ordinance No. 832 in 2025.
Final Certificate of Application	$625.00	
8-Year Tax Exemption Annual Monitoring Fee (due payable upon final certificate)	$1,000.00	
12-Year Tax Exemption Annual Monitoring Fee (due payable upon final certificate)	$1,500.00	
Business License & Regulation - LMC Title 5		
General Business License (GBL)	**License Fee**	
General Business License (GBL)	$90.00	
Specialty Business License Rates	**License Fee**	
Temporary Business License	$60.00	
Temporary Business License Renewal	$60.00	
Pawnbroker Pawnshops	$1,000.00	
Second-hand and/or salvage dealers	$250.00	
Junk and/or salvage dealers	$250.00	
Transient Trader in second-hand property	$250.00	
Private Sales	No Fee	
Flea Markets	$1,500.00	
Adult Entertainment Establishment	$2,500.00	
Panoram Premises License	$2,500.00	
Panoram Device License	$250.00 per device	
Panoram Owner License	$5,000.00	
Panoram Manager License	$500.00	
Carnivals and Circuses	$250.00 per day	
- Five or less machines or devices	$150.00 per week*	
- Five or more	$25.00 per week per device*	
* Alternative to device fees	$150.00 annual fee	
Wrecker License	$250.00	

Fee Type	Fee Amount
C. ~~Planning and~~ **Development Fees** (continued)	
Business License & Regulation - LMC Title 5 (continued)	
Public Dances, Cabarets, Dance Halls and Teenager Dances	**License Fee**
Cabaret	$750.00
Public Dance Hall	$150.00
Public Dances (per night)	$53.00
Public Dances (annually)	$150.00 (maximum of four per year)
Teenager Dances	Same as Public Dances
Bathhouses	**License Fee**
Public Bathhouse	$150.00
Bathhouse Attendant	$500.00
Bathhouse Manager	$500.00
Other	**License Fee**
Outdoor Public Music Festivals	$2,000.00 per day of festival event
Bondsmen	$1,500.00
Theaters	$250.00 per screen per year
Commercial Kennel/Cattery (6-50 dogs/cats)	$300.00
Commercial Kennel/Cattery (over 50 dogs/cats)	$500.00
Solicitors and Peddlers	$150.00 per solicitor or peddler
Rental Housing Safety Program - LMC Title 5	
Rental Housing Safety	**Permit Fee**
Detached Single Family Rental Flat Fee Per Unit	$50.00
Multi-Family Rental Flat Fee Per Unit	$50.00 first unit, $20.00 each additional unit
Late Fee for Rental Housing Registration (up to one month past due): Any applicant or licensee who fails to make application for a Rental Housing license or renewal, within 30 days after expiration of their rental license or of the commencement of business in the case of a new rental business, shall be subject to a late application fee, computed at 100 percent of the cost of the applicable license fee.	
Certificate of Compliance	No Charge
Certificate of Compliance Transfer to New Owner	No Charge
Initial Safety Inspection	No Charge
Reinspection	$125.00
Rental Housing Inspector's Initial Registration	$0.00
Rental Housing Inspector's Annual Renewal	$60.00
Geographical Information Systems (GIS)	
LABOR COSTS: Labor costs for preparation of requested GIS information shall be billed on a quarter of an hour (15-minute) basis.	$140.00 per hour

Clarification-These are not planning fees but licensing fees.

Fee Type	Fee Amount	
C. ~~Planning and~~ **Development Fees** (continued)		Clarification-These are not planning fees but licensing fees.
Public Works - LMC Title 12		
Site Development Permit	**Permit Fee**	
Land clearing/Grading Only; less than 500 cubic yards	$758.00	
Residential	$1,167.00	
Commercial	$5,833.00	
Revisions to issued Site Development Permits	Residential: $280.00 Commercial: $840.00	Cost recovery when an applicant changes scope of work after permit is issued and before final inspection. Assumes 2 hours for residential, 6 hours for commercial at $120 per hour.
Right-of-Way Development Fees	**Permit Fee**	
Right-of-Way Permit *(authorization to use right-of-way for minor construction, parking or other non-intrusive use)*	$280.00 plus any staff time in excess of 2 hours at $140.00 per hour	
Right-of-Way Encroachment Permit (temporary, revocable use) Does not include applicant cost of recording Encroachment Agreement and other applicable expenses	Permit Fee: 400 sq ft or less: $793.00; Greater than 400 sq ft: $1,400.00 Renewal: $280.00 Annual Occupation Fee Lake-Terminating ROW: 5% of adjacent property assessed land value per sq ft x encroachment area. Annual Occupation Fee All Other ROW: 2% of adjacent property assessed land value per sq ft x encroachment area.	Fees being alligned with previous rates shared with council during study session. New code anticpated for final Council consideration Q2 2027.
Annual Right-of-Way Permit (authorization for utility companies to use right-of-way for non-intrusive maintenance activities)	$793.00	
Oversize Load Permit (all vehicles in excess of legal weight or size limitations according to RCW 46.44 shall obtain an oversize load permit prior to operating on Lakewood streets)	~~Individual~~ $280.00 ~~Annual $680.00~~ Additional costs shall apply if police escorts or signal technician work is required.	Housekeeping cleanup. We don't issue annual oversized transport permits as we need specific dates of travel, etc.
Reinspection Fee (to cover cost of each reinspection, required in conjunction with a Right-of-Way Permit, necessary to assure compliance with the requirements of the permit)	$793.00	
General Inspection Fee (for inspection not otherwise listed)	$793.00	
Miscellaneous Permits (any Public Works permit not covered by the fee schedule, if performed by an employee)	$793.00	
Professional Services Contracts (any private or public professional service contract needed)	$793.00	
Pavement Degradation Fee (PDF): (recovers loss in pavement serviceability due to pavement cuts):		
Moratorium	$111.25 per square yard	
PCI 100-85	$55.50 per square yard	
PCI 84-70	$ 44.75 per square yard	
PCI 69-50	$ 33.25 per square yard	
Right-of-Way Vacation Permit ("Sale" or vacation of city right-of-way to abutting property owners)	$2,240.00	
Street Opening Permit (Used to install new or repair/upgrade existing private and public facilities located in a street right-of-way; includes pavement cuts, excavation, traffic control, etc.)	$1,400.00 plus any staff time in excess of 10 hours at $140.00 per hour	
Revisions to issued ROW Permits	$420.00	Cost recovery when an applicant changes scope of work after permit is issued and before final inspection. Minimum hourly rate, flat fee, assumes 3 hours.

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees (continued)		Housekeeping
Environmental - LMC Title 14		
Projects Inside Downtown Subarea Plan Boundaries	**Permit Fee**	
SEPA-Notice of Consistency with Planned Action State Environmental Policy Act ~~(Process I and II applications LMC section)~~	$140.00	Housekeeping. Outdated process reference.
Downtown Subarea Planned Action Transportation Mitigation Fee (TMF)	$2,174.00 per PM peak hour trip generated by use(s).	
All Project Areas	**Permit Fee**	
Critical Area Review	$1,826.00	
Flood Plain Agreement	$560.00	
Written Shoreline Exempt Determination (The fee applies only to requests for a written determination by the Planning & Public Works Department that the project is exempt from the Shoreline Substantial Development Permit Master Program.)	$222.00	Clarification. Per state law and LMC Title 16, projects within the shoreline jurisdiction are not exempt from policies and requirements of the SMP. The exemption, if WAC 173-27-040 is met, are exempt from requiring a SSDP.
Revised SEPA Determination	$840.00	
Environmental Impact Statement (EIS)	$4,667.00 plus preparation at contract rate to be determined	
SEPA-State Environmental Policy Act Checklist-Flat Rate (LMC Section)	$1,826.00	
SSDP - Shoreline Substantial Development Permit	$3,500.00	
SCUP - Shoreline Conditional Use Permit/Shoreline Variance	$3,500.00 plus $2,500.00 hearing examiner deposit plus remaining balance of invoiced hearing cost (1)	
Reasonable Use Exception other than residential (RUE)	$3,110.00 plus hearings examiner deposit (1)	Clarification-Per LMC 14.142.080(B) RUEs are a Type 3 decision which goes to the hearings examiner.
(1) Hearing Examiner Fees		
Where Examiner Review is required for any related use permit, appeal, etc., the applicant is responsible for and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.		

Fee Type	Fee Amount
C. ~~Planning and~~ Development Fees (continued)	

Clarification-These are not planning fees but building fees.

Building & Construction Fees - LMC Title 15

Building Permit Fees

Building Permit fees shall be based upon valuation. The valuation shall be determined by the Building Official. For most projects the square footage costs in the most current Building Valuation Data Table published by the International Code Council (ICC) may be employed. For projects not covered by the table construction estimation tools such as Construction Cost Data by R.S. Means or the BNI Construction Costbook may be referenced as a guide.

Permit fees shall be calculated from valuation in the following manner:

Valuation	Corresponding Permit Fee
$0 - $500	$30.00
$501 - $2,000	$30.00 for the first $500.00 plus $4.00 for each additional $100 or fraction thereof, to and including $2,000.
$2,001 - $25,000	$90.00 for the first $2,000.00 plus $17.50 for each additional $1,000 or fraction thereof, to and including $25,000.
$25,001 - $50,000	$492.50 for the first $25,000.00 plus $12.50 for each additional $1,000 or fraction thereof, to and including $50,000.
$50,001 - $100,000	$805.00 for the first $50,000.00 plus $9.00 for each additional $1,000 or fraction thereof, to and including $100,000.
$100,001 - $500,000	$1,255.00 for the first $100,000.00 plus $7.25 for each additional $1,000 or fraction thereof, to and including $500,000.
$500,001 - $1,000,000	$4,155.00 for the first $500,000.00 plus $6.00 for each additional $1,000 or fraction thereof, to and including $1,000,000.
$1,000,001 - $5,000,000	$7,155.00 for the first $1,000,000.00 plus $4.00 for each additional $1,000.00 or fraction thereof, to and including $5,000,000.
$5,000,001 and up	$23,155.00 for the first $5,000,000.00 plus $3.00 for each additional $1,000.00 or fraction thereof.

Plan Review Fees

Residential & Commercial	Plan review fees shall be 65 percent (65%) of the Building Permit Fee (Min 1 hour)

Residential Building Permits Flat Fee	**Permit Fee**
Manufactured Home Setup Permit	$280.00
Manufactured Home installed in a mobile home park	$280.00
Demolition Permit-Single Family (including duplex)	$280.00
Re-Roofing	$280.00
Spa or Hot Tub	$280.00
Pool	$280.00
Commercial Building Flat Fee Permits	**Permit Fee**
Certificate of Occupancy	$280.00
Temporary building installation and removal (i,e, job shack/office)	$280.00
Demolition Permit- Commercial/Multi-Family	$280.00

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees (continued)		Clarification-These are not planning fees but building fees.
Basic Development/Plan Set Fees Plan sets approved for construction which may be used multiple times on different lots.	**Permit Fee**	
Setup Fee for Establishing a Basic Plan Set	$280.00	
Establish Basic Plan Set (See Valuation Table for Building Permit fee)	1/2 Residential Permit Fee	
Utilization of Basic Plan Set	65% Residential Permit Fee and $268.00	
Revisions of Issued Building Permit ~~(exempt from base application fee)~~	**Permit Fee**	Housekeeping. Base fee applies to all application types for cost recovery for processing.
Commercial Building Permits	$840.00	
Residential Building Permits	$420.00	
Miscellaneous Fees	**Permit Fee**	
Reinspection Fee-Per occurrence Whenever an Inspection is requested but the project is not yet ready for inspection, if access to the site is prevented, or if temporary silt and erosion control measures are not in place, a fee shall be paid of an hourly rate beginning with the third inspection for the same issue.	$140.00	
Investigation Fee Whenever any work for which a permit is required by this code has commenced without first obtaining such permit, an investigation fee shall be paid in an amount equal to the permit fee for such project, in addition to the required plan review and permit fees	$140.00	
Expedited Plan Review Building (Title 15, building permits)	City will retain the 65% Plans review Fee.	
Expedited Plan Review LMC Title: 12, 14, 16, 17, 18	30% in addition to the application cost.	
Washington State Building Code Council - surcharge per building permit. There is imposed a fee of six dollars and fifty cents on each residential building permit and a fee of twenty-five dollars for each commercial building permit issued by a county or a city, plus an additional surcharge of two dollars for each residential unit, but not including the first unit, on each building containing more than one residential unit. (RCW 19.27.085)	Residential: $6.50 for 1st unit plus $2.00 for each additional unit Commercial: $25.00 each	

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees (continued)		Clarification-These are not planning fees but building fees.
General Comments		
1) Any person who commences any work on a building, structure, gas, mechanical, or plumbing system before obtaining the necessary permits may be subject to an investigative fee.		
2) Additional inspection outside of normal business hours or investigative fee rates are calculated at $140.00 per hour (2 hour minimum).		
3) A reinspection fee shall be calculated at $140.00 per occurrence.		
4) Additional plan review ~~resulting from revisions, resubmittals and other documents~~ shall be calculated at $140.00 per hour of staff time expended.		Housekeeping. These fees are already captured elsewhere.
5) Additional hourly rates for which no specific fee is identified shall be calculated at $140.00 per hour.		
6) Expedited review by the use of outside consultants for application review and/or inspections will be the actual cost calculated by outside consultant.		
7) The payment of the fee for the construction, alteration, removal or demolition for work done in connection to or concurrently with the work authorized by a building permit shall not relieve the applicant or holder of the permit from the payment of other fees as assessed.		
8) Any time the use of a building or tenant space is changed, a change of use permit is required. ~~The fee for a change of use permit is $280.00. If alterations to the space are to be performed, additional permits and fees may be required such as building permit, plumbing permit, mechanical permit, etc. Please note that an electrical permit may be required for changes to the electrical service or wiring.~~		Aligned with Certificate of Occupancy/Change of Use fee.
9) Foundation only permit for phased commercial and multifamily projects, 10 percent of the ICC Building Valuation.		
10) Shell only permits for phased commercial and multifamily building, 80 percent of the ICC Building Valuation per square foot.		
11) Review of minor additions or revisions to plans before permit issuance, ~~$92$140.00 per hour, minimum, one hour. Major revisions to plans will require a new plan review fee. Revisions submitted in response to plan review comments do not require additional plan review fee. Shell only permits for phased commercial and multifamily buildings, 80 percent of the ICC Building Valuation per square foot.~~		Outdated hourly rate.
12) Review of minor additions or revisions to plans after permit issuance, $140.00 per hour, minimum, one hour. If expedited, it will be $280.00 per hour, minimum one hour.		Cost recovery as some projects request expedited review.
13) Review of deferred submittals, $140.00 per hour, minimum one hour. If expedited, it will be $280.00 per hour, minimum one hour.		Cost recovery as some projects request expedited review.
14) Tenant improvements for shell building, 50 percent of the ICC Building valuation per square foot. Said tenant improvement is limited to nonstructural tenant alterations not included in the building permit for the new shell building. This work is limited to improvements of previously unoccupied space.		
15) Work without permits; double fees for building permits and plan review fees.		
16) Reactivation fee applies for extending expired building applications and permits. ~~Building permit extension (after two extensions have been previously authorized by the Building Official. The fee is 0.5 hours at the hourly rate (see Staff Review Fees under Other Fees section).~~		Clean up as reactivation fee is set for all application types, not just building permits to ensure predictablity while cost recovery.
Mechanical Permit Fees ~~(exempt from base application fee)~~		Housekeeping. Base fee applies to all application types for cost recovery for
New Single Family Residences and Duplex (per unit) Flat Fee	$280.00	
Residential (Prescriptive Design)	$280.00	
Commercial and Non-Prescriptive Residential	Per Valuation w/ Minimum $175.00	
New Commercial Building and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.		
Project Valuation	**Permit Fee**	
Up to $5,000	$85.00	
$5,000 - $100,000	$85.00 for the first $5,000 plus $17.00 for each additional $1,000 or fraction thereof, to and including $100,000.	
> $100,000	$1,700.00 for the first $100,000 plus $12.00 for each additional $1,000 or fraction thereof.	

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees (continued)		Clarification-These are not planning fees but building fees.
Mechanical Review Fees		
When plan reviews and/or specifications are required, the plan review fee shall be calculated at 25% of the Permit		
Small Tenant Improvements (mechanical < $5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below:		
Equipment Unit Schedule Description	**Fee**	
~~Permit Issuance~~	~~$34.00~~	Redundant and housekeeping clean-up. Building fee covers this cost recovery.
~~Issuing supplemental permits~~	~~$12.00~~	
Furnaces up to and including 100,000 BTU	$22.00	
Furnaces over 100,000 BTU	$29.00	
Appliance vents	$12.00	
Repair or additions to A/C systems	$22.00	
Boilers, compressors and absorption systems up to and including 3 horsepower	$29.00	
Boilers, compressors and absorption systems over 3 horsepower and including 15 horsepower	$53.00	
Boilers, compressors and absorption systems over 15 horsepower and including 30 horsepower	$76.00	
Boilers, compressors and absorption systems over 30 horsepower and including 50 horsepower	$100.00	
Boilers, compressors and absorption systems over 50 horsepower	$123.00	
Air handlers up to and including 25 tons	$18.00	
Air handlers over 25 tons	$29.00	
Evaporative coolers	$41.00	
Ventilation and exhaust (fans and hoods)	$18.00	
Incinerators, domestic type	$29.00	
Incinerators, international type	$41.00	
Each gas piping from 1 to 5 outlets	$12.00	
- Additional outlets per outlet	$3.00	
Thermostat	$12.00	
Miscellaneous	$18.00	
Gas Piping (mechanical)	$16.00	New line item for gas piping serving HVAC systems, water heaters, and appliances. Cost recovery for review.
Plumbing Fees	**Permit Fee**	
New Single Family Residences and Duplex (per unit) flat fee	$280.00	
New Commercial Buildings and Major Tenant Improvements permit fees will be based upon the following valuation table using the project valuation. Valuation based upon the prevailing market value including materials, labor and equipment.		
Project Valuation	**Fee**	
Up to $5,000	$85.00	
$5,000 - $100,000	$85.00 for the first $5,000 plus $17.00 for each additional $1,000 or fraction thereof, to and including $100,000	
$100,000 and up	$1,700.00 for the first $100,000 plus $12.00 for each additional $1,000 or fraction thereof.	

Fee Type	Fee Amount
C. ~~Planning and~~ **Development Fees** (continued)	
Plumbing Review Fees	**Permit Fee**
When plans and/or inspections are required, the plan review fee shall be calculated at 25% of the Permit Fee.	
Small Tenant Improvements (mechanical < $5,000) and equipment replacement or adding of new equipment shall use the equipment unit table below.	
Equipment Unit Schedule	**Fixture Fee**
~~Permit Issuance~~	~~$34.00~~
~~Issuing supplemental permits~~	~~$12.00~~
Furnaces up to and including 100,000 BTU	$22.00
Each plumbing fixture with one trap	$12.00
Each building sewer	$22.00
Each drain for indoors rainwater system	$12.00
Each cesspool	$35.00
Each private sewage disposal system	$59.00
Each water heater and vent	$12.00
Each gas piping from 1 to 5 outlets	$12.00
General	
1) All fees included plan review and two inspections	
2) Additional inspections fee will be calculated at the rate of $140.00 ~~$93.50~~ per hour.	
3) After hour inspection fees will be calculated at the rate of$210.00 $140.25 per hour with a minimum of 2 hours.	
4) Work without permit: fees will be doubled for work being conducted without approved permits.	
Fire Permit Fees - LMC Title 15	
Fire Alarm Systems	**Permit Fee**
Tenant Improvements (1st four zones)	$215.00 plus $6.00 (per device)
- Additional zones	$54.00 (each)
Residential (one and two-family dwellings)	$215.00 plus $6.00 (per device)
Commercial and Multi-Family (1st four zones)	$325 plus $6.00 (per device)
- Additional zones	$54.00 (each)
- Sprinkler supervision only	$270.00
Fire Alarm Permit Fee for upgrading of an existing system	50 percent (50%) of the fee for new
Fire Alarm Plan Review Fee	25 percent (25%) of the permit fee, with a minimum of $125.00
Underground Sprinkler Supply	**Permit Fee**
Underground Sprinkler Supply	$280.00
Alternative Suppression Systems	**Permit Fee**
- 1 to 5 nozzles	$280.00
- Over 5 nozzles	280.00 plus $20.00 per nozzle over 5 nozzl
- Bottle(s)	$30.00 per bottle
Above Ground Fire Sprinkler Systems	**Permit Fee**
The fee for fire sprinkler systems shall be based on the Building Permit Fee Table. The valuation shall be based on the per square foot figure of sprinkler systems as established by policy in accordance with nationally-recognized standards.	
Plan Review Fee (for the fire sprinkler systems are in addition to the permit fee)	25 percent (25%) of the permit fee, with a minimum of $125.00.
Tenant Improvements (relocation and addition to existing system)	valuation 20 percent (20%)
Standpipes (includes review, inspection and testing fees)	**Permit Fee**
Temporary Standpipe	$187.00
Class I	$374.00
Class II	$187.00
Class III	$187.00

Clarification-These are not planning fees but building fees.

Redundant and housekeeping clean-up. Building fee covers cost recovery.

Updated to the current hourly rate.

1.5 times the current hourly rate.

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees (continued)		Clarification-These are not planning fees but building fees.
Other Fire Code Construction permits	**Permit Fee**	
Compressed Gases	$280.00	
Cryogenic Fluids	$280.00	
Emergency Responder Communication Coverage System - Install or Modify	$280.00	
Energy Storage Systems	$374.00	
Fire Pumps	$280.00	
Fuel Cell Power Systems	$280.00	
Gas Detection Systems	$280.00	
High-Piled Combustible Storage	$280.00	
Industrial Ovens	$280.00	
LP Gas	$187.00	
Motor Vehicle Repair Rooms and Booths	$280.00	
Private Fire Hydrants	$187.00	
Smoke Control or Smoke Exhaust Systems	$280.00	
Special Event Structure	$187.00	
Spraying or Dipping	$280.00	
Temporary Membrane Structures or Tents	$187.00	
Flammable and Combustible Liquids	**Permit Fee**	
Commercial Power Generator Installations (includes review, inspection and testing fees)	$350.00	
Installation of Modification of Commercial Tank, Piping or Distribution	$250.00	
Installation of Modification to Pipeline System	$125.00	
Removal of Abandoned Tank in Place of Residential Tank	No Fee	
Removal or Abandoned in Place of Residential Tank	$55.00	
Hazardous Materials	**Permit Fee**	
New facility plan review – up to 2 hours plan review time and inspection	$374.00	
Plan review over 2 hours	~~$93.50~~ $120.00 per hour	Updated to current hourly rate
System or facility modifications	$280.00	
Fireworks Fees		
1) Fees for a public display permit	$280.00	
2) A liability insurance policy(ies) is/are required in accordance with the Fireworks Ordinance for both fireworks stands and public displays as follows: - $500,000 for injuries to any one person in one accident or occurrence; - $1,000,000 for injuries to two or more persons in any one accident or occurrence; - $500,000 for damage to property in any one accident or occurrence; and/or - $1,000,000 combines single limit for any one accident or occurrence		
3) A bond for clean-up is required in accordance with the Fireworks Ordinance for all fireworks stands (in a bond or cashiers check).	$500.00	

Fee Type	Fee Amount
C. ~~Planning and~~ Development Fees (continued)	

Clarification-These are not planning fees but building fees.

False Fire Alarms	
In the event of more than two false alarms in any 12 month period, the Fire chief may charge a fee for fire department response as specified below:	
- First and Second False Alarms	No Fee
- Third False Alarm	$100.00
- Fourth and Additional False Alarms	$250.00
EXCEPTION: False alarms resulting from the failure of a fire alarm service technician notifying the central, proprietary or remote monitoring station shall be billed at the rate of $250.00 for each occurrence.	$270.00 for each occurrence

Fire Code Permit Fees	
All fire code operational permits required by section 105.5 shall be assessed a fee.	$110.00

Permit charges may be waived by the Fire Chief or Fire Marshal for the following: Activities of Washington State non- profit corporations and/or civic or fraternal organizations which possess an IRS tax exempt status. Proof of IRS tax exempt shall be presented at the time of permit application. Non-profit organizations may be charged 1/2 of the listed occupancy permit fees. However, any group shall be assessed a full permit fee if the approved conditions of the permit are modified or not adhered to by the applicant.

Equipment Unit Schedule	**Permit Fee**
- Additional outlets per outlet	$3.00
Each waste incinerator	$12.00
Water piping or water treating system	$12.00
Repair or alteration of drainage or vent	$12.00
Backflow device for lawn sprinklers	$12.00
Vacuum breakers from 1 to 5	$12.00
- Additional units over 5 per each	$3.00
Backflow device for other systems over 2 inches in	$24.00
Cross connection of reclaimed water system	$47.00
Each graywater system	$59.00
Medical gas system from 1 to 5 outlets	$71.00
- Additional outlets over 5 per each	$12.00

	Fee Type	Fee Amount	
C.	~~Planning and~~ **Development Fees** (continued)		Clarification-These are not planning fees but building fees.
	LMC Title 2		
	Historic Nomination (Type III)	$840.00	No fees in current resolution but
	Historic Designation (Type V)	$1,120.00	No fees in current resolution but
	Certificate of Appropriateness Types I & II	$140.00	
	Certificate of Appropriateness Type III	$233.00	
	~~**Land Use & Subdivision - LMC Titles 17 & 18**~~		Housekeeping. Header not applicable to
	Pre Permit Activity	**Permit Fee**	
	Staff Consult (cross-functional mix of review team members help identify potential requirement for developing a single residential parcel (30 minute maximum)	$280.00	
	Pre-Application Conference (detailed analysis, department prepares a meeting summary)	$1,120.00 ~~$480.00~~ - Of this amount, $560.00 ~~$240.00~~ can be applied to related permits filed within 365 days of the preapplication conference	Timelogs report average of 8 hours review disciplines spend on pre-app research. Increase for cost recovery of time.
	Hourly Rate Meeting (specific to LMC or project conditions, 1 hour minimum)	$140.00	
	Administrative Land Subdivision & Land Use Decisions (Type I & II)	**Permit Fee**	
	Design Review	$560.00	
	Director's Interpretation	$292.00	
	Temporary Use	$233.00	
	Zoning Certification	$140.00	
	Preliminary Short Plat Subdivision or Unit Lot Subdivision	$4,083.00	
	Lot Splitting	$700.00	Part of 2026 CPA, new state law
	Boundary Line Adjustment (BLA)	$700.00	
	Preliminary Subdivision	$4,492.00	
	Final	$3,347.00	
	Plat Alteration	$1,673.00	
	Short Term Vacation Rental	$280.00	
	Home Occupation	$280.00	
	Limited Home Occupation	$140.00	
	Preliminary Binding Site Plans (BSP)	$3,347.00	
	Type I, II& III Minor Modification	50% of current permit fee	
	Type I, II, III Major Modification	100% of current permit fee	
	Hearing Examiner and City Council Decisions (Type III & IV) If an application requires a Hearing Examiner decision, a deposit of $2,500.00 will be required plus remaining balance of invoiced hearing cost.		
	Permit Type	**Permit Fee**	
	Cottage Development	$1,167.00	
	Development Agreement	$2,917.00	
	Conditional Use Permits (CUP)[1]	$3,347.00	
	Conditional Use Permit-Minor Modification	$836.00	
	Conditional Use Permit-Major Modification [1]	$1,673.00	
	Conditional Use Permit-Shoreline [1]	$3,347.00	
	Plats Preliminary (PPLAT)[1]	$5,326.00 + $100.00 per lot	
	Preliminary Amendment - Minor Type II	$1,826.00	
	Preliminary Amendment - Major Type III[1]	$3,127.00	
	Final	$3,347.00	
	Final Alteration[1]	$1,826.00	
	Public Facilities Master Plan	$3,347.00	
	Legal Lot Determination	$840.00	We receive 3-5 requests per year to determine, per PC Assessor-Treasurer process, whether lots were created legally. Requires time to review survey,

Fee Type		Fee Amount	
C. ~~Planning and~~ **Development Fees** (continued)			Clarification-These are not planning fees but building fees.
Variances If an application requires a Hearing Examiner decision, fees will be assessed [1]		**Permit Fee**	
Critical Area/Engineering/Shoreline/Zoning			
	Variance Type I	$607.00	
	Variance Type II	$910.00	
	Variance Type III [1]	$1,826.00	
	Engineering Variance Type IV	$1,120.00	Change reflect new variance process with Title 12 update adopted in Spring 2026 via Ordinance No 846. Assumes average
Appeals & Reconsiderations If an application requires a Hearing Examiner decision, Fees will be assessed [1]		**Permit Fee**	
Reconsideration of a Decision of the Hearing Examiner[1]		$456.00plus hearings examiner deposit	Clarification. Already required but not clear in fee schedule
Appeal of the Administrative Officer's Decision[1]		$685.00plus hearings examiner deposit	Clarification. Already required but not clear in fee schedule
Appeal of SEPA Determination[1]		$685.00plus hearings examiner deposit	Clarification. Already required but not clear in fee schedule
Requests for Amendments to Regulations If an application requires a Hearing Examiner decision, Fees will be assessed (1)		**Permit Fee**	
Amendments to the Comprehensive Plan & other related policy		$3,197.00	
Amendments to Development Regulations		$3,956.00	
Amendments to the Shoreline Master Program		$4,868.00	
Site-Specific Rezone		$4,717.00	
Small Wireless Facilities Fees		**Permit Fee**	
Small Wireless Franchise Fee Deposit. Requires a deposit with Small Wireless franchise application. The deposit is intended to cover all administrative expenses incurred by the City (including staff/consultant related time) associated with the review of each franchise application and associated franchise negotiations. Additional fees may apply if additional staff/consultant related time is necessary. Any application fee deposit monies not used for administrative expenses associated with the review of each franchise application and franchise negotiation will be returned to the applicant following the approval or denial of the franchise by the City Council. This administrative fee excludes normal permit fees required for work within the City Rights-of-way. City personnel will be tracking all hours expended for each Small Wireless application review and franchise negotiation. This deposit may also be applied to administrative costs associated with negotiate a Master License Agreement for Small Wireless Facilities on City Facilities.		$5,200.00 Deposit	
Small Wireless Facilities Fees (per facility)		**Permit Fee**	
Small Wireless Facility Annual ROW Access Fee (in lieu of ROW permits)		$280.00	
Small Wireless Facility Pole Attachment Fee ("Rent" per facility on City facilities) - This fee is prorated based on the number of days covered from Rent Commencement Date to December 31.		$280.00	
Small Wireless Facility Pole Replacement Fee (per replaced pole)		$280.00	

Fee Type	Fee Amount	
C. ~~Planning and~~ Development Fees (continued)		Clarification-These are not planning fees but building fees.
Significant Tree Removal Permit	**Permit Fee**	
Note: 1. All fees subject to technology fee surcharge, rounded to the nearest whole number. 2. Tree removal permit is separate from any SEPA application fee and related mitigation. 3. For subarea plans, the tree removal fee is charged based on the underlying zoning.		
Off-Site Tree Replacement Permit, three (3)-inch (when trees are not being replaced onsite)	$588.00 for each replacement tree.	
Removal of trees, all types and species, in association with rights of-way and/or utility easements	No permit required; public agency, and/or utility is required to provide notification to the City.	
Permit to Establish a Heritage Tree Designation	Permit required, $292.00	
Permit to Remove Heritage Tree Designation	Permit required, $292.00	
Revisions to Issued Tree Permits	$140.00	Cost recovery when an applicant changes scope of work after permit is issued. Minimum hourly rate applied.
Tree Removal Permit - Single Family & Mixed Residential Zoned Lots	**Permit Fee**	
Zoned lots less than 10,000 square feet in size and: - No Garry oaks located thereon; - Lot not a part of a shoreline setback; and - Lot not located in a critical area.	No permit required.	
Zoned lots less than 10,000 square feet in size and: - With one (1) or more Garry oaks located thereon; and/or - Lot within a shoreline setback; and/or - Lot located within a critical area.	Permit required, $175.00	
Zoned lots greater than 10,000 square feet in size.	Permit required, $175.00	
Zoned lots greater than 10,000 square feet in size and: - One (1) or more Garry oaks is located thereon; and/or - Lot is located in a shoreline setback; and/or - Lot is located in a critical area.	Permit required, $175.00	
Tree Removal Permit - Other Zones	**Permit Fee**	
● Lots not within critical areas and/or shoreline setback, and/or with no Garry oak trees.	Permit required, $175.00	
● Lots within critical areas, shoreline setback, and/or with Garry oak tree(s).	Permit required, $292.00	
OSR1 zoning district	Permit required, but no fee.	
OSR2 zoning district.	Permit required, $438.00	
P/1 zoning district.	Permit required, $175.00	
Permit is required because the proposed code may require replacement	Permit required, $175.00	
Tree Emergency Removal Permit	**Permit Fee**	
● Single family zoned lots	Permit required, $175.00	
● All other zoned properties located in the City of Lakewood.	Permit required, $175.00	
Annexation Petitions	**Permit Fee**	
Notice of Intent to Commence Annexation	$467.00	
Petition to Annex	$3,803.00	

	Fee Type	Fee Amount	
D.	**PARKS AND RECREATION PROGRAMS (Facility/Use)**		
	Parks, Recreation & Community Services		
	Special Use Permit*		
	Events	~~$200.00~~ $250.00 - $500.00	Increased costs of staffing and setup/overtime.
	Events 501-1,000 attendees (varies based on revenue/nonprofit status	$1,000.00 - $1,400.00	Increased costs of staffing and setup/overtime.
	Street Festivals and Major events	~~$1000.00~~ $2,000.00 - $5,000.00	Navigation of park impacts/ multiple planning contacts
	Event Deposit	50% of event permit fee	
	Event and Facility Staff	~~$40.00~~ $50.00/hour	Increase costs of staffing + personnel cost benefits.
	Additional event fees and services may include permit fee + extra costs associated with event (garbage, staff support, notification, sanitation, security, camping, etc.)	Market rate + 15%	
	Alcohol Permit Fee ** (must be purchased in addition to a special use permit)		
	Small events	$200.00	
	Large events	$500.00	
	Major events	$1,000.00	
	** Special conditions apply		
	Facility Use Cancellation/Reschedule/Refund		
	Administrative Fee	~~$10.00~~ $25.00(non-refundable)	1/2 hour time basis.
	Less than 30 days prior to use	(0%) 100% retained by City	
	31-60 days prior to use	(50% refunded) 50% retained by City	
	More than 61 days prior to use	(75% refunded) 25% retained by City	
	Boat Launch		
	Per launch (Credit/Debit Cards Only)	$15.00	
	Resident Season Pass	~~$125.00~~ $150.00 plus tax	Estimate of 10 launches.
	~~Non-Resident Season Pass~~	~~$150.00 plus tax~~	Remove, no subsidy/discount for Non-Residents
	Overnight Pass	$50.00/night	
	Commercial Pass	~~$250.00~~ $500.00	Require concessionaire agreement to receive.
	Outdoor Market Vendors	**Daily Rate**	
	Regular Stall 10x10	~~$30.00~~ $50.00	Rate commenserate to peer jurisdications; processing costs.
	Regular Stall 10x 20 or Food Trucks	~~$60.00~~ $100.00	Rate commenserate to peer jurisdications; processing costs.
	Regular Stall 10x30	~~$90.00~~ $125.00	Rate commenserate to peer jurisdications; processing costs.
	Vendor Application Fee	$30.00 - $40.00	One time charge to set up annual roster and validate.
	~~Outdoor Market Vendor fees do not apply to other City special events. SummerFEST vendors, miscellaneous contractors, street festivals, specialty activities, food trucks and other event fees may vary based on activity, logistics, location, anticipated guests, number of days or hours of operatins, sponsorship, in-kind srvices, impact to the site and other conditions.~~		Added fees for Special Events below, not historically included in the fee schedule.

	Fee Type	Fee Amount	
D.	**PARKS AND RECREATION PROGRAMS (Facility/Use) - continued**		
	Special Events	**Daily Rate**	Add special event vendors to fee schedule.
	Special Event Vendors – 5,000 – 7,000 attendees		
	Regular Stall 10x10	~~$20.00~~ $50.00	
	Regular Stall 10x 20 or Food Trucks	~~$40.00~~ $75.00	
	Regular Stall 10x30	~~$60.00~~ $100.00	
	Food Vendor up to '15	~~$40.00~~ $75.00	
	Food Vendor up to '15	~~$40.00~~ $100.00	
	Non - Profit 10 x 10	~~$15.00~~ $30.00	
	Non - Profit 10 x 20	$60.00	
	Non - Profit 10 x 30	$90.00	
	Special Event Vendors – 7,000 – 12,000 attendees		
	Regular Stall 10x10	~~$25.00~~ $75.00	
	Regular Stall 10x 20 or Food Trucks	~~$50.00~~ $125.00	
	Regular Stall 10x30	~~$75.00~~ $175.00	
	Food Vendor up to '15	~~$50.00~~ $125.00	
	Food Truck 16 - 30"	~~$50.00~~ $175.00	
	Non - Profit 10 x 10	~~$15.00~~ $50.00	
	Non - Profit 10 x 20	$100.00	
	Non - Profit 10 x 30	$150.00	
	Special Event Vendors - SummerFEST		
	Regular Stall 10x10	~~$100.00~~ $150.00	
	Regular Stall 10x 20 or Food Trucks	~~$200.00~~ $225.00	
	Regular Stall 10x30	~~$300.00~~ $350.00	
	Food Vendor up to '15	~~$250.00~~ $225.00	
	Food Truck 16 - 30"	~~$275.00~~ $350.00	
	Non - Profit 10 x 10	~~$30.00~~ $75.00	
	Non - Profit 10 x 20	~~$60.00~~ $150.00	
	Non - Profit 10 x 30	~~$90.00~~ $225.00	
	Special Event Vendors		
	Application Fee	~~$0~~ $30.00 - $40.00	
	Application Fee - Vendors	~~$0~~ $30.00	
	Application FEE - Food	~~$0~~ $40.00	
	Neighborhood Parks		
	~~Sport Field Preparation Fees~~	~~$25.00~~	Prep fee within charges below.
	Neighborhood Field use	$20.00 per hr (no prep); $50.00 per game fee (2.5 hrs. and one prep per day)	

Fee Type	Fee Amount	
D. PARKS AND RECREATION PROGRAMS (Facility/Use) - continued		
~~Fort Steilacoom Park, American Lake Park and Harry Todd Park~~ Picnic Shelters		
~~Large~~ Premium Picnic Shelters-per day, year round (Fort Steilacoom Park/American Lake)		
May require a special use permit.	~~$225.00~~ $250.00	Shelters with BBQ, electricity & regular maintenance.
SmallCommunity Picnic Shelters - per day, year round (Wards Lake, Harry Todd, Springbrook)		
May require a special use permit.	$125.00	Not full service, in sites with fewer amenities.
Pavilion		
Hourly Rate (4 hour minimum)	~~$200.00~~ $150.00 per hour	Market Rate adjustment to increase rentals.
Additional Hourly fee if over 8 hours, before/after operational hours or contracted hours.	~~$250.00~~ $200.00 per hour	
Deposit (*refundable)	50% of rental cost	
Custodial Charge	$200.00	
*Additional rates may be charged for repairs or additional cleaning based on use of the facility.		
Fort Steilacoom Fields (Adult and Competitive/Elite League and Tournar		
Soccer Field Use Fees		
- 1 Field	$150.00	
- 2 Fields	$200.00	
- 3 Fields	$250.00	
~~- 4 Fields~~	~~$300.00~~	Only book out 3 large fields.
~~- 5 Fields~~	~~$350.00~~	Only book out 3 large fields.
Field preparation (Soccer)	$50.00 per prep per field	
Single Soccer Field (no preparation)	$50.00 per 60 minutes	
Youth Soccer League Fees		
~~Youth soccer teams not associated with city leagues but use city fields for league play, pay a per team fee. Field availability may vary and field prep fees apply.~~ Youth soccer teams with agreements to utilize city fields for league (not tournament, or elite/select) for Lakewood youth will receive a 50% discount on fees; Organizer pays a seasonal fee for practice field reservation and season/game day field prep. Saturday game and mid-week practice space allocation.		
Twelve (12) week game session - all fields.	$225.00/day; $2,700 per season	Based on full field use - recreational.
Fourteen (14) mid-week practice - all fields - 4 days a v	$90.00/day	Blocked for program use and league teams.
~~- Age 10 years and under~~	~~$100.00 per team~~	
~~- Age 11 - 18 years~~	~~$125.00 per team~~	
~~- Adult, age over 18 years~~	~~regular field use rates apply~~	

	Fee Type	Fee Amount	
D.	**PARKS AND RECREATION PROGRAMS (Facility/Use) - continued**		
	Baseball Field (Fields 2-4) with turf Infields per field, per		
	- 1 Field	~~$300.00~~ $325.00	Labor and water increase for prep/maintenance.
	- 2 Fields	$600.00	
	- 3 Fields	$900.00	
	Turf Field Hourly rate (Monday- Friday) 2 hour minimum	$50.00 per hour	
	Mound Change	$50.00	
	Home Baseball Field Complex (Field 1)		
	Home Field -per day	$600.00	
	Home Field - hourly rate (Monday- Friday) (2 hour minimum)	$70.00	
	Lights	$25.00 per hour	
	Scoreboard	$25.00 per hour	
	Facility Staff	~~$40.00~~ $50.00 per hour	Increase in seasonal staff wage + benefit.
	Batting Cage	$50.00 per hour	
	Tournament Deposit and Cancellation Fees		
	- Nonrefundable tournament reservation fee (does not go towards tournament fees)	$100.00 per tournament	
	- Tournament Deposit *(will go towards tournament fees)*	$100.00 per field	
	- Tournament cancelled less than 30 days prior	50% of deposit refunded	
	- Tournament cancelled 31-60 days prior	75% of deposit refunded	
	Youth Baseball League Fees		
	~~Lakewood Youth baseball teams not associated with city leagues Field availability may vary (Monday - Friday)~~ Youth baseball teams with agreements to utilize city fields for league (not tournament, or elite/select) for Lakewood youth, pay a per practice/game field reservation fee and recieve a 50% discount on fees. Field availability mayy vary and field prep fees apply.	$50.00 per game fee (2.5 hours) Fields 2-4 only (Mon-Fri)	
	Other Fees		
	Open Space: Requires a special use permit.	$100.00 - $200.00	
	Garden Plot Site	$20.00 - $25.00	Adding to fee schedule, based on current pricing.
	Non-Refundable Vendor Application Fee	~~$25.00~~ $30.00 - $40.00	For processing and staff administrative time.
	Advertising Banner	~~$100.00 per day~~ Subject to sponsorship agreement.	
	Concessions Rights	$25.00 - $50.00 per day	
	Additional Staff Fee	~~Hourly rate of staff~~ $50.00 per hour	
	Parking, camping and other revenue collected by renter for	15% of gross revenue	
	~~In addition, an hourly rate will be charged for repairs or additional cleaning.~~ Hourly rate charged for repairs or additional cleaning after events/permitted uses.	$100.00 per hour	
	Neighborhood Shelters (Active, Wards, Springbrook Parks)		
	May require a special use permit.	$80.00 per day	
	McGavick Center Facility Use/Rental		
	Non-profit organizations may rent the entire facility for a flat fee of ~~$1,500.00~~ $2,000.00. ~~This rate will increase to $2,000.00 beginning January 1, 2027.~~ The City's available days for rental/use are limited in number each year.		Implement rate established in 2026 effective in 2027.

	Fee Type	Fee Amount
E.	**ANIMAL CONTROL LICENSING FEES**	
	Police	
	The annual license fees for the ownership, keeping, or having control of dogs and/or cats in the City shall be as	
	- Dogs (altered)	$20.00
	- Dogs (unaltered)	$55.00
	- Cats (altered)	$12.00
	- Cats (unaltered)	$55.00
	Reduced rates for physically disabled and senior citizens, 65 years of age or older:	
	- Dogs (altered)	$10.00
	- Dogs (unaltered)	$30.00
	- Cats (altered)	$4.00
	- Cats (unaltered)	$30.00
	Animals exempted from payment of fee - Guide Dog or Service Animal	No Fee
	In order to receive the fee advantage for altered dogs and cats, an individual 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.	
F.	**BURGLAR/SECURITY ALARM PERMIT FEES**	
	Police	
	The fee for burglar/security alarm systems operating within the City of Lakewood as defined in Chapter 9A.13 of the Lakewood Municipal Code are as follows:	
	Annual Permit Fee	$24.00
	- for Senior Citizens or Physically Disabled	$12.00
	General False Alarm Fee	$100.00 each incident
	Robbery False Alarm Fee	$200.00 each incident
	Supplemental False Alarm Fee for Unregistered Alarm	$100.00 each incident
	Late Fee if False Alarm Fee is not paid in 30 days of invoice	$25.00
	Appeal Fee (refundable if fee is overturned)	$50.00
	Alarm Company Fee for Failure to Verify Alarm Signal	$100.00
	Alarm Company Fee for false statements concerning the inspection of an alarm site or alarm performance	$200.00
	Failure to comply and provide customer lists to Alarm Administrator	$25.00 per working day (after the initial 30-day notice expires, i.e. day 31)
	Failure to renew (assessed the Alarm Agreement Holding Company)	$100.00
	Failure to obtain an alarm permit from the Police alarm Administrator	$10.00 per each registered alarm user in City, with maximum of $100.00
	Reinstatement fee for unregistered alarm installation company or unregistered company	Greater of 100.00 or $10.00 per alarm user of letters that have been sent.