

# City of Spokane



## PLANNING & LAND USE FEE SCHEDULE

Effective Date: May 28, 2025

### SHARED FEES

Processing Fee ( <i>non-refundable amount applicable to all land use actions</i> )	\$65.00
Technology Fee	2.50%
<i>The <b>Technology Fee</b> is assessed against all fees except the Processing Fee, Appeal Fees, Bond Deposits, Penalty Fees, and those fees which are deemed pass through fees such as Public Notice and Document Reproduction reimbursements.</i>	

### SHORELINES MANAGEMENT

Project Valuation Fees:	
\$2,500 to \$10,000	\$1,200.00
\$10,001 to \$50,000	\$1,600.00
\$10,001 to \$250,000	\$3,000.00
\$250,001 to \$1,000,000	\$5,800.00
Over \$1,000,000 Base + Variable Fee	\$7,000 + .1% of project valuation
For Variance add	\$2,300.00
For Conditional Use add	\$2,000.00
Pre-Submittal Review	\$600
Permit Amendment	\$600

### STATE ENVIRONMENTAL POLICY ACT (SEPA)

SEPA Environmental Checklist Initial Review	\$500
Threshold Determination of Mitigated Determination of Nonsignificance (MDNS)	\$325.00
Threshold Determination Resulting in Declaration of Significance	Actual Cost
Threshold Determination Resulting in Declaration of Significance - Deposit	\$3,250.00
Public Notice	Actual Cost
Environmental Document Reproduction	Actual Cost

### ZONING

Staff Preparation of Notification Map and Associated Documents	\$207.00
Type I Application	\$1,085.00
Type II Application Base Fee + Variable Fee	\$4,325 + \$60 per additional acre
Type II Application with Minor Engineering Review	\$1,085.00
Type III Application	\$4,590 + \$215 per additional acre
Site Plan Review and/or Modification Base + Variable Fee	\$815 + \$550 per additional 10 acres
Planned Unit Development (PUD) Bonus Density	\$880.00
Final PUD	\$3,295.00
Temporary Use Permit	\$675.00
Floodplain Development Permit	\$1,139 + \$55 per additional acre
Formal Written Interpretation of Zoning Code	\$727.00
Public Hearing for Other Matters	\$1,895.00
Use of Planning Staff Not Covered by Above Fees - Hourly	\$115.00
Zoning Verification Letter	\$115.00

PLATS	
Long Plat: One-Year Extension of Preliminary Approval	\$500.00
Long Plat: Phasing of Approved Preliminary Plat	\$600.00
Long Plat: Vacation	\$800.00
Final Long Plat Base Fee + Variable Fee	\$3,305 + \$30 <i>per lot</i>
Long Plat: Alteration of Approved Preliminary or Final Long Plat	80% of fee in this schedule
Short Plat: One-Year Extension One-Year Extension of Preliminary Approval	\$500.00
Short Plat: Phasing of Approved Preliminary Plat	\$600.00
Short Plat: Vacation	\$800.00
Final Short Plat Filing Base Fee + Variable Fee	\$2,271.00 + \$30 <i>per lot</i>
Final Short Plat Filing Fee with Minor Engineering Review	\$350.00 + \$30 <i>per lot</i>
Short Plat: Alteration of Approved Preliminary or Final Short Plat	80% of fee in this schedule
Binding Site Plan: One-Year Extension of Preliminary Approval	\$500.00
Final Binding Site Plan Base Fee + Variable Fee	\$2,970 + \$30 <i>per additional acre</i>
Binding Site Plan: Alteration of Approved Preliminary or Final	80% of fee in this schedule
Boundary Line Adjustment Filing Fee	\$370.00
Street Address Assignment	\$15.00
Street Address Change	\$61.00
Street Name Change	\$2,500.00
Public Hearing for Other Matters	\$1,895.00
Use of Planning Staff Not Covered by Plat Fees	\$115.00
Concurrency Inquiry Application	\$200.00

DESIGN REVIEW	
Design Review by Urban Design Staff	\$600.00
Design Review by Design Review Board	\$1,275.00

COMPREHENSIVE PLAN & LAND USE CODE AMENDMENTS	
Threshold Review Fee	\$500.00
Comp Plan, Map, Text, or other Land Use Code Amendment - Base + Variable Fee	\$7,000 + \$1,075 <i>per additional 10 acres</i>
Use of Planning Staff Not Covered by Above Fees	\$115.00
Formal Written Interpretation of Comp Plan	\$1,075.00
Newspaper Notice	Actual Cost

SHORT TERM RENTAL LICENSE FEE	
Registration for STR - Residential Zone - Application	\$200.00
Registration for STR - Residential Zone - Renewal	\$100.00
Registration for STR - Other Zone - Application	\$300.00
Registration for STR - Other Zone - Renewal	\$150.00

APPEALS	
Appeal of Administrative Decision to Hearing Examiner	\$350.00
Exception: Junk Vehicle Determination Appeal	\$200.00
Appeal of Hearing Examiner Decision to City Council	\$700.00
Appeal Preparation Fee	Actual Cost
Appeal Filing Fee (except as otherwise provided)	\$250.00

**AIRSPACE**

Skywalk Application to Hearing Examiner	\$7,160.00
Skywalk Annual Inspection	\$588.00
Skywalk Renewal (within 20 years of permit issuance)	\$2,290.00

**REFUND OF LAND USE APPLICATION FEES**

Fees are eligible for refund in accordance with SMCs 08.02.039 and 08.02.0692 as summarized here:

- ~Processing Fees are non-refundable.
- ~75% of remaining land use fees will be refunded if no processing of the application has occurred.
- ~50% will be refunded provided the public notice has not occurred.
- ~0% if notice is given or a decision rendered.

**AUTOMATIC ANNUAL ADJUSTMENT**

Effective January 1, 2026, and the first January of each year thereafter, the development fees shall be adjusted by the City of Spokane Building Official for an amount equal to the Consumer Price Index for West Urban Consumers (CPI) adjustment for the previous July-to-July U.S. All City Average (CPI-U and CPI-W). The adjusted fees shall include an upper limit based on the average CPI rate over the past three years. The newly determined amount shall be rounded up to the nearest dollar and shall not exceed the calculated upper limit “average percentage”. In addition, the adjusted fees shall be presented to the city council for approval and a copy of the approved fees filed with the city clerk and city building official before becoming effective. No other fee schedules shall be affected by such automatic adjustments unless expressly noted.

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