

2026 Fee Changes

– January 1, 2026 –

The Seattle City Council recently adopted the 2026 budget, including legislation that implements SDCI fee changes in 2026.

On January 1, 2026, SDCI will implement an inflationary increase of 6.5% year-over-year to most fees. The 2026 SDCI base hourly rate will be \$292/hr.

Construction and master use permit fees will increase by 18% year-over-year. These increases are necessary to sustain permitting services and maintain review timelines amid a post-pandemic shift from high-value development projects to a greater volume of small- and mid-sized projects. Example projects showing the impact of these fee changes are shown on the next page.

Additionally, we made some technical changes to master use permit fees to:

- Clarify fees related to tree review when no construction is proposed
- Recoup the cost of reviewing tree removal and protection during construction permitting
- Eliminate special accommodations
- Clarify letters for land use analysis and research
- Simplify pre-application conference fees

SDCI is incentivizing permit fees for Unreinforced Masonry Buildings (URM) to encourage building owners to retrofit their URM buildings through this voluntary program.

SDCI recently completed a study on current Over the Counter (OTC) electrical fees and processes. As a result of the study, we are updating the electrical permit fee table to:

- Provide clarity to customers
- Reduce redundancies and duplicate permit fee requests
- Eliminate the need to correct errors
- Recover actual costs

These changes will simplify the application process. We do not expect the electrical fee changes to increase costs.

Finally, SDCI will adjust the Rental Registration and Inspections Ordinance (RRIO) fees to keep up with the cost of administering this program.

The Director's Rule, Building Valuation Table, and other fee-related information are available on our [Fee Code](#) webpage.

– Questions about Fees? –

Land Use Permits | Building Permits | Boiler and Conveyance Inspections | Electrical Permits

Call: (206) 684-8600 | [Send us a question](#) by chat or email.

SDCI 2026 D-1 Table Impacts: Example Projects

500 Sq. Ft. DADU	2025	2026	\$ Change	% Change
Project Value	\$93,145	\$93,145	\$0	0.0%
Plan Review and Permit Fee	\$2,908	\$3,453	\$545	18.7%
Housing Units	1	1		
Fee Per unit	\$2,908	\$3,453	\$545	18.7%
SqFt per Unit	500	500		

1,500 Sq. Ft. Single-Family House with Garage	2025	2026	\$ Change	% Change
Project Value	\$308,307	\$308,307	\$0	0.0%
Plan Review and Permit Fee	\$5,759	\$6,853	\$1,095	19.0%
Housing Units	1	1		
Fee Per unit	\$5,759	\$6,853	\$1,095	19.0%
SqFt per Unit	1,500	1,500		

6,000 Sq. Ft. 4-Unit Large Townhouse	2025	2026	\$ Change	% Change
Project Value	\$1,117,740	\$1,117,740	\$0	0.0%
Plan Review and Permit Fee	\$15,503	\$18,311	\$2,808	18.1%
Housing Units	4	4		
Fee Per unit	\$3,876	\$4,578	\$702	18.1%
SqFt per Unit	1,500	1,500		

21,000 Sq. Ft. 35-Unit Apartment Building	2025	2026	\$ Change	% Change
Project Value	\$3,644,970	\$3,644,970	\$0	0.0%
Plan Review and Permit Fee	\$41,201	\$48,741	7,540	18.3%
Housing Units	35	35		
Fee Per unit	\$1,177	\$1,393	215	18.3%
SqFt per Unit	600	600		

