

ORDINANCE O-4787

AN ORDINANCE OF THE CITY OF KIRKLAND RELATED TO DEVELOPMENT FEES AND AMENDING SUBSECTIONS 21.74.030(C)(2) AND 21.74.030(H)(2) OF THE KIRKLAND MUNICIPAL CODE.

1 WHEREAS, RCW 82.02.020 authorizes municipalities to
2 collect fees for development services permits and plan reviews;
3 and
4

5 WHEREAS, the City conducts a development fee study
6 every three to four years, usually in conjunction with a budget
7 development process, and current fee study will inform the
8 development of the 2023-2024 Budget; and
9

10 WHEREAS, the 2017 fee update assumed that development
11 activity would return to more historical levels following completion
12 of Kirkland Urban and The Village at Totem Lake projects; and
13

14 WHEREAS, development activity continues to be robust
15 and the 85th Station Area Plan has shown the strong potential for
16 larger, more urbanized projects into the future; and
17

18 WHEREAS, as part of the 2021-2022 Budget process, staff
19 included a white paper titled "Potential Revenue Options for
20 Consideration in the 2023-2024 Budget," and one of those options
21 is evaluating full cost recovery for development services fees; and
22

23 WHEREAS, Resolution R-5503 adopted as part of the 85th
24 Station Area Preferred Plan Direction on December 14, 2021,
25 provides that Council will consider amending the building permit
26 fee schedule to create additional tiers of building permit fees for
27 projects with total valuations over \$1,000,000; and
28

29 WHEREAS, at a February 1, 2022 study session, staff
30 provided Council with an overview of the organization and
31 function of development services at the City, and summarized the
32 preliminary cost of service results from the most recent
33 development fee update; and
34

35 WHEREAS, at the March 1, 2022 Council meeting staff
36 provided Council with an overview of proposed adjustments to the
37 valuation tiers for Building Permit and Fire Plan Review fee
38 schedules that staff is looking to implement in the near-term; and
39

40 WHEREAS, revising the Building Permit Fee schedule to
41 include additional tiers for projects with total valuations above
42 \$1,000,000, \$5,000,000, and \$50,000,000 will adjust fees on very
43 large projects to be more proportionate to activity; and
44

45 WHEREAS, revising Fire Prevention Plan Review Fee
 46 schedule to include tiers for projects with total valuations below
 47 \$50,000, between \$1,500,000 and \$20,000,000, and above
 48 \$20,000,000 will better distribute costs among small and large
 49 projects and meet the full cost recovery target; and
 50

51 WHEREAS, the current tables in the Kirkland Municipal
 52 Code (KMC) 21.74.030 were last updated in 2014; and
 53

54 WHEREAS, per KMC 21.74.015, staff have administratively
 55 adjusted development services fees annually to reflect the current
 56 published annual change in the Seattle Consumer Price Index
 57 (CPI) for Wage Earners and Clerical Workers as needed to
 58 maintain the cost recovery objectives established by the City
 59 Council; and
 60

61 WHEREAS, the current development services fee schedules
 62 are published on the City's website.
 63

64 NOW, THEREFORE, the City Council of the City of Kirkland
 65 do ordain as follows:
 66

67 Section 1. Kirkland Municipal Code Subsection
 68 21.74.030(c)(2) is amended to update building permit fees in
 69 Table 3 to read as follows:
 70

71 **21.74.030 General provisions for construction and**
 72 **permit fees.**
 73

74 ...
 75
 76 (c) Building Permits.
 77
 78 ...
 79

80 (2) Building Permit Fee Schedule. Table 3 is used to calculate
 81 the building permit fee once the determination of value has been
 82 made. The permit fee is due at issuance.

Table 3—Building Permit Fees Based on Valuation

Total Valuation	Fee
\$1.00 to \$500.00	\$25.62
\$501.00 to \$2,000	\$25.62 for the first \$500.00 plus \$3.32 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$75.42 for the first \$2,000 plus \$15.26 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$426.40 for the first \$25,000 plus \$10.99 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$701.15 for the first \$50,000 plus \$7.63 for each additional \$1,000 or fraction thereof, to and including \$100,000

Table 3—Building Permit Fees Based on Valuation

Total Valuation	Fee
\$100,001 to \$500,000	\$1,082.65 for the first \$100,000 plus \$6.10 for each additional \$1,000 or fraction thereof, to and including \$500,000
\$500,001 and up	\$3,522.65 for the first \$500,000 plus \$5.18 for each additional \$1,000 or fraction thereof
Total Valuation	Fee
\$1.00 to \$500.00	\$30.48
\$501.00 to \$2,000	\$30.48 or the first \$500.00 plus \$3.95 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$89.73 for the first \$2,000 plus \$18.16 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$507.41 for the first \$25,000 plus \$13.07 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$834.16 for the first \$50,000 plus \$9.07 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to \$1,000,000	\$1,287.66 for the first \$100,000 plus \$7.26 for each additional \$1,000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$7,821.66 for the first \$1,000,000 plus \$5.00 for each additional \$1,000 or fraction thereof, to and including \$5,000,000
\$5,000,001 to \$50,000,000	\$27,821.66 for the first \$5,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof, to and including \$50,000,000
\$50,000,001 and up	\$230,321.66 for the first \$50,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof

...

83 Section 2. Kirkland Municipal Code Subsection
84 21.74.030(h)(2) is amended to update fire prevention fees in
85 Table 13 to read as follows:

86
87 **21.74.030 General provisions for construction and**
88 **permit fees.**

89 ...

90
91
92 (h) Fire Prevention Fees.

93 ...

94
95 (2) Review Fee Schedule. Table 13 is used to calculate the
96 fees for the bureau of fire prevention review and inspection of
97 applications and operational conditions.

Table 13—Fire Prevention Review and Inspection Fees

		Plan Review Fee Due at Application	Inspection Fee Due at Issuance
Fire Department Building Plan Review			
Valuation as Calculated by the Planning and Building Department	= < \$100,000	\$148.71	N/A
	\$100,000—499,999	\$594.81	N/A
	\$500,000—2,500,000	\$754.14	N/A
	> \$2,500,000	\$1,497.65	N/A

		Plan Review Fee Due at Application	Inspection Fee Due at Issuance
Fire Department Building Plan Review			
Valuation as Calculated by the Planning and Building Department	= < \$50,000	\$55.52	N/A
	\$50,000-349,999	\$166.55	N/A
	\$350,000-1,499,999	\$832.75	N/A
	\$1,500,000-20,000,000	\$4,193.41	N/A
	> \$20,000,000	\$4,193.41 + \$5.32 for each additional \$100,000 or fraction thereof	N/A

98
99

Section 3. If any provision of this ordinance or its application to any person or circumstance is held invalid, the

100 remainder of the ordinance or the application of the provision to
101 other persons or circumstances is not affected.
102

103 Section 4. This ordinance shall be in force and effect July
104 1, 2022, which will be more than five days from and after its
105 passage by the Kirkland City Council and publication pursuant to
106 Section 1.08.017, Kirkland Municipal Code in the summary form
107 attached to the original of this ordinance and by this reference
108 approved by the City Council.
109


110 Passed by majority vote of the Kirkland City Council in open
111 meeting this 15 day of March, 2022.
112

113 Signed in authentication thereof this 15 day of March,
114 2022.



Penny Sweet, Mayor

Attest:



Kathi Anderson, City Clerk

Approved as to Form:



Kevin Raymond, City Attorney

Publication Date: 3/21/2022

PUBLICATION SUMMARY
OF ORDINANCE NO. 4787

AN ORDINANCE OF THE CITY OF KIRKLAND RELATED TO DEVELOPMENT FEES AND AMENDING SUBSECTIONS 21.74.030(C)(2) AND 21.74.030(H)(2) OF THE KIRKLAND MUNICIPAL CODE.

SECTION 1. Amends certain development fees related to construction and permit fees.

SECTION 2. Provides a severability clause for the ordinance.

SECTION 3. Authorizes publication of the ordinance by summary, which summary is approved by the City Council pursuant to Section 1.08.017 Kirkland Municipal Code and establishes the effective date as July 1, 2022, which is more than five days after publication of summary.

The full text of this Ordinance will be mailed without charge to any person upon request made to the City Clerk for the City of Kirkland. The Ordinance was passed by the Kirkland City Council at its meeting on the 15 day of March, 2022.

I certify that the foregoing is a summary of Ordinance 4787 approved by the Kirkland City Council for summary publication.



Kathi Anderson, City Clerk