Right-of-Way Occupancy Permit Fees

RIGHT-OF-WAY OCCUPANCY PERMIT FEES

The City Council hereby authorizes the fees for street occupancy permits set forth in the schedule below. Application and renewal fees are established commensurate with the costs of administration involved in the issuance and continuance of the permits. Application and renewal fees do not apply to exempt activities. Use fees are established for certain commercial occupancies of the street rights-of-way, and are payable in addition to the application. Sidewalk cafes are recognized as a special street occupancy that promotes desirable street life that can have favorable economic impact by encouraging visitation to City business districts and result in patronage of its businesses. Because sidewalk cafes are an encouraged use and promote various public benefits, no fee shall be charged for the street occupancy permit fees for sidewalk cafes. In addition:

Commercial Use Fees will be charged for:

- Above-ground development located in the right-of-way adjacent to commercial uses, including private parking areas, signs, and construction fencing.
- Habitable space located under vaulted sidewalks.
- Underground development located in the right-of-way adjacent to commercial uses, including private utilities (regardless if it is located under a vaulted sidewalk), monitoring wells, soldier beams, tie backs, and soil nails.

Commercial Use Fees will not be charged for:

- Alternative walkway materials and amenities required by code, such as benches, bike racks and irrigation for vegetation in the right-of-way.
- Development adjacent to single-family and duplex properties.
- Sidewalk Cafes.

Right-of-Way occupancy permit fees shall be collected by the Planning and Development Services Department, and payment of required fees is a condition of the issuance and continuance of any such permit. Commercial Annual Use Fees shall be deposited in the General Fund.

RIGHT-OF-WAY OCCUPANCY PERMIT FEES ADMINISTRATIVE FEES

General Application Fee (includes processing, initial inspection, review, document preparation)	$640
Sidewalk Café – Application Fee** (includes processing, initial inspection, review, document preparation)	No Fee
Annual Renewal Fee (includes site inspection for compliance, file review, insurance review and application of fee escalators/adjustments as required)	$90

** The elimination of fees is designed to encourage this use, which the City finds promotes economic development and revitalization of its business districts.

GENERAL ANNUAL USE FEES

Commercial Occupancy – Exclusive Use (based on square footage occupied)	10% of Assessed Land Value*
Commercial Occupancy – Non-exclusive Use (based on square footage occupied)	5% of Assessed Land Value*
Subsurface Use (based on square footage occupied)	2.5% of Assessed Land Value*
Minimum Annual Commercial Occupancy Fee (for commercial occupancies, unless exempted herein)	$120
Sidewalk Cafés (subject to annual renewal fee only – annual permit to be posted onsite)	No Fee

* Assessed Land Value is abstracted from the Pierce County Assessor's property tax assessment for the entire property excluding improvement (building) value. The land value used is that of the property abutting the street occupancy area except in any case where the assessment of the abutting property is inconsistent with other, comparable properties in the vicinity. In such a case, the City may adjust the assessed value for the purpose of setting fees for street occupancies.

Right-of-Way Occupancy Permit Fees

SPECIFIC USE FEES

Signs – Annual Fee

Commercial	$600
Non-Commercial (directional signs or similar)	$ 75

Monitoring Wells – Annual Fee

One well	$175
Each additional well	$150

Subsurface Structural Supports – One-Time Fee (per location)

Soldier Beams	$700
Soil Nails	$700
Tie-Backs	$700

The use fees shall not apply to street occupancies in the Shoreline Districts until an alternative use fee formula is developed that recognizes the unique characteristics of the non-exclusive parking uses within the rights-of-way of the Shoreline Districts

RECORDING FEES

Right-of-Way Occupancy Agreement documents will be recorded with Pierce County except for those considered construction staging activities or Temporary Sidewalk/Curbside permit types.

Pierce County recording fees are updated annually and posted on the Pierce County website: http://www.piercecountywa.org/2243/Recording-Excise-and-Map-Fees

Please see example Agreements for typical page counts.
Example Commercial Agreement
Example Groundwater Monitoring Well Agreement

COMMERCIAL USE FEE ESTIMATES

Commercial Use Fee estimates can be provided by contacting appservices@cityoftacoma.org.

PERMIT FEE EXAMPLES

Commercial / Sign / Monitoring Well / Supports

Review Fee	$640.00
Recording Fee	$115.00 +/-
Annual Use Fee	$ 90.00
Annual Commercial Use Fee	Based on fee schedule
Recording Fee (Release)	$105.00 +/-

Commercial Staging / Barricade

Review Fee	$640.00
Recording Fee	No Fee
Annual Use Fee	$ 90.00
Annual Commercial Use Fee	Based on fee schedule
Recording Fee (Release)	No Fee

Sidewalk Cafe

Review Fee	No Fee
Recording Fee	$115.00 +/-
Annual Use Fee	$ 90.00
Annual Commercial Use Fee	No Fee
Recording Fee (Release)	$105.00 +/-

TEMPORARY SIDEWALK CAFÉ AND TEMPORARY CURBSIDE CAFÉ/MARKET (PILOT)

Sidewalk cafes are recognized as a special right-of-way occupancy that promotes desirable street life that can have favorable economic impact by encouraging visitation to City business districts and result in patronage of its businesses. Because sidewalk cafes are an encouraged use and promote various public benefits, no fee shall be charged.

No fees are associated with the Temporary Sidewalk Café and Temporary Curbside Café/Market (Pilot) Right-of-Way Occupancy permit types.

INSURANCE / BONDING

Insurance is required for all Right-of-Way Occupancy permits. Bonding is required for Monitoring Wells in addition to insurance.