



TERM PERMIT ANNUAL FEE METHODOLOGY

Effective June 10, 2019

Term permits are required for long-term use of the public right-of-way for significant structures like privately-owned skybridges and tunnels. Term permits are authorized by a City Council-approved ordinance. The Seattle Department of Transportation (SDOT) provides the permit recommendation to City Council, including the annual fee valuation for the encroachment per the Street Use Fee Schedule ([add hyperlink](#)).

The Term Permit Annual Fee consists of a base issuance or renewal fee and an annual occupation fee. The Annual Occupation fee incorporates the following four factors:

$$\text{(Land value)} \times \text{(Use area)} \times \text{(Rate of return)} \times \text{(Degree of alienation)} = \text{Annual Occupation Fee}$$

- 1. Land value:** the value of the use area in the right-of-way shall be based on the abutting parcel's current land value as determined by the King County Assessor. If the use area extends beyond the centerline or abuts multiple parcels, the permit fee shall be calculated by averaging the abutting parcels' current land values.

If a government-owned parcel abuts the use area and the parcel is not assessed a tax value by King County, the closest privately-owned parcels with the same zoning classification will be used as the land value.

King County Assessor parcel land value information can be found at the following website:

<http://info.kingcounty.gov/Assessor/eRealProperty/default.aspx>

- 2. Use area:** Square footage area of the permitted encroachment in the right-of-way
- 3. Rate of return:** Annualized rate of return on market value of the right-of-way, as established by the City Appraiser or a State of Washington Certified General Real Estate Appraiser retained by the SDOT Director.
- 4. Degree of Alienation:** The degree of impact on the public, utilities, right-of-way, and other potential uses of the right-of-way based on the type of structure.

See Table A for the degree of alienation factors

LEGAL DISCLAIMER: This Client Assistance Memo (CAM) should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this CAM.

Table A: Degree of Alienation Factor

Use Description		Factor rate
Sub-surface:	Utility tunnels/structures	0.3
	Vehicle/pedestrian tunnels	0.25
At-grade:	Public plazas/artwork	0.1
	Structures/restricted access	0.8
	Utility structures	0.5
Above grade:	Overhead building structures	0.75
	Skybridges (private use)	2.0
	Skybridges (public use)	0.1
	Skybridges (semi-public use)	0.75
	Vehicle bridges	0.5
	Vehicle ramps	0.2
Other	Sustainable building features*	0.1

* In order to qualify for this degree of alienation factor, the development must be participating in the City's Living Building Program, be capable of achieving Leadership in Energy and Environmental Design (LEED) platinum certification, or both.

There are three types of skybridge uses: private, public, and semi-public. Examples of these use types include:

- **Private:** skybridges connecting office building or condominium garage access.
- **Public:** skybridges connecting to the public transportation network.
- **Semi-public:** skybridges connecting hospitals, department stores, hotel/convention centers.

Portions of sub-surface or above-grade structures, such as columns or stairwells, may be located at-grade. The total value of the term permit annual fee may be calculated by adding the value of the at-grade use area to the value of the sub-surface or above-grade use area.

Access to Information

Client Assistance Memos are available online at: www.seattle.gov/transportation/document-library/client-assistance-memos. Paper copies of these documents are available at our Permit Services Counter located on the 23rd floor of the Seattle Municipal Tower at 700 5th Avenue in downtown Seattle; phone number (206) 684-5253.