



Director's Rule

Title	Number	Rev. no.
Development Charges	FIN-220.2	5
Responsibility	Supersedes	Pages
Finance Division	N/A	10
General Manager/CEO Signature	Approval Date	Effective Date
/s/ Andrew Lee (electronic signature on file)	December 10, 2025	January 1, 2026

1. PURPOSE

To set charges for development-related services provided by Seattle Public Utilities (SPU).

2. DEFINITIONS

Arterial streets. Every street, or portion thereof, designated as such in Chapter 11.18 of the Seattle Municipal Code, and other similarly designated streets outside the City of Seattle.

Site-specific cost (SSC). A charge calculated by SPU that accounts for specific location and job site conditions. Determined before work is performed, a site-specific cost sums all labor, material, equipment, fringe benefits, overheads, taxes, and any other costs required to complete the work. Site-specific costs vary between sites in order to recover anticipated costs of providing a service at a specific location.

System development charge (SDC). The system development charge shall be calculated as the product of the System Development Customer Equivalent (SDCE) and the System Development Unit Rate (SDCUR) (SMC.21.65.040.A.). Water SDCs are calculated, when applicable, for all new construction in SPU's direct water service area. Drainage and wastewater SDCs are calculated, when applicable, within the City of Seattle limits, unless otherwise authorized by an Out of City Sewer Agreement (SMC 21.20.020; RCW 35.67.310).

Time and materials (T&M). The actual cost incurred by SPU for work performed, including labor, equipment, materials, applicable permit fees and taxes, pavement restoration, overhead costs and any similar costs, which is calculated by SPU after work has been completed.

Water or wastewater system development customer equivalent (SDCE). A measure of the size of the new water service or the increase in size of an existing service. In calculating the water or wastewater SDCE, services are weighted by hydraulic capacity and expressed as a multiple of a single 3/4-inch domestic service (SMC 21.65.04.B.).

Water system development unit rate (SDCUR). The original value of the water system, less the value of service meters, less the value of spent outstanding bonds as detailed in the Water Fund's annual financial statement, plus five years of interest from the date of asset service, attributable to a single customer with an equivalent $\frac{3}{4}$ -inch water service (SMC 21.65.04.D.).

Wastewater system development unit rate (SDCUR). The original value of the sewer system less the value of spent outstanding bonds as detailed in the Drainage and Wastewater Fund's annual financial statement, plus five years of interest from the date of asset service, attributable to a single customer with an equivalent $\frac{3}{4}$ -inch water service (SMC 21.65.04.E.).

3. RULE

NOTE: Total prices for services in the City of Burien will be higher to cover local utility taxes levied by the City of Burien (Burien Municipal Code 3.12.040).

A. New Water Services

1) Installation Charges

a) Domestic services

Size (inches)	Non-Arterial	Arterial
$\frac{3}{4}$	\$4,800	\$6,175
1	\$4,975	\$6,350
$1\frac{1}{2}$	\$8,050	\$9,150
2	\$8,975	\$10,050
2 High Flow	\$9,425	\$10,525
4	SSC	SSC
6	SSC	SSC
8	SSC	SSC
10	SSC	SSC
12	SSC	SSC
16	SSC	SSC
20	SSC	SSC
24	SSC	SSC

b) Fire services

Size (inches)	Non-Arterial	Arterial
2	\$9,675	\$10,825
4	SSC	SSC

The installation charge for a fire service larger than 4 inches will be based on a site-specific cost.

c) Combination domestic and fire services

Size (inches)	Non-Arterial	Arterial
1	\$4,975	\$6,350
1 1/2	\$8,050	\$9,150
2	\$8,975	\$10,050
2 High Flow	\$9,425	\$10,525
4	SSC	SSC
6	SSC	SSC
8	SSC	SSC
10	SSC	SSC

Any new water service installation deemed nonstandard by SPU will be based on a site-specific cost.

2) Discounts

a) Common trench \$1,500

Discount applies to each service installation standard charge, after the first, for services installed in a common trench with a maximum of two services allowed per trench. Discount applies to each trench separately.

b) Manifold \$1,500

Discount applies to each service installation standard charge, after the first, for services installed on a manifold. A maximum of 6 discounted services per manifold.

c) Contractor supported \$1,500

Discount applies to each service installation standard charge when the service installation is supported by a contractor's crew and equipment.

B. System Development Charges (SDC)

1) Water and Wastewater

Water Meter Size (inches)	SDCE	Water SDC	Wastewater SDC
3/4	1	\$6,900	\$2,600
1	1.7	\$11,730	\$4,420
1 1/2	3.3	\$22,770	\$8,580
2	5.3	\$36,570	\$13,780
2 High Flow	8.3	\$57,270	\$21,580
3	11	\$75,900	\$28,600
4	17	\$117,300	\$44,200
6	33	\$227,700	\$85,800
8	53	\$365,700	\$137,800
10	77	\$531,300	\$200,200
12	104	\$717,600	\$270,400
16	168	\$1,159,200	\$436,800
20	244	\$1,683,600	\$634,400
24	330	\$2,277,000	\$858,000

The water SDC is based on the SDCUR of \$6,900 multiplied by the appropriate SDCE.

Fire service SDCs are 40 percent of the equivalently sized domestic water meter.

The wastewater SDC is based on the SDCUR of \$2,600 multiplied by the appropriate SDCE.

Fire and irrigation water services are not subject to wastewater SDCs.

2) Drainage: \$1,225 per 1,000 square feet of new hard surface.

C. Existing Water Service Changes

Changes to existing water services may be subject to system development charges.

- 1) Conversion:** service type change; no change in size. Site-specific cost
- 2) Increase:** new water service installation charge plus the service retirement charge (see sections 3A.1 and 3C.5).
- 3) Decrease:** new water service installation charge plus the service retirement charge (see sections 3A.1 and 3C.5).
- 4) Relocation:** new water service installation charge plus the service retirement charge (see sections 3A.1 and 3C.5).
- 5) Retirement:**

Size (inches)	Service Retirement Charge
¾ to 2	\$2,320
3 and larger	\$6,280

There is no charge for a ¾- to 2-inch retirement if the retirement occurs in the same open trench and at the same time as a new water service installation.

Additional service retirement charge for each additional trip to perform retirement due to requested delay. Street restoration charges may apply if repaved prior to retirement.

Size (inches)	Requested Delay Charge
¾ to 2	\$1,390
3 and larger	\$3,770

D. Water System Improvements

1) Water main extensions and improvements – Property owner installation

- a) Project administration \$1,460
- b) Design review and approval

- Work performed under an SDOT Street Improvement Permit (SIP).....\$670
- Work performed under permit other than SDOT Street Improvement Permit (SIP).....\$2,200

c) Construction management (sum of three charges list below)

- Base.....\$5,500
- Construction.....\$510 per day
- Connection.....\$1,630 per day

d) Connection to existing water system (per excavation)

Water Main Extension Size (inches)	Labor Charge	Material Deposit	Initial Charge (per excavation)
2	\$890	\$1,690	\$2,580
4 to 10	\$4,740	\$1,060	\$5,800
12 and larger	SSC	Estimated	Site-specific labor plus estimated materials

e) Water quality retest.....\$390

2) Water main extensions and improvements – SPU installation

a) Project administration.....\$1,460

b) Design review and approval

- Work performed under an SDOT Street Improvement Permit (SIP).....\$670
- Work performed under permit other than SDOT Street Improvement Permit (SIP).....\$2,200

c) Construction and connection to existing systemtime and materials

3) Valves

In lieu of water main or as identified on the Water, Drainage, and Wastewater Availability Certificatesite-specific cost, with credit up to \$25,000 per valve

4) Fire Hydrant Services (labor and materials)

- Adjust (raise/lower)\$1,510
- Reset (move hydrant back or closer to the main or move hydrant horizontally left or right less than or equal to 5 feet; no retapping of the main)\$6,490

- New installation on existing water main.....\$18,360
- Relocate (move hydrant horizontally left or right more than 5 feet; retap main)\$28,440
- Retirement.....\$6,320

5) Fire Hydrant (materials only)

- Hydrant.....\$3,290
- Hydrant Extension Kit.....\$430
- Quick Connect Adapter.....\$260

E. Other Water System Services

1) Automated Meters (AMR) Installations for New Water Services (per trip)

Size (inches)	First AMR Installed	Each additional AMR Installed
¾ to 2	\$330	\$190
4 and larger	\$600	\$400

2) Hydraulic Flow Data, acquisition of:

- Where hydrant flow tests have been performed within the last 5 years, within 500 feet, and in the same water pressure zone.....no charge
- SPU measures hydrant flow, flushes main, and prepares flow test report.....\$1,830
- Preparation of hydraulic analysis report to meet fire flow requirements.....time and materials with \$1,650 deposit
- Preparation of modeled flow report when flow test is not feasible, during a declared water emergency, or when the requested hydrant is not suitable for flow testing.....\$250

3) Meter Exchange, 2-inch to 2-inch High Flow.....\$1,460

4) Pressure reducer, design, and/or install:

- SPU designstime and materials with deposit of \$8,200
- SPU installstime and materials with deposit as specified below:
 - 4-inch pressure reducer (2-inch bypass)\$31,000
 - 6-inch pressure reducer (2-inch bypass)\$33,000
 - 8-inch pressure reducer (4-inch bypass)\$41,000

5) Purveyor servicesas stated in contracts
6) Relocation of meter and box	
Limited to a lateral move of 24 inches.....	site-specific cost
7) Ring and cover	
• Small.....	\$390 (material only)
• Large.....	\$820 (material only)
8) Saw cut\$800 per job site
9) Standby charge	
When site/contractor is not ready as scheduled.....	\$575 per event
10) Street restoration	
When SPU coordinates street restoration, costs are based on street paving type, condition, and the requirements of the local jurisdiction. Both of the following charges apply:	
• SPU site inspection.....	\$365 per job site
• Final paving/restoration.....	site-specific cost
11) Temporary water servicessite-specific cost
12) Traffic control services for 2-inch and smaller water service installations\$570
13) Transmission mains, water services tapped ontime and materials but not less than the applicable standard charge
14) Water main cut and capsite-specific cost
15) Water main cut and connectsite-specific cost
16) Work SPU deems unusualtime and materials

F. Permit and Inspection Charges

Permit, inspection, and other related charges—required by a city, county, or the state—are in addition to the charges listed in this Director’s Rule. These charges are imposed by other City of Seattle departments and other jurisdictions and are adjusted on a different schedule than this Director’s Rule. Therefore, at the time of invoicing, the jurisdiction’s current charge will be applied. Below are examples of these charges with associated prices as of the effective date of this Director’s Rule.

City of Seattle

- SDOT Street Use Permit Fee: ROW Mgmt., Complex Review \$754
- SDOT Street Use Permit Fee: Major Permits (SIP/UMP) \$8,917
- SDOT Traffic Control Plan Review \$358
- SDOT Street Use—Arterial Use Fee \$260

- SDOT Street Use Inspection Fee (initial and final) \$358
- SDOT Street Use Inspection—Premium Time \$718
- Seattle Parks—Permit Application Fee \$200
- Seattle Parks—Limited-Term Permit Use Fee (per service)..... \$325
- Seattle Parks—Permit Processing Fee \$130

King County

- Utility Right of Way Construction Permit Fee \$200
- Utility Right of Way Inspection Fee \$176 per site
- Trolley Overhead Deactivation Request..... \$1,000
- Trolley Overhead Deactivation / Reactivation \$1,800

City of Shoreline

- Right of Way Use Permit (one day project) \$780
- Right of Way Inspection Fee (additional days) \$260 per day

City of Lake Forest Park

- Major Right of Way Use Permit..... \$500
- Major Right of Way Use Permit—Additional Street..... \$255

City of Burien

- Right of Way Base Fee \$366

G. Latecomer Agreements

- Application fee** \$1,090
- Collection processing fee** (per parcel)..... \$220
- Recording fee** (per recording package)..... \$310

H. Side Sewer Permit Application and Inspection Fees

Permit fees include one hour of inspection time. Inspection time in excess of one hour will be billed separately.

1) Side sewers

- a) Installation, connection, relocation, or alteration—all structures
 - First connection..... \$375
 - Each pump installation (single, duplex, etc.)..... \$75
 - Each additional connection \$280
- b) Additional connections to existing side sewers—all structures
 - Each additional connection \$375

- Each pump installation (single, duplex, etc.) \$75
- c) Additional direct connections to public sewer—all structures
 - Each additional connection \$375
 - Each pump installation (single, duplex, etc.) \$75
- d) Reconnection to public sewer—all structures
 - Each reconnection \$375
 - Each pump installation (single, duplex, etc.) \$75
- e) Temporary services for side sewers—all structures
 - Each temporary service \$225

2) Repairs to side sewers—all structures

- Each repair \$280
- Each pump repair (single, duplex, etc.) \$75

3) Capping existing side sewers—all structures

- Each line capped \$375

4) Service drains and ancillary facilities

- a) Installation, connection, relocation or alteration to storm drain, combined sewer, on-site infiltration, curb discharge or direct discharge to receiving waters—all structures
 - Each connection \$375
 - Each pump installation (single, duplex, etc.) \$75
 - Each additional connection \$280
- b) Additional connections to existing service drains—all structures
 - Each additional connection \$375
 - Each additional pump installation (single, duplex, etc.) \$75
- c) Additional direct connections to storm drain, combined sewer, curb discharge, on-site infiltration or direct discharge to receiving waters
 - Each additional connection \$375
 - Each additional pump installation (single, duplex, etc.) \$75
- d) Reconnection to storm drain, combined sewer, curb discharge, on-site infiltration or direct discharge to receiving waters
 - Each reconnection \$375
 - Each pump reconnection (single, duplex, etc.) \$75
- e) Temporary services for service drains—all structures
 - Each temporary service \$225
- f) Repairs to service drains—all structures

- Each repair..... \$375
- Each pump installation repair (single, duplex, etc.)..... \$75

5) Inspection fee

- Inspection time in excess of the one-hour base fee..... \$160 per hour

I. Drainage and Wastewater Core Taps

1) Core Taps

Size (inches)	Normal hours	After hours
6	\$720	\$1,080
8 or 10	\$820	\$1,230
size on size	time and materials, with deposit of \$1,500	time and materials, with deposit of \$1,500

Standard charges will be reduced by the following amounts when the contractor is required to provide all materials for core taps performed by SPU:

- 6-inch tap \$180
- 8- or 10-inch..... \$210

2) Core Tap Inspection

Customer must hire a contractor to perform core taps larger than 10 inches. The core tap will be inspected by SPU at the following charges:

- Core tap inspection performed on regular time..... \$540
- Core tap inspection performed after hours \$900

4. AUTHORITY/REFERENCES

- SMC 21.04.100, Connection – Minimum size – Fees and charges
- SMC 21.04.465, Standard and administrative charges
- SMC 21.20, Sewer connections outside city limits
- SMC 21.28.230, Standard and administrative charges
- SMC 21.65.010 Authority
- SMC 21.65.020 System development charge
- SMC 21.65.040 Calculation of the system development charge
- SMC 3.02, Administrative code
- SMC 3.32.020, Adoption of rules
- Burien Municipal Code 3.12.040
- FIN-219, Utility System Development Charges – Requirements and Methodology
- RCW 35.67.310, Sewers – Outside city connections