



Time & Cost Table



Estimate Cost and Timelines

Use the time and cost table to develop estimates for scheduling and cost of regulatory approvals and requirements.

- Land Use
- Engineering and Public Works
- Environmental/Operational
- Construction and Fire Systems

Also See – [Permit Requirements Table](#)

Pre-Development Meetings:

Free and highly recommended for all projects!

Get your site-specific questions answered. Submit preliminary plans and meet with city staff (on Wednesdays) to answer questions prior to moving into the design phase of the development. See the [Pre-Development Meeting Request Form](#) for additional information.

Build Your Project Schedule & Budget

Use this section to map out your project schedule and budget for land use, civil engineering, construction and environmental permits.

Land Use

Each project is different and the specific requirements are determined based on the details and use of the site.

Public Works

Public Works permits are required for work pertaining to stormwater, grading, water, sewer, right-of-way, building demolition, critical areas, tree removal and industrial wastewater discharge. For Public Works permits, construction plans and documents submitted for permit approval may be submitted separately or included on large projects with the Building Permit submittal. Site Civil Permits are required for stormwater, grading, water, sewer, right-of-way, electrical service (Snohomish PUD) and natural gas service (Puget Sound Energy).

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Construction

Lynnwood encourages customers to submit building permits after the land use applications have been approved. Depending on the project details, the civil and building permits may be submitted and reviewed concurrently with approval. Please discuss your projects details with city staff at a pre-development meeting.

Environmental

Creation, emission, and/or storage of pollution and dangerous wastes will require various permits and ongoing reporting.

Land Use Approval Time and Costs			
Permit	Time	Cost	More Info
Land Use Permits			
Project Design Review	60-120 days	Under 5,000 gross sq. ft. \$3,500 5,000 gross sq. ft. and above \$15,000 For specific information see Land Use Permit & Service Fees information	Land Use and Zoning Applications webpage Development Codes webpage Project Design Review - Industrial Project Design Review - Commercial
Conditional Use Permit Requires public notice & Hearing Examiner review	60-90 days	Variable	Land Use Applications webpage Conditional Use Permit
Environmental Review	Variable	Variable	Land Use Applications webpage Environmental Review - Project
SEPA Checklist Review	Checklist review and determination is concurrent with Site Plan Review for the land use permit.	Cost of review included in Land Use Permit Fees. Providing or paying for any prescribed mitigations will be conditions of the project permit issuance.	SEPA Checklist at Ecology's website
Environmental Impact Statement (EIS)	May take 6-12 months or more to complete study. The 120-day clock is stopped during this time.	\$1,058 to review completed EIS	EIS Process at Ecology's Website

For more information on Land Use Permit and Service Fees, see [City of Lynnwood Land Use Permit & Service Fees](#).

Public Works Permit Approval Time and Costs			
Permit	Time	Cost	More Info
Public Works Permits			
Storm Drainage Permit (City of Lynnwood)	Permit issuance will coincide with the site/civil permit approval date	Public Works Permit & Service Fees \$400 - \$1400 base, Extra per addition	Public Works Permit webpage Storm Drainage Permit
Construction Stormwater General Permit (State Dept. of Ecology)	Submit Notice of Intent (NOI) 60 days prior to construction	Construction Stormwater General Permit	Ecology Stormwater Permits
Grading and Clearing Permit (City of Lynnwood)	Permit issuance will coincide with the site/civil permit approval date	Public Works Permit and Service Fees \$50 - \$1300 base, Extra per addition	Public Works Permit webpage Grading Permit
Water Main and Service Permit (City of Lynnwood)	Permit issuance will coincide with the site/civil permit approval date	Public Works Permit and Service Fees \$300 - \$1400 base, Extra per addition	Public Works Permit webpage
Water/Sewer Installation and/or Connection Fees (City of Lynnwood)	Permit issuance will coincide with the site/civil permit approval date	\$2,000-\$7,000, Fees based on meter size. Public Works Permit and Service Fees	Public Works Permit webpage
Right-of-Way Use (City of Lynnwood)	Submit Right-of-Way Permit application with site plan, other Public Works Permit and Land Use applications	Public Works Permit and Service Fees	Public Works Permit webpage Right-of-Way Use Permit
Performance, Completion and Maintenance Bonds (City of Lynnwood)	Submitted after preliminary approval or projects, but prior to any site work	150% of the construction cost in right-of-way or \$2,500, whichever is greater.	LMC Section 12.04.030 Security Deposits
Electrical Service Engineering Review (SnoPUD)	Application review 6-8 weeks for simple projects; 6 months to 1 year for more complex projects. Submit online application process (likely need an electrical engineer to complete application).	Minimum \$2,000 to review application and determine what is needed to service the project. Large projects require \$10,000 down payment. One-time per-amp charge of \$5.97 for 120/208v three phase and \$13.78 for 480v three phase applies to new and existing customers for any increase in service.	Electrical Service Requirements Manual SnoPUD offers various incentive programs for new construction and existing buildings.
Engineering and Financial Analysis (Puget Sound Energy)	Time needed will vary depending on the complexity of the job and volume of work requested. Submit a Construction Request Form as soon as possible to initiate project.	Cost will vary depending on the complexity of the job and volume of work requested. Submit a Construction Request Form as soon as possible to initiate project.	Construction Request Form Gas Service Handbook
RCRA Site ID registration (WA State Dept. of Ecology)	RCRA # is generally issued within 2 weeks	Free	State Dept. of Ecology General Information
Industrial and Limited Discharge Permit (City of Lynnwood)	Submit when requesting to discharge stored water (e.g. dewatering) from a construction site or an industrial process	Fee based on usage.	Limited Discharge Permit Application Agreement

Construction Permitting Time and Costs			
Permit	Time	Cost	More Info
Building Permits			
<ul style="list-style-type: none"> Commercial New Construction Permit Commercial Tenant Improvement Permit (City of Lynnwood)	6-8 weeks	Permit Fees are based on total valuation of construction/improvement. See Permit and Service Fees for more information. Plan Review Fees are assessed at 65% of total Building Permit fee.	Commercial Building Permit Commercial Tenant Improvement Permit
<ul style="list-style-type: none"> Commercial Mechanical Permit Commercial Plumbing Permit (City of Lynnwood)	3-6 weeks for standard review May qualify for Over the Counter review. Please see Over the Counter Review checklist for requirements.	Permit Fees are based on total valuation of construction/improvement. See Permit and Service Fees for more information.	Commercial Mechanical Permit Commercial Plumbing Permit Building Permit Application Information Over the Counter Review Requirements
Electrical Permit (City of Lynnwood)	3-6 weeks for standard review May qualify for Over the Counter review. Please see Over the Counter Review checklist for requirements.	Permit Fees are based on total valuation of construction/improvement. See Electrical Permit Fees for more information.	Electrical Permit
Fire Systems Permits			
Fire Sprinkler Permit (City of Lynnwood)	2-4 weeks	Fire Permit Fees	Fire Sprinkler Permit Fire Sprinkler Standards
Fire Alarm Permit (City of Lynnwood)	2-4 weeks	Fire Permit Fees	Fire Alarm Permit Fire Sprinkler Standards

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