



Estimated Building Permit Costs for a Single Family Residence

Based on 2022 Permit Fees

The totals below are only an estimate and all listed fees are approximate.

Each site will vary based on where you build and the final design details of your home. Building fees are set forth in [Pierce County Code Ch. 17C.10 Administrative Provisions for the Construction Codes](#).

Size of home (square feet)

Application or Fee Type	1,500 sf	2,000 sf	2,500 sf	3,000 sf	Notes
Building Permit, Plumbing, and Mechanical Review	\$1,997	\$2,561	\$3,136	\$3,700	Includes Fire Plan Review and State Surcharge
Driveway Approach	\$200	\$200	\$200	\$200	Only applies when access is onto a public road
Sewer Connection	\$3,500	\$3,500	\$3,500	\$3,500	Only applies to sites served by public sewer
Site Development and Drainage	\$570- \$1,900	\$570- \$1,900	\$570- \$1,900	\$570- \$1,900	Fees vary due to site conditions and new and existing impervious area
Traffic Impact Fees (TIF)	\$2,104– \$8,543	\$2,104– \$8,543	\$2,104– \$8,543	\$2,104– \$8,543	Average based on the current TIF schedule
Park Impact Fees	\$3,366	\$3,366	\$3,366	\$3,366	
School Impact Fees	\$4,200	\$4,200	\$4,200	\$4,200	
Administrative Fees	\$50	\$50	\$50	\$50	
Total (approximate)	\$15,987– \$23,756	\$16,551– \$24,320	\$17,126– \$24,895	\$17,690– \$25,459	

Estimates do not include fees that may be required for environmental constraints and other agencies (review fees associated with critical areas, shorelines, variances, conditional uses, water, electrical, fire prevention, non-sewer utility connections).

[See a list of fee types and their related references to Pierce County Code](#)

[See all development-related permitting fees \(PCC Chapter 2.05\)](#)

Use the [Tacoma-Pierce County Health Department Fee Schedule](#) for well and septic permit fees.