

Seattle Department of Construction and Inspections

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www.seattle.gov/sdci

Department Overview

The Seattle Department of Construction and Inspections (SDCI) administers City ordinances regulating building construction, the use of land, and housing. It supports key City priorities, including delivering essential City services and building safer, more just communities.

SDCI is responsible for developing and enforcing policies and codes related to public safety, environmental protection, land use, construction and rental housing, including:

- Economic Displacement Relocation Assistance (EDRA) program
- Environmentally Critical Areas Ordinance (ECA)
- Housing and Building Maintenance Code (HBMC)
- Just Cause Eviction Ordinance
- Rental Registration and Inspection Ordinance (RRIO)
- Seattle Building and Residential Codes
- Seattle Condominium and Cooperative Conversion Ordinances
- Seattle Electrical Code
- Seattle Energy Code
- Seattle Grading Code
- Seattle Land Use Code
- Seattle Mechanical Code
- Seattle Noise Ordinance
- Seattle Rental Agreement Regulation Ordinance
- Seattle Shoreline Master Program (SSMP)
- Seattle Tenant Relocation Assistance Ordinance (TRAO)
- Seattle Tree Protection Ordinance
- State Environmental Policy Act (SEPA)
- Stormwater Code
- Tree Service Provider Registry

SDCI reviews land use and construction-related permits, annually approving more than 55,000 permits and performing approximately 240,000 on-site and 5,000 virtual inspections. SDCI's work includes permit review and community involvement with Master Use Permits (MUPs); shoreline permits and design review; review and approval of permits for construction, mechanical systems, site development, elevators, electrical installation, boilers, furnaces, refrigeration, signs and billboards; field inspections for all construction and trade-related permits; annual maintenance inspections of boilers, elevators, and refrigeration equipment; and home seismic retrofits.

SDCI also enforces compliance with the codes and handles approximately 40,000 contacts per year at the Code Compliance Complaint Center.

SDCI operations are funded by a variety of fees and General Fund resources. SDCI must demonstrate that its fees are set to recover no more than the cost of related services. To provide this accountability, SDCI uses cost accounting to measure the full cost of its programs. Each program is allocated a share of departmental administration and other overhead costs to calculate the revenue requirements of the program.

Seattle Department of Construction and Inspections

Budget Snapshot

	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Department Support				
General Fund Support	12,053,208	8,347,090	8,738,640	9,253,098
Other Funding - Operating	104,488,585	114,128,174	118,035,763	117,639,427
Total Operations	116,541,792	122,475,264	126,774,403	126,892,525
Total Appropriations	116,541,792	122,475,264	126,774,403	126,892,525

Full-Time Equivalents Total* 482.00 462.00 462.00 452.00

* FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here

Budget Overview

2026 Investment Areas Despite challenging revenue circumstances, the Department of Construction and Inspections is making numerous new investments towards 2026 mayoral priorities. The 2026 Adopted Budget includes two new investments in the Department of Construction and Inspections that are backed by the General Fund. These investments include:

1. Green Hotels: \$283,800 for a temporary position and contracted services related to setting up a program that sets new standards for green hotels. The funding is meant to be one-time for two years; and
2. Tree Conservation Incentive Program: \$100,000 on-going for the development of a conservation easement program to incentivize tree preservation on private property and make incentive payments.

Permit Revenue Challenges and Changes

Building permitting volume has changed since the end of the 2010s, when permitting volumes and valuations reached record levels. An uncertain economic climate and higher interest rates have dampened development nationwide. The City of Seattle continues to see steady permitting activity for smaller projects; however, building valuations have decreased. In addition, regulatory changes at the state and local levels have impacted permitting applications and permitting revenues. The number of Master Use Permit (MUP) applications are substantially decreasing due to state and local exemptions from design review and environmental review. The 2025 projected MUP application volumes are expected to be 65% lower than 2019 levels. In addition, construction permit applications are projected to be 20% lower across the same period.

Through August 2025, the Seattle Department of Construction and Inspections (SDCI) generated \$1.5 billion in intake valuation and has issued permits totaling \$1.5 billion in project valuation. SDCI anticipates an additional \$1.1 billion in intake valuation for the rest of 2025, for a total of \$1.6 billion in intake valuation. SDCI has not generated intake valuations this low since 2009's level of \$2.2 billion. SDCI's intake valuation was over \$5 billion in 2021, and the intake valuation has declined over the past four years; the intake valuation was over \$3 billion in 2024.

Except for Code Compliance and Land Use Code Development, SDCI is primarily fee supported, and its fees and charges are necessary to fund its permitting and inspections operations. Per state law and Seattle Municipal Code, all fees collected by SDCI for processing and inspecting permits are used for that purpose, and the fee structure is established accordingly.

Seattle Department of Construction and Inspections

Due to declining permitting activity and revenues in SDCI's Construction and Inspections Fund, the 2025 Adopted Budget sunsets 9 positions in January 2025, which is earlier than previously planned, and defunds an additional 6 positions to align the budget with the volume of anticipated work. A 2025 mid-year budget adjustment (Ordinance 127264) abrogated an additional 11 positions and defunded 3 more positions to continue the alignment of the budget with the volume of work. The 2026 Adopted Budget also includes reductions in labor costs for two vacant positions that were fully budgeted in the Construction and Inspections Fund.

The 2026 Endorsed Budget included a 6.5% annual inflationary fee adjustment to recover the costs of permitting and inspections. Recognizing that additional permitting staff layoffs would affect permit issuance timelines, the 2026 Adopted Budget includes legislation (Ordinance 127360) for an additional 18% increase in value-based building development plan review and permit fees to compensate for an expected decline in major building permit applications. This legislation also includes changes to permit and inspection certificate fees for the Rental Registration and Inspection Ordinance (RRIO), electrical OTC permit fees, clarifies some tree review items, and creates a subsidy for unreinforced masonry projects to incentivize projects that improve public safety and resiliency of neighborhoods with historic buildings.

Maintaining Core Services

The adopted budget maintains core services for the Seattle Department of Construction and Inspections and continues to fund eviction legal defense. Moving forward, all rental assistance will be consolidated in the Department of Human Services. SDCI will continue staffing the code compliance complaint center, responding to reports of vacant buildings, and developing policies to help unreinforced masonry buildings survive the next earthquake.

The General Fund revenue forecast for the City's budget is insufficient to cover all anticipated Citywide costs. General Fund reductions were identified to mitigate this shortfall. To preserve critical City services in a context of less General Fund, several items shift resources in the organization to move existing resources to areas of work that are eligible for reimbursement by permit fees for various reasons.

City Council Changes to the Proposed Budget

The City Council altered the proposed budget in the following ways:

- Through two separate budget changes, the Council added a total of \$900,000 for tenant services grants and contracts; and
- Council changed the funding source for a \$750,000 budget addition for permitting and customer technology improvements using artificial intelligence. The proposed budget funded this with General Fund. Council changed the funding source to the Construction and Inspections Fund.

Seattle Department of Construction and Inspections

Incremental Budget Changes

Seattle Department of Construction and Inspections

	2026 Budget	FTE
Total 2026 Endorsed Budget	126,774,403	462.00
Baseline		
Citywide Adjustments for Standard Cost Changes	(355,408)	-
Adopted Operating		
Green Hotels	283,787	-
Tree Conservation Incentive Program	100,000	-
Permitting Accountability and Customer Trust (PACT) Technology Improvements	750,000	-
Rental Registration and Inspection Ordinance (RRIO) Compliance Lead and Customer Support	(38,758)	1.00
Transfer Budget and Position to Customer Success Division	-	-
Sunset Position Updates	(148,589)	(1.00)
Transfer Planning & Development Specialist Position to Finance	-	-
Transfer Position to Code Compliance and Reclass	13,057	-
Shift Funding for Land Use Code Development Position	-	-
Defund Strategic Advisor 2 Pocket	(183,787)	-
Defund Information Technology Professional Pocket	(202,270)	-
Construction and Inspections Fund 2026 Revenue Adjustment	-	-
Adopted Technical		
Sound Transit Permit Facilitator	169,818	1.00
Abrogate Sunset Positions	-	(11.00)
Overhead Technical Adjustment	(100,422)	-
Update Revenues Based on August Forecast	-	-
Bargained Annual Wage Adjustment to Base Budget	(1,007,936)	-
SCERS Retirement Contribution Rate Reduction	(61,370)	-
Correcting Error at Account Code Level	-	-
Fund Balancing	-	-
Council		
Partially Restore Tenant Services Funding	500,000	-
Restore Tenant Services Funding to 2024 Levels	400,000	-
Change Funding for Permitting and Customer Trust Technology Improvements	-	-
Fund Balancing Adjustment - Adopted Budget	-	-
Total Incremental Changes	\$118,122	(10.00)

Seattle Department of Construction and Inspections

Total 2026 Adopted Budget \$126,892,525 452.00

Description of Incremental Budget Changes

Baseline

Citywide Adjustments for Standard Cost Changes

Expenditures \$(355,408)

Citywide technical adjustments made in the baseline phase reflect changes to internal services costs, including rates from the Department of Finance & Administrative Services, Seattle Information Technology Department, Seattle Department of Human Resources, and for healthcare and other central cost factors. These adjustments reflect initial assumptions about these costs and inflators early in the budget process.

Adopted Operating

Green Hotels

Expenditures \$283,787

This item provides \$283,787 of General Fund in 2026 for establishment of new sustainability and development standards for hotel construction. An equal amount of funding will be budgeted in 2027 for the two-year initiative. Funding includes the cost of temporary staff who will manage the new permitting process and serve as a liaison between stakeholders and the City, ensuring effective support throughout the process of establishing the standards.

Tree Conservation Incentive Program

Expenditures \$100,000

This item provides \$100,000 of ongoing General Fund in SDCI to support the development of a conservation easement program to incentivize tree preservation on private property and provide incentive payments. The city will work with key external partners to design the program and make recommendations concerning implementation. The funding may be used for consulting support or contracting with a non-profit partner. Additional City funding and staffing support will be necessary to fully operationalize the program.

Permitting Accountability and Customer Trust (PACT) Technology Improvements

Expenditures \$750,000

The Council altered this proposal in the adopted budget by changing the funding source from the General Fund to the Construction and Inspections Fund. The adopted budget description follows:

This item adds General Fund to the Department of Construction and Inspections to support AI-powered permitting improvements. Of this amount, \$500,000 is one-time funding to purchase software that improves the applicant experience by providing tools to strengthen permit submittals. An additional \$250,000 is to support integration with existing systems, and ongoing subscription costs. This investment will help applicants understand citywide expectations early and receive customized guidance to improve application quality before formal review. This investment is expected to reduce processing time by improving application accuracy and allowing staff to focus on higher-value work, such as moving permits more efficiently through the citywide review process.

Rental Registration and Inspection Ordinance (RRIO) Compliance Lead and Customer Support

Expenditures \$(38,758)

Position Allocation 1.00

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This item converts ongoing non-labor budget for consultant services to budget for a position to support the enforcement function of RRIO compliance and customer support.

Transfer Budget and Position to Customer Success Division

Expenditures	-
Position Allocation	-

This item transfers one position from Leadership & Administration to the Customer Success division. This change will provide much needed capacity to expedite permits by having the position staff SDCI's Seattle Municipal Tower 4th floor kiosk.

Sunset Position Updates

Expenditures	\$(148,589)
Position Allocation	(1.00)

This item extends sunset dates of 4.0 FTE Inspections positions through 2028, removes 1.0 FTE Inspections position, and converts 2.0 FTE Inspections positions. It also makes one sunsetting position a regular, full-time position by removing the sunset date. This item is supported by permit fees and RRIO fees in the Construction and Inspections Fund.

Transfer Planning & Development Specialist Position to Finance

Expenditures	-
Position Allocation	-

This item transfers one Planning & Development Specialist position from the Code Compliance Division to the Finance and Accounting Division in the Seattle Department of Construction and Inspections to better align the budget for the position with the work the position will be doing on contracts for the department.

Transfer Position to Code Compliance and Reclass

Expenditures	\$13,057
Position Allocation	-

This item transfers 1.0 FTE from the Leadership & Administration to Compliance and adds funding to reclassify the position from Accounting Technician II to Administrative Specialist III to better reflect the current duties of staff for the Inspection Support Analyst team.

Shift Funding for Land Use Code Development Position

Expenditures	-
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This item shifts \$170,000 from the General Fund to the Construction and Inspections Fund to better align the work the position performs with the budget for the position. Currently, this Land Use Code Development position performs critical work to maintain compliance with state and federal mandates governing floodplains, environmentally critical areas, and shoreline management. This work forms the technical and regulatory foundation for reviewing permit applications in floodplains and environmentally critical areas, and within the Shoreline District.

Defund Strategic Advisor 2 Pocket

Expenditures	\$(183,787)
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Seattle Department of Construction and Inspections

This ongoing item defunds 1.0 FTE Strategic Advisor 2 in the Process Improvements division. The position will remain vacant and this action is necessary to align budget with anticipated expenditures. While this is a critical position that works on technology processes, SDCI will reprioritize the work among other team members, given fewer projects moving forward due to decreased revenues.

Defund Information Technology Professional Pocket

Expenditures \$(202,270)

This ongoing item defunds 1.0 FTE Information Technology Professional from the Process Improvements division. The position will remain vacant, and this action is necessary to align budget with anticipated expenditures. While this is a critical position that works on technology investments, SDCI will reprioritize the work among other team members, given fewer projects moving forward due to decreased revenues.

Construction and Inspections Fund 2026 Revenue Adjustment

Revenues \$(1,449,148)

This item adjusts Construction and Inspections Fund revenues to align with the 2026 revenue forecast. This item also includes revenue changes associated with SDCI's fee changes in Ordinance 127360.

Adopted Technical

Sound Transit Permit Facilitator

Expenditures \$169,818

Revenues \$169,818

Position Allocation 1.00

This item adds ongoing budget and position authority for 1.0 FTE Strategic Advisor 1, General Government. The position was originally authorized in the Sound Transit 3 (ST3) stand-alone legislation in 2025 (Ordinance 127304). This is a technical item to make the position authority ongoing. It is funded through permit fees in the Construction and Inspections Fund, which will be reimbursed by Sound Transit.

Abrogate Sunset Positions

Position Allocation (11.00)

This item abrogates 11.0 FTE sunset positions in the Seattle Department of Construction & Inspections. This action makes a 2025 mid-year budget reduction (via Ordinance 127264) ongoing.

Overhead Technical Adjustment

Expenditures \$(100,422)

This item adjusts the distribution of indirect overhead expenses across programs in the Seattle Department of Construction and Inspections.

Update Revenues Based on August Forecast

Revenues \$245,000

This item reflects the increase in General Fund revenues from the 2026 Endorsed Budget that were reflected in the August 2025 revenue forecast. This increase is an estimate based on actual penalty fees increasing in 2025.

Bargained Annual Wage Adjustment to Base Budget

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Expenditures \$(1,007,936)

This centrally administered change adjusts base budget appropriations to reflect the proper Annual Wage Increase (AWI) increment for 2026, as outlined in the agreements between the City and the Coalition of City Unions for personnel costs. AWI increments are determined based on the average change in the local Consumer Price Index (CPI). This change represents a true-up between the forecasted CPI assumption included in the Endorsed Budget and the actual CPI data.

SCERS Retirement Contribution Rate Reduction

Expenditures \$(61,370)

The City's employee retirement system, the Seattle City Employees Retirement System (SCERS), is a defined benefit pension program funded by a combination of salary-based employer (i.e., the City) and employee contributions, and investment earnings. Based on the updated actuarial valuation for 2025, this item reduces the employer contribution rate from the endorsed rate of 15.17% to the SCERS minimum actuarial required rate of 15.06%.

Correcting Error at Account Code Level

Expenditures -

This item corrects an error at the account code level to fix a negative account balance in Code Compliance due to a change in the 2025 Adopted Budget.

Fund Balancing

Revenues \$9,602,177

This item balances revenues and expenditures in the Construction and Inspections Fund.

Council

Partially Restore Tenant Services Funding

Expenditures \$500,000

This ongoing item increases SDCI's General Fund budget by \$500,000 to partially restore funding for tenant services grants and contracts. The 2024 Adopted Budget appropriated \$2.4 million to SDCI for contracts and grants with tenant services organizations that provide education for landlords and tenants on the City's regulations as well as outreach, case management, eviction legal defense, and other services. The 2026 Proposed Budget allocated approximately \$1.6 million for tenant services grants and contracts. This item increases the budget to approximately \$2.1 million.

Restore Tenant Services Funding to 2024 Levels

Expenditures \$400,000

This ongoing item increases SDCI's General Fund budget by \$400,000 to fully restore funding for tenant services grants and contracts to 2024 levels. The 2024 Adopted Budget appropriated \$2.4 million to SDCI for contracts and grants with tenant services organizations that provide education for landlords and tenants on the City's regulations as well as outreach, case management, eviction legal defense, and other services. The 2026 Proposed Budget allocated approximately \$1.6 million for tenant services grants and contracts. This item, when combined with the \$500,000 addition above, increases SDCI's 2026 proposed tenant services budget by \$900,000 and brings SDCI's tenant services budget to approximately \$2.5 million.

Change Funding for Permitting and Customer Trust Technology Improvements

Seattle Department of Construction and Inspections

Expenditures

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This item changes the funding source for SDCI's Artificial Intelligence (AI) permitting tool. The 2026 Proposed Budget included \$750,000 of General Fund for an AI permitting tool. This item removes the General Fund support and replaces it with an appropriation from the Construction and Inspections Fund. Of this amount, \$500,000 is for a one-time purchase of the AI tool and \$250,000 is ongoing for the associated subscription.

Fund Balancing Adjustment - Adopted Budget

Revenues

\$750,000

This is a technical item to record a fund balancing entry for the Construction and Inspections Fund. This entry is necessary to balance funds following changes made during the Council phase of the budget process.

Seattle Department of Construction and Inspections

Expenditure Overview

Appropriations	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
SDCI - BO-CI-U2000 - Land Use & Engineering Services				
00100 - General Fund	-	-	-	383,787
48100 - Construction and Inspections	-	45,005,966	45,056,784	45,194,442
Total for BSL: BO-CI-U2000	-	45,005,966	45,056,784	45,578,229
SDCI - BO-CI-U2100 - Customer Success				
00100 - General Fund	-	84,147	56,497	63,971
48100 - Construction and Inspections	-	12,109,283	12,411,276	12,542,803
Total for BSL: BO-CI-U2100	-	12,193,430	12,467,773	12,606,775
SDCI - BO-CI-U2200 - Land Use Services				
00100 - General Fund	242,074	-	-	-
48100 - Construction and Inspections	23,264,506	-	-	-
Total for BSL: BO-CI-U2200	23,506,580	-	-	-
SDCI - BO-CI-U2300 - Permit Services				
48100 - Construction and Inspections	30,726,693	-	-	-
Total for BSL: BO-CI-U2300	30,726,693	-	-	-
SDCI - BO-CI-U23A0 - Inspections				
00100 - General Fund	223,837	-	-	-
48100 - Construction and Inspections	32,833,116	34,010,816	35,656,151	34,745,390
Total for BSL: BO-CI-U23A0	33,056,953	34,010,816	35,656,151	34,745,390
SDCI - BO-CI-U2400 - Compliance				
00100 - General Fund	10,196,517	7,118,521	7,478,656	7,905,857
00164 - Unrestricted Cumulative Reserve Fund	137,459	151,699	157,009	154,655
14500 - Payroll Expense Tax	454,990	1,586,015	1,586,015	1,586,022
30010 - REET I Capital Fund	345,087	360,000	360,000	360,000
48100 - Construction and Inspections	5,965,620	6,247,718	6,537,684	6,645,037
Total for BSL: BO-CI-U2400	17,099,672	15,463,953	16,119,364	16,651,571
SDCI - BO-CI-U2500 - Leadership and Administration				
48100 - Construction and Inspections	-	-	552,382	-
Total for BSL: BO-CI-U2500	-	-	552,382	-
SDCI - BO-CI-U2600 - Government Policy, Safety & Support				
00100 - General Fund	1,390,780	1,144,422	1,203,487	899,483

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48100 - Construction and Inspections	1,549,069	1,764,283	1,846,164	2,093,113
Total for BSL: BO-CI-U2600	2,939,849	2,908,704	3,049,651	2,992,595
 SDCI - BO-CI-U2700 - Process Improvements				
48100 - Construction and Inspections	-	4,195,089	4,320,396	3,682,320
Total for BSL: BO-CI-U2700	-	4,195,089	4,320,396	3,682,320
 SDCI - BO-CI-U2800 - Process Improvements & Technology				
48100 - Construction and Inspections	9,212,046	-	-	-
Total for BSL: BO-CI-U2800	9,212,046	-	-	-
 SDCI - BO-CI-U2900 - Technology Investments				
48100 - Construction and Inspections	-	8,697,306	9,551,903	10,635,646
Total for BSL: BO-CI-U2900	-	8,697,306	9,551,903	10,635,646
 Department Total				
	116,541,792	122,475,264	126,774,403	126,892,525
 Department Full-Time Equivalents Total*				
	482.00	462.00	462.00	452.00

** FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

Budget Summary by Fund Seattle Department of Construction and Inspections

	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
00100 - General Fund	12,053,208	8,347,090	8,738,640	9,253,098
00164 - Unrestricted Cumulative Reserve Fund	137,459	151,699	157,009	154,655
14500 - Payroll Expense Tax	454,990	1,586,015	1,586,015	1,586,022
30010 - REET I Capital Fund	345,087	360,000	360,000	360,000
48100 - Construction and Inspections	103,551,050	112,030,460	115,932,739	115,538,750
Budget Totals for SDCI	116,541,792	122,475,264	126,774,403	126,892,525

Seattle Department of Construction and Inspections

Revenue Overview

2026 Estimated Revenues

Account Code	Account Name	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
334010	State Grants	6,963	-	-	-
341900	General Government-Other Rev	7,100	5,000	5,000	10,000
350020	Fines/Forfeits-Non-Pkg Infract	307,084	170,000	170,000	300,000
350180	Misc Fines & Penalties	649,820	300,000	300,000	410,000
Total Revenues for: 00100 - General Fund		970,967	475,000	475,000	720,000
321900	Bus Lic&Perm-Other	67,808	-	-	-
322010	Nonbus Lic&Perm-Bldngs&Strc	35,171,496	47,265,706	50,144,322	50,693,222
322020	Nonbus Lic&Perm-Refrigerati	1,053,805	1,296,791	1,381,083	1,416,301
322030	Nonbus Lic&Perm-Use	5,502,555	6,727,055	7,516,838	5,867,573
322050	Nonbus Lic&Perm-Electrical	8,323,307	9,173,769	9,934,832	9,931,095
322060	Nonbus Lic&Perm-Sign	502,682	530,713	565,209	570,154
322070	Nonbus Lic&Perm-Boiler	1,477,630	1,793,832	2,179,506	2,018,807
322080	Nonbus Lic&Perm-Elevator	4,671,206	6,208,768	6,987,485	7,149,976
322090	Nonbus Lic&Perm-Furn & Oil	480,843	-	-	-
322270	Nonbus Lic&Perm-Energy	500,000	-	-	-
322900	Nonbus Lic&Perm-Other	3,363,964	-	-	-
341050	Word Proc/Printing/Dupl Svcs	4	-	-	-
341090	Sales Of Merchandise	907	-	-	-
341190	Personnel Service Fees	185	-	-	-
341900	General Government-Other Rev	520,918	6,123,678	6,200,534	6,200,534
342070	Condominium Conversion Fees	2,506	-	-	-
342080	Vacant Building Inspect Fees	597,069	-	-	-
342100	Rental Housing Regist Fees	3,173,511	3,596,318	3,095,136	3,834,503
343180	Drainage Permit Fees	4,295,621	5,886,577	6,719,078	5,834,929
343300	Abatement Charges	574,138	-	-	-
343310	Recoveries	3,774,397	-	-	-
344900	Transportation-Other Rev	523,559	381,489	406,286	333,885
350190	Nsf Check Fees	231	-	-	-
360020	Inv Earn-Residual Cash	-	3,271,117	3,271,117	3,271,117
360220	Interest Earned On Deliquent A	(350)	-	-	-
360360	Sponsorship And Royalties	163	-	-	-
360900	Miscellaneous Revs-Other Rev	12,024	8,064,477	8,064,477	8,064,477

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Total Revenues for: 48100 - Construction and Inspections	74,590,176	100,320,290	106,465,902	105,186,573
400000 Use of/Contribution to Fund Balance	-	11,710,170	9,466,837	10,352,177
Total Resources for:48100 - Construction and Inspections	74,590,176	112,030,460	115,932,739	115,538,750
Total SDCI Resources	75,561,143	112,505,460	116,407,739	116,258,750

Seattle Department of Construction and Inspections

Appropriations by Budget Summary Level and Program

Seattle Department of Construction and Inspections

SDCI - BO-CI-U2000 - Land Use & Engineering Services

The purpose of the Land Use & Engineering Services Budget Summary Level is to provide a comprehensive review of development plans and to process land use and building permits.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Land Use	-	6,503,228	6,293,979	6,715,214
Land Use & Engineering Services CBA	-	3,923,387	3,923,387	3,923,387
Permit & Engineering	-	34,579,351	34,839,418	34,939,628
Total	-	45,005,966	45,056,784	45,578,229
Full-time Equivalents Total*	-	143.00	150.00	132.00

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Land Use & Engineering Services Budget Summary Level:

Land Use

The purpose of the Land Use Program is to provide discretionary permit review for Master Use Permits and advise on land use policy and technical matters for all permit reviews.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Land Use	-	6,503,228	6,293,979	6,715,214
Full Time Equivalents Total	-	26.00	33.00	24.00

Land Use & Engineering Services CBA

The purpose of the Land Use & Engineering Services CBA Program is to display the amount of unallocated Contingent Budget Authority (CBA) in the Land Use & Engineering Services BSL that has not been accessed. In contrast, CBA that is accessed is appropriated in the programs in which it will be spent.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Land Use & Engineering Services CBA	-	3,923,387	3,923,387	3,923,387

Permit & Engineering

The purpose of the Permit & Engineering Program is to manage the land use and construction permit review process, facilitate the review of development plans, and perform technical code review.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Permit & Engineering	-	34,579,351	34,839,418	34,939,628
Full Time Equivalents Total	-	117.00	117.00	108.00

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SDCI - BO-CI-U2100 - Customer Success

The purpose of the Customer Success Budget Summary Level is to provide pre-application customer service and guidance on the permit application process and to fully support the customer experience throughout the permit review and inspections process to ensure successful outcomes for SDCI's customers.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Customer Success	-	10,778,441	11,052,783	11,191,785
Customer Success CBA	-	1,414,990	1,414,990	1,414,990
Total	-	12,193,430	12,467,773	12,606,775
Full-time Equivalents Total*	-	49.00	49.00	50.00

**FTE totals are provided for informational purposes only. Changes in FTEs resulting from City Council or Human Resources Director actions outside of the budget process may not be detailed here*

The following information summarizes the programs in Customer Success Budget Summary Level:

Customer Success

The purpose of the Customer Success Program is to provide an enhanced experience centered around the customer, increase customer satisfaction, and provide consistent, equitable access to pre-application and early application assistance as well as to support the customer throughout the permit review and inspections process to ensure successful outcomes.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Customer Success	-	10,778,441	11,052,783	11,191,785
Full Time Equivalents Total	-	49.00	49.00	50.00

Customer Success CBA

The purpose of the Customer Success CBA Program is to display the amount of unallocated Contingent Budget Authority (CBA) in the Customer Success BSL that has not been accessed. In contrast, CBA that is accessed is appropriated in the programs in which it will be spent.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Customer Success CBA	-	1,414,990	1,414,990	1,414,990

SDCI - BO-CI-U2200 - Land Use Services

The purpose of the Land Use Services Budget Summary Level is to provide land use permitting services.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Land Use Services	23,506,580	-	-	-
Total	23,506,580	-	-	-
Full-time Equivalents Total*	103.00	-	(7.00)	-

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SDCI - BO-CI-U2300 - Permit Services

The purpose of the Permit Services Budget Summary Level is to facilitate the review of development plans and processing of permits.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Permit Services	30,726,693	-	-	-
Total	30,726,693	-	-	-
Full-time Equivalents Total*	109.00	-	-	-

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SDCI - BO-CI-U23A0 - Inspections

The purpose of the Inspections Budget Summary Level is to provide on-site inspections of property under development, inspections of mechanical equipment at installation and on an annual or biennial cycle, and certification of installers and mechanics.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Inspections	33,056,953	31,284,715	32,930,050	32,019,289
Inspections Services CBA	-	2,726,100	2,726,100	2,726,100
Total	33,056,953	34,010,816	35,656,151	34,745,390
Full-time Equivalents Total*	123.00	118.00	118.00	117.00

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The following information summarizes the programs in Inspections Budget Summary Level:

Inspections

The purpose of the Inspections Program is to provide timely on-site inspections of property under development at predetermined stages of construction; work closely with project architects, engineers, developers, contractors, and other City of Seattle departments to approve projects as substantially complying with applicable City codes, ordinances, and approved plans; and to issue final approvals for occupancy.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Inspections	33,056,953	31,284,715	32,930,050	32,019,289
Full Time Equivalents Total	123.00	118.00	118.00	117.00

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Inspections Services CBA

The purpose of the Inspections Services CBA Program is to display the amount of Contingent Budget Authority (CBA) that has not been accessed within the Inspections BCL for construction inspections and electrical inspections with plan review. In contrast, CBA that is accessed is appropriated in the programs in which it will be spent.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Inspections Services CBA	-	2,726,100	2,726,100	2,726,100

SDCI - BO-CI-U2400 - Compliance

The purpose of the Compliance Budget Summary Level is to ensure land and buildings are developed, used and maintained according to applicable code standards, reduce deterioration of structures and properties, enforce tenant protections, and support outreach and education for landlords and tenants in coordination with other departments and community organizations.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Compliance	14,455,638	12,659,633	13,190,517	13,715,631
Rental Housing	2,644,034	2,804,320	2,928,847	2,935,940
Total	17,099,672	15,463,953	16,119,364	16,651,571
Full-time Equivalents Total*	60.00	58.00	58.00	59.00

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The following information summarizes the programs in Compliance Budget Summary Level:

Compliance

The purpose of the Compliance Program is to investigate and respond to violations of code standards for the development, use, maintenance, and management of land and buildings, facilitate compliance by property owners and other responsible parties, pursue enforcement actions against violators through the legal system, reduce the deterioration of structures and properties to reduce blight, and manage the adoption of administrative rules and response to claims. The program also supports outreach and education for landlords and tenants, working in coordination with other departments and community organizations.

Expenditures/FTE	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Compliance	14,455,638	12,659,633	13,190,517	13,715,631
Full Time Equivalents Total	46.00	44.00	44.00	44.00

Rental Housing

The purpose of the Rental Housing Program is to improve the quality of the rental housing stock in Seattle and investigate and respond to violations of tenant protection regulations. By registering and inspecting all rental housing properties the program helps ensure key life, health and safety standards are met. The program provides

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assistance to property owners and tenants regarding relocation assistance, just cause eviction, and other duties and responsibilities of owners and tenants.

	2024	2025	2026	2026
Expenditures/FTE	Actuals	Adopted	Endorsed	Adopted
Rental Housing	2,644,034	2,804,320	2,928,847	2,935,940
Full Time Equivalents Total	14.00	14.00	14.00	15.00

SDCI - BO-CI-U2500 - Leadership and Administration

The purpose of the Leadership & Administration Budget Summary Level is to lead and direct department employees, provide policy guidance, and oversee relationships with the community.

Program Expenditures	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Citywide Indirect Costs	-	30,705,528	31,925,265	31,261,358
Departmental Indirect Costs	-	6,058,706	6,330,825	6,289,897
Divisional Indirect Costs	-	2,533,284	2,642,692	2,677,197
Indirect Cost Recovery Offset	-	(39,297,517)	(40,346,399)	(40,228,452)
Total	-	-	552,382	-
Full-time Equivalents Total*	67.00	72.00	72.00	72.00

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The following information summarizes the programs in Leadership and Administration Budget Summary Level:

Citywide Indirect Costs

The purpose of the Citywide Indirect Costs Program is to collect and allocate departmental central costs such as pooled costs, paid-time-off, and other City central costs. The costs in this program are allocated to all department programs except the Contingent Budget Authority (CBA) Programs, the Process Improvements & Technology (PI&T) Program, and other programs in Leadership and Administration.

Expenditures/FTE	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Citywide Indirect Costs	-	30,705,528	31,925,265	31,261,358

Departmental Indirect Costs

The purpose of the Departmental Indirect Costs Program is to lead and support department employees; provide policy guidance and financial stewardship; manage the public disclosure of documents; and oversee relationships with the community, government agencies, and the media. The costs in this program are allocated to all department programs except the Contingent Budget Authority (CBA) Programs, the Process Improvements & Technology (PI&T) Program, and other programs in Leadership and Administration.

Expenditures/FTE	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Departmental Indirect Costs	-	6,058,706	6,330,825	6,289,897

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Full Time Equivalents Total	40.00	42.00	42.00	42.00
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Divisional Indirect Costs

The purpose of the Divisional Indirect Costs Program is to provide support functions for SDCI's primarily fee funded programs: Land Use Services, Permit Services, Inspections; and for the fee-funded portion of the Government Policy, Safety and Support Program. The costs in this program are allocated only to the programs described above.

Expenditures/FTE	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Divisional Indirect Costs	-	2,533,284	2,642,692	2,677,197
Full Time Equivalents Total	27.00	30.00	30.00	30.00

Indirect Cost Recovery Offset

The purpose of the Indirect Cost Recovery Offset Program is to offset the proportionate share of Citywide Indirect Costs, Departmental Indirect Costs, and Divisional Indirect Costs that allocate to the department's other Budget Summary Level programs as overhead. It is necessary to offset the full cost of indirect cost programs to calculate the budget appropriation and revenue requirements of the related programs.

Expenditures/FTE	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Indirect Cost Recovery Offset	-	(39,297,517)	(40,346,399)	(40,228,452)

SDCI - BO-CI-U2600 - Government Policy, Safety & Support

The purpose of the Government Policy, Safety & Support Budget Summary Level is to develop and update land use code and technical code regulations, and provide appropriate support for disaster preparation, mitigation, response, and recovery services.

Program Expenditures	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Govt Policy, Safety & Support	2,939,849	2,908,704	3,049,651	2,992,595
Total	2,939,849	2,908,704	3,049,651	2,992,595
Full-time Equivalents Total*	11.00	11.00	11.00	11.00

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SDCI - BO-CI-U2700 - Process Improvements

The purpose of the Process Improvements Budget Summary Level is to implement innovative permitting technology and process improvement solutions for SDCI.

Program Expenditures	2024	2025	2026	2026
	Actuals	Adopted	Endorsed	Adopted
Process Improvements	-	4,195,089	4,320,396	3,682,320
Total	-	4,195,089	4,320,396	3,682,320

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Full-time Equivalents Total*	-	11.00	14.00	11.00
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SDCI - BO-CI-U2800 - Process Improvements & Technology

The purpose of the Process Improvements and Technology Budget Summary Level is to allow the department to plan and implement continuous improvements to its business processes, including related staff training and equipment purchases. The purpose includes ensuring the Department's major technology investments are maintained, upgraded, or replaced when necessary.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Process Improvements and Tech	9,212,046	-	-	-
Total	9,212,046	-	-	-
Full-time Equivalents Total*	9.00	-	(3.00)	-

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SDCI - BO-CI-U2900 - Technology Investments

The purpose of the Technology Investments Budget Summary Level is to maintain the Seattle Department of Construction and Inspections' permitting technology products and programs.

Program Expenditures	2024 Actuals	2025 Adopted	2026 Endorsed	2026 Adopted
Technology Investments	-	8,697,306	9,551,903	10,635,646
Total	-	8,697,306	9,551,903	10,635,646

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