

SDCI

Director's Rule X-2022

Applicant: City of Seattle Department of Construction and Inspections	Page 1 of 2	Supersedes: None
	Publication: X/XX/2022	Effective: X/XX/2022
Subject: Payment in lieu of tree replacement pursuant to the Tree Protection Code	Code and Section Reference: SMC 25.11 – Tree Protection	
	Type of Rule: Code Interpretation	
	Ordinance Authority: SMC 3.06.040	
Index: Land Use Code/Technical Standards and Procedural Requirements	Approved	Date
	(signature on file) <i>Nathan Torgelson, Director, DCI</i>	X/XX/2022

Purpose and Background

The purpose of this Rule is to provide further guidance for the payment in lieu of tree replacement pursuant to Seattle Municipal Code (SMC) Chapter 25.11, Tree Protection, Section 25.11.0xx.

Payment In-Lieu Calculation

Payments shall be calculated pursuant to the *Guide for Plant Appraisal*, published in 2018, 10th edition, authored by the Council of Tree and Landscape Appraisers. The method shall be based on the Functional Replacement Formula as follows, and may include City costs, such as tree establishment:

Nursery purchase price* / square inches of the nursery tree = unit cost to replace tree**
Square inches of tree removed* X unit cost to replace the tree = payment in lieu amount**

*Nursery purchase price = the average price of common trees found on sites in Seattle per survey from area nurseries.

**Square inches of the nursery tree is the average size of replacement tree per survey from area nurseries.

***Square inches of tree removed provided by permit applicant.

SDCI shall periodically conduct update to the inputs for the formula above including surveys of regional tree nursery prices to provide the resulting payment to be provided in subsequent rule(s).

Rule: Payments

Payment categories	Required mitigation	Payment In-Lieu*
Significant trees 12" and larger (that are not Exceptional)	Cost of (2) two-inch diameter replacement trees	\$436
Exceptional trees as defined by the Exceptional Tree Director's Rule (x -2022)	Cost per square inch** of trunk for each tree removed	\$17.87/square inch

* Additional City costs may be covered by the payment in addition to what is shown in the Table such as to cover establishment of planted trees for a period, likely three to five years.

**Area in square inches of tree removed is calculated as follows:

- Measure diameter of tree at breast height (DBH) as defined in SMC 25.11 in inches and divide by 2 to get the radius.
- Square the radius and multiply by PI ($r^2 \times 3.14$) to get the area in square inches of the removed tree measured at DBH.