Seattle Department of Construction and Inspections

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https://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 51,000 permits and performing approximately 230,000 on-site and 2,500 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

	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Department Support				
General Fund Support	8,408,437	9,253,098	8,166,415	7,886,614
Other Funding - Operating	101,168,518	117,639,427	112,135,125	112,468,079
Total Operations	**109,576,955**	**126,892,525**	**120,301,540**	**120,354,693**
Total Appropriations	**109,576,955**	**126,892,525**	**120,301,540**	**120,354,693**
Full-Time Equivalents Total*	462.00	452.00	422.00	422.00

** 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

New Investment Areas

Despite challenging revenue circumstances, the Department of Construction and Inspections is making new investments towards Mayoral and Council priorities. The two new investments in the 2027-2028 Proposed Budget are:

1. Rental Regulation Enforcement: Funding is added for three new revenue-backed positions to administer and enforce tenant regulations, including new rules prohibiting “junk fees” in Ordinance 127497. These staff are supported by a new rental regulation enforcement fee that is included in SDCI’s fee legislation. The new recurring fee is $11 per rental unit every 2 years.

2. Housing Ombud: JumpStart Payroll Expense Tax is added to SDCI’s budget to fund a position to help low-income housing permit applicants navigate cross-departmental permitting processes.

Permit Revenue Challenges and Changes

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.

Building permitting volume has notably declined since the end of the 2010s, when permitting volumes and valuations reached record highs. An uncertain economic climate and higher interest rates have dampened development nationwide. In addition, regulatory changes at the state and local levels have impacted permitting applications and permitting revenues. Master Use Permit (MUP) applications are substantially decreasing due to state and local exemptions from design review and environmental review. The 2026 projected MUP application volumes are expected to be 60% lower than 2019 levels. In addition, construction permit applications are projected to be 15% lower across the same period.

The City of Seattle continues to see steady permitting activity for smaller projects; however, building valuations have decreased. Through August 2026, the Seattle Department of Construction and Inspections (SDCI) generated $1.6 billion in intake valuation and has issued permits totaling $1.5 billion in project valuation. SDCI anticipates an additional $1 billion in intake valuation for the rest of 2026, for a total of $2.6 billion in intake valuation. The projected 2026 intake valuation is near the low end of the post-2009 range. 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 $2.3 billion in 2025.

Declining permitting activity and revenues have caused expenditures from SDCI's Construction and Inspections Fund to exceed revenues. It is necessary to reduce expenses to align with anticipated revenues. To that end, the 2027-2028 Proposed Budget removes 34 positions and aligns with the projected workload. This adjustment in staffing levels is not anticipated to slow the delivery of permitting activity. In addition, the budget aims to increase the revenues in this fund by including a 3.7% inflationary adjustment to SDCI's permit fees along with additional increases for buildings, land use, and other items.

Maintaining Core Services

The budget maintains core services for the Seattle Department of Construction and Inspections and continues to fund eviction legal defense. 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.

Incremental Budget Changes

Seattle Department of Construction and Inspections

	Dollars	FTE
2026 Adopted Budget	**126,892,525**	**452.00**
Baseline		
Citywide Adjustments for Standard Cost Changes	(469,889)	-
Reduce SCERS Retirement Contribution Rate	(867,201)	-
Reversal of One-Time Items from 2026 Adopted Budget	(502,868)	-
Proposed Operating		
Add Housing Ombud Position	293,625	1.00
Add Rental Regulation Enforcement Positions	915,203	3.00
Increase Fee Revenue	-	-
Remove Positions to Reflect Reductions in Permit Revenue	(6,035,106)	(34.00)
Change Tenant Services Funding from General Fund to JumpStart Payroll Expense Tax	-	-
Position Reclassification	16,498	-
Proposed Technical		
Construction and Inspections Fund Revenue Update	-	-
Inflationary Adjustment	7,849	-
Overhead Technical Adjustment	50,904	-
Fund Balancing	-	-
Total Incremental Changes	**$(6,590,985)**	**(30.00)**
Total 2027 Proposed Budget	**$120,301,540**	**422.00**

Description of Incremental Budget Changes

Baseline

Citywide Adjustments for Standard Cost Changes

Expenditures $(469,889)

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. In 2028, this adjustment is a $74,000 increase.

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Reduce SCERS Retirement Contribution Rate

Expenditures	$(867,201)

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 2026, this item reduces the employer contribution rate from the endorsed rate of 15.06% to the SCERS minimum actuarial required rate of 13.48% for 2027 and 13.52% for 2028.

Reversal of One-Time Items from 2026 Adopted Budget

Expenditures	$(502,868)

This item removes one-time changes that were included in SDCI's 2026 Adopted Budget. Items include $500,000 of artificial intelligence technology costs for permitting (Construction and Inspection Fund) and $2,868 for Rental Registration and Inspection Ordinance technology costs (Construction and Inspections Fund). In 2028, this item removes $283,787 for staff to support the Green Hotels program for two years, i.e. 2026-2027 (General Fund).

Proposed Operating

Add Housing Ombud Position

Expenditures	$293,625
Position Allocation	1.00

This ongoing item adds a new Housing Ombud position that will help low-income housing permit applicants navigate cross-departmental permitting processes. The position will focus on supporting community-driven development. The creation of this new position was announced in Mayor Wilson's Executive Order to Accelerate Housing Production and is supported by the JumpStart Payroll Expense Tax Fund.

Add Rental Regulation Enforcement Positions

Expenditures	$915,203
Revenues	$1,361,800
Position Allocation	3.00

This ongoing item provides additional staff to support implementation and enforcement of rental regulations. These staff are needed to support increased case intake, investigations, outreach, building-wide enforcement, and landlord assistance as a result of Ordinance 127497 (the "Junk Fee" bill), which was approved by Council in August 2026. These staff are supported by a new recurring two-year $11 fee per rental unit which is included in SDCI's Construction and Inspections Fund fee legislation. The new fee and staff were anticipated in the fiscal note for the Junk Fee legislation. The 2027 amount includes $133,604 in one-time funding for implementation costs, including computer upgrades and equipment. The total 2028 expenditure amount is $796,000 and the 2028 revenue amount is $791,000.

Increase Fee Revenue

Revenues	$6,277,099

This item adjusts SDCI's revenue consistent with SDCI's 2027 fee bill. The budget increases fees for most of SDCI's services beginning on January 1, 2027. These fee revisions include an annual inflationary adjustment of 3.7% to most fees, and an additional 7% increase for building and land use permits. The purpose of the fee increase is to improve cost recovery for permitting work and reduce reliance on reserves. This entire revenue increase is in the Construction and Inspections Fund. For additional information, please see the fiscal note for SDCI's fee bill.

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Remove Positions to Reflect Reductions in Permit Revenue

Expenditures	$(6,035,106)
Position Allocation	(34.00)

This ongoing item right-sizes staffing levels within SDCI's fee-supported Building and Land Use operations. This action is in response to sustained structural revenue shortfalls, declining construction valuations, and reduced workload in selected program areas. This item removes 34 positions, of which seven positions are filled as of September 1, 2026. This adjustment is needed to generate savings for the Construction and Inspections fund while preserving core permitting, inspection, and regulatory services. SDCI does not anticipate that this change will result in material impacts to primary permit review, issuance, or inspection timelines, although some lower-priority administrative, policy, and support functions may experience reduced capacity.

Change Tenant Services Funding from General Fund to JumpStart Payroll Expense Tax

Expenditures	-

This ongoing budget-neutral item moves $900,000 budgeted for tenant services and eviction legal defense contracts from the General Fund to the JumpStart Payroll Expense Tax Fund. This change aligns SDCI's entire tenant services budget of $2.5 million within a single fund and eliminates the need for General Fund to support this work.

Position Reclassification

Expenditures	$16,498

This ongoing item funds increased labor costs due to a business-driven position reclassification for a position in the Rental Registration and Inspection Ordinance (RRIO) program. This item is funded by RRIO fees within the Construction and Inspections Fund.

Proposed Technical

Construction and Inspections Fund Revenue Update

Revenues	$(7,413,791)

This item reduces Construction and Inspections Fund revenues to align with the current 2027 and 2028 revenue forecast. This item does not include revenue changes associated with fee changes that are included in SDCI's fee legislation. In 2028, the reduction is $5.2 million.

Inflationary Adjustment

Expenditures	$7,849

This technical item provides an inflationary adjustment for staffing costs funded by the Unrestricted Cumulative Reserve Fund and aligns SDCI's budget with the fund's financial plan. These costs are associated with the Tenant Relocation Assistance Ordinance. The inflationary increase in 2028 is $14,000.

Overhead Technical Adjustment

Expenditures	$50,904

This item adjusts the distribution of indirect overhead expenses across programs in SDCI. This item decreases General Fund support by $119,556 and increases Construction and Inspections Fund support by $170,460.

Fund Balancing

Revenues	$3,421,191

This is a technical item to record a fund balancing entry for the Construction and Inspections Fund, which is managed by SDCI.

Seattle Department of Construction and Inspections

Expenditure Overview

Appropriations	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
SDCI - BO-CI-U2000 - Land Use & Engineering Services				
00100 - General Fund	-	383,787	381,441	100,000
48100 - Construction and Inspections	36,840,926	45,194,442	41,119,508	41,128,118
Total for BSL: BO-CI-U2000	**36,840,926**	**45,578,229**	**41,500,949**	**41,228,118**
SDCI - BO-CI-U2100 - Customer Success				
00100 - General Fund	27,266	63,971	62,680	62,735
48100 - Construction and Inspections	10,639,054	12,542,803	11,401,825	11,403,798
Total for BSL: BO-CI-U2100	**10,666,320**	**12,606,775**	**11,464,505**	**11,466,532**
SDCI - BO-CI-U2200 - Land Use Services				
00100 - General Fund	-	-	-	-
48100 - Construction and Inspections	-	-	-	-
Total for BSL: BO-CI-U2200	**-**	**-**	**-**	**-**
SDCI - BO-CI-U2300 - Permit Services				
48100 - Construction and Inspections	-	-	-	-
Total for BSL: BO-CI-U2300	**-**	**-**	**-**	**-**
SDCI - BO-CI-U23A0 - Inspections				
00100 - General Fund	-	-	-	-
48100 - Construction and Inspections	31,981,693	34,745,390	33,992,007	33,997,924
Total for BSL: BO-CI-U23A0	**31,981,693**	**34,745,390**	**33,992,007**	**33,997,924**
SDCI - BO-CI-U2400 - Compliance				
00100 - General Fund	7,322,010	7,905,857	6,813,211	6,814,611
00164 - Unrestricted Cumulative Reserve Fund	150,737	154,655	162,504	168,192
14500 - Payroll Expense Tax	1,460,313	1,586,022	2,779,750	2,779,747
30010 - REET I Capital Fund	226,169	360,000	360,000	360,000
48100 - Construction and Inspections	5,965,453	6,645,037	7,900,072	7,776,097
Total for BSL: BO-CI-U2400	**15,124,682**	**16,651,571**	**18,015,537**	**17,898,648**
SDCI - BO-CI-U2500 - Leadership and Administration				
48100 - Construction and Inspections	(8,806)	-	-	1,083,452
Total for BSL: BO-CI-U2500	**(8,806)**	**-**	**-**	**1,083,452**
SDCI - BO-CI-U2600 - Government Policy, Safety & Support				
00100 - General Fund	1,059,161	899,483	909,082	909,268

48100 - Construction and Inspections	1,571,119	2,093,113	2,128,408	2,128,770
Total for BSL: BO-CI-U2600	**2,630,281**	**2,992,595**	**3,037,489**	**3,038,038**
SDCI - BO-CI-U2700 - Process Improvements				
48100 - Construction and Inspections	3,769,409	3,682,320	2,818,095	2,818,665
Total for BSL: BO-CI-U2700	**3,769,409**	**3,682,320**	**2,818,095**	**2,818,665**
SDCI - BO-CI-U2800 - Process Improvements & Technology				
48100 - Construction and Inspections	-	-	-	-
Total for BSL: BO-CI-U2800	**-**	**-**	**-**	**-**
SDCI - BO-CI-U2900 - Technology Investments				
48100 - Construction and Inspections	8,572,451	10,635,646	9,472,956	8,823,317
Total for BSL: BO-CI-U2900	**8,572,451**	**10,635,646**	**9,472,956**	**8,823,317**
Department Total	**109,576,955**	**126,892,525**	**120,301,540**	**120,354,693**
Department Full-Time Equivalents Total*	**462.00**	**452.00**	**422.00**	**422.00**

** 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

	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
00100 - General Fund	8,408,437	9,253,098	8,166,415	7,886,614
00164 - Unrestricted Cumulative Reserve Fund	150,737	154,655	162,504	168,192
14500 - Payroll Expense Tax	1,460,313	1,586,022	2,779,750	2,779,747
30010 - REET I Capital Fund	226,169	360,000	360,000	360,000
48100 - Construction and Inspections	99,331,299	115,538,750	108,832,872	109,160,140
Budget Totals for SDCI	**109,576,955**	**126,892,525**	**120,301,540**	**120,354,693**

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Revenue Overview

2027 Estimated Revenues

Account Code	Account Name	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
333110	Ind Fed Grants	7,075	-	-	-
334010	State Grants	22,177	-	-	-
341900	General Government-Other Rev	18,539	10,000	10,000	10,000
350020	Fines/Forfeits-Non-Pkg Infract	333,225	300,000	300,000	300,000
350180	Misc Fines & Penalties	301,099	410,000	410,000	410,000
Total Revenues for: 00100 - General Fund		**682,115**	**720,000**	**720,000**	**720,000**
321900	Bus Lic&Perm-Other	72,194	-	-	-
322010	Nonbus Lic&Perm-Bldngs&Strc	36,975,027	50,693,222	49,086,423	50,952,766
322020	Nonbus Lic&Perm-Refrigerati	1,153,057	1,416,301	1,694,332	1,746,497
322030	Nonbus Lic&Perm-Use	4,926,894	5,867,573	6,868,535	7,082,276
322050	Nonbus Lic&Perm-Electrical	8,867,631	9,931,095	9,992,599	10,440,249
322060	Nonbus Lic&Perm-Sign	521,347	570,154	575,778	593,052
322070	Nonbus Lic&Perm-Boiler	1,691,618	2,018,807	2,077,644	2,144,839
322080	Nonbus Lic&Perm-Elevator	5,664,663	7,149,976	6,930,508	7,188,087
322090	Nonbus Lic&Perm-Furn & Oil	526,238	-	-	-
322900	Nonbus Lic&Perm-Other	3,587,091	-	-	-
341050	Word Proc/Printing/Dupl Svcs	2	-	-	-
341090	Sales Of Merchandise	6,673	-	-	-
341190	Personnel Service Fees	137	-	-	-
341900	General Government-Other Rev	645,319	6,200,534	6,274,116	6,287,434
342070	Condominium Conversion Fees	52,142	-	-	-
342080	Vacant Building Inspect Fees	609,723	-	-	-
342090	Apartment Building Fees	-	-	1,361,800	791,200
342100	Rental Housing Regist Fees	4,562,848	3,834,503	3,837,024	2,913,814
343180	Drainage Permit Fees	4,310,653	5,834,929	5,050,893	5,202,419
343300	Abatement Charges	181,508	-	-	-
344900	Transportation-Other Rev	393,795	333,885	326,435	336,227
345020	Zoning & Subdivision Fees	1,370	-	-	-
350190	Nsf Check Fees	504	-	-	-
360020	Inv Earn-Residual Cash	3,108,913	3,271,117	3,271,117	3,271,117
360220	Interest Earned On Deliquent A	40,225	-	-	-
360360	Sponsorship And Royalties	395	-	-	-
360570	Collection Expense - Misc	9,648	-	-	-
360900	Miscellaneous Revs-Other Rev	1,832	8,064,477	8,064,477	8,064,477

373010	Gains/Losses	-	-	-	-
Total Revenues for: 48100 - Construction and Inspections		**77,911,447**	**105,186,573**	**105,411,680**	**107,014,454**
400000	Use of/Contribution to Fund Balance	-	10,352,177	3,421,191	2,145,686
Total Resources for:48100 - Construction and Inspections		**77,911,447**	**115,538,750**	**108,832,872**	**109,160,140**
Total SDCI Resources		**78,593,562**	**116,258,750**	**109,552,872**	**109,880,140**

Appropriations by Budget Summary Level and Program

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Land Use	6,105,615	6,715,214	5,670,961	5,390,547
Land Use & Engineering Services CBA	-	3,923,387	3,923,387	3,923,387
Permit & Engineering	30,735,310	34,939,628	31,906,601	31,914,184
Total	**36,840,926**	**45,578,229**	**41,500,949**	**41,228,118**
Full-time Equivalents Total*	150.00	132.00	117.00	117.00

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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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Land Use	6,105,615	6,715,214	5,670,961	5,390,547
Full Time Equivalents Total	33.00	24.00	24.00	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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Land Use & Engineering Services CBA	-	3,923,387	3,923,387	3,923,387

Seattle Department of Construction and Inspections

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Permit & Engineering	30,735,310	34,939,628	31,906,601	31,914,184
Full Time Equivalents Total	117.00	108.00	93.00	93.00

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Customer Success	10,666,320	11,191,785	10,049,516	10,051,543
Customer Success CBA	-	1,414,990	1,414,990	1,414,990
Total	**10,666,320**	**12,606,775**	**11,464,505**	**11,466,532**
Full-time Equivalents Total*	49.00	50.00	43.00	43.00

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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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Customer Success	10,666,320	11,191,785	10,049,516	10,051,543
Full Time Equivalents Total	49.00	50.00	43.00	43.00

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Customer Success CBA	-	1,414,990	1,414,990	1,414,990

Seattle Department of Construction and Inspections

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Land Use Services	-	-	-	-
Total	**-**	**-**	**-**	**-**
Full-time Equivalents Total*	(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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Permit Services	-	-	-	-
Total	**-**	**-**	**-**	**-**

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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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Inspections	31,981,693	32,019,289	31,265,907	31,271,823
Inspections Services CBA	-	2,726,100	2,726,100	2,726,100
Total	**31,981,693**	**34,745,390**	**33,992,007**	**33,997,924**
Full-time Equivalents Total*	118.00	117.00	113.00	113.00

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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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Inspections	31,981,693	32,019,289	31,265,907	31,271,823
Full Time Equivalents Total	118.00	117.00	113.00	113.00

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Compliance	12,606,963	13,715,631	13,883,629	13,891,401
Rental Housing	2,517,719	2,935,940	4,131,908	4,007,247
Total	**15,124,682**	**16,651,571**	**18,015,537**	**17,898,648**
Full-time Equivalents Total*	58.00	59.00	63.00	63.00

**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 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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Compliance	12,606,963	13,715,631	13,883,629	13,891,401
Full Time Equivalents Total	44.00	44.00	45.00	45.00

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

Expenditures/FTE	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Rental Housing	2,517,719	2,935,940	4,131,908	4,007,247
Full Time Equivalents Total	14.00	15.00	18.00	18.00

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Citywide Indirect Costs	-	31,261,358	30,720,705	31,847,225
Departmental Indirect Costs	(530)	6,289,897	6,008,887	6,008,795
Divisional Indirect Costs	(8,276)	2,677,197	2,565,233	2,573,161
Indirect Cost Recovery Offset	-	(40,228,452)	(39,294,825)	(39,345,729)
Total	**(8,806)**	**-**	**-**	**1,083,452**
Full-time Equivalents Total*	72.00	72.00	69.00	69.00

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

Seattle Department of Construction and Inspections

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Citywide Indirect Costs	-	31,261,358	30,720,705	31,847,225

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Departmental Indirect Costs	(530)	6,289,897	6,008,887	6,008,795
Full Time Equivalents Total	42.00	42.00	39.00	39.00

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Divisional Indirect Costs	(8,276)	2,677,197	2,565,233	2,573,161
Full Time Equivalents Total	30.00	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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Indirect Cost Recovery Offset	-	(40,228,452)	(39,294,825)	(39,345,729)

Seattle Department of Construction and Inspections

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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Govt Policy, Safety & Support	2,630,281	2,992,595	3,037,489	3,038,038
Total	**2,630,281**	**2,992,595**	**3,037,489**	**3,038,038**
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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Process Improvements	3,769,409	3,682,320	2,818,095	2,818,665
Total	**3,769,409**	**3,682,320**	**2,818,095**	**2,818,665**
Full-time Equivalents Total*	14.00	11.00	6.00	6.00

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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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Process Improvements and Tech	-	-	-	-
Total	**-**	**-**	**-**	**-**
Full-time Equivalents Total*	(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	2025 Actuals	2026 Adopted	2027 Proposed	2028 Proposed
Technology Investments	8,572,451	10,635,646	9,472,956	8,823,317
Total	**8,572,451**	**10,635,646**	**9,472,956**	**8,823,317**

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