

REAL ESTATE SIGN APPLICATION



Development Services Division
1055 South Grady Way – Renton, WA 98057
Phone: 425-430-7200

www.rentonwa.gov www.MyBuildingPermit.com

- REAL ESTATE DIRECTIONAL** **COMMERCIAL REAL ESTATE BANNER**
(maximum display period 12 months)

1. Start of Display Date: _____ End of Display Date: _____
2. Address of Display: _____
(Required for banners only. Directional sign locations should be listed below.)
3. Development Name: (for Directional signs only): _____
4. Business Name: _____ City of Renton Business License # _____
Mailing Address: _____ Phone: _____
City/State: _____ Zip: _____
5. Contact Person: _____ Phone: _____
6. Property Owner: _____ Phone: _____
Mailing Address: _____ City/State: _____ Zip: _____

REAL ESTATE DIRECTIONAL SIGN LOCATIONS:

(Example: 500' S. of Duvall Ave NE & NE 4th St.)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

FEES			
REAL ESTATE DIRECTIONAL SIGN	50.00 each*	TOTAL	\$ _____
COMMERCIAL REAL ESTATE BANNER	50.00 each*	TOTAL	\$ _____

Applicant Signature _____ Date: _____
Permit #: _____ Expiration Date: _____

+*Add an Additional 3% Technology Surcharge to Calculated Fee

REAL ESTATE SIGN INFORMATION

THESE SIGNS ARE ALLOWED WITHOUT A PERMIT

FOR RENT/SALE/LEASE SIGN



- Sign Size: 6 sq ft maximum (Exception – Lots greater than 35,000 sq ft are allowed signs up to 32 sq ft.)
- Location: May only be displayed on the property that is for rent/sale/lease
- **No attachments (i.e. balloons)**

Open House Sign



- Sign Size: 36" tall, 32" wide maximum
- Number: 6 signs off premises
- Hours: Dawn to dusk when Seller Representative is at property
- **No attachments (i.e. balloons)**

THESE SIGNS REQUIRE A PERMIT

Real Estate Directional Sign



- Sign Size: 12 sq ft maximum
- Location: Signs must be located within 2 miles of the development
- Spacing: Signs must be 500 feet apart
- Maximum number of signs allowed per intersection: 1 per development with a maximum of 2 Signs Total per intersection
- **No attachments (i.e. balloons)**

THESE SIGNS ARE NOT ALLOWED



- Any Real Estate sign smaller than 4 sq ft
- Directional (sometimes called Arrow, Bullet, Bandit) signs mounted on a single stake, typically 6 by 18 inches indicating direction to property for sale

All other signage (such as banners, balloons, flags, or pennants) is subject to permit requirements as described in the handout: "Temporary Event Signage"

REAL ESTATE SIGN REGULATIONS (Renton Municipal Code 4-4-100)

OPEN HOUSE SIGNS

- **Permit Requirements:** No permit required.
- **Maximum Display Period:** In no case shall an open house sign be displayed prior to dawn or after dusk. A seller or their representative shall be present at the property for sale, rent or lease, while the open house sign is being displayed.
- **Allowed Use:** For directing potential customers to the site of real estate that is for sale, rent or lease.
- **Allowable Sign Type:** A non-illuminated portable sign comprised of hinged panels configured in the shape of the alphabetic letter "A". The sign text must include the words "open", "for sale", "for rent" or "for lease".
- **Maximum Size:** 32" wide by 36" high per face of the sign.
- **Sign Location:** Signs may be placed no closer than 4' to the edge of a public roadway, provided that they do not obstruct the vision or pathway of vehicular or pedestrian traffic and that they are not located on trees, foliage, utility poles, regulatory signs, directional signs, or informational signs.
- **Maximum Number:** 6 off-premises signs per property for sale, rent or lease.
- **Maximum Height:** Shall not exceed 10' from finished grade.

REAL ESTATE DIRECTIONAL SIGNS (for signs outside of the City Center)

- **Permit Requirements:** Permit required.
- **Maximum Display Period:** Maximum of 12 months.
- **Allowed Use:** The freestanding real estate sign shall only be allowed during the original rental, lease up or sale of a development located within the corporate limits of the City of Renton containing 10 or more dwelling units, until 100% of the dwelling units have been rented, leased or sold once; and thereafter, only if 75% or less of the total number of dwelling units in the development are rented, leased or sold.
- **Allowable Sign Type:** Any non-illuminated type of freestanding sign.
- **Maximum Size:** 12 sq ft on one face.
- **Sign Location:** Must be within 2 miles (driving distance on a public roadway) of the premises it advertises. Signs may be placed no closer than 4' to the edge of a public roadway, provided that they do not obstruct the vision or pathway of vehicular or pedestrian traffic. If the installation of the sign causes damages to utilities and/or landscaping, the permit holder shall be responsible for all repairs and/or restoration within 30 days of notification by the City.
- **Maximum Number Per Intersection:** No individual freestanding signs are allowed at intersections where an approved real estate sign kiosk structure is located. At other intersections, a maximum of 2 real estate directional signs shall be allowed per intersection and only 1 sign per development shall be allowed at each intersection.
- **Minimum Spacing Between Intersections:** Real estate directional signs shall be placed no closer than 500' to any other real estate directional sign and no closer than 100' to an intersection.
- **Maximum Height:** Shall not exceed 10' from finished grade.

REAL ESTATE DIRECTIONAL SIGNS (for signs within the City Center) –

All regulations for "signs outside of the City Center" apply in addition to the following:

- **Allowed Use:** The Development Services Division may also approve these signs for use by multi-family developments that have completed major renovation in excess of 50% of appraised structure value of at least 10 rental units located within the corporate limits of Renton.
- **Allowable Sign Type:** Any non-illuminated freestanding sign and A-frame signs.
- **Maximum Size:** 32" wide by 36" tall per face.
- **Minimum Spacing Between Intersections:** Real estate directional signs shall be placed no closer than 100' to any other real estate directional sign and no closer than 50' to an intersection.

REAL ESTATE SIGN REGULATIONS (Renton Municipal Code 4-4-100)

	OPEN HOUSE SIGNS	REAL ESTATE DIRECTIONAL SIGNS (For Signs Outside of the City Center)	REAL ESTATE DIRECTIONAL SIGNS (For Signs Within the City Center)	COMMERCIAL REAL ESTATE BANNER
PERMIT REQUIREMENTS	No permit required	Permit required	Permit required	Permit required
MAXIMUM DISPLAY PERIOD	In no case shall an open house sign be displayed prior to dawn or after dusk. A seller of their representative shall be present at the property for sale, rent or lease, while the open house sign is being displayed.	Maximum of 12 months.	Maximum of 12 months.	Maximum of 12 months.
ALLOWED USE	For directing potential customers to the site of real estate that is for sale, rent or lease.	Shall only be allowed during the original rental, lease up or sale of a development located within the corporate limits of the City of Renton containing 10 or more dwelling units, until 100% of the dwelling units have been rented, leased or sold once; and thereafter, only if 75% or less of the total number of dwelling units in the development are rented, leased or sold.	Shall only be allowed during the original rental, lease up or sale of a development located within the corporate limits of the City of Renton containing 10 or more dwelling units, until 100% of the dwelling units have been rented, leased or sold once; and thereafter, only if 75% or less of the total number of dwelling units in the development are rented, leased or sold. The Dev. Services Div. may also approve these signs for use by multi-family developments that have completed major renovation in excess of 50% of appraised structure value of at least 10 rental units located within the corporate limits of Renton.	For sale, rent or lease of commercial property. Real Estate Banners shall not be utilized by residential development.
ALLOWABLE SIGN TYPE	A non-illuminated portable sign comprised of hinged panels configured in the shape of the alphabetic letter "A". The sign text must include the words "open", "for sale", "for rent" or "for lease".	Any non-illuminated type of freestanding sign.	Any non-illuminated freestanding sign and A-frame signs.	A sign of any shape made of lightweight fabric or similar material. The sign must indicate "For Sale, Rent or Lease".
MAXIMUM SIZE	32" wide by 36" high per face of the sign.	12 sq ft on one face.	32" wide by 36" tall per face.	50 sq ft
MAXIMUM NUMBER	6 off-premises signs per property for sale, rent or lease.	A maximum of 2 real estate directional signs shall be allowed at any one intersection and only 1 sign per development shall be allowed at each intersection.	A maximum of 2 real estate directional signs shall be allowed at any one intersection and only 1 sign per development shall be allowed at each intersection.	1 per street frontage
SIGN LOCATION	Signs may be placed no closer than 4' to the edge of a public roadway, provided that they do not obstruct the vision or pathway of vehicular or pedestrian traffic and that they are not located on trees, foliage, utility poles, regulatory signs, directional signs, or informational signs.	Must be within 2 miles (driving distance on a public roadway) of the premises it advertises. Signs may be placed no closer than 4' to the edge of a public roadway, provided that they do not obstruct the vision or pathway of vehicular or pedestrian traffic. If the installation of the sign causes damages to utilities and/or landscaping, the permit holder shall be responsible for all repairs and/or restoration within 30 days of notification by the City.	Must be within 2 miles (driving distance on a public roadway) of the premises it advertises. Signs may be placed no closer than 4' to the edge of a public roadway, provided that they do not obstruct the vision or pathway of vehicular or pedestrian traffic. If the installation of the sign causes damages to utilities and/or landscaping, the permit holder shall be responsible for all repairs and/or restoration within 30 days of notification by the City.	Only permissible when mounted to a building that is for sale, rent or lease.
MAXIMUM HEIGHT	Shall not exceed 10' from finished grade.	Shall not exceed 10' from finished grade.	Shall not exceed 10' from finished grade.	Not applicable
MIN. SPACING BETWEEN INTERSECTIONS	Not applicable	Real estate directional signs shall be placed no closer than 500' to any other real estate directional sign and no closer than 100' to an intersection.	Real estate directional signs shall be placed no closer than 100' to any other real estate directional sign and no closer than 50' to an intersection.	Not applicable