



Development Services Division
 1055 S. Grady Way
 Renton, WA 98057
 (425) 430-7200
 www.rentonwa.gov

SIGN PERMIT APPLICATION REAL ESTATE DIRECTIONAL

This application must be filled out completely in order to be submitted for review. We will not accept incomplete applications. This permit is valid for a 12-month period starting the date of application. Please see the [Sign Regulations](#) for more information.

FOR OFFICE USE ONLY:

PERMIT NUMBER: _____ LAND USE NUMBER: _____ CODE CASE NUMBER: _____

REAL ESTATE DIRECTIONAL

COMMERCIAL REAL ESTATE BANNER

1. DISPLAY INFORMATION

START OF DISPLAY: _____ END OF DISPLAY: _____

ADDRESS OF DISPLAY: _____

(REQUIRED FOR BANNERS ONLY. DIRECTIONAL SIGN LOCATIONS SHOULD BE LISTED BELOW)

DEVELOPMENT NAME: _____ PHONE: _____

BUSINESS NAME: _____ CITY BUSINESS LICENSE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PROPERTY OWNER NAME: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

2. CONTACT INFORMATION

CONTACT NAME: _____ PHONE: _____

EMAIL: _____ FAX: _____

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 \$75.00 EACH* Total: _____

COMMERCIAL REAL ESTATE BANNER \$75.00 EACH* Total: _____

**+Add an Additional 5% Technology Surcharge to Calculated Fee*

APPLICANT SIGNATURE: _____ DATE: _____

PERMIT NUMBER: _____ EXPIRATION DATE: _____

REAL ESTATE SIGN APPLICATION

THESE SIGNS ARE ALLOWED WITHOUT A REAL ESTATE DIRECTIONAL 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



FOR RENT/SALE/LEASE SIGN

- ◆ Sign size: 36" tall, 32" wide maximum
- ◆ Number of Signs: 6 signs off premises
- ◆ Hours: Dawn till Dusk when seller representative is at property

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 in Indicating direction to property for sale

All other signage (such as banners, balloons, flags or pennants) is subject to the Temporary Sign Permit requirements.

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, 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 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:** Six off-premise signs per property for sale, rent or lease.
- **Maximum Height:** Shall not exceed 10' from finished grade.

REAL ESTATE DIRECTIONAL SIGNS (For signs outside 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 two real estate directional signs shall be allowed per intersection and only one 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 ten rental units located within the corporate limits of Renton.
- **Allowed 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.

| | 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 |