

Set-Fee Eviction Schedule for Commercial Tenancies and Non-Residential Situations
 (Effective January 2026)

Pre-Eviction Notices:	
Pay or Vacate Notice	\$350.00
Notice to Comply or Vacate and other notices	\$500.00
(Additional charge for complex or lengthy notices, including those outside of RCW 59.12)	

Evictions Summons and Complaint:	
Prepare Summons & Complaint for Unlawful Detainer	\$450.00
Prepare Alternative Service of Summons & Complaint	\$375.00
Prepare Additional Summons (5+ attempts or to multiple addresses)	\$200.00

Court Appearances:	
Schedule Show Cause Hearing	\$650.00
(includes one 30-minute meeting with our attorney to prepare for the hearing)	
Court appearance for short hearing	\$400.00
(hearing without contested arguments or evidence)	
Court appearance for substantive Show Cause hearing	\$800.00
(hearing where argument is made or evidence is presented)	
Present Default Judgment or Breach of Settlement	\$600.00
Court appearance for Tenant's Stay/Reinstatement Petition	\$800.00
Court appearance to dismiss case	\$250.00

Special Proceedings, Devices, or Actions	
Negotiate Settlement Agreement	\$750.00
Draft and Negotiate Unlawful Detainer Agreement	\$1,250.00
Ex-Parte appearance to obtain Writ via Unlawful Detainer Agreement	\$250.00
Sheriff's Indemnity Bond (minimum amount depending on jurisdiction)	\$165.00

Court Costs	
Most services incur fees from third parties that Client is responsible to pay. These include:	
Process Server's Fee	\$125.00 minimum, varies by address
Court's Filing Fee	\$50.00 to \$300.00
Clerk's Working Copy Fee	\$40.00 minimum, varies by county
Clerk's Writ Fee	\$24.00 minimum, varies by county
Sheriff's Eviction Fee	\$85.00 minimum, varies by county