

Regulation of Residential (Single-Family) Real Estate Signs

Presented by: Seattle-King County Association of REALTORS®, Snohomish County Camano Association of REALTORS® and Tacoma-Pierce County Association of REALTORS®

Jurisdiction	Number of on-premise For Sale signs	Size of on-premise For Sale signs	Length of time on-premise For Sale signs may be posted	# of off-premise open house signs – “A-Boards”	# of off-premise directional signs – “Pointer Arrows” “Stake signs”	Location/Restrictions governing A-Board Open House Signs
ALGONA	1 per street frontage (plus, when owner or agent is present one removable sign, max. 1.5 sq. ft., with the words “open house” or “open to inspection.”).	3 sq. ft. per sign face (must be non-illuminated).	Not specified.	4 signs total (including arrow signs).	4 signs total (including A-boards).	Someone must be present at the open house. Signs removed immediately after open house concluded. Prohibited in traveled portion of roadway & sidewalks. Maximum size is 2 sq. ft. Any real estate sign over 6 sq. ft. require a permit.
ARLINGTON	1	12 sq. ft.	Within 7 days of sale.	Under review.	Not specified.	No signs allowed within ROW. Max. sign size is 4 sq. ft.
AUBURN	1 per street frontage	5 square feet in sign area per side; height not to exceed 7' (32 sq. ft. and 8 ft. tall max for undeveloped residential property; provided that if over 5 sq. ft. sign must be 30' from abutting property line).	Not specified	1 per street frontage on-premise and 3 off-premises signs. 4 signs total allowed if agent has more than one open house in development.		Off-premise open house signs are allowed only during daylight hours and when the seller/agent is in attendance; Maximum sign area per side is 5 sq. ft.; may be placed along the periphery of a public ROW if not interfering with traffic safety; may not be attached to utility/traffic poles.
BELLEVUE	1 per street frontage	4 square feet	Sale closure or tenant possession.	1 on-premise; 3 off-premise. Maximum of 4 per agent per development.	Not allowed – fine is \$100 per violation.	Open house “A-Board” signs are allowed only during daylight hours when the seller or real estate licensee is in attendance at the property. Maximum sign area for an open house sign is 4 square ft. and must say “open house.” Open house signs may be placed along the periphery of the public ROW. Signs not allowed in the street medians.
BLACK DIAMOND	1 per street frontage wholly on the property for sale (off-premise limited to 6 sq. ft. and 1 per street).	6 sq. ft.	Not specified.	1 per street frontage on-site and 3 off-premise signs.	Not allowed.	Off-premise A-Boards require a yearly, per agent, per sign, non-transferable \$10 permit. Allowed only during daylight hours when the agent/seller is in attendance., 5 sq. ft. per side maximum, may be placed in the periphery of the public ROW but may not interfere with traffic safety. May have max. of 4 off-premise signs if an agent/broker has more than one open house in a development or subdivision.
BONNEY LAKE	1 per lot	6 sq. ft. in area and not over 6' in height. 55' setback from centerline of any public ROW.		Not allowed.	Not allowed.	Open house, directional signs not allowed in residential zones.

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BOTHELL	1 per property street frontage	2 sq. ft. in sign area and no more than 6 ft. sign height.	After closing of sale or rent.	4	Not allowed.	Sign shall not exceed 6 sq. ft. per face and shall not exceed 36 inches in height. May be posted only during daylight hours when the agent or property owner is in attendance at the property for sale, lease or rent. Maximum duration for display (relating to a particular property) is a cumulative 60 days in any calendar year. Signs may be placed in the public right-of-way (off the roadway) except where landscaped with anything other than a lawn. Signs shall not impede pedestrian, bicycle or handicapped travel or access.
BRIER	1	6 sq. ft.	7 days after occupancy	No limit	Not allowed.	Open House A-Board signs allowed only during daylight hours. For Sale signs allowed only on owners property.
BURIEN	1 per street frontage	8 square feet and 6' max. height	Within 5 days after closing.	No limit stated	Not specified.	OK in right of way but prohibited in vehicular lanes & in bike lane. Off-premises residential directional signs shall not exceed 6 sq. ft. in area and no higher than 42" Allowed only when the agent/seller is in attendance (daylight hours).
CARNATION	1 window sign not to exceed 2 sq. ft., 1 per street frontage not to exceed 5 sq. ft. and 7' max. height, and 1 not to exceed 5 sq. ft. per side.	(See column on left)	Not specified.	3, or 4 allowed if for an entire subdivision.	Included in open house A-Board allowance.	Off-premise A-Boards cannot exceed 5 sq. ft. per side. Allowed only when the broker agent, agent or seller is in attendance and only during daylight hours.
CLYDE HILL	1 (1 additional sign allowed on adjacent property w/written permission of owner, if sale property is remote to ROW).	18" x 24" plus one 12" x 24" "name strip".	5 days after closing.	4	Not specified.	When agent is at the property for sale.

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COVINGTON	1 per street frontage	8 sq. ft.	Five days after sale, lease or rental.	6 (see Location Restrictions)	Not allowed.	Off-site A-Boards allowed only between sunrise and sunset when seller or agent is in attendance. Must be a minimal separation of 200 lineal feet between signs, <i>except</i> that signs may be placed closer than 200 lineal feet if necessary to indicate that a turn and change in the direction of vehicular travel is required for a potential buyer to continue proceeding towards the home for sale. Signs cannot be placed on governmental/utility signs or on trees. Signs may not be placed in the public ROW in any manner that restricts or obstructs vehicular, pedestrian, wheel chair or bicycle travel, nor in any manner that blocks driveways, ramps or curb cuts; and no sign may be placed in the ROW on any median or in any manner that interferes with sight differences.
DES MOINES	Allowed without restriction.			3. Maximum size is 4 sq. ft. and 36” high.	Not specified.	3 off-premise directional signs are allowed and can be placed in the public ROW if signs do not block views and are outside of vehicle and bicycle lanes and walkways and city maintained landscaping. Not allowed on trees, foliage, utility poles or government signs. Allowed only during daylight hours between dawn and dusk when agent or seller is physically present at the property.
DUVALL	1 per street frontage	6 sq. ft. max. in area and no more than 6’ in height.	Within 5 days after closing.	Not specified.	Not specified.	A-Board open house signs shall not exceed 6 sq. ft. in area for each sign, and max. of 42” in height. Allowed during daylight hours and/or when the agent or seller is in attendance at the property for sale.
EDMONDS	1	6 sq. ft. per site.	7 days after occupancy.	Min. number necessary to direct buyers to the property.	Not specified.	Signs allowed within the periphery ROW. Max. sign size is 4 sq. ft.
EDGEWOOD						Edgewood uses the real estate sign regulations described in the Pierce County Code – mainland area – listed below.
ENUMCLAW	No numeric limit.	10 sq. ft. (except 32 sq. ft. max. allowed for one acre or larger).	7 days from closing.	No limit stated.	Not specified.	No signs are allowed in the ROW.
EVERETT	1 per street frontage	8 sq. ft.	10 days after occupancy.	3 (max. sign size 4 sq. ft.)	Included in A-Board Open House sign allowance.	Allowed on the periphery of the ROW. Off-premise signs allowed only when the agent is in attendance at the property for sale.

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FEDERAL WAY	1 per street frontage or public entrance if the property has no street frontage.	6 square feet.	Must be removed when sale closes.	10	Not specified.	Not allowed on public ROW or sidewalks. Allowed only on private property & permission of owner required. Must be removed daily at end of open house. 200' lineal separation required between signs, except when necessary to indicate a turn or change in direction of travel.
FIFE	1 per street frontage.	Max. 6' high and 16 sq. ft. in area.		Not allowed.	Not allowed.	Directional signs are prohibited.
FIRCREST	1 window sign and 1 sign per street frontage.	Window sign – no larger than 2 sq. ft.; sign on street frontage may not exceed 5 sq. ft. per side and 7' in height.		3	Not allowed.	Open house signs are allowed only during daylight hours when the seller or broker agent is on the premises. Signs may be placed along the periphery of a roadway if no interference with traffic safety. If an agent/broker has more than one open house in a single development or subdivision, 4 off-premise A-Boards are allowed.
GIG HARBOR	1 per street frontage and 1 off-premise “for sale” A-Board sign (maximum sign size 2 sq. ft.).	Max. of 6 sq. ft. per side and not over 6' in height.	Within 5 days of final sale.	No limit stated.	Not allowed.	Off-premise for sale sign (allowed with the on-site for sale sign provision) may not exceed 2 sq. ft. and placed not farther from the subject house than the nearest arterial street intersection. Open house signs may not exceed 6 sq. ft. and are allowed during daylight hours when the agent or seller is actually at the property for sale. May be placed on the periphery of a ROW if not interfering with traffic safety.
HUNTS POINT	No signs. Clear 10” x 9” x 2” information box containing sales flyers is allowed on a wooden post.	N/A	N/A	None allowed.	None allowed.	
ISSAQUAH	1 per street frontage. Max. of 2	6 square feet	Ten days after closing.	3 off-premise per property per agent. Max. of 4 per agent per development.	3 off-premise arrows per property per agent. Max. of 4 per agent per development. Note: arrows will soon be restricted to “hard to find properties.”	Display between dawn and dusk.
KENMORE	1 per street frontage	8 sq. ft. and not to exceed 6' high.	5 days after sale, lease or rental.	No limit stated for SF residence. Signs must be removed at end	Included in A-Board allowance. Signs must be removed at end	A-Board open house sign cannot exceed 6 sq. ft. in area per side and 42” high. Agent must be in attendance. Allowed in ROW but outside of vehicular and bicycle lanes. No banners/balloons allowed.

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				of open house	of open house	
KENT	1 per street frontage	4 sq. ft. per face and not to exceed 5' in height.		No limit stated.		OK at intersections but A-Boards may not reduce the unobstructed walkway to less than 4' and must be at least 4' from the curb. The top edge of installed off-premises signs may not exceed the height of the highest edge of the sidewalk by more than 36" (or street if there isn't a sidewalk).
KIRKLAND	1 per broker per ROW	6 square feet	When property is sold or rented	1 off-premise per block per property	Included in open house allowance	Daylight hours only. May be located no closer than 300' to any other A-Board of the same agency.
KING COUNTY (unincorp.)	1 per street frontage	8 square feet	Five days after sale, lease or rental.	No limit on number, max. 6 sq. ft. in area and max. height of 42"	No limit	Pointer arrow/stake signs and A-Boards should not be left out overnight and are allowed only when the owner or agent is present. Signs shall not interfere or block vehicle or bicycle lanes.
LAKE FOREST PARK	1	4 square feet	Upon closing.	4	Not allowed – fine is \$100 per day for each infraction.	A-Boards cannot exceed 4' X 4' in size, may be placed in the ROW if they are placed at least 3' from the traveled portion of the ROW and do not create a traffic hazard, and shall not be placed on an island, median strip or sidewalk. Signs are allowed only during daylight hours during an open house. No signs allowed on SR 104 and SR 522, but signs may be placed at intersecting streets.
LAKE STEVENS	1	6 sq. ft.	No limit specified	4	Included in A-Board Open House sign allowance.	Signs allowed within the periphery of ROW. Max. sign area for A-Board open house signs is 6 sq. ft. per side.

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LAKEWOOD	1 per lot			4	Not allowed	Open house signs may not be placed in the ROW. The four open house signs must be placed within ½ mile of the home for sale.
LYNNWOOD	1 per street frontage	10 sq. ft.	Not specified	No more than the minimum necessary to direct the public from principal and minor arterials in city to the property.	*No more than the minimum necessary to direct the public from principal and minor arterials in city to the property, and no more than one sign per agent, property manager, or seller may be placed per street intersection.	Maximum sign size is 4 sq. ft. Allowed on periphery of right-of-way and seller or agent must be present at the property for sale. Signs allowed only during daylight hours Wednesday & weekends. *Shall not exceed 4 square feet per side. A representative needs to be at the advertised property, and these directional signs may only be displayed “on Saturday and Sunday during daylight hours, and only on Wednesdays from 10:00 am to 3:00 pm”.

MAPLE VALLEY	1 per street frontage	6 sq. ft. in area and not to exceed 6’ in height.	Upon closing	4 per property per agent. (New residential development within city limits allowed 3 off-site indicating only name of development and directions; 16 sq. ft. max. per sign face and 32 sq. ft. max. total for all sign faces).	Not allowed.	Off-premise A-board Open House signs cannot exceed 6 sq. ft. per sign face and shall not exceed 42” in height. Allowed only between sunrise and sunset when the agent/seller is in attendance at the property for sale. These signs may not be located in the ROW. 200’ lineal separation required between signs.
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MARYS-VILLE	1 per street frontage	4 sq. ft.	10 days after occupancy	3	Included in A-Board Open House Sign allowance.	Allowed on periphery of ROW, use only when agent is on site, max. sign area is 4 sq. ft.
MEDINA	1 per listing. (1 additional sign allowed for waterfront properties at end of dock or at lakefront).	4 sq. ft.	3 days after closing.	2	Allowed at the head of private lanes anytime the house is on the market.	Allowed while owner/agent is present at the residence, during daylight hours on Saturdays and Sundays.
MERCER ISLAND	1 per street frontage.	6 square feet		4	1	Remove 1 hour after open house.
MILL CREEK	1	3 sq. ft. – 6’ height limit	Upon occupancy	2	Included in A-Board Open House sign allowance.	May be placed in periphery of ROW with annual ROW permit, only when agent is on site. Balloons are not allowed.
MILTON	One per broker per street frontage or public entrance whichever is greater.	6 sq. ft.	Must be removed upon closing, or for rentals when the tenant takes possession.	3 per property per agent; 4 total signs for more than one listing in a plat.		Allowed in right-of-way outside median strips, public sidewalks and vehicle and bicycle lanes. May not block driveways or be affixed to utility poles, trees or traffic signs. Allowed sunrise to sunset when the seller or agent is in attendance at the property.
MONROE	1	12 sq. ft. per site	7 days after occupancy	1 per intersection	Included in A-Board Open House sign allowance.	Signs allowed within ROW and must be 25’ from an intersection, agent must be on site. Max. sign size is 4 sq. ft.

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MT. LAKE TERRACE	1 per street frontage	6 sq. ft. – 6’ height limit	No limit specified.	3	Included in A-Board Open House sign allowance.	Allowed on periphery of ROW and 6’ from outer pavement edge, allowed 1 hour before and after an open house, max. size is 4 sq. ft. and 2’ height.
MUKILTEO	1 per street frontage	6 sq. ft.	No limit specified.	3 - but only with permit and fee	Not allowed.	Signs allowed on ROW with a permit. Max. sign size is 4 sq. ft. Agent must be present at property for sale. Signs not allowed on Mukilteo Speedway, 5 th St., Harbour Pointe Blvd., Chennault Beach Rd (from SR525 to Harbour Point Blvd., Harbour Reach Drive, 84 th St SW (E. of 53 rd Ave.).
NEW CASTLE	1 sign.	4 sq. ft.	5 days after closing.	3, but if an agent has more than one open house in a development, then 4 signs are allowed.	Not allowed.	Allowed on periphery of ROW, when agent is on-site.
NORMANDY PARK	1 per street frontage			No limit.		Allowed in the public ROW.
PACIFIC	*See notation column	*	*	*	*	Real estate signs in RS zones not specified. For zones other than RS, on-site “For Sale” signs for undeveloped commercial or industrial property are limited to one single or double-faced sign per street frontage and can be displayed while property is for sale or rent. Such sign shall not exceed 16 sq. ft. in surface area, or a height of 8’. For zones other than RS, on-site “For Sale” signs for developed commercial or industrial property are limited to one single faced or double faced sign per street frontage and can be displayed while the property is for sale or rent. Such sing shall not exceed 16 sq. ft. in surface area, or a height of 8’.

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PIERCE COUNTY – unincorp. – “mainland area” (except for unincorp. Gig Harbor/Peninsula area)	1	Size cannot exceed 20 sq. ft. in area or 15’ in height. If placed on the street side, it must be setback a minimum of 5’ from the property line. If located on the side that adjoins other properties, then it must be setback a minimum of 2’ from the property line.	No limit specified.	No limit.	No limit.	Off-premise signs may not be placed on County ROW and must comply with the setback requirements governing on-site signs.
PIERCE COUNTY – unincorp. (only for unincorp. Gig Harbor/Peninsula area)	1	Size cannot exceed a combined 12 sq. ft. in area.	14 days after the sale	No limit.	Not specified.	
PUYALLUP	1 per street frontage for a lot of up to 10,000 sq. ft.	4 sq. ft. for a lot of up to 10,000 sq. ft. Lots over 10,000 sq. ft. may use 2-4 sq. ft. signs or 1-8 sq. ft. sign.	Not specified.	3 (max. height is 3’)	Not allowed.	Each office is required to buy a \$25 annual permit and certify that it has \$1 million in liability insurance.

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REDMOND	1 per street frontage, max. of 2.	4 square feet	Sale closure or tenant possession	Up to 3 in low and medium residential zones or 1 in high density residential or commercial districts. Please call Deborah Farris, City of Redmond, at 425.556.2465 for additional information.	Not specified.	Arrow sign allowed when: (a) property can only be accessed by a private roadway and (b) any driveway connecting the property to the private roadway that does not abut a public roadway. Where the development abuts a public roadway, the directional signs shall only be placed within the development or in the ROW that touch the edge of the development.
RENTON	1 sign with maximum size of 6 sq. ft. For lot size over 35,000 sq. ft. 1 sign with maximum size of 32 sq. ft.	Maximum size is 6 sq. ft. for lots less than 35,000 sq. ft. Maximum size is 32 sq. ft. for lot size over 35,000 sq. ft.		6	Not allowed.	Open house signs are allowed from dawn to dusk when seller or seller’s representative is at the property. No attachments (balloons) are allowed. Maximum sign size is 36” tall, 32” wide. 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 are not placed on trees, utility poles, regulatory signs, directional signs, or informational signs.
SAMMAMISH	1 per street frontage	8 sq. ft maximum and no more than 6 ft. in height		Not limited in number	Not allowed.	Open house A-Boards are limited to 6 sq. ft. and 42 inches in height. Agent must be present at the property for sale when displaying Open House signs. Open house signs may be placed in the right-of-way outside of any travel lane. For off-site development directional signs, a permit is required – call (425) 836-7900.
SEATAC	1 per street frontage (single or double faced) On-site signage for undeveloped SFR and MFR acreage must conform to stds. For commercial/industrial signage in section 15.16.080 (c) (3).	4 square feet in surface area (32 sq. ft. max. for subdivision signs placed at right angles to street at least 200’ apart; 30’ minimum form abutting property line).	Allowed for one year or until the property is sold (or for a subdivision until 75% sold, whichever occurs first).	1 on-site plus 3 off-site; or 4 total off-site if the agent has more than one open house in the subdivision or development.		Agent/seller must be present at the property. Private property owner’s permission required. Daylight hours only. Maximum sign area is 4 sq. ft.

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SEATTLE	No limit specified.	8 square feet	Not specified.	No limit, except total of all open house signage limited to 8 square feet per listing.**	Not allowed on public right-of-ways, street medians, planting strips or city property. Non-complying signs may be impounded by SDOT staff. Impounded signs are subject to at least \$97 per sign impoundment fee when retrieved by the owner. Failure to comply may also result in a citation of up to \$500.	City allows A-Boards on public ROW but may not interfere with vehicular, bike or pedestrian traffic. Allowed during daylight hours and agent or occupant must be present. Maximum height of 24" when less than 30' from a street. Maximum height of 36" if placed more than 30' from road.
SHORELINE	1 per street frontage	8 sq. ft.	5 days after sale	No limit.	No limit.	
SNOHOMISH COUNTY – (unincorp)	1	12 sq. ft.	No limit specified.	Under review		Traffic code prohibits placement in ROW. Max. sign size is under review.
SNO-QUALMIE	No limit specified.	6 sq. ft.	No limit specified.	No limit.	No limit.	No signs may be placed within 10 feet of an intersection.
STANWOOD	1 per street frontage	4 sq. ft.	7 days after occupancy	No limit specified.		Allows directional signs and A-Boards when the agent is on site, over the weekend, periphery of right-of-way. Max. sign size is 4 sq. ft.

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STEIL – ACOOM	1 per street frontage	6 sq. ft. and 42” height. Locate only on the property for sale.	Not specified.	4 (max. size is 3 sq. ft.)	4 (max. size is 3 sq. ft.)	Open house signs allowed on the ROW only during the hours of an open house. Need a permit for signs, the permit is free and request for permit can be faxed.
SUMNER	1 per street frontage	Max. height 6’ and maximum area is 10 sq. ft. per side.		Not allowed in residential zones.	Not allowed.	
TACOMA	1	12 sq. ft.		3 signs maximum	Not allowed.	Open house signs must be located on private property or on the adjacent right-of-way with the permission of the abutting property owner. Permission may be given verbally or in writing. Signs may not be placed so as to constitute a traffic hazard, or impediment to pedestrians, bicycles or the disabled. Signs cannot be placed on the sidewalk or on a street. Signs may be displayed between 11 a.m. and 6 p.m. and the seller or seller’s agent must be physically present at the home offered for sale.
TUKWILA	1 per property.	6 sq. ft. in R1 zones and 16 sq. ft. elsewhere.	120 days	2 signs max. per agent per intersection, subject to the following: one sign max. per intersection per development and not more than 3 signs total per development.		6 sq. ft. max. Must be 4’ from edge of public ROW placed so as not to create a hazard. Seller or agent must be physically present at the property. Daylight hours only.

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UNIVERSITY PLACE	1 per lot	6 sq. ft.	15 days from the date of sale.	1 on site and 3 off-site.	Not allowed.	Off-premise open house “A-Boards” must be placed within a one-mile radius of the property for sale in the moderate density family (MSF) zone only. Signs may be immediately adjacent to, but not in, the ROW.
WOODIN - VILLE	1 per street frontage	8 square feet maximum	Five days after sale, lease or rental	No limit	Included in A-Board allowance.	Off-premise directional signs shall not exceed 6 sq. ft. in area per sign and shall not exceed 42” in height. Permitted only when the agent or seller is in attendance at the property for sale. May be located on the ROW outside of vehicular and bicycle lanes.
WOODWAY	Please contact SCCAR	Please contact SCCAR	Please contact SCCAR	Annual permit required. Two open house (A-Board) signs allowed.	Not allowed.	Real estate offices must obtain an annual permit prior to placement of open house signs in the ROW. Open house signs are limited to temporary two faced "A frame" signs. No more than two open house signs are allowed in the ROW, of which only one open house sign can be placed on an arterial. Signs are allowed only during daylight hours while the seller or broker agent is on the premises and the open house is actually occurring. Sign size is limited to four (4) square feet. No signs are allowed that impede vehicular/pedestrian movement, visibility, or pose a safety hazard.