BOMA Seattle King County’s principal member dues structure is based on buildings or portfolios of buildings under a common ownership.

BOMA dues typically cost about one cent per square foot per year whereas BOMA advocacy and activities at all levels of government has typically saved owners and tenants more than one dollar per square foot per year.

Your membership and participation supports the efforts of BOMA on your behalf. BOMA’s mission is to actively and responsibly represent the interests of the commercial real estate industry through effective leadership and advocacy, through the collection, analysis and dissemination of information, and through professional development and accreditation.

Principal Dues are:

- Paid on a yearly basis
- Based on the square footage of the buildings you own or manage
- Typically about a penny a square foot per year
- Charged back as a legitimate operating expense since BOMA advocacy saves tenants multiple times the dues expense in reduced operating costs
- $1,775 per year (in 2020) for minimum dues which apply to buildings or portfolios between 0 – 97,125 sq. ft.
- $14,750 (in 2020) for maximum dues which apply to a large individual building, campus and for accumulated sq. ft. in a common ownership portfolio above 1,242,570 sq. ft.
- Calculated using the formula presented on a spreadsheet (see example)

Members joining during BOMA calendar year January 1 through December 31 pay 12 months dues. On January 1st of the following year, you are invoiced for the months of the next year not covered by the first payment. This places everyone on a calendar year for dues thereafter. For example, a firm joining by the first of July one year will pay for 12 months covering the period through and including June the next year. In the second year, the member will be invoiced for only six months July through December. All subsequent billings will coincide with the BOMA calendar year of January 1 through December 31.

Dues reductions are given for various reasons:

- 10% reduction in square footage for property outside the central business district of Seattle or Bellevue
- Industrial properties are calculated at a 10% reduction if outside the CBD then at 1/3 the rate of the CBD office space rate
- 50% reduction of sq. ft. for property under 70% occupied
- New construction not yet tenanted and vacant property is not charged dues

When a BOMA member building shuts down for remodeling or rehabilitation, no further dues will be paid until the building is reoccupied.

How to calculate BOMA dues:

In order to determine building based BOMA dues, provide the BOMA office with a list of the properties in King County that is owned or managed and include the square footage, location, and type (office space, industrial, mixed-use, retail).

Properties principally owned by one entity or essentially one entity may be combined into one portfolio for the purposes of calculating BOMA dues. Otherwise buildings or portfolios that are owned by different entities are considered as a stand-alone portfolio for dues calculation purposes and receive a separate invoice.

The BOMA office would be more than happy to create, modify or assist you with the dues worksheet. Contact Megan Furstenberg at 206-622-8924 x102.

*Updated Dec 2019*