

This version of the Planning & Development Services fee schedule shows the proposed changes.

Strikeouts indicate deleted text.

Underlined items are changes or additions.

Building Permit Fees	
Section 1: Valuation	
The most recent edition of the table "Square Foot Construction Costs" will be used to determine a project's valuation. The table is published in Building Safety Journal by the International Code Council.	
Project valuation for other structures is listed below.	
Fences greater than 6' in height	\$30/lin. ft.
Bulkheads and retaining walls	\$100/lin.ft.
Foundations	\$100/lin. ft.
Decks	\$12.85/sq. ft.
Post frame buildings	\$12.85/sq. ft.
Water storage tanks	Documented bid price or \$0.75/gallon up to 100,000 gallons; \$0.50/gallon between 100,001 and 1,000,000 gallons; \$0.30/gallon over 1,000,000 gallons, whichever is higher
Section 2: Building Fees based on Valuation	
Building permit fees are calculated using the following table, Appendix L of the 2006 International Building Code.	
Total valuation	Fee
\$1 to \$500	\$24.00
\$501 to \$2,000	\$24 for the first \$500, plus \$3 for each additional \$100, or fraction thereof, to and including \$2000.
\$2,001 to \$40,000	\$69 for the first \$2000; plus \$11 for each additional \$1000 or fraction thereof, to and including \$40,000.

\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1027 for the first \$100,000 plus \$7 for each additional \$1000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000 plus \$5 for each additional \$1000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000 or fraction thereof plus \$3 for each additional \$1000 or fraction thereof.
\$5,000,001 and over	\$18,327 for the first \$5,000,000 or fraction thereof plus \$1 for each additional \$1000 or fraction thereof.
Plan review fee	65% of building permit fee
Section 3: Other fees	
Manufactured Homes	Fee
Manufactured homes	\$525
Modular homes	\$525 plus foundation or basement permit
Title elimination	\$25 \$50 with a finalized building permit \$120 without finalized building permit
Other Activities	Fee
Inspections outside of normal business hours	\$120/hour
	2 hour minimum
Reinspection fees	\$120/hour
	1/2 hour minimum
Additional plan review or inspection required by changes additions or revisions to plans.	\$120/hour
	1/2 hour minimum
For use of outside consultants for plan checking and inspections or both	Consultant fee plus County administrative and overhead costs at \$120/hour.
Demolition	\$50 \$100
Fire Marshal Site and Access Review	\$50 (Does not include fees for fire sprinkler review if necessary)

Grading Permits	Fees per 1997 Uniform Building Code Appendix Chapter 33; except that the hourly rate for reasons listed in the table will be \$120.
Mechanical Permits	\$50 base fee plus equipment fees per 1997 Uniform Mechanical Code
Plumbing Permit	\$50 base fee plus \$10 per fixture Fees per 1997 Uniform Plumbing Code
State Building Code Council surcharge	\$4.50
Renewed Building Permits: 30% of the cost of the current building permit fee. If plans have been modified from the original permit approvals, the applicant shall pay an additional plan review fee of \$120.00 per hour with not less than the minimum 1-hour rate. Permits may be renewed 1 time only. For more information, see Skagit County Code (SCC)15.04.030 Amendments to codes.	
Expired non-commercial projects, not more than 3 years old , requiring only final inspection shall pay a minimum fee of \$75 to obtain an inspection.	
Planning Fees	
Administrative Decision	\$825
Administrative Interpretation - Level 1	\$825
Administrative Interpretation - Level 2	\$2500
Administrative Special Use	\$2,500
Administrative Special Use-Temporary Manufactured Home	\$525
Administrative Variance	\$825 \$1000
Appeal to Board of County Commissioners	\$500
Appeal to Hearing Examiner	\$1,000
Boundary Line Adjustment	\$200 \$300
Comprehensive Plan Amendment*	\$5,000
Critical Areas review	\$300 \$600 for land divisions*
Development Agreement	\$5000
Environmental Impact Statement	Direct costs plus staff coordination time
Environmental Impact Statement Coordination	Hourly rate
Floodplain Appeal	\$1,000
Forest Practice Conversion or Conversion Option Harvest	\$1,200

Forest Practice Moratorium Waiver	\$1,700
Joint Aquatic Review (JARPA)	\$0.00
Land Use Review of Public Water Systems	PUD and Anacortes- \$250 plus hourly fee over ten hours and direct consultant costs
Land Use Review of Public Water Systems	Other public systems- \$250 plus hourly fee over 10 hours
Lot Certification- Standard*	\$300 + recording fees
Lot Certification- Administrative	\$50 + recording fees
Pre-Application Meeting. (Full credit will be applied to any complete project application submitted within six months of the meeting.)	\$500
Predevelopment Meeting	\$0
Reasonable Use Exception- Lot Certification	\$300
Reconsideration of Hearing Examiner Decision	\$190
Rezone	\$1000
Shoreline Substantial Development*	\$2,200
Shoreline Variance*/ Conditional Use*/ Map Amendment*	\$6,000
Shorelines Exemption	\$300
SPU- Commercial Zones*	\$6,000
SPU-Residential Zones*	\$3,000
SEPA	\$500
SEPA Addendum	\$200
Unclassified Use	\$5,000
Variance- Board of County Commissioners	\$4,000
Variance- Hearing Examiner	\$4,000
<u>*Certain planning fees, indicated by an asterisk, are based on an hourly rate of \$120 per hour. When County staff time exceeds the base rate, additional fees for hourly review will be invoiced on a monthly basis. Example: \$6000 = 50 staff hours. Work in excess of 50 hrs will be billed at \$120 per hour.</u>	
Land Divisions	
Binding Site Plan base fee	\$7,500
Binding Site Plan fee per acre	\$250
HE URDP (1-4 lots)	\$5000

(Urban Reserve Development Permit)	
HE URDP (5 or more lots) (Urban Reserve Development Permit)	\$8500
1- Acre Plat URDP	\$3500
1- Acre Plat URDP per lot fee	\$200
Long Plat	\$7000
Long Plat Conservation Development (CaRD)	\$6,500
Planned Unit Development	\$7,000
Fee per lot- Administrative Long Plat, Long Plat, CaRD or PUD	\$200
Administrative Long Plat, 5-8 lots	\$5000
Short Plat	\$3,500
Short Plat Conservation Development (CaRD)	\$3,000
Enforcement Fees	
Building Violations	100% of the resulting building permit fee
Planning Violations	50% 100% of the resulting planning fee
Critical Areas Violations	200% of the resulting critical areas fee
Shorelines Violations	50% 100 % of the resulting planning fee
Cases that go to court	Base enforcement fee plus \$120/hr plus attorney fees
Other civil or criminal penalties may be assessed as daily fines as described in SCC 14.44 and RCW 90.58.210.	
Other Fees	
Public Notices Publication fee- each occurrence	\$50 \$100
Hourly rate assessed for work performed after January 1,	\$120

2007	
Overtime hourly rate for work approved by the Deputy Director outside of normal hours:	\$120
Modification to land use approval	\$120/hour
Copies, per page	\$0.15 per side @ 8-1/2" x 11"
Postage	at cost

Refunds
The Department may authorize refunding of not more than 80% of the plan review fee paid when an application for a permit is withdrawn or cancelled before any plan reviewing is done.
The Department may authorize refunding of not more than 80% of the permit fee paid when no work has been done under a permit issued by this jurisdiction.
The Department may authorize refunding of any fee which was erroneously paid or collected.
A Comprehensive Plan Amendment application fee may be refunded at 80% if it withdrawn before or denied at docketing.