



Planning & Development Services

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Fee Schedule – PROPOSED June 2, 2016

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Building

Project Valuation

PDS will generally use the most recent edition of the table “Square Foot Construction Costs” from the International Code Council to determine a project’s valuation. Project valuation for other structures is listed below.

Fences	\$30/linear ft
Bulkheads and retaining walls	\$100/linear ft
Foundations	\$100/linear ft
Decks	\$12.85/sq ft
Post frame buildings	\$12.85 <u>23.00</u> /sq ft
Water storage tanks	Documented bid price or the following, whichever is higher: \$0.75/gallon up to 100,000 gallons; \$0.50/gallon between 100,000 and 1,000,000 gallons; \$0.30/gallon over 1,000,000 gallons

Permit Fees Based on Valuation

Building permit fees are calculated using the following table from Appendix L of the 2009 International Residential Code.

Total Valuation	Fee
\$1 to \$500	\$24
\$501 to \$2,000	\$24 for the first \$500, plus \$3 for each additional \$100, or fraction thereof, to and including \$2,000.

Total Valuation	Fee
\$2,001 to \$40,000	\$69 for the first \$2000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000.
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,027 for the first \$100,000 plus \$7 for each additional \$1,000 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 \$1,000 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 \$1,000 or fraction thereof.
\$5,000,001 and over	\$18,327 for the first \$5,000,000 or fraction thereof plus \$1 for each additional \$1,000 or fraction thereof.

Manufactured Home Fees

Manufactured homes	\$525
Modular homes	\$525 plus foundation or basement permit
Title elimination (with finalized building permit)	\$50
Title elimination (with issued building permit)	\$120

Grading Permits

Permit Fees per 1997 Uniform Building Code Appendix Chapter 33, except that the hourly rate for reasons listed in the table is \$120. Permit fees as determined by this table, plus the plan review fee

From (in cubic yards)	To (in cubic yards)	Result	Extra	Increment
1	50	23.50	0	0
51	100	37.00	0	0
101	1000	37.00	17.50	100
1001	10,000	194.50	14.50	1000
10,001	100,000	325.00	66.00	10,000
100,001	999,999,999	919.00	36.50	10,000

Other Fees

Plan review fee	65% of building or grading permit fee
Inspections outside of normal business hours	\$120/hour (2 hr. min)
Reinspection fees	\$120/hour (1/2 hr. min)
Plan review or inspection required by changes, additions, or revisions to plans	\$120/hour (1/2 hr. min)

Use of outside consultants for plan checking and inspections or both	Consultant fee + County administrative and overhead costs at \$120/hour
Final inspection of expired non- commercial projects less than three years old	\$75
Demolition	\$100
Mechanical Permits	\$50 base fee + \$10 per fixture
Plumbing Permit	\$50 base fee + \$10 per fixture
State Building Code Council Surcharge	\$4.50
Building Permits Renewal	30% of the cost of the current building permit fee plus \$120/hour for review of any modified plans (1 hour min)

Fire Marshal

Building permit plan review

Basic site and access review	\$50.00 \$97.50
Certificate of occupancy inspection	<u>\$97.50</u>

Fire protection sprinkler systems

Type	Number of heads	Fee
Commercial NFPA 13 and 13 R systems	<25	\$130.00
	25-100	\$195.00
	101-1000	\$325.00
Residential 13d system	<25	\$130.00
	25-100	\$195.00
	101-1000	\$260.00
Underground supply main (permitted separately)		\$130.00
Building emergency radio coverage system		\$130.00
Fixed fire suppression (hoods)		\$97.50
Smoke control systems		\$325 + third party costs
Specialized (non-water) suppression systems		\$195.00

Fire alarm and detection

Additional inspections are billed at \$65.00 per hour with a minimum of 1.5 hours. Inspections outside of normal business hours are billed at \$65.00 per hour with a 2 hour minimum.

Number of devices	Fee
< 25	<u>\$162.500</u>

<u>25-100</u>	<u>\$227.50</u>
<u>101-1000</u>	<u>\$292.50</u>
<u>Transmitter replacement only</u>	<u>\$65.00</u>
<u>Panel replacement only</u>	<u>\$65.00</u>

Special permits

Burn permit- residential	\$30.00 <u>35.00</u>
Burn permit - large (commercial or land clearing)	\$85.00 130.00
Fireworks (limited to flat \$100 fee by RCW)	\$100.00
Special events	\$130.00
Other activities deemed hazardous within IFC 2015	\$130.00
Fuel tank removal (commercial)	\$162.50

All work done without a permit will incur additional fees equal to the cost of the permit.

Planning & Land Division Fees

All planning and land division fees are based on the rate of \$120 per hour. When County staff time multiplied by the hourly rate exceeds the base fee, the Department will invoice additional hourly review fees on a monthly. For example: \$840 – 7 staff hours. Work in excess of 7 hrs will be billed at \$120 per hour.

In addition to the fees below, publication fees (~~\$120~~ 140 per occurrence (~~invoiced at cost when exceeding \$150~~), or actual cost, whichever is higher) will be charged each time a public notice in the newspaper is required. Code requires 1-4 publications, depending on the application type.

Planning Fees

Administrative Decision	\$840
Administrative Interpretation	\$840
Administrative Special Use	\$2,520
Administrative Special Use – Temporary Manufactured Home	\$600
Administrative Variance	\$1,800
Appeal to Board of County Commissioners	\$500
Appeal to Hearing Examiner	\$1000
Boundary Line Adjustment	\$300
Comprehensive Plan Amendment <u>or Rezone</u>	\$5,040
Critical Areas Review	\$300
Critical Areas Review for Land Divisions	\$720
Development Agreement	\$5,040

Environmental Impact Statement	Direct costs + staff coordination at hourly rate
Flood Area Development Permit requiring an elevation certificate	\$100
Flood Area Development Permit without elevation certificate	\$50
Floodplain Appeal	\$960
Forest Practice Conversion or Conversion Option Harvest	\$1,200
Forest Practice Moratorium Waiver	\$1,800
Joint Aquatic Review (JARPA)	\$0.00
Land Use Review of Public Water Systems – PUD and Anacortes	\$250 + direct consultant costs if required
Land Use Review of Public Water Systems – Other Public Systems	\$250
Lot Certification – Standard	\$300 + recording fees
Lot Certification – Administrative	\$60 + recording fees
Pre-Application Meeting	\$480*
Pre-Development Meeting	\$0
Reasonable Use Exception – Lot Certification	\$300
Reconsideration of Hearing Examiner Decision	\$180
Rezone	\$960
Shoreline Substantial Development	\$4,080
Shoreline Variance/Conditional Use/Map Amendment	\$4,080
Shoreline Exemption with Site Visit	\$480
Shoreline Exemption without Site Visit	\$240
Special Use Permit – Commercial Zones	\$6,000
Special Use Permit – Residential Zones	\$3,000
SEPA	\$600
SEPA Addendum	\$240
Unclassified Use	\$5,040
Variance – Board of County Commissioners	\$4,080
Variance – Hearing Examiner	\$4,080

* No hourly rate charged. Full credit will be applied to any complete project application submitted within six months of the meeting.

Land Divisions

Binding Site Plan	\$7,560 +\$240 per acre
URDP (4 or fewer lots)	\$5,040
URDP (5 or more lots)	\$8,520

1- Acre Plat URDP	\$3,600 + \$240 per lot
Short Plat (4 or fewer lots)	\$3,600
Short CaRD (4 or fewer lots)	\$3,000
Long Subdivision – Administrative (5-8 lots)	\$5,040 + \$240 per lot
Long Subdivision (9 or more lots)	\$7,080 + \$240 per lot
Long CaRD (5 or more lots)	\$6,600 + \$240 per lot
Planned Unit Development	\$7,080 + \$240 per lot
Plat Extensions (all types)	\$480

Water Source Review

All fees are subject to additional hourly charges

Evaluation for individual well with building permit or Accessory Dwelling Unit (ADU) Moved	\$ 275
Water supply review for development with 1 site visit, when individual wells Moved	first well: \$500
	per well after 1: \$125
Water supply review for developments—deleted only	\$150
Water supply evaluation report to lenders including bacteriological sample deleted – no longer do this	\$250
Additional plan review or inspection as a result of changes to plans deleted redundant	Hourly charge
Additional inspections required for approval of permit or compliance with regulations deleted redundant	Hourly charge
Well site inspection (public system) Moved	\$400.00

Group A Water Systems

Sanitary survey	\$750.00
Community water system evaluation (building permit)	\$150.00
Non-community water system evaluation (building permit)	\$350.00
Evaluation (land division or land-use project)	\$400.00
Residential two-connection approval packet	\$450.00
Review of water system plan per CWSP (first 5 hours)	\$300.00
<u>Well site inspection (public system)</u>	\$400.00

Group B Water Systems

Building permit	\$350.00
Land Division	\$400.00
Group B loan letter -- file review only no field visit	\$150.00

Group B sanitary survey or loan letter with field visit	\$350.00
One year extension of water approval for building permits (no changes)	\$100.00
Group B annual operating permit	\$100.00
<u>Well site inspection (public system) (from PDS schedule)</u>	<u>\$400.00</u>

Individual Well Site

Paperwork review only	\$150.00
Review with field visit	\$300.00
<u>Evaluation for individual well with building permit or Accessory Dwelling Unit (ADU)</u>	<u>\$ 275</u>
<u>Water supply review for development with 1 site visit, when individual wells</u>	<u>first well \$500;</u> <u>each additional well \$125</u>

Other Fees

Individual water supply evaluation (alternative system)	\$450.00
Individual water supply evaluation (rainwater catchment)	\$450.00
Additional fee for licensee with an on-site water supply	\$70.00

General Provisions

Miscellaneous Fees

Hourly rate Work performed after January 1, 2007	\$120/hour
Work performed outside normal hours (approved by the Director)	\$120/hour
Modification to land use approval	\$120/hour
Copies	\$0.15 per side @ 8-1/2" x 11"
Postage	at cost

Additional Fees for Code Enforcement

In addition to the following fees, the Department may assess civil or criminal penalties as daily fines as described in SCC Chapter 14.44 and RCW 90.58.210.

Building violations	100% of the resulting building permit fee
Planning violations	100% of the resulting planning fee
Critical areas violations	200% of the resulting critical areas fee
Shoreline violations	100% of the resulting planning fee
Cases that go to court	Enforcement fees + \$120/hr + attorney fees

Refunds

The Department may refund up to:

- 80% of the plan review fee paid when an application for a permit is withdrawn or cancelled before the department reviews the plans.
- 80% of the permit fee paid if construction on the permitted work has not started.
- Any fee which was erroneously paid or collected.
- 80% of a Comprehensive Plan Amendment application fee if the applicant withdraws the application before docketing, or the Board of County Commissioners does not docket the application.