



Planning & Development Services

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Attachment A Fee Schedule

Effective March 20, 2017

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General Provisions

Miscellaneous Fees

Hourly rate	\$120/hour
Use of outside consultants	consultant fee + County hourly rate
Copies	\$0.15 per side per letter-size copy
Postage	at cost; 50 mailed notices included in each Planning fee
Recordings (with Auditor)	at cost

Publications

In addition to any other fees, publication fees (\$140 per occurrence, or actual cost, whichever is higher) will be charged each time a public notice in the newspaper is required. The Publications column indicates how many publication fees will be initially assessed for each application type.

Appeals

Item	Base Fee	Publication Fees
Appeal of Code Enforcement Order to Hearing Examiner	\$250	2
Appeal to Hearing Examiner (all other matters)	\$1000	2
Reconsideration of Hearing Examiner Decision	\$180	1
Appeal to Board of County Commissioners	\$500	1

Additional Fees for Code Enforcement

In addition to any other 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

Refunds

The Department may refund up to:

- 80% of the plan review fee paid when an application for a permit is withdrawn or canceled before the department reviews the plans.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.

Building Permits

Each building permit includes a Plan Review Fee (charged at time of application) and a Permit Fee (charged when the permit is issued). Both fees are based on project valuation.

New Construction Valuation

All new structures not specified below	Based on the most recent edition of the table "Square Foot Construction Costs" from the International Code Council's published Building Valuation Data
Fences	\$30/linear ft
Bulkheads and retaining walls	\$100/linear ft
Foundations	\$100/linear ft
Decks	\$12.85/sq ft
Wood post frame buildings ≤ 2,000 sq ft	\$22/sq ft
Wood post frame buildings > 2,000 sq ft	\$13/sq ft
Prefabricated metal carport/storage ≤ 1,000 sq ft	\$8/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

Remodel Valuation

Valuation of structures being remodeled is based on the value calculated per the table above, multiplied by the percentage that corresponds to the extent of alteration in the table below. The extent of alteration includes one or more of the listed items. The floor area will be calculated based on the entire area of the rooms where the alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the areas separately to develop the valuation.

Extent of Alteration	% of Building Valuation	Definition
Minor	25%	<ul style="list-style-type: none">• Addition, removal or repair of some walls or partitions• Minor mechanical, electrical or plumbing work, such as residential remodeling of bathrooms or kitchens• Some refinishing of existing walls, ceilings and floors• Replacement of some windows• Replacement of ceiling grid system
Major	50%	<ul style="list-style-type: none">• Addition or removal of many walls• Extensive mechanical, electrical or plumbing work• Significant refinishing of walls, ceilings and floors• Replacement of many windows• Limited structural modification and addition
Full	75%	<ul style="list-style-type: none">• Demolition of all non-structural portions leaving a structural shell• Installation of new or substantial replacement of mechanical, electrical or plumbing• Significant structural upgrading• Extensive structural repair.

Permit Fees Based on Valuation

Building permit fees for new or modified building area are calculated using the following table.

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.
\$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 Permit Fees

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

Grading Permits

Permit fees are as determined by this table, plus the plan review fee.

From (in cubic yards)	To (in cubic yards)	Base Fee	Additional Fee	Cubic yard increment for additional fee
1	50	24	0	0
51	100	37	0	0

101	1000	37	17.50	100
1001	10,000	195	14.50	1000
10,001	100,000	325	66	10,000
100,001	999,999,999	919	36.50	10,000

Other Fees

Plan review	65% of building or grading permit fee
Plan review of stock plans (for use on multiple lots)	100% of the plan review fee for the first plan set; 50% of the plan review fee for subsequent plan sets
Stormwater review (of building/grading permit applications)	\$0.06 per sq ft of new or replaced hard surface
Stormwater review of subdivisions	\$150 per lot
Flood Area Development Permit requiring an elevation certificate	\$100
Flood Area Development Permit without elevation certificate	\$50
Inspections outside of normal business hours	\$120/hour (2 hour minimum)
Reinspection fees	\$120/hour (1/2 hour minimum)
Plan review or inspection required by changes, additions, or revisions to plans	\$120/hour (1/2 hour minimum)
Final inspection of expired non-commercial projects less than three years old	\$75
Demolition Permit	\$25
Mechanical Permits	\$50 base fee + \$10 per fixture
Plumbing Permit	\$50 base fee + \$10 per fixture
State Building Code Council Surcharge¹	\$4.50 + \$2 for each additional residential unit
Building Permit Extension (6 months or less, allowed one time)²	Free

¹ Required by RCW 19.27.085.

² SCC 15.04.030, amending IBC/IRC Section 105.5, Expiration.

Building Permit Extension (3 years, allowed one time)³	30% of the cost of the current building permit fee
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Fire Marshal

Building permit plan review

Basic site and access review	\$ 95
Certificate of occupancy inspection	95

Fire protection sprinkler systems

Type	Number of heads	Fee
Commercial NFPA 13 and 13 R systems	<25	\$130
	25-100	\$195
	101-1000	\$325
Residential 13d system	<25	\$130
	25-100	\$195
	101-1000	\$260
Underground supply main (permitted separately)		\$130
Building emergency radio coverage system		\$130
Fixed fire suppression (hoods)		\$ 95
Smoke control systems		\$325 + third party costs
Specialized (non-water) suppression systems		\$195
Review of revised plans		\$120/hour (1/2 hour minimum)

³ SCC 15.04.030, amending IBC/IRC Section 105.5, Expiration.

Fire alarm and detection

Additional inspections are billed at \$65 per hour with a minimum of 1.5 hours. Inspections outside of normal business hours are billed at \$65 per hour with a 2-hour minimum.

Number of devices	Fee
< 25	\$ 160
25-100	\$ 225
101-1000	\$ 300
Transmitter replacement only	\$65
Panel replacement only	\$65

Special permits

Burn permit—residential	\$35
Burn permit—large (commercial or land clearing)	\$130
Fireworks stand ⁴	\$100
Fireworks display event	\$165
Fuel Tank Removal/Decommissioning Permit	\$25
Special events	\$130
Other activities deemed hazardous within IFC	\$130

Planning & Land Division

Planning and land division fees are based on the Department's hourly rate. When staff time multiplied by the hourly rate exceeds the base fee, the Department may invoice additional review fees at the hourly rate.

The planning fees listed below do not include SEPA review fees, when applicable.

⁴ (limited to \$100 per selling season by RCW 70.77.555)

Each application will also require upfront payment for the number of publications listed in the table. The Department will invoice additional publications if needed.

Planning Fees

Item	Base Fee	Publication Fees
Administrative Decision	\$840	2
Administrative Interpretation	\$840	2
Boundary Line Adjustment	\$300	0
Comprehensive Plan Amendment—Site-Specific Policy or Map Amendment or Rezone ⁵	\$5,040	0
Comprehensive Plan Amendment—General Policy Amendment	\$0	0
Critical Areas Review	\$300	0
Critical Areas Review for Land Divisions	\$720	0
Development Agreement	\$5,040	0
Forest Practice Conversion	\$1,200	2
Forest Practices Conversion Option Harvest Plan	\$1,200	0
Forest Practice Moratorium Waiver—Administrative (Residential Use)	\$1,800	1
Forest Practice Moratorium Waiver—Hearing Examiner	\$1,800	2
Joint Aquatic Resource Permit Application (JARPA) Review	\$0	0
Land Use Review of Public Water System	\$250 + direct consultant costs if required	
Lot Certification—Administrative	\$60	0
Lot Certification—Reasonable Use Exception	\$300	2
Lot Certification—Standard	\$300	0
Modification of Land Use Approval	\$120/hour	0

⁵ A site-specific proposal is one that applies to a specific number of parcels which are in readily identifiable ownership or is in conjunction with an identifiable development proposal.

Item	Base Fee	Publication Fees
Pre-Application Meeting	\$480*	0
Pre-Development Meeting	\$0	0
Shoreline Substantial Development Permit	\$4,080	4
Shoreline Variance/Conditional Use Permit/Map Amendment	\$4,080	4
Shoreline Letter of Exemption with Site Visit	\$480	0
Shoreline Letter of Exemption without Site Visit	\$240	0
Special Use Permit—Administrative	\$2,520	2
Special Use Permit—Temporary Manufactured Home	\$600	2
Special Use Permit—Hearing Examiner	\$3,000	3
Variance—Administrative	\$1,800	2
Variance—Hearing Examiner	\$4,080	3
Variance—Board of County Commissioners	\$4,080	2
Wireless Services Eligible Facilities Determination ⁶	\$120	0

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

Land Divisions

Item	Base Fee	Publication Fees
Binding Site Plan (1-4 lots)	\$7,560	0
Binding Site Plan (5-8 lots)	\$7,560	2
Binding Site Plan (9-50 lots)	\$7,560	3
Binding Site Plan (more than 50 lots)	\$7,560	3
Urban Reserve Development Permit (1-4 lots)	\$5,040	0

⁶ For modification of existing wireless tower per Section 6409 (Wireless Facilities Deployment) of the Middle Class Tax Relief and Job Creation Act of 2012

Urban Reserve Development Permit (5-8 lots)		\$8,520	2
Urban Reserve Development Permit (9 or more lots)		\$8,520	3
Final Plat Alteration		\$600	0
Final Plat Approval		\$240 per lot	2
Final Plat Approval for Binding Site Plans		\$240 per acre	
Short CaRD (4 or fewer lots)		\$3,000	0
Short Subdivision (4 or fewer lots)		\$3,600	0
Long CaRD (5 or more lots)		\$6,600	0
Long Subdivision – Administrative (5-8 lots)		\$5,040	4
Long Subdivision (9 or more lots)		\$7,080	4

SEPA Review

Item	Base Fee	Publication Fees
SEPA	\$600	2 (except for Comp Plan amendments)
SEPA Addendum	\$240	
Environmental Impact Statement	Direct costs + staff coordination at hourly rate	

Water Source Review

Water source review fees are based on the department's hourly rate. When staff time multiplied by the hourly rate exceeds the base fee, the Department may invoice additional review fees at the hourly rate.

Group A Water Systems

Sanitary survey	\$750
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Community water system evaluation (building permit)	\$150
Non-community water system evaluation (building permit)	\$350
Evaluation (land division or land-use project)	\$400
Review of water system plan per CWSP (first 5 hours)	\$300
Well site inspection (public system)	\$400

Group B Water Systems

Building permit	\$350
Land division	\$400
Group B loan letter — file review only no field visit	\$150
Group B sanitary survey or loan letter with field visit	\$350
One year extension of water approval for building permits (no changes)	\$100
Group B annual operating permit	\$100
Residential two-connection approval	\$450
Well site inspection (public system)	\$400

Individual Well Site

Paperwork review only	\$150
Review with field visit	\$300
Evaluation for individual well with building permit or Accessory Dwelling Unit (ADU)	\$275
Water supply review for development with 1 site visit, when individual wells	first well \$500; each additional well \$125

Other Fees

Individual water supply evaluation (alternative system)	\$450
Individual water supply evaluation (rainwater catchment)	\$450