

2018 FEE SCHEDULE-Amended 7/1/18 per RCW 19.27

Fee Name/Description of Service	2018 Fee	Unit Description
Administration		
Agendas, City Council		No charge
Appeal fee	\$ 250.00	
Budget document		Cost of reproduction
Comprehensive plan		Cost of reproduction
Computer generated data (customer provided disc)	\$ 26.00	Per hour
DVD/CD	\$ 5.00	
Engineering Copies		
Black & white Copies		
C-Size (18 X 24)	\$ 5.00	Per sheet
D-Size (24 X 36)	\$ 7.00	Per sheet
E-Size (34 X 44)	\$ 10.00	Per sheet
Color maps		
E-Size (34 X 44)	\$ 15.00	Per map
GIS Data (requires signed disclaimer)	\$ 21.00	Per storage device
Digital orthophotos (requires signed disclaimer)	\$ 20.00	Per DVD
Mailing (minimum)	\$ 2.00	
Returned item/NSF checks	\$ 26.00	
Passport processing fee	\$ 25.00	
Photocopy/computer print-outs	\$ 0.15	Per page (first 10 pages free)
Scanning		Cost of reproduction plus
Zip drive	\$ 10.00	
Business Licenses		
Business license (annual)	\$ 15.00	
Peddler	\$ 15.00	
Religious organizations (nonbusiness activities only)		Exempt
Building		
Pre-application and counter service fees by building type(1 to 4)		
Type 1	\$ 128.00	Plus \$128.00 per hour for more than 1 hour
Type 2	\$ 256.00	Plus \$128.00 per hour for more than 2 hours
Type 3	\$ 384.00	Plus \$128.00 per hour for more than 3 hours
Type 4	\$ 512.00	Plus \$128.00 per hour for more than 4 hours
Building permit		
Inspection fee	\$ 128.00	Minimum \$128.00 fee per inspection
Administrative service fee	\$ 256.00	
Building valuation		
\$1.00 to \$500.00	\$ 28.00	
\$501 to \$2,000	\$ 28.00	For the first \$500 plus \$4.00 for each additional \$100 or fraction thereof to and including \$2,000.
\$2,001 to \$25,000	\$ 85.00	For the first \$2,000 plus \$17.00 for each additional \$1,000 or fraction thereof to and including \$25,000.

\$25,001 to \$50,000	\$ 474.00	For the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof to and including \$50,000.
\$50,001 to \$100,000	\$ 779.00	For the first \$50,000 plus \$8.00 for each additional \$1,000 or fraction thereof to and including \$100,000.
\$100,001 to 500,000	\$ 1,204.00	For the first \$100,000 plus \$6.00 for each additional \$1,000 or fraction thereof to and including \$500,000.
\$500,001 to \$1,000,000	\$ 3,920.00	For the first \$500,000 plus \$5.00 for each additional \$1,000 or fraction thereof to and including \$1,000,000.
\$ 1,000,001 and up	\$ 6,792.00	For the first \$1,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof.
Building - Plan Review Fees		
Initial plan review fee (covers first review and 1 re-check)	\$ 128.00	\$128.00 minimum. Actual fee is 65% of the building permit fee.
Resubmittal after plans checked & approved	\$ 128.00	\$128.00 minimum. Actual fee is 65% of the building permit fee.
Additional reviews after 1 re-check	\$ 128.00	Per hour (1 hour minimum) Double for repeated re-inspections.
Expedited review fee		Double the plan review fee.
Consultant fees		Cost of service.
Legal review fees		Cost of service.
Certificates of occupancy (when not part of a current building permit)	\$ 256.00	
Condominium conversion plans/inspections	\$ 384.00	Plus \$128.00 per hour after 1 hour
Demolition permit	\$ 192.00	Plus a \$500.00 site bond.
Re-roof permit	\$ 192.00	
Energy Code		
Residential remodel/addition	\$ 65.00	
New single family	\$ 90.00	
Tenant improvement		
0 to 10,000 square feet	\$ 65.00	
10,001 and up	\$ 90.00	
Multi-family per building	\$ 130.00	
New commercial	\$ 118.00	
Commercial addition	\$ 90.00	
Miscellaneous Building Fees		
Re-Inspection fee when not ready and/or repeated inspections are required	\$ 128.00	Per hour (1 hour minimum) Double for repeated re-inspections.
Inspections with no specific fee	\$ 128.00	Per hour (1 hour minimum)
Inspections outside normal work hours (2 hour minimum charge)	\$ 384.00	Plus \$192.00/hour after 2 hours.
House Moving		
Class 1 and 2		
Moving permit	\$ 76.00	
Inspection fee	\$ 192.00	
Hourly fee after first hour	\$ 128.00	Per hour.
Moved into city from outside	\$ 0.50	Per mile.
Class 3 and 4 – moving permit	\$ 76.00	
Cash deposit or corporate surety bond	\$ 10,000.00	Or such greater amount as the building official deems necessary.

A public liability insurance policy		Providing \$250,000.00 or greater as the building official deems necessary.
Minimum housing inspection fee	\$ 192.00	Plus \$128.00 per hour after 1 hour
Mobile home location inspection		
Mobile home permit inspection	\$ 336.00	
Temporary mobile home	\$ 267.00	
Sign fees		
Political signs	\$ 10.00	Per sign not removed within time limit
Signs requiring building permit, plan review, and inspection	\$ 448.00	
Signs requiring planning review only (no building inspections)	\$ 192.00	
Special inspections		
Fire, wind, flood damage, earthquake and other disasters	\$ 128.00	Plus \$128.00 per hour.
Temporary tents/canopies/air structures		
Plan check	\$ 128.00	Per hour.
Basic permit (inspection fee)	\$ 128.00	
Work performed without permit (penalty fee) (See SMC16.20.355)		Up to an amount equal to the building, plumbing or mechanical permit fee.
Investigative fee	\$ 192.00	Plus \$128.00 per hour after the first hour.
WSBCC surcharge-residential building permits	\$ 6.50	Per building permit issued plus an additional surcharge of \$2.00 for each residential unit after the first unit.
WSBCC surcharge-commercial building permits	\$ 25.00	Per building permit issued plus an additional surcharge of \$2.00 for each residential unit after the first unit.
Electric Vehicle Charging		
Hourly fee - up to 6 hours (\$1.00 minimum)	\$ 1.00	Per hour
Hourly fee - over 6 hours	\$ 2.00	Per hour
Fire Code Fees		
Fire Code Fees		
Fire code permits		
Fireworks	\$ 128.00	
Bond		As required by RCW 70.77.285
Fire alarm systems		
Tenant Improvement:		
1 to 10 devices-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
1 to 10 devices-plan review	\$ 128.00	
11 to 20 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
11 to 20 devices-plan review	\$ 192.00	
21 to 40 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
21 to 40 devices-plan review	\$ 224.00	
41 to 100 devices-inspection	\$ 192.00	Plus \$128.00 for each inspection > 3
41 to 100 devices-plan review	\$ 256.00	
>100 devices-inspection	\$ 192.00	Plus \$128.00 for each inspection > 3
>100 devices-plan review	\$ 256.00	Plus \$6.00 for each additional device over 100
New System:		
1 to 25 devices-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
1 to 25 devices-plan review	\$ 128.00	
26 to 50 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
26 to 50 devices-plan review	\$ 192.00	
51 to 100 devices-inspection	\$ 192.00	Plus \$128.00 for each inspection > 3
51 to 100 devices-plan review	\$ 320.00	

>100 devices-inspection	\$ 192.00	Plus \$128.00 for each inspection > 3
>100 devices-plan review	\$ 320.00	Plus \$6.00 for each additional device over 100
In addition to the device fees shown above, the following charges apply		
FACP-inspection	\$ 32.00	Plus \$128.00 for each inspection > 3
FACP-plan review	\$ 192.00	
Transmitter-inspection	\$ 32.00	Plus \$128.00 for each inspection > 3
Transmitter-plan review	\$ 128.00	
Power sub panel-inspection	\$ -	
Power sub panel-plan review	\$ 64.00	
Over the counter permit inspection fee-10 device maximum	\$ 128.00	Plus \$128.00 for each inspection > 3
Sprinkler systems		
Tenant Improvement:		
1 to 10 devices-inspection	\$ 64.00	Plus \$128.00 for each inspection > 3
1 to 10 devices-plan review	\$ 64.00	
11 to 30 devices-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
11 to 30 devices-plan review	\$ 128.00	
31 to 50 devices-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
31 to 50 devices-plan review	\$ 192.00	
51 to 100 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
51 to 100 devices-plan review	\$ 256.00	
>100 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
>100 devices-plan review	\$ 256.00	Plus \$6.00 for each additional device over 100
New System:		
1 to 40 devices-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
1 to 40 devices-plan review	\$ 512.00	
41 to 100 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
41 to 100 devices-plan review	\$ 576.00	
101 to 300 devices-inspection	\$ 192.00	Plus \$128.00 for each inspection > 3
101 to 300 devices-plan review	\$ 512.00	
>300 devices-inspection	\$ 256.00	Plus \$128.00 for each inspection > 3
>300 devices-plan review	\$ 512.00	Plus \$6.00 for each additional device over 100
13D Fire Sprinkler System:		
1 to 40 devices-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
1 to 40 devices-plan review	\$ 256.00	
>40 devices-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
>40 devices-plan review	\$ 384.00	
Other Components:		
Per supply installed by fire sprinkler contractor (includes 1 post/wall indicator valve and 1 fire department connection)-plan review only, no inspection charge	\$ 32.00	
Per supply installed by other than fire sprinkler contractor-plan review only, no inspection charge	\$ 128.00	
Per riser (each interior zone supply)-review only, no inspection charge.	\$ 32.00	
Per standpipe (FDC supply inlet and associated outlets)-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
Per standpipe (FDC supply inlet and associated outlets)-plan review	\$ 384.00	
Fire pump-inspection	\$ 128.00	Plus \$128.00 for each inspection > 3
Fire pump-plan review	\$ 576.00	

Over the counter permit inspection fee-25 head maximum	\$ 128.00	Plus \$128.00 for each inspection > 3
Fire Extinguishing Systems:		
Full systems (including piping, nozzles and releasing panel)-inspection	\$ 64.00	Plus \$128.00 for each inspection > 3
Full systems (including piping, nozzles and releasing panel)-plan review	\$ 288.00	
Tenant improvement or system modification (nozzle change/move)-inspection	\$ 64.00	Plus \$128.00 for each inspection > 3
Tenant improvement or system modification (nozzle change/move)-plan check	\$ 128.00	
Temporary membrane structures, tents and canopies-inspection	\$ 96.00	Plus \$128.00 for each inspection > 3
Temporary membrane structures, tents and canopies-plan review	\$ 96.00	
Flammable/combustible liquid storage tank installation/removal-inspection	\$ 64.00	Plus \$128.00 for each inspection > 3
Flammable/combustible liquid storage tank installation/removal-plan review	\$ 192.00	
Fire Flow and Fire Access Review		
plan review	\$ 128.00	
Commercial building (greater than 5,000 sq. ft.)-plan review	\$ 192.00	
Single family residence	\$ 128.00	
Subdivisions	\$ 192.00	
Impact Fees		
Park impact fees		Per SMC 14A.20
Road impact fees		Per SMC 14A.15.110
School impact fees - Lake Washington School District - Issaquah School District - Snoqualmie Valley School District		Adopted by ordinance. See current ordinance for fees.
School impact administration fee	\$ 128.00	
Electrical Fees		
New one and two-family dwelling construction		10% of the building permit fee. (Determined by the building valuation table).
Electrical counter service fee	\$ 128.00	
Electrical plan review fee		20% of the electrical permit fee. (Paid at time of submittal).
TABLE I		
Electrical permit fees (based on valuation) For all multi-family, all mixed-use, all non-residential construction and remodels/additions to one and two-family dwellings:		
Up to \$250	\$ 57.00	
\$251 to \$2,000	\$ 57.00	For the first \$250.00 plus \$9.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00.
\$2,001 to \$25,000	\$ 227.00	For the first \$2,000.00 plus \$24.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.
\$25,001 to \$50,000	\$ 707.00	For the first \$25,000.00 plus \$19.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.
\$50,001 to \$100,000	\$ 1,176.00	For the first \$50,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.

\$ 100,001 and up	\$	1,813.00	For the first \$100,000.00 plus \$11.00 for each additional \$1,000.00 or fraction thereof.
TABLE II			
Electrical permit fees (based on valuation) For limited/low voltage electrical for security, T-stat, telephone, and computer wiring			
Up to \$2,000	\$	57.00	
\$2,001 to \$25,000	\$	206.00	(For the first \$2,000.00 plus \$24.00 for each additional \$1,000 or fraction thereof) X 25%.
\$25,001 to \$50,000	\$	707.00	(For the first \$25,000.00 plus \$19.00 for each additional \$1,000 or fraction thereof) X 25%.
\$50,001 to \$100,000	\$	1,176.00	(For the first \$50,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%.
\$100,001 and up	\$	1,813.00	(For the first \$100,000.00 plus \$11.00 for each additional \$1,000 or fraction thereof) X 25%.
Miscellaneous electrical permit fees			
Temporary power for construction sites:			
1 to 200 amp	\$	82.00	
201 to 400 amp	\$	139.00	
401 amps or more			Based on total valuation of installation. Calculated according to TABLE II.
Temporary power for events:			
Base fee	\$	100.00	Plus \$25.00 per concession.
Maximum fee (2 hours)	\$	256.00	
Swimming pools, hot tubs, spas, and saunas	\$	100.00	Applicants must also get a building permit for pool, hot tub, or spa.
Portable classrooms and mobile homes service	\$	100.00	
Sign installations (per circuit)	\$	82.00	Permit fee for electrical hookups required on a sign. (Applicants must also get a sign permit).
Mechanical Fees			
Residential			
Mechanical permit issuance fee	\$	37.00	
New single family residence flat fixture fee (includes all mechanical fixtures)	\$	261.00	
Mechanical application fee	\$	37.00	
Non-Residential			
Mechanical permit issuance fee	\$	47.00	
Mechanical application fee	\$	47.00	
Each Additional Fixture			
Residential			
Forced air furnace	\$	25.00	
Boiler/compressor	\$	25.00	
Floor/wall/unit heater	\$	25.00	
SFR heat pump	\$	25.00	
Air handling unit	\$	25.00	
Wood stove/fireplace insert	\$	25.00	
Gas oven/cook top (built-in)	\$	25.00	
Barbecue	\$	25.00	

Pool or spa heater	\$	25.00	
Gas log/log lighters	\$	25.00	
Hydronics	\$	25.00	
Exhaust fan (with duct)	\$	12.00	
Kitchen exhaust fan/whole house fan (with duct)	\$	12.00	
Gas piping (flat fee)	\$	37.00	
Gas water heater	\$	37.00	
Clothes dryer	\$	12.00	
Miscellaneous appliance vent	\$	12.00	
Duct work only (flat fee)	\$	37.00	
Earthquake valve	\$	12.00	
Other appliances	\$	25.00	
Inspections outside normal work hours (2 hour minimum)	\$	384.00	Plus \$192.00/hour after 2 hours
Re-inspection fees	\$	128.00	Per hour
Excessive inspection	\$	256.00	Per hour
Inspections with no specific fee	\$	128.00	Per hour
Plan review fees: Multi-family			25% of building permit fee
Additional plan reviews	\$	128.00	Per hour
Non-Residential			
Forced air furnace < 160k BTU	\$	64.00	
Forced air furnace > 160k BTU	\$	76.00	
Boiler/compressor/absorption unit up to 15 HP & up to 500,000 BTUs	\$	37.00	
Boiler/compressor/absorption unit over 15 HP & over 500,000 BTUs	\$	70.00	
Floor/wall/unit heater	\$	25.00	
SFR heat pump	\$	25.00	
Air handling unit	\$	25.00	
Wood stove/fireplace insert	\$	25.00	
Gas oven/cook top (built-in)	\$	25.00	
Barbecue	\$	25.00	
Pool or Spa heater	\$	25.00	
Gas log/log lighters	\$	25.00	
Hydronics	\$	25.00	
Exhaust fan (with duct)	\$	25.00	
Residential kitchen exhaust fan/whole house fan (with duct)	\$	25.00	
Commercial kitchen exhaust hood	\$	37.00	
Gas piping (first 5 outlets)	\$	37.00	
Gas piping (each additional outlet over 5)	\$	6.00	
Gas water heater	\$	37.00	
Clothes dryer	\$	25.00	
Miscellaneous appliance vent	\$	25.00	
Duct work only (flat fee)	\$	37.00	
Hazardous piping (first 1 thru 4 outlets)	\$	37.00	
Hazardous piping (each outlet over 4)	\$	6.00	
Earthquake valve	\$	25.00	
Other appliances	\$	37.00	
Inspections outside normal work hours (2 hour minimum)	\$	384.00	Plus \$192.00/hour after 2 hours
Re-inspection fees	\$	128.00	Per hour
Excessive inspection	\$	256.00	Per hour
Inspections with no specific fee	\$	128.00	Per hour
Plan review fees			25% of building permit fee
Additional plan reviews	\$	128.00	Per hour

Plumbing Fees		
Residential		
Plumbing permit issuance fee	\$	37.00
New single family residence flat fixture fee (includes all plumbing fixtures)	\$	256.00 Per hour
Residential additions and remodels per fixture fee		
Plumbing application fee	\$	37.00
Non-Residential		
Plumbing permit issuance fee	\$	47.00
Non-residential per fixture fee		
Plumbing application fee	\$	47.00
Each Additional Fixture		
Residential		
Backflow preventer (1/2" 2")	\$	12.00
Backflow preventer (3" & larger)	\$	25.00
Bath tub	\$	12.00
Bathroom sink	\$	12.00
Bidet	\$	12.00
Clothes washer	\$	12.00
Dishwasher	\$	12.00
Drinking fountain	\$	12.00
Floor drain	\$	12.00
Hose bib each	\$	12.00
Hot water heater (electric)	\$	12.00
Ice maker	\$	12.00
Laundry tub	\$	12.00
Other plumbing fixtures not listed	\$	12.00
Pressure reducing valve	\$	12.00
Roof drain	\$	12.00
Shower	\$	12.00
Sink	\$	12.00
Toilet	\$	12.00
Urinal	\$	12.00
Inspections outside normal work hours (2 hour minimum)	\$	384.00 Plus \$192.00/hour after 2 hours
Re-inspection fees	\$	128.00 Per hour
Excessive re-inspections	\$	256.00 Per hour
Inspections with no specific fee	\$	128.00 Per hour
Plan review fees: Multi-family		25% of building permit fee
Additional plan reviews	\$	128.00 Per hour
Non-Residential		
Backflow preventer (1/2" 2")	\$	16.00
Backflow preventer (3" & larger))	\$	25.00
Bath tub	\$	16.00
Bathroom sink	\$	16.00
Bidet	\$	16.00
Clothes washer	\$	16.00
Dishwasher	\$	16.00
Drinking fountain	\$	16.00
Floor drain	\$	25.00
Grease trap	\$	25.00
Hose bib each	\$	16.00
Hot water heater (electric)	\$	16.00
Ice maker	\$	25.00

Laundry tub	\$	16.00	
Other plumbing fixtures not listed	\$	16.00	
Pressure reducing valve	\$	16.00	
Roof drain	\$	16.00	
Shower	\$	16.00	
Sink	\$	25.00	
Toilet	\$	16.00	
Urinal	\$	16.00	
Inspections outside normal work hours (2 hour minimum)	\$	384.00	Plus \$192.00/hour after 2 hours
Re-inspection fees	\$	128.00	Per hour
Excessive re-inspections	\$	256.00	Per hour
Inspections with no specific fee	\$	128.00	Per hour
Plan review fees			25% of building permit fee
Additional plan reviews	\$	128.00	Per hour
Parks and Recreation			
Athletic fields			
Natural turf fields			
Youth	\$	17.00	Per hour
Adult	\$	30.00	Per hour
Field preparation	\$	40.00	
Synthetic sports fields			
Youth	\$	60.00	Per hour
Adult	\$	90.00	Per hour
Field lights	\$	20.00	Per hour
Picnic shelters			
Tier 1 rates			
Half-day	\$	110.00	
Full-day	\$	165.00	
Tier II rates			
Half-day	\$	88.00	
Full-day	\$	132.00	
Beaver Lake Lodge			
Weekday	\$	50.00	Per hour
Weekend	\$	140.00	Per hour
Damage deposit	\$	500.00	
Beaver Lake Pavilion			
Weekday	\$	22.00	Per hour
Weekend	\$	33.00	Per hour
Damage deposit	\$	250.00	
Last-minute booking discount - 2 months advance			Up to 25% off
Miscellaneous fees			
Event fees (negotiated)			\$100 to \$5,000
Concession permit-park facilities & fields			10% of gross receipts
Banner permit			
One-sided banner	\$	180.00	
Two-sided banner	\$	360.00	
Memorial park bench fee			\$2,000 to \$2,500 depending on the bench selection.

Planning

The listed fees are initial deposit amounts based on an hourly rate of \$128.00. If the initial deposits have been expended before the project is completed, an additional deposit will be required in the amount estimated by the Community Development Department rounded to the nearest 10 hour increment.

NOTE: Deposits in the fee schedule are separated by department for informational purposes only.		
Policy planning amendments (+ EIS if applicable)	\$ 1,920.00	Plus \$128.00 per hour after the first 15 hours.
Conditional use permits compliance	\$ 128.00	Per hour.
Consultant services		Actual cost of service.
Legal review fee		Actual cost of service.
Critical areas		
Basic review	\$ 384.00	
Complex review: residential	\$ 640.00	Plus \$128.00 per hour after the first 5 hours.
Complex review: Non- residential	\$ 896.00	Plus \$128.00 per hour after the first 7 hours.
RUE critical areas	\$ 1,280.00	Plus \$128.00 per hour
Inspection monitoring	\$ 128.00	Per hour.
Current use assessment review (public benefit rating system)		
Farm & agricultural land classification	\$ 160.00	
Open space & timber less than 20 acres	\$ 220.00	
Open space and timber greater than 20 acres	\$ 425.00	
Environmental checklist review	\$ 640.00	Plus \$128.00 per hour after the first 5 hours.
Environmental impact statement preparation		Actual cost.
Zoning variances & public agency/utility exceptions (deposit)	\$ 1,920.00	Plus \$128.00 per hour after the first 15 hours.
Unified Zoning Development Plan (UZDP) preliminary review	\$ 5,120.00	
Deposit		Equal to estimated cost (to be determined by the Community Dev. Director)
Legal notice-publication & mailing		
Type 2	\$ 273.00	
Type 3 & 4	\$ 551.00	
Type 2 (UZDP only)	\$ 551.00	
Legal notice posting		Actual cost
Partial development: Pre-issuance construction authorization		
Inspection fee	\$ 1,024.00	Plus \$128.00 per hour
Boundary line adjustment review	\$ 512.00	Plus \$128.00 per hour
Pre-application & counter service intake		
Type 1	\$ 128.00	Plus \$128.00 per hour > 1 hour
Type 2	\$ 256.00	Plus \$128.00 per hour > 2 hours
Type 3	\$ 384.00	Plus \$128.00 per hour > 3 hours
Type 4	\$ 512.00	Plus \$128.00 per hour > 4 hours
Type 2 (UZDP only)	\$ 1,280.00	
Post development monitoring/inspections	\$ 128.00	Per hour.
Shoreline substantial development	\$ 3,200.00	Plus \$128.00 per hour
Shoreline conditional use review	\$ 3,200.00	Plus \$128.00 per hour
Shoreline variance	\$ 3,200.00	Plus \$128.00 per hour
Separate lot recognitions & subdivision exemptions	\$ 128.00	
Recorded building envelope modifications	\$ 640.00	
Name change	\$ 256.00	
Site specific zone reclassifications (Re-zone)		
Application fee	\$ 1,920.00	Plus \$128.00 per hour
Shoreline exemption letter	\$ 128.00	
Subdivision/preliminary plat		

Preliminary review fee	\$	5,120.00	Plus \$128.00 per hour
Per lot fee			
10-20 lots	\$	192.00	Per lot
21-50 lots	\$	128.00	Per lot
51+ lots	\$	64.00	Per lot
Short subdivision			
Preliminary review fee	\$	3,200.00	Plus \$128.00 per hour
Final review fee	\$	1,280.00	Plus \$128.00 per hour
Zoning application review			
Application fee	\$	1,920.00	Plus \$128.00 per hour
Binding site plan	\$	1,920.00	Plus \$128.00 per hour
Commercial site development	\$	1,920.00	Plus \$128.00 per hour
Variance	\$	1,920.00	Plus \$128.00 per hour
Conditional use permits compliance	\$	1,920.00	Plus \$128.00 per hour
Temporary use permit	\$	1,280.00	
Affidavit of minor correction			
Plat alteration or revision	\$	5,120.00	Plus \$128.00 per hour
Minor plat alteration	\$	3,200.00	Plus \$128.00 per hour
Wireless communication facility review	\$	384.00	
Bond review fee	\$	3,200.00	Plus \$128.00 per hour
Bond review fee-requiring monitoring	\$	3,200.00	Plus \$128.00 per hour
Bond inspection monitoring	\$	640.00	
Review, not otherwise listed (1/2 hour minimum)	\$	128.00	Per hour
Clear and Grade Permit			
Volume of Earth			
101 to 1,000 cubic yards	\$	256.00	Plus \$128.00 per hour
1,001 to 10,000 cubic yards	\$	384.00	Plus \$128.00 per hour
10,001 to 100,000 cubic yards	\$	512.00	Plus \$128.00 per hour
100,001 or more cubic yards	\$	640.00	Plus \$128.00 per hour
Clear and grade review	\$	128.00	Plus \$128.00 per hour
Early clear and grade review	\$	2,560.00	
Re-inspection fee-excess inspection caused by the contractor	\$	128.00	Per hour (minimum 1 hour)
Work performed without a permit			Double the permit fee
Tree removal: 3 or less			No charge
Tree removal -OTC permit	\$	64.00	
Tree removal requiring additional review	\$	128.00	Per hour
Code Enforcement Penalties (per Civil Penalties in SMC 23.100)			
Infraction			Up to \$500
Stop work order			Up to \$500
Noncompliance			
1 to 15 days	\$	100.00	Per day
16 to 31 days	\$	250.00	Per day
31+ days			Up to \$500 per day (\$50,000 maximum)
Environment damage/critical areas violations			Up to \$25,000 plus the cost of restoration.
Unlawful tree removal or damage			\$1,500 per inch of diameter at breast height of tree removed or damaged.
Plat/Short Plat Site Development Permit			
Short subdivision			
Preliminary review fee	\$	640.00	
Subdivisions			
Preliminary review fee			

10 to 20 lots	\$	96.00	Per lot
21 to 50 lots	\$	61.00	Per lot
51+ lots	\$	61.00	Per lot
All others	\$	1,280.00	
Public Works			
The listed fees are initial deposit amounts based on an hourly rate of \$128.00. If the initial deposits have been expended before the project is completed, an additional deposit will be required in the amount estimated by the Public Works Department rounded to the nearest 10 hour increment.			
NOTE: Deposits in the fee schedule are separated by department for informational purposes only.			
Consultant services			Actual cost of service.
Legal review fee			Actual cost of service.
Concurrency test administrative fee	\$	128.00	
Concurrency test/exemption fee			
Single family house	\$	256.00	
Short plat up to 4 lots	\$	256.00	
Short plat 5 to 9 lots	\$	1,297.00	
Plats of 10 to 19 lots	\$	1,622.00	
Plats of 20 or more lots	\$	2,704.00	
All others	\$	1,297.00	
Independent fee calculation review			Actual cost/\$559.00 minimum
Processing fee for informational analysis for concurrency			Same rate structure as concurrency test fees
Right of way permits (SMC 14.30)			
Type A - special use permit			No charge
Type B - construction permit: Valuation of work < \$5,000	\$	103.00	Up front deposit required
Type B - construction permit: Valuation of work equal to or greater than \$5,000	\$	512.00	Plus \$128.00 per hour. Upfront deposit required.
Type C - utility permit	\$	512.00	Plus \$128.00 per hour
Type D - lease permit	\$	512.00	Plus \$128.00 per hour. Upfront deposit required + lease payment.
Street vacation review fee	\$	384.00	Plus \$128.00 per hour. Upfront deposit required.
Right of way inspection fee	\$	128.00	Per hour
Clear & grade stormwater field review fee	\$	128.00	Per hour
Deposit			Equal to estimated cost (to be determined by the City Engineer)
Stormwater Rates			
Stormwater rates		% Impervious Surface	Rate
Residential			\$268.00 per parcel
Very light		less than 10%	\$268.00 per parcel
Light		10.1% through 20%	\$624.00 per acre
Moderate		20.1% through 45%	\$1,292.00 per acre
Moderately heavy		45.1% through 65%	\$2,467.00 per acre
Heavy		65.1% through 85%	\$3,154.00 per acre
Very heavy		85.1% through 100%	\$4,134.00 per acre
Surface Water Development Charge (Per SMC 13.15)			
New residential dwelling unit or commercial building with up to 2,500 square feet of impervious coverage	\$	1,491.00	
Each additional 250 square feet of impervious coverage over 2,500 square feet	\$	149.10	
Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit	\$	149.10	Plus \$149.10 for each additional 250 square feet

Surface water retention locks	\$	32.00	Plus tax
Wireless Facilities			
Fees for site-specific wireless facility right-of-way agreements			
Separate support structure (such as monopole or lattice) used solely for wireless antenna, with antenna/receiver transmitter and/or equipment cabinet	\$	1,384.32	Per month
Antenna/receiver transmitter on an existing pole and equipment cabinet	\$	1,107.25	Per month
Antenna/receiver transmitter on an existing pole or replacement pole or equipment cabinet, but not both	\$	968.20	Per month
Engineering Review Fees			
Short plat preliminary plat	\$	2,560.00	Plus \$128.00 per hour
Subdivision/preliminary plat	\$	5,120.00	Plus \$128.00 per hour
Per lot fee			
10 - 20 lots	\$	222.00	Per lot
21 - 50 lots	\$	193.00	Per lot
51 + lots	\$	160.00	Per lot
Final plat/final short plat review	\$	2,560.00	
Reasonable use exception	\$	1,280.00	
Boundary line adjustment	\$	1,280.00	
Plat alteration	\$	1,280.00	
Shoreline substantial development	\$	1,280.00	
Shoreline conditional use	\$	1,280.00	
Affidavits of minor correction	\$	5,120.00	
Commercial site development	\$	5,120.00	
Conditonal use permit	\$	5,120.00	
Unified Zoning Development Plan (UZDP) engineering review	\$	5,120.00	
Plat/Short Plat Site Development Permit			
Early clear and grade inspection	\$	2,560.00	
Review fees (due at submittal)			
Short subdivision	\$	2,560.00	
Subdivision	\$	2,560.00	
Per lot fee			
10 - 20 lots	\$	222.00	Per lot
21 to 50 lots	\$	193.00	Per lot
51+ lots	\$	160.00	Per lot
All others - review	\$	2,560.00	
Inspections (due at issuance)			
Short subdivision	\$	10,240.00	Plus \$128.00 per hour
Subdivision	\$	10,240.00	Plus \$128.00 per hour
Per lot fee			
10 - 20 lots	\$	512.00	Per lot
21 - 50 lots	\$	384.00	Per lot
51+ lots	\$	256.00	Per lot
All others - inspections	\$	10,240.00	
NOTE: The City Manager or his/her designee has the authority to correct errors in fee calculations.			