

Planning and Building Fee Schedule

Land Development

Land use applications shall be assessed by Type as identified in FMC 22.05 unless specified elsewhere. The applicant shall be responsible for the actual cost incurred by the City in processing the application. The Planning Director may adjust the initial deposit depending on size of project.

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The actual cost shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceeded by the deposit. If the deposit exceeds the City's actual costs, the balance shall be refunded.

See FMC 22.05 for complete list		Fees	Deposit
Type I	Boundary line adjustments De minimis variance Minor amendments to development/site plans	\$100	\$250
Type II-A	Minor variance Minor site plans Administrative use permits	\$250	\$300
Type II-B	Short plats Final development/site plans Design review Administrative interpretation Binding site plan	\$250	\$1,000
Type III-A	Major preliminary site plan Conditional use permit Major variance Type II home occupations Detached accessory dwelling unit	\$400/\$750 (residential/nonresidential)	\$1000/\$2000 (residential/nonresidential)
Type III-B	Preliminary plats Preliminary development plans Zoning map amendments	\$500	\$2,000
Type IV	Final plats	\$400	\$1,250
Type V	Legislative action	\$500	\$2,000

Note: Alterations and Vacations will be charge at 50% of the fee rate

Other Land Use Fees		Fees	Deposit
Accessory Dwelling Unit - Attached		\$150	
Accessory Dwelling Unit - Detached		See Type III-A	
Home Occupation	Type I-A	\$25	
	Type I-B	\$50	
	Type II	See Type III-A	
SEPA Checklist		\$200	\$500
SEPA Environmental Impact Study		\$550	\$4,300
Critical Area Study		\$200	\$1,000
Short-Term Rentals (includes life safety inspection)		\$150	
Temporary accessory structures listed in FMC 22.58.015		exempt	
Zoning Verification		\$200	
Freestanding Signs		Type II-B	
Temporary and portable Signs		exempt	
All other Signs		Type I	

Planning and Building Fee Schedule

Building and Construction

Building Permit fees shall be set based upon the project valuation, unless specified elsewhere. Project valuations shall be submitted by the applicant and shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air-conditioning, elevators, fire-extinguishing systems and any other permanent equipment.

If, in the opinion of the building official, the valuation is underestimated on the application, the applicant may show detailed estimates to meet the approval of the building official. Final building permit valuation shall be set by the building official.

VALUE-BASED FEE TABLE

Project Valuation	Fee
\$1.00 to \$2,000	\$100
\$2,001 to \$25,000	For the first \$2000 For each additional \$1,000
	\$100 plus \$17
\$25,001 to \$50,000	For the first \$25,000 For each additional \$1,000
	\$491 plus \$12
\$50,001 to \$100,000	For the first \$50,000 For each additional \$1,000
	\$791 plus \$9
\$100,001 to \$500,000	For the first \$100,000 For each additional \$1,000
	\$1,241 plus \$7
\$501,000 to \$1,000,000	For the first \$500,000 For each additional \$1,000
	\$4,041 plus \$5
Over \$1,000,000	For the first \$1,000,000 For each additional \$1,000
	\$6,541 plus \$4

Appeals and Continuations	Fees
Public Hearing Continuation Request	\$100
Reconsideration	\$100 *
Appeal of Administrative Decision	\$100 *
Appeal of Planning Commission or Hearing Examiner Decision	\$100 *
Appeal of SEPA Determination	\$100 *
Appeal of Building Official Decision	\$100 *

** Appellants who substantially prevail on appeal or reconsideration shall not be billed for the actual cost of the application. Appellants who do not substantially prevail on appeal or reconsideration, or whose appeal is dismissed for lack of standing, shall be billed for the actual cost of the application.*

Planning and Building Fee Schedule

Single-Family Dwelling and Duplex

New Construction	Fee
Building Permit (includes clearing and grading)	Value-Based
Plan Review	65% of building permit
Energy Code Review	\$100
Design and Site Review	\$150
Site Development (storm and erosion control)	\$300
Whole House Mechanical	\$250
Whole House Plumbing	\$250
Single-Family Dwelling Sprinkler System	\$100
Additions and Detached Accessory Structures	Fee
Building Permit	Value-Based
Plan Review	65% of building permit
Energy Code Review	\$50
Design and Site Review	\$75
Site Development (storm and erosion control)	\$150
Mechanical Permit	\$40 plus \$15 item
Plumbing Permit	\$40 plus \$15 item
Additions/Repairs to existing sprinkler systems	\$50
Remodel	Fee
Building Permit	Value-Based
Plan Review	65% of building permit
Energy Code Review	\$50
Design and Site Review (if required)	\$75
Mechanical Permit	\$40 plus \$15 item
Plumbing Permit	\$40 plus \$15 item
Additions/Repairs to existing sprinkler systems	\$50
Other Residential Permits	Fee
Re-roof	\$55
Clearing and Grading prior to permit issuance	\$50
Demolition Permit	\$100
Other construction requiring a building permit	Value-Based
Adult Family Home Inspection (minimum 2 hours)	\$100 per hour
Non-project Clearing and Grading	See Type II-B

Planning and Building Fee Schedule

Multi-Family and Nonresidential

New Construction	Fee	Deposit
Building Permit	Value-Based	
Plan Review	65% of building permit	
Energy Code Review	\$200	
Design and Site Review	See Land Use Types	
Site Development	\$350	\$1,000
Mechanical Permit	Value-Based	
Plumbing Permit	Value-Based	

Tenant Improved and Remodel	Fee	
Building Permit	Value-Based	
Plan Review	65% of building permit	
Energy Code Review	\$100	
Mechanical Permit	\$40 plus \$15 item	
<i>Submitted Values over \$5000</i>	Value-Based	
Plumbing Permit	\$40 plus \$15 item	
<i>Submitted Values over \$5000</i>	Value-Based	

Other Commercial Permits	Fee	Deposit
Demolition Permit	\$200	
Fire Permit	\$150	
Non-project Clearing and Grading	See Type II-B	
Plumbing/Mechanical Plan Review	50% of permit fee	
Re-roof	\$150	
Site Development Permit	\$375	\$1,000

Miscellaneous

Inspections	Fees	Minimum
Certificate of Occupancy Only	\$100 per hour	<i>1 hours</i>
Courtesy During Normal Inspection Hours	\$100 per hour	<i>.5 hours</i>
Life Safety Inspection	\$100 per hour	<i>2 hours</i>
Outside Normal Hours	\$100 per hour	<i>2 hours</i>
Re-inspection Fee	\$50	

Other	Fees	
Additional Plan Review (minimum .5 hour)	\$100 per hour	
Investigation Fees/Work without Permits	Double Permit Fee	
Permit Extension (if granted over 1 year from issuance)	50% of permit	
Temporary Certificate of Occupancy	\$50	
Outside Consultants	Actual Cost	