

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

On buildings, structures, signs, gas, mechanical and plumbing systems or alterations requiring a permit, a fee for each permit shall be paid prior to issuance.

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.

Project values shall be no less than the valuation determination based on the Square Footage Valuation Table or the most current Building Valuation Data Table published by the International Code Council with a .09 regional modifier.

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 | |