

CITY OF FIRCREST
FEE AND RATE SCHEDULE
 Effective February 25, 2026

BUILDING AND PLANNING			
Building and Construction Permits			
<p>For all buildings, structures, signs, gas, mechanical, and plumbing systems, or other alterations requiring a permit, a fee for each permit shall be paid prior to issuance. Building permit fees shall be set based on the project valuation, unless otherwise specified. Project valuations shall be submitted by the applicant and shall be the total value of all construction work for which the permit is issued, including but not limited to all finish work, painting, roofing, electrical, plumbing, mechanical, heating, air-conditioning, elevators, fire-extinguishing systems, and any other permanent equipment. Project valuations 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 on the application is underestimated, the applicant may provide detailed estimates to meet the Building Official's approval. Final building permit valuation shall be determined by the Building Official. A 15% Administrative Fee shall be applied to the cost of all fees.</p>			
Project Valuation		Fee	Reference
\$1.00 to \$2,000		\$100.00	Resolution 2008
\$2,001 to \$25,000	For the first \$2,000 For each additional \$1,000	\$100.00 plus \$17.00	Resolution 2008
\$25,001 to \$50,000	For the first \$25,000 For each additional \$1,000	\$535.00 plus \$15.00	Resolution 2008
\$50,001 to \$100,000	For the first \$50,000 For each additional \$1,000	\$910.00 plus \$11.00	Resolution 2016
\$100,001 to \$500,000	For the first \$100,000 For each additional \$1,000	\$1,460.00 plus \$9.00	Resolution 2016
\$500,001 to \$1,000,000	For the first \$500,000 For each additional \$1,000	\$5,060.00 plus \$8.00	Resolution 2016
Over \$1,000,000	For the first \$1,000,000 For each additional \$1,000	\$9,060.00 plus \$5.00	Resolution 2016
Land Use Applications			
<p>The applicant shall be responsible for the actual cost incurred by the City in processing the application. The Planning Director or City Manager may adjust the initial permit fee depending on the size or complexity of the project. The applicant shall remit to the City any amount in excess of the permit fee. If the permit fee exceeds the City's actual costs, the balance shall be refunded. Fees shall be paid in full prior to issuance of a land use permit. A 15% Administrative Fee shall be applied to the cost of all fees.</p>			
Category		Fee	Reference
Pre-Application Conference		\$600.00	Resolution 2008
Land Division:			
Boundary Line Adjustment		\$1,800.00	Resolution 2008
Binding Site Plan		\$2,600.00	Resolution 2008
Short Plat		\$2,600.00	Resolution 2008
Preliminary Plat		\$12,000.00	Resolution 2008
Preliminary Development Plan		\$5,750.00	Resolution 2008
Final Plat		\$5,750.00	Resolution 2008
Final Development Plan		\$2,600.00	Resolution 2008
Variances:			
De minimis Variance		\$720.00	Resolution 2008
Minor Variance		\$900.00	Resolution 2008
Major Variance		\$3,250.00	Resolution 2008

Category	Fee		Reference
Site Plans:			
Minor Site Plan	\$900.00		Resolution 2008
Major Site Plan (preliminary)	\$3,250.00		Resolution 2008
Major Site Plan (final)	\$1,080.00		Resolution 2008
Design Review:			
Single-Family Residential	\$540.00		Resolution 2008
Multi-Family Residential	\$1,080.00		Resolution 2008
Non-Residential	\$1,080.00		Resolution 2008
Administrative Interpretation	\$540.00		Resolution 2008
Use Permits:			
Administrative Use Permit	\$900.00		Resolution 2008
Conditional Use Permit	\$3,250.00		Resolution 2008
Development Agreement	\$5,200.00		Resolution 2008
Legislative Action:			
Zoning Map Amendments	\$5,400.00		Resolution 2008
Comprehensive Plan Amendment	\$3,900.00		Resolution 2008
Development Regulation Amendments	\$3,900.00		Resolution 2008
Area-wide Rezone	\$3,900.00		Resolution 2008
Annexation	\$3,900.00		Resolution 2008
Plat Alterations or Vacations	\$3,900.00		Resolution 2008
Critical Areas/SEPA:			
Review of SEPA Checklist	\$900.00		Resolution 2008
Preparation of SEPA Checklist	\$2,700.00		Resolution 2008
SEPA Environmental Impact Study	Actual Cost		Resolution 2008
Review of Critical Areas Report	Actual Cost		Resolution 2008
Reasonable Use Exception	\$3,250.00		Resolution 2008
Public Agency/Utility Exception	\$3,250.00		Resolution 2008
Minor Amendment to Type III-A Permit	\$540.00		Resolution 2008
Major Amendment to Type III-A Permit	\$2,500.00		Resolution 2008
Short-Term Rentals (not requiring CUP)	\$525.00		Resolution 2008
Home Occupations:			
Type I-A	\$80.00		Resolution 2008
Type I-B	\$80.00		Resolution 2008
Type II	\$3,250.00		Resolution 2008
Review of Revised Plans to Approved Permits	\$200.00		Resolution 2008
Zoning Verification Letter	\$270.00		Resolution 2008

Category	Fee		Reference
Land Clearing/Grading	\$540.00		Resolution 2008
Signs:			
Freestanding Signs	\$360.00		Resolution 2008
Temporary and Portable Signs	Exempt		Resolution 2008
All Other Signs	\$360.00		Resolution 2008
Outside Consultants	Actual Cost		Resolution 2008
Appeals and Continuations:			
Request for Reconsideration	\$1,000.00		Resolution 2008
Appeal of Administrative Decision	\$1,400.00		Resolution 2008
Appeal of Planning Commission Decision	\$900.00		Resolution 2008
Appeal of Hearing Examiner Decision	\$900.00		Resolution 2008
Appeal of SEPA Determination	\$1,400.00		Resolution 2008
<i>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.</i>			
Building Permits and Fees			
Single-Family Dwelling and Duplexes			
New Construction	Fee		Reference
Building Permit (includes clearing and grading)	Value-Based		Resolution 2016
Plan Review	65% of Building Permit		Resolution 1558
Energy Code Review	\$100.00		Resolution 1558
Design and Site Review	\$150.00		Resolution 1558
Site Development (storm and erosion control)	\$300.00		Resolution 1558
Whole House Mechanical	\$250.00		Resolution 1558
Whole House Plumbing	\$250.00		Resolution 1558
Single-Family Dwelling Sprinkler System	\$100.00		Resolution 1558
Additions and Detached Accessory Structures	Fee		Reference
Building Permit	Value-Based		Resolution 2016
Plan Review	65% of Building Permit		Resolution 1558
Energy Code Review	\$50.00		Resolution 1558
Design and Site Review	\$75.00		Resolution 1558
Site Development (storm and erosion control)	\$150.00		Resolution 1558
Mechanical Permit	\$40.00 plus \$15.00 per item		Resolution 1558
Plumbing Permit	\$40.00 plus \$15.00 per item		Resolution 1558
Additions/Repairs to existing sprinkler systems	\$50.00		Resolution 1558
Remodel	Fee		Reference
Building Permit	Value-Based		Resolution 2016
Plan Review	65% of Building Permit		Resolution 1558

Remodel - continued	Fee		Reference
Energy Code Review	\$50.00		Resolution 1558
Design and Site Review (if required)	\$75.00		Resolution 1558
Mechanical Permit	\$40.00 plus \$15.00 per item		Resolution 1558
Plumbing Permit	\$40.00 plus \$15.00 per item		Resolution 1558
Additions/Repairs to existing sprinkler systems	\$50.00		Resolution 1558
Other Residential Permits	Fee		Reference
Re-roof	\$55.00		Resolution 1558
Clearing and Grading prior to permit issuance	\$50.00		Resolution 1558
Demolition Permit	\$100.00		Resolution 1558
Other construction requiring a building permit	Value-Based		Resolution 2008
Adult Family Home Inspection (minimum 2 hours)	\$100.00 per hour		Resolution 1558
Non-project Clearing and Grading	\$540		Resolution 2008
Multi-Family and Nonresidential			
New Construction	Fee	Deposit	Reference
Building Permit	Value-Based		Resolution 2016
Plan Review	65% of Building Permit		Resolution 1558
Energy Code Review	\$200.00		Resolution 1558
Site Development	\$350.00	\$1,000.00	Resolution 1558
Mechanical Permit	Value-Based		Resolution 2016
Plumbing Permit	Value-Based		Resolution 2016
Tenant Improved and Remodels	Fee		Reference
Building Permit	Value-Based		Resolution 2016
Plan Review	65% of Building Permit		Resolution 1558
Energy Code Review	\$100.00		Resolution 1558
Mechanical Permit	\$40.00 plus \$15.00 per item		Resolution 1558
Mechanical Permit: <i>Submitted Values over \$5,000</i>	Value-Based		Resolution 2016
Plumbing Permit	\$40.00 plus \$15.00 per item		Resolution 1558
Tenant Improved and Remodels	Fee		Reference
Plumbing Permit: <i>Submitted Values over \$5,000</i>	Value-Based		Resolution 2016
Other Commercial Permits	Fee	Deposit	Reference
Demolition Permit	\$200.00		Resolution 1558
Fire Permit	\$150.00		Resolution 1558
Non-project Clearing and Grading	\$540		Resolution 2008
Plumbing/Mechanical Plan Review	50% of permit fee		Resolution 1558
Re-roof	\$150.00		Resolution 1558
Site Development Permit	\$375.00	\$1,000	Resolution 1558

Inspections	Fee	Minimum	Reference
Certificate of Occupancy Only	\$100 per hour	1 hour	Resolution 1558
Courtesy During Normal Inspection Hours	\$100 per hour	.5 hours	Resolution 1558
Life Safety Inspection	\$100 per hour	2 hours	Resolution 1558
Outside Normal Hours	\$100 per hour	2 hours	Resolution 1558
Re-inspection Fee	\$50.00		Resolution 1558
Other – Miscellaneous	Fee		Reference
Additional Plan Review	\$100 per hour	.5 hours	Resolution 1558
Investigation Fees/Work without Permits	Double Permit Fees		Resolution 1558
Permit Extension (if granted over 1 year from issuance)	50% of permit		Resolution 1558
Temporary Certificate of Occupancy	\$50.00		Resolution 1558
Outside Consultants	Actual Cost		Resolution 1558