

2021 FEE SCHEDULE

Fee Name/Description of Service	2021 Fee	Unit Description
Administration		
Appeal fee	\$ 250.00	
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)	\$ 23.00	Per storage device
Digital orthophotos (requires signed disclaimer)	\$ 23.00	Per DVD
Mailing (minimum)	\$ 2.00	Actual cost if over \$2.00
Returned item/NSF checks	\$ 12.00	
Passport processing fee	\$ 35.00	
Photocopy/computer print-outs	\$ 0.15	Per page (first 10 pages free)
Scanning		Cost of reproduction
Zip drive	\$ 10.00	Up to \$10.00 per USB zip drive.
Business Licenses		
Business license (annual)	\$ 15.00	Less than \$2,000 gross-no license req.
Solicitor	\$ 30.00	
Religious organizations (nonbusiness activities only)		Exempt
Building Counter Service Fees		
Pre-application and counter service fees by		
Type 1	\$ 136.00	
Type 2	\$ 272.00	
Type 3	\$ 408.00	
Type 4	\$ 544.00	
Building permit		
Administrative service fee	\$ 272.00	
Building valuation		
\$1.00 to \$500.00	\$ 30.00	
\$501 to \$2,000	\$ 30.00	For the first \$500 plus \$4.00 for each additional \$100 or fraction thereof to and including \$2,000.
\$2,001 to \$25,000	\$ 91.00	For the first \$2,000 plus \$19.00 for each additional \$1,000 or fraction thereof to and including \$25,000.
\$25,001 to \$50,000	\$ 508.00	For the first \$25,000 plus \$13.00 for each additional \$1,000 or fraction thereof to and including \$50,000.

\$50,001 to \$100,000	\$ 833.00	For the first \$50,000 plus \$9.00 for each additional \$1,000 or fraction thereof to and including \$100,000.
\$100,001 to 500,000	\$ 1,287.00	For the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof to and including \$500,000.
\$500,001 to \$1,000,000	\$ 4,191.00	For the first \$500,000 plus \$6.00 for each additional \$1,000 or fraction thereof to and including \$1,000,000.
\$ 1,000,001 and up	\$ 7,263.00	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)	\$ 136.00	\$136.00 minimum. Actual fee is 65% of the building permit fee.
Resubmittal after plans checked & approved	\$ 136.00	\$136.00 minimum. Actual fee is 65% of the building permit fee.
Additional reviews after 1 re-check	\$ 136.00	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)	\$ 272.00	
Condominium conversion plans/inspections	\$ 408.00	Plus \$136.00 per hour after 1 hour
Demolition permit	\$ 204.00	Plus a \$500.00 site bond.
Re-roof permit	\$ 204.00	
Energy Code		
Residential remodel/addition	\$ 70.00	
New single family	\$ 96.00	
Tenant improvement		
0 to 10,000 square feet	\$ 70.00	
10,001 and up	\$ 96.00	
Multi-family per building	\$ 136.00	
New commercial	\$ 126.00	
Commercial addition	\$ 96.00	
Building Inspection Fees		
Inspection fee	\$ 136.00	Minimum \$136.00 fee per inspection
Re-Inspection fee when not ready and/or repeated inspections are required	\$ 136.00	Per hour (1 hour minimum) Double for repeated re-inspections.
Inspections with no specific fee	\$ 136.00	Per hour (1 hour minimum)
Inspections outside normal work hours (2 hour minimum charge)	\$ 408.00	Plus \$204.00/hour after 2 hours.
Excessive inspection	\$ 272.00	Per hour
House Moving		
Class 1 and 2		
Moving permit	\$ 82.00	
Inspection fee	\$ 204.00	
Hourly fee after first hour	\$ 136.00	Per hour.

Moved into city from outside	\$ 0.50	Per mile.
Class 3 and 4 – moving permit	\$ 82.00	
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	\$ 204.00	Plus \$136.00 per hour after 1 hour
Mobile home location inspection		
Mobile home permit inspection	\$ 359.00	
Temporary mobile home	\$ 287.00	
Sign fees		
Signs requiring building permit, plan review, and inspection	\$ 479.00	
Signs requiring planning review only (no building inspections)	\$ 204.00	
Special inspections		
Fire, wind, flood damage, earthquake and other disasters	\$ 136.00	Plus \$136.00 for each hour > 1
Temporary tents/canopies/air structures		
Plan check	\$ 136.00	Plus \$136.00 for each hour > 1
Inspection fee	\$ 136.00	
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	\$ 204.00	Plus \$136.00 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-Plan Review/Inspection (Private)	\$ 272.00	Fire Engine and/or additional staff standby may be required and invoiced for cost recovery.
Fireworks-Plan Review/Inspection (Public)	No Fee	Fire Engine and/or additional staff standby may be required and invoiced for cost recovery.
Bond		As required by RCW 70.77.285
Fire alarm systems		
Tenant Improvement:		
1 to 10 devices-plan review/inspection	\$ 408.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
11 to 20 devices-plan review/inspection	\$ 544.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.

21 to 40 devices-plan review/inspection	\$	680.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
41 to 100 devices-plan review/inspection	\$	816.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
>100 devices-plan review/inspection	\$	816.00	Plus \$408.00 per 100 additional devices or portion thereof.
New System:			
1 to 25 devices-plan review/inspection	\$	408.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
26 to 50 devices-plan review/inspection	\$	612.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
51 to 100 devices-plan review/inspection	\$	952.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
>100 devices-plan review/inspection	\$	952.00	Plus \$408.00 per 100 additional devices or portion thereof.
<i>In addition to the device fees shown above, the following charges</i>			
FACP-plan review/inspection	\$	340.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Transmitter-plan review/inspection	\$	272.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Power sub panel-plan review	\$	136.00	
Over the counter permit inspection fee-10 device maximum	\$	204.00	
<i>Building Radio Coverage System</i>			
Radio-plan review/inspection	\$	816.00	
<i>Smoke Control System</i>			
Smoke Control System			Actual cost of plan review
<i>Sprinkler systems</i>			
Tenant Improvement:			
1 to 10 devices-plan review/inspection	\$	272.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
11 to 30 devices-plan review/inspection	\$	408.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
31 to 50 devices-plan review/inspection	\$	476.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
51 to 100 devices-plan review/inspection	\$	714.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
>100 devices-plan review/inspection	\$	714.00	Plus \$204.00 per 100 additional devices or portion thereof.
New System:			
1 to 40 devices-plan review/inspection	\$	1,224.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
41 to 100 devices-plan review/inspection	\$	1,258.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.

101 to 300 devices-plan review/inspection	\$	1,394.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
>300 devices-plan review/inspection	\$	1,428.00	Plus \$204.00 per 100 additional devices or portion thereof.
13D Fire Sprinkler System:			
1 to 40 devices-plan review/inspection	\$	340.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
>40 devices-plan review/inspection	\$	510.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
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	\$	136.00	
Per supply installed by other than fire sprinkler contractor-plan review only, no inspection charge	\$	272.00	
Per riser (each interior zone supply)-review only, no inspection charge.	\$	136.00	
Per standpipe (FDC supply inlet and associated outlets)-plan review/inspection	\$	1,020.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Fire pump-plan review/inspection	\$	1,360.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Over the counter fire sprinkler permit inspection fee-25 head maximum	\$	272.00	
Fire Extinguishing Systems:			
Full systems (including piping, nozzles and releasing panel)-plan review/inspection	\$	646.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Tenant improvement or system modification (nozzle change/move)-plan review/inspection	\$	306.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Temporary membrane structures, tents and canopies-plan review/inspection	\$	272.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Flammable/combustible liquid storage tank installation/removal-plan review	\$	408.00	Includes 2 inspections and 1 re-inspection. Additional inspections \$136.00/inspection.
Fire Flow and Fire Access Review			
Commercial building (less than 5,000 sq. ft.)-plan review	\$	204.00	
Commercial building (5,000 sq. ft. to 50,000 sq. ft.)	\$	272.00	
Commercial building (greater than 50,000 sq. ft.)	\$	714.00	
Single family residence	\$	204.00	
Subdivisions	\$	204.00	
Additional fees and penalties			
Inspections:			
Re-inspections (When work for which inspection was called is not complete, approved plans and permit is not on the site or when corrections called for are not made)			\$136/inspection

Inspections outside business hours (includes initial inspections if requested by the applicant & is subject to staff availability)		\$136/hour, minimum 2 hour charge. Billed through Eastside Fire & Rescue.
Plan Review/Inspection Fees not Previously Called Out:		
Review/inspection by outside consultant		Actual cost
Plans not stated above (Building, Site Plan, etc.)		\$136/hour
Inspections deemed necessary by Eastside & Fire Rescue related to permits		\$136/hour, minimum one hour charge.
Plan reviews outside normal business hours (includes initial inspections if requested by the applicant & is subject to staff availability)		\$136/hour, minimum 2 hour charge. Billed through Eastside Fire & Rescue.
Standby Personnel Cost Recovery:		
Personnel		Actual rate of total compensation plus an administrative fee of 15% of the amount invoiced. Billed through Eastside Fire & Rescue.
Emergency vehicles (fire engine, aid car, etc.)		Per fee schedule adopted by the Washington State Fire Association, plus an administrative fee of 15% of the amount invoiced. Billed through Eastside Fire & Rescue.

Impact Fees

Park impact fees	\$ 6,739.00	SF residence Per SMC 14A.20
	\$ 4,362.00	MF per unit Per SMC 14A.20
Road impact fees	\$ -	Per SMC 14A.15.110
School impact fees		Adopted by ordinance. See current ordinance for fees.
Lake WA School District	\$ 15,070.00	SF residence
Lake WA School District	\$ 2,701.00	MF per unit
Issaquah School District	\$ 18,213.00	SF residence
Issaquah School District	\$ 12,043.00	MF per unit
Snoqualmie Valley School District	\$ 10,550.22	SF residence
Snoqualmie Valley School District	\$ 4,730.65	MF per unit
School impact administration fee	\$ 136.00	

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	\$ 136.00	
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	\$ 62.00	
\$251 to \$2,000	\$ 62.00	For the first \$250.00 plus \$10.00 for each additional \$100.00 or fraction thereof to and including \$2,000.00.

\$2,001 to \$25,000	\$ 242.00	For the first \$2,000.00 plus \$27.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00.
\$25,001 to \$50,000	\$ 758.00	For the first \$25,000.00 plus \$21.00 for each additional \$1,000.00 or fraction thereof to and including \$50,000.00.
\$50,001 to \$100,000	\$ 1,258.00	For the first \$50,000.00 plus \$13.00 for each additional \$1,000.00 or fraction thereof to and including \$100,000.00.
\$ 100,001 and up	\$ 1,939.00	For the first \$100,000.00 plus \$12.00 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	\$ 62.00	
\$2,001 to \$25,000	\$ 221.00	(For the first \$2,000.00 plus \$26.00 for each additional \$1,000 or fraction thereof) X 25%.
\$25,001 to \$50,000	\$ 756.00	(For the first \$25,000.00 plus \$21.00 for each additional \$1,000 or fraction thereof) X 25%.
\$50,001 to \$100,000	\$ 1,258.00	(For the first \$50,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%.
\$100,001 and up	\$ 1,939.00	(For the first \$100,000.00 plus \$12.00 for each additional \$1,000 or fraction thereof) X 25%.

Miscellaneous electrical permit fees

Temporary power for construction sites:

1 to 200 amp	\$ 88.00	
201 to 400 amp	\$ 149.00	
401 amps or more		Based on total valuation of installation. Calculated according to TABLE II.

Temporary power for events:

Base fee	\$ 107.00	Plus \$26.00 per concession.
Maximum fee (2 hours)	\$ 272.00	
Swimming pools, hot tubs, spas, and saunas	\$ 107.00	Applicants must also get a building permit for pool, hot tub, or spa.
Portable classrooms and mobile homes service	\$ 107.00	
Sign installations (per circuit)	\$ 88.00	Permit fee for electrical hookups required on a sign. (Applicants must also get a sign permit).
Solar photovoltaic (PV) installations-residential	\$ 272.00	Includes \$136.00 administrative service fee, \$68.00-plan review, \$68.00-inspection fee.

Mechanical Fees

Residential

Mechanical permit issuance fee	\$ 39.00	
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New single family residence flat fixture fee (includes all mechanical fixtures)	\$ 278.00	
Mechanical application fee	\$ 39.00	
Non-Residential		
Mechanical permit issuance fee	\$ 50.00	
Mechanical application fee	\$ 50.00	
Each Additional Fixture		
Residential		
Forced air furnace	\$ 27.00	
Boiler/compressor	\$ 27.00	
Floor/wall/unit heater	\$ 27.00	
SFR heat pump	\$ 27.00	
Air handling unit	\$ 27.00	
Wood stove/fireplace insert	\$ 27.00	
Gas oven/cook top (built-in)	\$ 27.00	
Barbecue	\$ 27.00	
Pool or spa heater	\$ 27.00	
Gas log/log lighters	\$ 27.00	
Hydronics	\$ 27.00	
Exhaust fan (with duct)	\$ 13.00	
Kitchen exhaust fan/whole house fan (with duct)	\$ 13.00	
Gas piping (flat fee)	\$ 39.00	
Gas water heater	\$ 39.00	
Clothes dryer	\$ 13.00	
Miscellaneous appliance vent	\$ 13.00	
Duct work only (flat fee)	\$ 39.00	
Earthquake valve	\$ 13.00	
Other appliances	\$ 27.00	

Inspections outside normal work hours (2 hour minimum)	\$ 408.00	Plus \$204.00/hour after 2 hours
Re-inspection fees	\$ 136.00	Per hour
Excessive inspection	\$ 272.00	Per hour
Inspections with no specific fee	\$ 136.00	Per hour
Plan review fees: Multi-family		25% of building permit fee
Additional plan reviews	\$ 136.00	Per hour
Non-Residential		
Forced air furnace < 160k BTU	\$ 69.00	
Forced air furnace > 160k BTU	\$ 82.00	
Boiler/compressor/absorption unit up to 15 HP & up to 500,000 BTUs	\$ 39.00	
Boiler/compressor/absorption unit over 15 HP & over 500,000 BTUs	\$ 75.00	
Floor/wall/unit heater	\$ 27.00	
SFR heat pump	\$ 27.00	
Air handling unit	\$ 27.00	
Wood stove/fireplace insert	\$ 27.00	
Gas oven/cook top (built-in)	\$ 27.00	
Barbecue	\$ 27.00	
Pool or Spa heater	\$ 27.00	
Gas log/log lighters	\$ 27.00	
Hydronics	\$ 27.00	
Exhaust fan (with duct)	\$ 27.00	
Residential kitchen exhaust fan/whole house fan (with duct)	\$ 27.00	
Commercial kitchen exhaust hood	\$ 39.00	
Gas piping (first 5 outlets)	\$ 39.00	
Gas piping (each additional outlet over 5)	\$ 7.00	
Gas water heater	\$ 39.00	
Clothes dryer	\$ 27.00	
Miscellaneous appliance vent	\$ 27.00	
Duct work only (flat fee)	\$ 39.00	

Hazardous piping (first 1 thru 4 outlets)	\$	39.00	
Hazardous piping (each outlet over 4)	\$	7.00	
Earthquake valve	\$	27.00	
Other appliances	\$	39.00	
Inspections outside normal work hours (2 hour minimum)	\$	408.00	Plus \$204.00/hour after 2 hours
Re-inspection fees	\$	136.00	Per hour
Excessive inspection	\$	272.00	Per hour
Inspections with no specific fee	\$	136.00	Per hour
Plan review fees	\$	-	25% of building permit fee
Additional plan reviews	\$	136.00	Per hour
Plumbing Fees			
Residential			
Plumbing permit issuance fee	\$	39.00	
New single family residence flat fixture fee (includes all plumbing fixtures)	\$	272.00	Per hour
Residential additions and remodels per fixture fee			
Plumbing application fee	\$	39.00	
Non-Residential			
Plumbing permit issuance fee	\$	50.00	
Non-residential per fixture fee			
Plumbing application fee	\$	50.00	
Each Additional Fixture			
Residential			
Backflow preventer (1/2" 2")	\$	13.00	
Backflow preventer (3" & larger)	\$	27.00	
Bath tub	\$	13.00	
Bathroom sink	\$	13.00	
Bidet	\$	13.00	
Clothes washer	\$	13.00	
Dishwasher	\$	13.00	

Drinking fountain	\$ 13.00	
Floor drain	\$ 13.00	
Hose bib each	\$ 13.00	
Hot water heater (electric)	\$ 13.00	
Ice maker	\$ 13.00	
Laundry tub	\$ 13.00	
Other plumbing fixtures not listed	\$ 13.00	
Pressure reducing valve	\$ 13.00	
Roof drain	\$ 13.00	
Shower	\$ 13.00	
Sink	\$ 13.00	
Toilet	\$ 13.00	
Urinal	\$ 13.00	
Plumbing inspections		
Inspections outside normal work hours (2 hour minimum)	\$ 408.00	Plus \$204.00/hour after 2 hours
Re-inspection fees	\$ 136.00	Per hour
Excessive re-inspections	\$ 272.00	Per hour
Inspections with no specific fee	\$ 136.00	Per hour
Plan review fees: Multi-family		25% of building permit fee
Additional plan reviews	\$ 136.00	Per hour
Non-Residential		
Backflow preventer (1/2" 2")	\$ 17.00	
Backflow preventer (3" & larger))	\$ 27.00	
Bath tub	\$ 17.00	
Bathroom sink	\$ 17.00	
Bidet	\$ 17.00	

Clothes washer	\$	17.00	
Dishwasher	\$	17.00	
Drinking fountain	\$	17.00	
Floor drain	\$	27.00	
Grease trap	\$	27.00	
Hose bib each	\$	17.00	
Hot water heater (electric)	\$	17.00	
Ice maker	\$	27.00	
Laundry tub	\$	17.00	
Other plumbing fixtures not listed	\$	17.00	
Pressure reducing valve	\$	17.00	
Roof drain	\$	17.00	
Shower	\$	17.00	
Sink	\$	27.00	
Toilet	\$	17.00	
Urinal	\$	17.00	
Inspections outside normal work hours (2 hour minimum)	\$	408.00	Plus \$204.00/hour after 2 hours
Re-inspection fees	\$	136.00	Per hour
Excessive re-inspections	\$	272.00	Per hour
Inspections with no specific fee	\$	136.00	Per hour
Plan review fees			25% of building permit fee
Additional plan reviews	\$	136.00	Per hour
Parks and Recreation			
Athletic fields			
Natural turf fields			
Youth	\$	17.00	Per hour
Adult	\$	30.00	Per hour
Field preparation (groom and water)	\$	10.00	

Field preparation (groom, water, line)	\$	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	
Last-minute booking discount - 2 months advance			Up to 25% off
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
Special Use Application Fees			
Standard rate	\$	20.00	
Non-profit rate	\$	-	
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. 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.

Review of Building Plan Review Application	\$	272.00	Plus \$136.00 per hour after the first 2 hours.
Policy planning amendments (+ EIS if applicable)	\$	2,040.00	Plus \$136.00 per hour after the first 15 hours.
Conditional use permits compliance	\$	136.00	Per hour.
Consultant services			Actual cost of service.
Legal review fee			Actual cost of service.

Environmental Consultants Services (initial deposits)		
Arborist Report	\$ 1,000.00	Actual cost of service.
Critical Areas Report (Wetland, Steam, Shoreline)	\$ 2,500.00	Actual cost of service.
Geotechnical Report (Landslide, Steep Slope, Erosion)	\$ 3,500.00	Actual cost of service.
Geotechnical Report (Wet Season)	\$ 1,000.00	Actual cost of service.
Inspection monitoring	\$ 136.00	
Current use assessment review (public benefit rating system)		
Farm & agricultural land classification	\$ 171.00	
Open space & timber less than 20 acres	\$ 235.00	
Open space and timber greater than 20 acres	\$ 454.00	
Environmental checklist review	\$ 680.00	Plus \$136.00 per hour after the first 5 hours.
Environmental impact statement preparation	\$ -	Actual cost.
Zoning variances & public agency/utility exceptions (deposit)	\$ 2,040.00	Plus \$136.00 per hour after the first 15 hours.
Unified Zoning Development Plan (UZDP) preliminary review	\$ 5,440.00	
Deposit		Equal to estimated cost (to be determined by the Community Dev. Director)
Legal notice-publication & mailing deposit		
Deposit for Type 2,3 & 4 application (two rounds of noticing, additional rounds of notices to be charged separately, such as appeal or SEPA)	\$ 1,300.00	
Type 1 decisions subject to SEPA and Type 2 (NOA, NOD)	\$ 1,300.00	
Type 3 and Type 4 (NOA and NOPH)	\$ 1,300.00	
Additional rounds of noticing		Actual cost
Inspection fee	\$ 1,054.00	Plus \$136.00 per hour >7.75 hours.
Boundary line adjustment review	\$ 544.00	Plus \$136.00 per hour > 4 hours.
Pre application service fees		
Pre-Development Services	\$ 612.00	Plus \$136.00 per hour > 4.5 hours.
Pre-Application Conference- (Type 1-4)	\$ 680.00	Plus \$136.00 per hour > 5 hours.
Pre-Application Conference- (UZDP)	\$ 2,720.00	Plus \$136.00 per hour > 20 hours.
Counter service intake fees		
Type 1	\$ 136.00	Plus \$136.00 per hour > 1 hour
Type 2	\$ 272.00	Plus \$136.00 per hour > 2 hours
Type 3	\$ 408.00	Plus \$136.00 per hour > 3 hours
Type 4	\$ 544.00	Plus \$136.00 per hour > 4 hours
Post development monitoring/inspections	\$ 136.00	Per hour.
Shoreline substantial development	\$ 136.00	Plus \$136.00 per hour >25 hours
Shoreline conditional use review	\$ 3,400.00	Plus \$136.00 per hour >25 hours
Shoreline variance	\$ 3,400.00	Plus \$136.00 per hour >25 hours
Separate lot recognitions & subdivision exemptions	\$ 136.00	
Recorded building envelope modifications	\$ 680.00	
Name change	\$ 272.00	
Site specific zone reclassifications (Re-zone)		
Application fee	\$ 2,040.00	Plus \$136.00 per hour >15 hours

Shoreline exemption letter	\$	136.00	
Subdivision/preliminary plat			
Preliminary review fee	\$	5,440.00	Plus \$136.00 per hour >40 hours
Per lot fee			
10-20 lots	\$	204.00	Per lot
21-50 lots	\$	136.00	Per lot
51+ lots	\$	69.00	Per lot
Short subdivision			
Preliminary review fee	\$	2,040.00	Plus \$136.00 per hour >15 hours
Final review fee	\$	1,360.00	Plus \$136.00 per hour >10 hours
Zoning application review			
Application fee	\$	2,040.00	Plus \$136.00 per hour >15 hours
Binding site plan	\$	2,040.00	Plus \$136.00 per hour >15 hours
Commercial site development	\$	2,040.00	Plus \$136.00 per hour >15 hours
Variance	\$	2,040.00	Plus \$136.00 per hour >15 hours
Conditional use permits compliance	\$	2,040.00	Plus \$136.00 per hour >15 hours
Temporary use permit	\$	1,360.00	
Affidavit of minor correction			
Plat alteration or revision	\$	5,440.00	Plus \$136.00 per hour >40 hours
Minor plat alteration	\$	3,400.00	Plus \$136.00 per hour >25 hours
Wireless communication facility review	\$	408.00	
Bond review fee	\$	3,400.00	Plus \$136.00 per hour >25 hours
Bond review fee-requiring monitoring	\$	3,400.00	Plus \$136.00 per hour >25 hours
Bond inspection monitoring	\$	680.00	
Review, not otherwise listed (1/2 hour minimum)	\$	136.00	Per hour
Clear and Grade Permit			
Volume of Earth			
101 to 1,000 cubic yards	\$	272.00	Plus \$136.00 per hour >2 hours
1,001 to 10,000 cubic yards	\$	408.00	Plus \$136.00 per hour >3 hours
10,001 to 100,000 cubic yards	\$	544.00	Plus \$136.00 per hour >4 hours
100,001 or more cubic yards	\$	680.00	Plus \$136.00 per hour >5 hours
Clear and grade review	\$	136.00	Plus \$136.00 per hour >1 hours
Early clear and grade review	\$	2,720.00	
Re-inspection fee-excess inspection caused by the contractor	\$	136.00	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	\$	69.00	
Tree removal requiring additional review	\$	136.00	Per hour
Code Enforcement Penalties (per Civil Penalties in SMC 23.100)			
Infraction			Up to \$500
Stop work order			Up to \$500
Sign illegally placed on public property	\$	25.00	Per sign
Noncompliance			
1 to 15 days	\$100.00 up to \$250.00		Per day
16 to 31 days	\$250.00 up to \$500.00		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.

Delivery of Unsolicited or Unsubscribed Literature on Private Property (per SMC 5.45)

Residents must "opt-in" by completing a "Notice of Consent" form on the City's website, otherwise, the following apply

1st Offense in a one year period	\$	100.00
2nd Offense in a one year period	\$	250.00
3rd Offense in a one year period	\$	500.00

Plat/Short Plat Site Development Permit

Short subdivision

Preliminary review fee	\$	680.00
Subdivisions		
Preliminary review fee		
10 to 20 lots	\$	103.00
21 to 50 lots	\$	66.00
51+ lots	\$	66.00
All others	\$	1,366.00

Public Works

The listed fees are initial deposit amounts based on an hourly rate of \$136.00. 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	\$	136.00
Concurrency test/exemption fee		
Single family house individual test fee	\$	4,980.00
Tenant improvement	\$	4,980.00
Single family house, prorated when run in a batch of 10 or more per SMC 14A.10.040(1)(a)	\$	622.00
Accessory Dwelling Unit	\$	622.00
Short plat up to 9 lots	\$	5,118.00
Plats of 10 or more lots	\$	5,392.00
Towncenter projects	\$	6,215.00
All others	\$	5,255.00
Independent fee calculation review		Actual cost/\$1,056.00 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	\$	136.00
Type B - construction permit: Valuation of work equal to or greater than \$5,000	\$	544.00
Type C - utility permit	\$	544.00

Type D - lease permit	\$ 544.00	Plus \$136.00 per hour >4 hours. + lease payment.
Street vacation review fee	\$ 1,088.00	Plus \$136.00 per hour >8 hours
Right of way inspection fee	\$ 136.00	Per hour
Clear & grade stormwater field review fee	\$ 136.00	Per hour
Deposit		Equal to estimated cost (to be determined by the City Engineer)

Stormwater Rates

Stormwater rates		
Residential	\$ 388.00	
Non-residential	\$ 388.00	Per equivalent service unit (ESU)

One equivalent service unit (ESU) is equal to 3,500 square feet of impervious surface.

The City Council approved a change in the non-residential rate structure effective on January 1, 2019 to a flat rate per ESU.

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	\$ 2,085.00	
Each additional 250 square feet of impervious coverage over 2,500 square feet	\$ 208.50	
Other structures or additions of up to 250 square feet of impervious coverage requiring a building permit	\$ 208.50	Plus \$208.50 for each additional 250 square feet
Surface water retention locks	\$ 32.00	Plus tax

Wireless Facilities Monthly Lease Fees

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	\$ 1,512.68	Per month
Antenna/receiver transmitter on an existing pole and equipment cabinet	\$ 1,209.92	Per month
Antenna/receiver transmitter on an existing pole or replacement pole or equipment cabinet, but not both	\$ 1,057.98	Per month
Small Wireless Facilities in the rights-of-way or attached to municipally-owned structures in the rights-of-way	\$ 22.50	Per month

Wireless Facilities Permit Review Fees

Wireless Facilities

Expedited Wireless Use Permit (five or fewer SWFs)	\$ 544.00	Plus an additional \$100 deposit per SWF above five. Plus actual cost of peer review (if applicable).
Standard Wireless Use Permit (five or fewer SWFs)	\$ 1,088.00	Plus an additional \$100 deposit per SWF above five. Plus actual cost of peer review (if applicable).
Small Wireless Facility New Pole	\$ 1,088.00	Plus actual cost of peer review (if applicable).

*When deposit exceeded, billed at applicable hourly rate.

Wireless Communication Exemption Letter	\$ 136.00	Per hour
Engineering Review Fees		
Review, not otherwise listed (1/2 hour minimum)	\$ 136.00	Per hour.
Short plat preliminary plat	\$ 2,720.00	Plus \$136.00 per hour>20 hours
Subdivision/preliminary plat	\$ 5,440.00	Plus \$136.00 per hour>40 hours
Per lot fee		
10 - 20 lots	\$ 237.00	Per lot
21 - 50 lots	\$ 206.00	Per lot
51 + lots	\$ 171.00	Per lot
Final plat/final short plat review	\$ 2,443.00	
Reasonable use exception	\$ 1,360.00	
Boundary line adjustment	\$ 1,360.00	
Plat alteration	\$ 1,360.00	
Shoreline substantial development	\$ 1,360.00	
Shoreline conditional use	\$ 1,360.00	
Affidavits of minor correction	\$ 5,440.00	
Commercial site development	\$ 5,440.00	
Conditonal use permit	\$ 5,440.00	
Unified Zoning Development Plan (UZDP) engineering review	\$ 5,440.00	
Plat/Short Plat Site Development Permit		
Early clear and grade inspection	\$ 2,720.00	
Review fees (due at submittal)	\$ 2,720.00	
Short subdivision	\$ 2,720.00	
Subdivision	\$ 2,720.00	
Per lot fee		
10 - 20 lots	\$ 237.00	Per lot
21 to 50 lots	\$ 206.00	Per lot
51+ lots	\$ 171.00	Per lot
All others - review	\$ 2,720.00	
Inspections (due at issuance)		
Short subdivision	\$ 10,880.00	Plus \$136.00 per hour>80 hours
Subdivision	\$ 10,880.00	Plus \$136.00 per hour>80 hours
Per lot fee		
10 - 20 lots	\$ 544.00	Per lot
21 - 50 lots	\$ 408.00	Per lot
51+ lots	\$ 272.00	Per lot
All others - inspections	\$ 10,880.00	
NOTE: The City Manager or his/her designee has the authority to correct errors in fee calculations and update fees mandated by State or Federal law changes.		