

1 Sponsored by: Councilmember Derek Young  
2 Requested by: County Executive/Planning and Public Works  
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## 6 **ORDINANCE NO. 2021-113s**

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### 10 **An Ordinance of the Pierce County Council Amending Chapter 2.05 of the** 11 **Pierce County Code, "Planning and Public Works and** 12 **Assessor-Treasurer Development Review, Inspection and** 13 **Application/Processing Fees," to Phase the Implementation** 14 **Date for Updates of Fees for Permits and Land Use** 15 **Applications; and Setting Effective Dates.** 16

17 **Whereas**, the Departments of Planning and Land Services (PALS) and Public  
18 Works were consolidated by Ordinance No. 2017-12 under a new Department named  
19 Planning and Public Works (PPW); and  
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21 **Whereas**, it is necessary to make adjustments to the fee schedule for the PPW  
22 processing fees in order to ensure they are commensurate with actual County direct  
23 costs incurred; and  
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25 **Whereas**, Resolution No. R2011-129 established Fiscal Policies for PALS which  
26 state: Fees should cover 100% of the direct and indirect labor costs associated with the  
27 processing, review, and approval of applications, and established that fees should be  
28 reviewed annually to verify they reflect actual development processing costs; and  
29

30 **Whereas**, changes to the fee schedule and the associated change in anticipated  
31 revenue are reviewed in association with the adoption of the 2022-2023 biennial budget  
32 for the PALS Building and Development Fund, effective February 1, 2022, and  
33 February 1, 2023; **Now Therefore**,

### 34 **BE IT ORDAINED by the Council of Pierce County:** 35

36  
37 Section 1. Chapter 2.05 of the Pierce County Code, "Planning and Public Works  
38 and Assessor-Treasurer Development Review, Inspection, and Application/Processing  
39 Fees," is hereby amended as shown in Exhibit A, which is attached hereto and  
40 incorporated herein by reference, and shall become effective on February 1, 2022.  
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1 Section 2. Chapter 2.05 of the Pierce County Code, "Planning and Public Works  
2 and Assessor-Treasurer Development Review, Inspection, and Application/Processing  
3 Fees," is hereby amended as shown in Exhibit B, which is attached hereto and  
4 incorporated herein by reference, and shall become effective on February 1, 2023.

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6 PASSED this 16<sup>th</sup> day of November, 2021.  
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10 ATTEST:

**PIERCE COUNTY COUNCIL**  
Pierce County, Washington

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13 Denise D. Johnson  
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15 **Denise D. Johnson**  
16 Clerk to the Council

Derek Young  
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18 **Derek Young**  
19 Council Chair

Bruce F. Dammeier  
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21 **Bruce F. Dammeier**  
22 Pierce County Executive  
23 Approved X Vetged \_\_\_\_\_, this  
24 22<sup>nd</sup> day of November,  
25 2021.

26 Date of Publication of  
27 Notice of Public Hearing: October 27, 2021

28  
29 Effective Date of Ordinance: December 2, 2021  
30

Only those portions of Chapter 2.05 that are proposed to be amended are shown.  
Remainder of text, tables, maps and/or figures is unchanged.

*Chapter 2.05*

**PLANNING AND PUBLIC WORKS AND ASSESSOR-TREASURER DEVELOPMENT  
REVIEW, INSPECTION AND APPLICATION/PROCESSING FEES**

**2.05.020 Fee Refunds and Fee Exemptions.**

A. **Fee Refunds.** Application and permit review and inspection fees cannot be refunded unless one of the following three conditions exists:

1. The application/permit was required by the County in error. These fees will be refunded at 100 percent; or
2. The County review activities that the fee was created to cover have not begun and it has been 180 days or less from the date of application, or inspections have not begun. When this is the case, these fees will be refunded at 90 percent. The remaining 10 percent of the fee will be utilized to cover the costs associated with application intake, initial administrative activities, and refund processing; or
3. Appeal application fees shall be fully refundable to any appellant who successfully appeals a decision of an Administrative Official or the Environmental Official to the Hearing Examiner.
4. Where there is ambiguity as to whether a refund should be granted or the amount to be refunded, the Director shall make the determination. The Director's determination in these instances may be appealable according to PCC 18A.85.050 and Chapter 1.22 PCC.

B. **Fee Exemptions.**

1. Fees identified within this Chapter may not be required when an action has been submitted by the Council.
2. The Executive may waive fees for a department or agency of Pierce County or an application filed in accordance with Chapter 11.05 PCC.
3. Determinations of nonsignificance or final environmental impact statements which are required to be prepared and submitted by other local, state or federal quasi-public agencies are exempt from payment of fees required pursuant to this Chapter. However, the costs of preparing, noticing, and distributing an environmental impact statement shall be borne by said other entity.
4. Where there is an appeal of an administrative official's determination contained in a final enforcement order, the appeal fee may be waived if the applicant meets the criteria for indigent status in accordance with Washington Courts, GR 34.
5. When building, plumbing, fire and mechanical fees are exempted in accordance with PCC 17C.10.070 C., Natural Hazard Damages, all associated development and inspection fees required in accordance with this Chapter shall also be exempted or deferred. When the total amount of fees waived exceeds 1 percent of the budget of the Planning and Public Works Building and Development Fund (PBDF), the Department shall notify the Executive and prepare a supplemental budget request.



1 All applications must be made in accordance with the provisions of PCC  
2 17C.10.070 C. to include, but not be limited to:

- 3 a. Application for permits must be applied for within 180 days of the official  
4 disaster declaration.
- 5 b. Expansion is prohibited beyond the original building area.
- 6 c. Building owners with insurance coverage are required to pay all fees upon  
7 reimbursement by the insurance carrier.

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9 **2.05.040 Planning and Public Works Fee Tables.**

- 10 A. The following fee tables include the fees that the Planning and Public Works  
11 Department will charge for project review, inspection, and application/permit  
12 processing. Review fees must be paid at the time of application or in accordance with  
13 the provisions of this Chapter. Inspection fees shall be paid prior to permit issuance or  
14 prior to performance of the inspection. ~~Certain applications/permits (as noted in the fee~~  
15 ~~schedules below) are paid by the hour. Any hourly fees shall be billed to the applicant~~  
16 ~~and payment must be received prior to issuance of any development permits.~~ The  
17 Planning and Public Works Department will not begin processing an application, begin  
18 review, or begin inspections until the applicable fees are paid. Other departments and  
19 agencies may have fees and/or applications that are also required, but are not included in  
20 this Chapter.
- 21 B. When provided for in the fee tables, the F1 fee shall be required at time of application.  
22 The F2 fee shall be required prior to the scheduling of a hearing, issuance of an  
23 Administrative Decision, approval of a building permit, Written Order or Staff Report;  
24 in the case of a Comprehensive Plan amendment, within 10 working days after the  
25 amendment is initiated by the County Council, or in the case of Tax Abatement Review,  
26 at the time the Resolution is forwarded to the County Council. The F3 fee shall be  
27 required for verification of compliance with a Hearing Examiner's decision,  
28 Administrative Determination, Written Order, or Council Action. If an applicant fails to  
29 pay the required fee as specified by this Chapter, staff will be unable to proceed with the  
30 review of an application(s), and this will result in the expiration and cancellation of an  
31 application(s). For Comprehensive Plan amendments, failure to pay the F2 fee within the  
32 specified time will result in the cancellation of the application.



<b>Table 2.05.040-1. Use Permits</b>							
<b>Review Type</b>	<b>Admin Use Permits</b>	<b>Conditional Use Permits/Public Facility Use Permit</b>	<b>Planned Development District</b>	<b>Planned Unit Development</b>	<b>Non-Conforming Use</b>	<b>Rezone</b>	<b>Shoreline Management</b>
SEPA Agricultural/SF-Duplex	\$675.00 <del>\$740.00</del>	\$675.00 <del>\$740.00</del>	\$675.00 <del>\$740.00</del>	\$675.00 <del>\$740.00</del>	\$675.00 <del>\$740.00</del>	\$675.00 <del>\$740.00</del>	\$675.00
SEPA Commercial/Industrial/Other	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	<del>\$1,900.00</del>
Site Plan Review Duplex/Single Residence	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00		\$725.00
Site Plan Review All Other	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	<del>\$1,600.00</del>
Staff Review Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)	\$2,430.00 \$750.00 \$0.00						
One-/Two-Family Dwelling Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)		\$1,840.00 \$1,500.00 \$350.00	<del>\$2,000.00</del> \$1,700.00 \$1,600.00 \$500.00	<del>\$2,200.00</del> \$1,800.00 \$1,725.00 \$500.00	<del>\$2,400.00</del> \$1,800.00 \$1,725.00 \$500.00		
Plan – Commercial/Industrial/Plats/ Other - 0-20 acres Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)		\$3,810.00 \$3,050.00 \$750.00	\$3,930.00 \$2,800.00 <del>\$750.00</del> \$825.00	<del>\$3,800.00</del> \$4,200.00 \$2,400.00 \$750.00 \$825.00	\$3,800.00 \$2,400.00 \$2,400.00 \$660.00	\$2,330.00 \$1,800.00 <del>\$550.00</del> \$660.00	
Plan – Commercial/Industrial/Plats/ Other - 20.1 and greater acres Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)		\$5,440.00 \$3,500.00 \$1,000.00	\$6,100.00 \$3,850.00 \$1,250.00	<del>\$5,440.00</del> \$6,000.00 \$2,800.00 \$1,250.00	\$4,730.00 \$2,800.00 \$2,800.00 \$950.00	\$3,300.00 \$2,250.00 \$700.00	
Major Amendment to Approved Use Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)		\$2,800.00 \$2,090.00 \$575.00	\$2,500.00 \$1,850.00 \$575.00	\$2,930.00 \$2,400.00 \$750.00	\$2,930.00 \$2,400.00 \$750.00		<del>\$2,130.00</del> <del>\$1,500.00</del> <del>\$575.00</del>
Minor Amendment to Approved Use		\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00		\$1,500.00

**Table 2.05.040-1. Use Permits**

Review Type	Admin Use Permits	Conditional Use Permits/Public Facility Use Permit	Planned Development District	Planned Unit Development	Non-Conforming Use	Rezone	Shoreline Management
Exemption from Substantial Development Permit (bulkheads, docks, or as determined by the Director)							\$400.00
Exemption from Substantial Development Permit (all other actions)							No Fee
Shoreline Substantial Development Permit Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)							\$2,230.00 \$1,450.00 \$950.00
Shoreline Conditional Use Permit— Administrative Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)							\$2,230.00 \$1,450.00 \$950.00
Shoreline Conditional Use Permit Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)							\$2,630.00 \$1,850.00 \$1,040.00
Shoreline Variance Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)							\$2,630.00 \$1,600.00 \$1,040.00
Land Use Time Extension	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Sewer Land Use Review in Other Jurisdictions	\$230.00 \$300.00	\$230.00 \$300.00	\$230.00 \$300.00	\$230.00 \$300.00	\$230.00 \$300.00	\$230.00 \$300.00	\$230.00

**New Table 2.05.040-2. Shoreline Use Permits**

Type	Review Fee
Exemption from Substantial Development Permit (water dependent development including bulkhead and docks)	\$400.00
Exemption from Substantial Development Permit (non-water dependent development or as determined by the Director)	No Fee
Shoreline Substantial Development Permit	
Initial (F1)	\$2,230.00
Admin Decision/Hearing (F2)	\$1,650.00
Compliance with Decision (F3)	\$950.00
Shoreline Conditional Use Permit - Administrative	
Initial (F1)	\$2,230.00
Admin Decision/Hearing (F2)	\$1,450.00
Compliance with Decision (F3)	\$950.00
Shoreline Conditional Use Permit	
Initial (F1)	\$2,630.00
Admin Decision/Hearing (F2)	\$1,850.00
Compliance with Decision (F3)	\$1,040.00
Shoreline Variance	
Initial (F1)	\$2,630.00
Admin Decision/Hearing (F2)	\$1,600.00
Compliance with Decision (F3)	\$1,040.00
Minor Amendment to Approved Use	\$1,700.00
Major Amendment to Approved Use	
Initial (F1)	\$2,130.00
Admin Decision/Hearing (F2)	\$1,500.00
Compliance with Decision (F3)	\$575.00
Site Plan Review Duplex/Single Residence	\$725.00
Site Plan Review All Other	\$1,600.00
Revision to Permit	\$2,400.00
Land Use Time Extension	\$1,200.00
Sewer Land Use Review	\$300.00

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**Table 2.05.040-23. Platting**

	<b>SEPA – Land Division</b>	<b>Formal Plat</b>	<b>Short Plat/ Large Lot</b>	<b>Binding Site Plan</b>
<b>Type</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>
Short Plat/Large Lot 0-3 lots, and Binding Site Plan-BSP Base Fee	\$1,122.00		\$1,130.00	
Initial (F1)	\$1,250.00		\$1,350.00	\$4,430.00
Admin Decision/Hearing (F2)	\$0.00		\$2,000.00	\$0.00
Compliance with Decision (F3)	\$0.00		\$0.00	\$550.00
				\$650.00
Short Plat/Large Lot greater than 3 lots	\$1,122.00		\$1,530.00	
Initial (F1)	\$1,250.00		\$1,850.00	
Admin Decision/Hearing (F2)	\$0.00		\$2,400.00	
Compliance with Decision (F3)	\$0.00		\$0.00	
Short Plat/Large lots greater than 3 (per lot)			\$88.00/Lot	
Preliminary Plat 0 to 5-20 lots	\$1,175.00			
Initial (F1)	\$1,300.00	\$3,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$2,700.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 6 to 10 lots				
Initial (F1)	\$1,200.00	\$3,770.00		
Admin Decision/Hearing (F2)	\$0.00	\$2,990.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 11 to 20 lots				
Initial (F1)	\$1,280.00	\$4,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$3,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 11 to 20 lots				
Initial (F1)	\$1,280.00	\$4,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$3,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 21 to 50-100 lots				
Initial (F1)	\$1,730.00	\$4,500.00		
Admin Decision/Hearing (F2)	\$0.00	\$3,600.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 51 to 100 lots				
Initial (F1)	\$2,220.00	\$5,500.00		
Admin Decision/Hearing (F2)	\$0.00	\$4,400.00		
Compliance with Decision (F3)	\$0.00	\$0.00		





**Table 2.05.040-23. Platting**

	<b>SEPA – Land Division</b>	<b>Formal Plat</b>	<b>Short Plat/ Large Lot</b>	<b>Binding Site Plan</b>
<b>Type</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>
Preliminary Plat 101 to <del>200</del> 350 lots				
Initial (F1)	\$2,300.00	\$6,800.00		
Admin Decision/Hearing (F2)	\$0.00	\$5,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat <del>201 to 350</del> lots				
Initial (F1)	<del>\$3,080.00</del>	<del>\$7,600.00</del>		
Admin Decision/Hearing (F2)	<del>\$0.00</del>	<del>\$6,500.00</del>		
Compliance with Decision (F3)	<del>\$0.00</del>	<del>\$0.00</del>		
Preliminary Plat greater than 350 lots				
Initial (F1)	\$3,960.00	\$8,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$6,800.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Phased Development		<del>\$1,540.00</del> <del>\$1,700.00</del>		
Final Plat Base		<del>\$4,550.00</del> <del>\$5,400.00</del>	\$2,550.00	
Final Plat (per lot and tracts)		\$15.00		
Site Plan Review		\$1,600.00	\$1,600.00	\$1,600.00
Major Amendment				
Initial (F1)		\$2,750.00		
Admin Decision/Hearing (F2)		\$2,550.00		
Compliance with Decision (F3)		\$0.00		
Minor Amendment		<del>\$2,600.00</del> <del>\$2,200.00</del>	\$1,600.00	
Alteration		\$2,000.00	\$1,850.00	\$3,000.00
Alteration with Hearing				
Initial (F1)		\$2,200.00		
Admin Decision/Hearing (F2)		\$1,800.00		
Compliance with Decision (F3)		\$0.00		
Sewer Preliminary Plat, <del>or Short Plat or Large Lot Review in Other Jurisdictions</del>		<del>\$260.00</del> <del>\$315.00</del>	<del>\$260.00</del> <del>\$315.00</del>	
Sewer Review – Sewered Properties Final Subdivision		\$860.00 plus \$4.80 per lot <del>\$630.00</del>	\$860.00 plus \$4.80 per lot <del>\$630.00</del>	\$860.00 plus \$4.80 per lot <del>\$630.00</del>
Alteration, Amendment, <del>or</del> Revision		<del>\$725.00</del>	<del>\$725.00</del>	<del>\$725.00</del>



**Table 2.05.040-23. Platting**

	SEPA – Land Division	Formal Plat	Short Plat/ Large Lot	Binding Site Plan
Type	Review Fee	Review Fee	Review Fee	Review Fee
Sewer Review – Non-Sewered Properties (Final Subdivision, Alteration, Amendment or Revision)		\$260.00	\$260.00	\$260.00
		\$215.00	\$215.00	\$215.00
		\$215.00	\$215.00	\$215.00

**Table 2.05.040-34. Platting -- Miscellaneous**

Type	Review Fee
Lot Combination (sewered property)	\$700.00
Lot Combination (non-sewered property)	\$520.00
Boundary Line Adjustment (sewered property)	\$2,400.00
	\$2,650.00
Boundary Line Adjustment (non-sewered property)	\$1,400.00
	\$1,700.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, sewered property)	\$430.00
	\$475.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, non-sewered property)	\$160.00
	\$190.00
Preliminary Plat Extension Request	\$1,380.00
Legal Document Resubmittal	\$95.00

**Table 2.05.040-4. Miscellaneous Inspection Fees**

Type	Review Fee
Accessory Element Inspection/Bond Release Inspection	\$525.00
Field Visit	\$330.00

**Table 2.05.040-5. Site Development Permit  
Road, Alley, Shared Access and Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Public Road Construction and Offsite Improvement	\$1,760.00	\$0.80/LF	\$2.70/LF	\$420.00
	\$2,100.00	\$400.00		+\$0.05/LF
	+\$3.20/LF			\$400.00



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**Table 2.05.040-5. Site Development Permit  
Road, Alley, Shared Access and Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
				+\$0.20/LF
Private Road, Shared Access and Alley Construction	\$1,760.00 \$2,100.00 +\$2.80/LF	\$0.80/LF \$400.00	\$2.70/LF	\$420.00 +\$0.05/LF \$400.00 +\$0.20/LF
Minor Improvement in existing County right-of-way – Level 1	\$400.00 \$480.00	\$125.00 \$75.00	\$300.00 \$360.00	\$230.00 \$258.00
Minor Improvement in existing County right-of-way – Level 2	\$840.00	\$125.00 \$225.00	\$600.00 \$690.00	\$230.00 \$357.00
Traffic Signal	\$2,210.00	\$225.00	\$2,235.00 \$2,570.00	
Revision to Approved Plan – Minor	\$360.00 \$430.00			
Revision to Approved Plan – Major	\$930.00 \$1,100.00			
Legal Document Resubmittal	\$95.00			
Change Order	\$170.00			
Permit Extension	25%			

**Table 2.05.040-6. Site Development Permit  
Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	\$260.00	\$130.00 \$75.00	\$460.00	
Advanced Abbreviated Plan	\$1,260.00 \$1,450.00	\$250.00 \$225.00	\$700.00	\$500.00 \$360.00
Drainage Control Plan (5,000-10,000 sq. ft.) (5,000-25,000 sq. ft.)	\$2,500.00 \$2,600.00	\$575.00 \$400.00	\$1,265.00 \$1,700.00	\$700.00 \$660.00
Drainage Control Plan (10,001-25,000 sq. ft.) (25,001-75,000 sq. ft.)	\$2,900.00 \$4,300.00	\$800.00 \$400.00	\$1,950.00 \$2,700.00	\$900.00 \$960.00

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**Table 2.05.040-6. Site Development Permit  
Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and  
Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Drainage Control Plan (25,001-50,000 sq. ft.) (75,001-200,000 sq. ft.)	\$4,000.00	\$990.00	\$2,900.00	\$1,175.00
	\$5,000.00	\$400.00	\$4,000.00	\$1,350.00
Drainage Control Plan (50,001-150,000 sq. ft.) (200,001 or greater sq. ft.)	\$4,500.00	\$1,150.00	\$4,000.00	\$1,800.00
	\$6,000.00	\$400.00	\$6,000.00	\$1,950.00
Drainage Control Plan (150,001-300,000 sq. ft.)	\$5,500.00	\$1,300.00	\$5,000.00	\$2,000.00
Drainage Control Plan (300,001-600,000 sq. ft.)	\$6,500.00	\$1,500.00	\$7,100.00	\$2,500.00
Drainage Control Plan (greater than 600,001 sq. ft.)	\$7,600.00	\$1,650.00	\$9,200.00	\$3,300.00
Revision to Approved Plan – Minor	\$550.00 \$600.00			
Revision to Approved Plan – Major	\$1,300.00			
Legal Document Resubmittal	\$95.00			
Change Order	\$170.00			
Permit Extension	25%			

**Table 2.05.040-7. Site Development Permit  
Grading, Clearing, Mining, and Associated Storm Drainage**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	\$260.00	\$130.00	\$460.00	
	\$315.00	\$75.00		
Advanced Abbreviated Plan	\$1,260.00	\$250.00	\$770.00	\$290.00
	\$1,400.00	\$225.00	\$850.00	+\$70.00/AC \$405.00

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**Table 2.05.040-7. Site Development Permit  
Grading, Clearing, Mining, and Associated Storm Drainage**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Drainage Control Plan 0-999 cubic yards (0-10,000 cubic yards)	\$2,650.00 \$2,400.00	\$360.00 \$400.00	\$1,380.00 \$1,500.00	\$290.00 +\$70.00/AC \$600.00
Drainage Control Plan 1,000- 4,999 cubic yards (10,001-50,000 cubic yards)	\$2,820.00 \$2,700.00	\$630.00 \$400.00	\$1,720.00 \$1,800.00	\$290.00 +\$70.00/AC \$690.00
Drainage Control Plan 5,000- 49,999 cubic yards (50,001 or greater cubic yards)	\$3,100.00	\$690.00 \$400.00	\$2,025.00 \$2,600.00	\$290.00 +\$70.00/AC \$930.00
Drainage Control Plan 50,000- 99,999 cubic yards	\$3,300.00	\$690.00	\$2,620.00	\$290.00 +\$70.00/AC
Drainage Control Plan 100,000-499,999 cubic yards	\$3,560.00	\$690.00	\$3,030.00	\$290.00 +\$70.00/AC
Drainage Control Plan 500,000 or greater cubic yards	\$3,900.00	\$920.00	\$3,580.00	\$290.00 +\$70.00/AC
Revision to Approved Plan – Minor	\$506.00 \$580.00			
Revision to Approved Plan – Major	\$900.00			
Legal Document Resubmittal	\$95.00			
Change Order	\$170.00			
Permit Extension	25%			

**Table 2.05.040-8. Engineering – Other**

Type	Review and/or Inspection Fee
Gate Construction Permit – Non-Residential – Level 1	\$350.00 \$420.00
Gate Construction Permit – Non-Residential – Level 2	\$870.00
Driveway Approach Permit – Non-Residential	\$330.00
Miscellaneous Inspections and Re-inspections – Non-Residential	\$200.00 \$370.00
Engineering Review of Commercial/Industrial Building Permit	\$180.00



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**Table 2.05.040-8. Engineering – Other**

Type	Review and/or Inspection Fee
<del>Engineering Deviation Variance – Administrative and Public Hearing – Single Request</del>	\$1,000.00
<del>Engineering Deviation Variance – Administrative and Public Hearing – Multiple on Same Project</del>	\$1,350.00
Conceptual Drainage Plan Review	\$930.00
Traffic Impact Analysis up to 44 peak hour trips and Access Only	\$825.00
Traffic Impact Analysis greater than 44 peak hour trips \$/Peak Hour Trip	\$24.00 per hour trip

**Table 2.05.040-9. Single Family, Duplex, Agricultural**

Type	Review and/or Inspection Fee
<b>Planning Fees</b>	
Building Permit (Planning Review)	\$300.00
Demolition Permit (Planning Review)	\$126.00
Building Permit (Health Review)	\$300.00
Accessory Dwelling Unit	\$460.00
<del>Variance Land Use</del>	<del>\$2,150.00</del>
<del>Variance Land Use, Administrative Review</del>	<del>\$1,400.00</del>
Renewal of Temporary Dwelling Unit Residential	\$115.00
Site Plan Review by the Planning Director	\$615.00
Temporary Use Permit	\$200.00
<del>Verification of Nonconforming Use, Confirmation</del>	<del>\$2,500.00</del>
Conditional Use Permit	Initial (F1) \$1,840.00
	Admin Decision/Hearing (F2) \$1,500.00
	Compliance with Decision (F3) \$350.00
<del>Accessory Element Inspection/Bond Release Inspect</del>	<del>\$880.00</del>
<b>Development Engineering Fees</b>	
Driveway Approach Permit	\$200.00
Basic Abbreviated Plan	\$510.00
Advanced Abbreviated Plan – Plat Lot in Subdivision	\$635.00
Advanced Abbreviated Plan – Plat Lot in Subdivision – Front Loaded Review	\$570.00



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**Table 2.05.040-9. Single Family, Duplex, Agricultural**

Type	Review and/or Inspection Fee
Advanced Abbreviated Plan – Lot of Record	\$990.00 \$1,140.00
Drainage Control Plan	\$1,900.00
Revisions to Approved Plan	25% \$300.00
Gate Construction Permit	\$180.00
Permit or Application Extensions	25% \$100.00
<del>Site Development Inspection Excluding Storm Drainage</del>	\$525.00
<del>Storm Drainage Inspection</del>	\$300.00
Miscellaneous Inspections and Re-Inspections	\$320.00 \$250.00
<del>Re-Inspections</del>	\$200.00
Flood Study – Coastal	\$1,000.00
Flood Study – Riverine	\$2,070.00
Flood Boundary Delineation Survey	\$360.00
FEMA Floodplain Elevation Certificate	\$425.00
Geological Assessment – Letter	\$220.00
Geological Assessment – Evaluation	\$480.00
Geological Assessment – Report	\$1,000.00
Building Sewer Plan Review (Base Fee)	\$80.00
With private pump station and force main – (new or re-design)	Add \$1,130.00
<del>With private pump station and force main – (pre approved design)</del>	Add \$24.00
With new sewer tap	Add \$24.00
	\$290.00
With new/revised easement	Add \$350.00
	\$140.00
Building Sewer Inspection (Base Fee)	\$200.00
With private pump station and force main – (new or re-design)	Add \$140.00
<del>With private pump station and force main – (pre approved design)</del>	\$200.00
With new sewer tap	Add \$140.00
	Add \$550.00

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**Table 2.05.040-10. Critical Areas – Environmental Constraints  
Flood, Landslide, Seismic, Mine, Erosion Hazards, Volcanic, Aquifer Recharge and  
Wellhead Protection Area**

Type	Review Fee
Flood Study – Coastal	\$1,000.00
Flood Study – Riverine	\$2,300.00
Flood Boundary Delineation Survey	\$360.00
FEMA Floodplain Elevation Certificate Non-Residential	\$470.00
Geological Assessment – Letter	\$220.00
Geological Assessment – Evaluation	\$480.00
Geological Assessment – Report	\$1,000.00
<del>Reasonable Use Exception</del>	<del>\$2,760.00</del>
Critical Area Variance	\$1,750.00

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**Table 2.05.040-11A. SF/AG Critical Areas – Environmental Constraints  
Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas**

SF-Single Family, AG-Agricultural	County Biologist		Private Consultant		
	Type	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Categorization/Delineation/Non-Compensatory Mitigation Plan		\$2,150.00	\$200.00	\$1,760.00	\$140.00
Wetland Delineation Report		\$1,550.00	\$200.00	\$1,425.00	\$105.00
		\$1,800.00	\$400.00		\$225.00
Compensatory Mitigation Plan Review				\$1,540.00	\$165.00
				\$1,770.00	\$225.00
Non-Compensatory Mitigation Plan		\$1,450.00	\$120.00	\$1,100.00	\$105.00
		\$1,700.00		\$1,320.00	\$225.00
Single-Family Wetland Certification				\$375.00	
				\$430.00	
Monitoring Report Review			\$500.00		
Habitat Assessment Field Review		\$1,160.00	\$60.00		
		\$1,400.00			
Habitat Assessment Letter Review				\$840.00	\$105.00
					\$225.00





**Table 2.05.040-11A. SF/AG Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas**

Type	County Biologist		Private Consultant	
	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Habitat Assessment Study Review			\$1,100.00	<del>\$105.00</del> \$225.00
Habitat Assessment Report Review			\$1,250.00	<del>\$105.00</del> \$225.00
Hazard Tree Report Review in Critical Area			<del>\$635.00</del> \$760.00	<del>\$105.00</del> \$225.00
Verification, Wetland or Water Type	<del>\$1,070.00</del> \$1,250.00	<del>\$140.00</del> \$60.00	<del>\$920.00</del> \$1,100.00	<del>\$105.00</del> \$225.00
Variance	\$2,900.00			
Reasonable Use Exception	\$2,990.00			

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**Table 2.05.040-11B. General Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas**

Type	County Biologist		Private Consultant	
	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Analysis Report Review			\$1,825.00	<del>\$450.00</del> \$225.00
Compensatory Mitigation Plan Review			\$2,060.00	<del>\$460.00</del> \$400.00
Non-Compensatory Mitigation Plan			<del>\$1,430.00</del> \$1,725.00	<del>\$275.00</del> \$225.00
Monitoring Report Review			\$690.00	\$105.00
Habitat Assessment Letter Review			\$840.00	<del>\$105.00</del> \$225.00
Habitat Assessment Study Review			\$1,100.00	<del>\$105.00</del> \$225.00
Habitat Assessment Report Review			\$1,250.00	<del>\$105.00</del> \$225.00



**Table 2.05.040-11B. General Critical Areas – Environmental Constraints  
Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas**

General-Plats and Commercial  Type	County Biologist		Private Consultant	
	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Hazard Tree Report Review in Critical Area			\$770.00 \$760.00	\$90.00 \$225.00
Verification, Wetland or Water Type Review	\$935.00 \$1,250.00	\$140.00	\$960.00 \$1,100.00	\$200.00 \$225.00
Variance	\$2,900.00			
Reasonable Use Exception	\$2,900.00			

**Table 2.05.040-12. Forest Practices**

Type	Review Fee
Class IV General Permit	\$1,100.00
<del>SEPA Review Class IV General Forest Practice Permit</del>	\$1,490.00
Conversion Option Harvest Plan (COHP)	\$1,600.00
Reforestation Inspection/Bond Release	\$475.00
<del>Request for Removal of Moratorium</del>	\$3,500.00
Verification of Development Moratorium (Office)	\$190.00
Verification of Development Moratorium (Field)	\$600.00
Request for SF Dwelling Exception	\$960.00
Danger/Hazard Tree Removal in Open Space/NBA	\$225.00

**Table 2.05.040-13. SEPA**

Type	Review Fee
SEPA Agricultural/SF-Duplex	\$740.00
SEPA Commercial/Industrial	\$1,900.00
SEPA Public Project (≤ 1 acre) Base Fee	\$660.00
<del>SEPA Public Projects Per Acre Fee</del>	\$135.00
SEPA Review Class IV General Forest Practice Permit	\$1,490.00
SEPA Public Project Abbreviated Review	\$380.00
Review of Environmental Impact Statement (up to 100 hours)	\$8,030.00



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**Table 2.05.040-13. SEPA**

Type	Review Fee
Environmental Impact Statement Hourly Rate After 55 100 Hours	\$145.00
SEPA Addendum	\$725.00

**New Table 2.05.040-14. Appeals**

Type	Review Fee
Administrative Appeal of Short Plat/Large Lot	\$2,775.00
Appeal of Administrative/Environmental Official Decision	\$3,360.00
Appeal of Administrative/Environmental Official Decision Enforcement Only	\$250.00

**Table 2.05.040-14. Engineering Studies**

Type	Review Fee
Conceptual Drainage Plan Review	\$1,090.00
Traffic Impact Analysis 25-44 peak hour trips	\$825.00
Traffic Impact Analysis Greater Than 44 Peak Hour Trips \$/Peak Hour Trip	\$24.00
Traffic Impact Analysis Greater Than 44 Peak Hour Trips Base Fee	\$950.00
Traffic Impact Analysis - Access Only	\$950.00

**Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees**

Type	Review Fee
Administrative Appeal of Short Plat/Large Lot	\$2,775.00
Appeal of Administrative/Environmental Official Decision	\$3,360.00
Appeal of Administrative/Environmental Official Decision - Enforcement Only	\$250.00
Accessory Element Inspection/Bond Release Inspection	\$880.00
Certification Letter (Zoning and SEPA Emergency/Categorical Exemption)	\$180.00 \$210.00
Commercial/Industrial Building Permit (Planning Review)	\$620.00 \$710.00
Commercial/Industrial Demolition Permit (Planning Review)	\$100.00



<b>Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees</b>	
<b>Type</b>	<b>Review Fee</b>
Comprehensive Plan Amendment	Initial (F1) \$500.00
	County Council Initiated (F2) \$2,500.00
Development Agreement – Project and Non-Project	\$4,500.00
Development Agreement – Non-Project	\$4,500.00
Development Agreement, Amendment/Revision	\$1,500.00
	\$1,725.00
Director Decision Classification – Unlisted Use	\$920.00
	\$1,100.00
Director Decision Code Interpretation/Other Determination	\$1,665.00
Exempt Well Permit Fee	\$500.00
Expedited Review – at Discretion of Director	\$140.00/hour
Expedited/Off-Hours Inspection – at Discretion of Director	\$140.00/hour
Fish and Wildlife and Wetland Specialists, Qualification Review	\$100.00
Hearing Examiner Reconsideration Request	\$950.00
Innocent Purchaser – Land Division	\$900.00
	\$1,000.00
Legal Document Resubmittal	\$95.00
Master Plan, 5-Year Update	\$2,800.00
	\$3,100.00
Minor Amendment to Unlisted Use Permit	\$1,100.00
	\$1,320.00
Modification to an Application	\$1,120.00
Non-Conforming Use, Confirmation	\$1,980.00
Reasonable Use Exception	\$2,500.00
Relinquishment of Land Use/Plat	\$195.00
	\$300.00
Resubmittal Fee	Permit fee \$500.00 or less \$75.00
	Permit fee \$501.00-\$2,000.00 \$225.00
	Permit fee \$2,001.00 or greater \$400.00
Revocation of Land Use/Plat	\$5,550.00
Site Specific Information Letter	\$700.00



**Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees**

Type	Review Fee
Site Specific Sewer Information Letter	\$70.00
Existing Single-Family Residence or Duplex	\$100.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$140.00
Proposed Residential or Commercial Developments	\$170.00
	\$210.00
	\$250.00
Subdivision Code Exempt Division	\$105.00
	\$120.00
Tax Abatement Review	
Initial (F1)	\$680.00
Resolution to Council (F2)	\$1,575.00
Compliance with Decision (F3)	\$300.00
Annual Monitoring	\$120.00
<del>Tax Abatement, Annual Monitoring</del>	\$120.00
Transfer of Development Rights (TDR) Qualification of Sending Site	\$620.00
TDR, Reassessment of Sending Site	\$280.00
Temporary Use Permit	\$200.00
Temporary Use Permit Event	\$1,250.00
Temporary Use Permit Event Renewal	\$625.00
Temporary Use Permit Event (for Nonprofit-Community Based Events)	\$250.00
Temporary Use Permit Event Renewal (for Nonprofit-Community Based Events)	\$100.00
Variance and Deviation <del>Commercial/Industrial</del>	\$2,050.00
	\$1,750.00
Variance and Deviation <del>Commercial/Industrial</del> Administrative Review	\$1,375.00
Zoning Review for Business License	\$160.00

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**Table 2.05.040-16. Customer Meetings and Assistance**

Type	Review – Meeting Fees
Project Meetings (exceeding more than 2 per project per year)	\$480.00
Customer Information Meeting (per staff attending)	\$100.00
Field Visit	\$330.00
Field Visit and Formal Letter	\$500.00
Site Plan Assistance and Preparation Help Meeting	\$110.00



<b>Table 2.05.040-17. Sewer Applications</b>	
<b>Type</b>	<b>Review and/or Inspection Fee</b>
Commercial Building Sewer Plan Review (Base Fee)	<del>\$90.00</del> \$120.00
With new or revised private pump station and force main	Add \$1,800.00
With new sewer tap	Add <del>\$130.00</del> \$150.00
With new grease interceptor	Add \$1,745.00
With new oil-water separator	Add \$1,900.00
With new misc. pretreatment device	Add \$1,800.00
With new/revised easement	<del>\$250.00</del> Add \$300.00
<b>Resubmittal Fee</b>	<b>\$75.00</b>
Commercial Building Sewer Inspection (Base Fee)	\$230.00
With new or revised private pump station and force main	Add \$1,010.00
With new sewer tap	Add \$820.00
With new grease interceptor	Add \$360.00
With new oil-water separator	Add \$370.00
With new misc. pretreatment device	Add \$370.00
Sewer <b>Miscellaneous Inspections and Re-Inspections</b>	\$200.00
Sewer Line Extension Plan Review (Base Fee)	<del>\$4,200.00</del>
0-500 LF	\$4,300.00
501-1,500 LF	\$5,000.00
1,501-2,500 LF	\$5,600.00
2,501-5,000 LF	\$7,300.00
5,001 and greater LF	\$10,000.00
With gravity sewer main	Add \$1.15 per L.F. of gravity main
With public pump station	Add <del>\$2,200.00</del> \$2,640.00 plus \$0.92 per L.F. of force main
With private pump station	Add <del>\$270.00</del> \$325.00 plus \$0.39 per L.F. of force main
With Low-Pressure System	Add <del>\$560.00</del> \$675.00 plus \$0.56 per L.F. of low-pressure main
With Latecomer Agreement	Add <del>\$780.00</del> \$940.00
<b>Resubmittal Fee</b>	<b>\$450.00</b>

Table 2.05.040-17. Sewer Applications	
Type	Review and/or Inspection Fee
Sewer Line Extension Inspection (Base Fee)	\$4,060.00
0-500 LF	\$4,000.00
501-1,500 LF	\$4,500.00
1,501-2,500 LF	\$5,800.00
2,501-5,000 LF	\$7,300.00
5,001 and greater LF	\$10,400.00
With gravity sewer main	Add \$1.26 per L.F. of gravity main
With public pump station	Add \$12,000.00-10,000.00 plus \$3.49 per L.F. of force main
With private pump station	Add \$5,000.00-260.00 plus \$0.29 per L.F. of force main
With Low-Pressure System	Add \$1,200.00-375.00 plus \$0.38 per L.F. of low pressure main
Minor Industrial User (Base Fee)	\$990.00
With New or Revised Accidental Spill Prevention Plan	Add \$400.00
Resubmittal Fee	\$125.00
Significant Industrial User (Base Fee)	\$1,300.00-\$1,600.00
With New or Revised Accidental Spill Prevention Plan	Add \$400.00-\$480.00
With New or Revised Industrial Wastewater Discharge Permit	Add \$1,800.00-\$2,160.00
Resubmittal Fee	\$125.00
Waiver Request Review	\$120.00 \$145.00
Water Sub-metering Plan Review	\$750.00 \$900.00
Revision of Approved Plan	\$450.00 \$540.00
Resubmittal Fee	\$450.00
Basin Plans and Easements	\$975.00 \$1,200.00
EV Reinspection	\$900.00

C. The following are rules for application of the fees contained in the above Tables:

1. **Notes for the Use Permit Table.**

- a. Only 50 percent of the F1 and F2 Planned Development District (PDD) application fee shall be paid when a PDD application is submitted in conjunction with a Formal Plat. The F3 PDD fee shall not be required.



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- 1 b. In determining the fees for a project reviewed under Title 18S PCC that require  
 2 multiple shoreline applications, to include any combination of Shoreline  
 3 Substantial Development Permit, ~~Exemption to a Substantial Development~~  
 4 ~~Permit~~, Shoreline Conditional Use Permit, ~~Shoreline Administrative Conditional~~  
 5 ~~Use Permit~~, or Shoreline Variance, the highest application fee shall be paid at  
 6 100 percent and 30 percent of the fee(s) for all other required shoreline  
 7 applications.
- 8 c. ~~In determining the fees for Water Access Features reviewed under Title 18S PCC~~  
 9 ~~intended for public safety or information purposes, that require an Exemption to~~  
 10 ~~a Substantial Development Permit and an Administrative Conditional Use~~  
 11 ~~Permit, the Exemption permit fees for docks shall be paid at 100 percent and the~~  
 12 ~~F1-F3 Administrative Conditional Use Permit fees shall be charged as follows:~~  
 13 Private mooring buoys and buoys and floats intended for public safety or  
 14 information purposes shall pay 100 percent of the Shoreline Exemption Permit  
 15 and shall pay the following percentages of Administrative Conditional Use  
 16 Permit:  
 17 (1) Initial F1 – 80 percent.  
 18 (2) Administrative Decision F2 – 30 percent.  
 19 (3) Compliance F3 – 15 percent.
- 20 d. In determining the fees for a project qualifying as Restoration and Enhancement  
 21 as defined in PCC 18S.40.110 that require an Exemption ~~to a Substantial~~  
 22 ~~Development Permit~~ and an Administrative Conditional Use Permit, the  
 23 Exemption permit fee for ~~"All Other Actions"~~ shall be paid at 100 percent, ~~the F1~~  
 24 ~~and F2~~ and the Administrative Conditional Use Permit fees shall be each charged  
 25 as follows: ~~at 30 percent, and the F3 fee shall be waived.~~  
 26 (1) Initial F1 at 30 percent;  
 27 (2) Administrative Decision F2 at 30 percent;  
 28 (3) Compliance F3 waived.
- 29 e. When multiple variances are required from different PCC Chapters, each  
 30 variance application requires a separate fee.  
 31 (1) When both a Shoreline Management Variance and a Wetland or Fish and  
 32 Wildlife Variance is required for an application, the Wetland or Fish and  
 33 Wildlife Variance fee shall be reduced by one-half the required fee.

34 **2. Notes for Site Development Permit Tables.**

- 35 a. The Monitoring Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7  
 36 is an annual fee that covers the cost of monitoring and enforcement actions for  
 37 site development projects between the time of final inspection approval and the  
 38 release of any and all financial guarantees associated with the project. This fee  
 39 must be paid prior to final inspection approval. This fee will be charged each  
 40 year until the performance monitoring phase is completed.
- 41 b. Site Development Permit review and inspection fees for road, shared access, and  
 42 alley construction are measured along the centerline of the road, shared access,  
 43 and alleys. The measurement is from center of intersection to center of  
 44 intersection, or from center of intersection to end of cul-de-sac, or from center of  
 45 intersection to end of road, shared access, or alley.
- 46 c. For a commercial or industrial Site Development Permit, ~~the per square foot~~  
 47 ~~charge is based on~~ the total square footage ~~of~~ includes buildings, parking, access  
 48 ways, concrete, asphalt and other impervious surfaces, as well as the total square





1 footage of manmade "hard" pervious surfaces (pervious asphalt, pervious  
2 concrete, etc.).

3 d. The Review Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7  
4 must be paid at the time of application. The Review Fee covers two reviews  
5 (initial submittal and one resubmittal).

6 ~~e. The Resubmittal Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7  
7 must be paid prior to the third review (second resubmittal), and for each review  
8 (resubmittal) thereafter.~~

9 ~~f.~~ For surface mine projects, the fees in Table 2.05.040-7 shall be based on the  
10 amount of grading and/or clearing that is necessary for construction of the site  
11 access, site stormwater facilities, vehicle parking, etc. The fee amount shall not  
12 be based on/include the cubic yards associated with the material being mined.

13 ~~g. Permit Extensions for Site Development Permits will be charged 25 percent of  
14 the original application fee for all Site Development Permits applied for prior to  
15 February 1, 2012, and for all other Site Development Permits without annual  
16 inspection fees.~~

17 ~~h.~~ The review fee for Public Road and the review fee for Offsite Public Road  
18 Improvements contained in Table 2.05.040-5 each include a \$0.40/LF charge.  
19 This fee covers the cost of installing any signage related to the project.

20 ~~i.~~ The fee for "Minor Improvements in Existing County Right-of-Way – Level 1"  
21 is for the installation/construction of: shoulder improvements, paved walkways,  
22 pervious concrete sidewalks, cement concrete sidewalks, culvert relocation/  
23 installation, ditch/swale/buffer modifications, curb ramps, driveways in  
24 unopened County right-of-way, and an individual traffic calming feature. The fee  
25 for "Minor Improvements in Existing County Right-of-Way – Level 2" is for the  
26 installation and construction of: low impact development drainage facilities,  
27 infiltration facilities, conveyance systems, catch basins, bus turnouts, multiple  
28 traffic calming features, roadway illumination, and curbing. This fee does not  
29 include turn lane construction, roadway widening, or roadway alignment  
30 changes.

31 ~~j.~~ The review and inspection fee for a Level 1 Gate Construction permit applies to  
32 proposed gates for commercial or industrial facilities that are normally open  
33 during business hours. The review and inspection fee for a Level 2 Gate  
34 Construction permit applies to proposed gates for commercial or industrial  
35 facilities that are opened by remote, key pad or Opticom, and for gates to  
36 subdivisions.

37 ~~k. Revision to Approved Plans Fees in Tables 2.05.040-5, 2.05.040-6, and~~  
38 ~~2.05.040-7. Revision to Approved Plans Fees in Tables 2.05.040-5, 2.05.040-6,~~  
39 ~~and 2.05.040-7. The minor fee is charged for changes to details, roadway cross~~  
40 ~~sections, etc. that may affect multiple sheets but do not require changes to~~  
41 ~~previously approved design reports and engineering calculations. The major fee~~  
42 ~~is charged for changes that affect roadway plans and profiles, storm drainage~~  
43 ~~facility location and sizing, or significant changes to site grading. The major fee~~  
44 ~~is charged when revisions to previously approved design reports and engineering~~  
45 ~~calculations are necessary.~~  
46



1 j. The Traffic Impact Analysis fee amount for projects that generate more than 44  
2 peak hour trips is calculated by multiplying the total number of peak hour trips  
3 times the fee per trip (example: Fee for 100 peak hour trips is 100 x fee  
4 amount/trip).

5 **3. Notes for Inspection on Site Development Permit Tables.**

6 a. The Inspection Fee identified is an annual fee that covers the cost of inspection  
7 for site development projects between the time of permit issuance and final  
8 inspection approval. This fee must be paid prior to issuance of the permit. This  
9 fee will be charged each year until the final inspection approval is obtained. In  
10 the event that the department decides that a project does not need a full  
11 additional year of construction inspection, the department has the discretion to  
12 charge the annual inspection fee in 3-month increments.

13 b. Three field change order requests are included in the inspection portion of the  
14 cost of the Site Development Permit. The Change Order Fee will be charged on  
15 the fourth change order request and again on every change order request  
16 thereafter.

17 **4. Notes for All Other Inspection Fees.**

18 a. Accessory Element Inspection Fee/Bond Release Inspection identified in Table  
19 2.05.040-4-2.05.040-15 covers the cost of two inspections. If more than two  
20 inspections are required, an additional fee shall be charged for each additional  
21 two inspections.

22 b. Reinspection fees will be charged when an applicant has not made a reasonable  
23 attempt to prepare for inspection, or for the third and each subsequent failing  
24 inspection of the same type at a given request.

25 c. A miscellaneous inspection fee will be charged when the County agrees to  
26 perform a site visit that is not currently covered by another application or permit.

27 d. The use of the single-family Miscellaneous Inspection fee in Table 2.05.040-9 is  
28 intended to cover inspections of one single-family parcel and its direct lot  
29 frontage. The Miscellaneous Inspections – Non-Residential fee in Table  
30 2.05.040-8 will be charged for all other miscellaneous inspections, including  
31 offsite road inspections.

32 **5. Notes for Critical Area – Environmental Constraints Tables.**

33 a. When an application requires both a Critical Fish and Wildlife Review and a  
34 Wetland Review, only one combined review fee equal to the full amount of the  
35 larger fee plus one-half the amount of the smaller fee shall be required.

36 b. When an application is submitted to verify the absence of a wetland on a  
37 property, and wetlands are found, the applicant must apply for wetland  
38 delineation. In this instance only, the delineation fee will reflect the difference  
39 between the verification fee paid and the full delineation fee. If there are impacts  
40 to a wetland or buffer, a mitigation plan application must also be submitted.

41 c. If the department requires an environmental assessment and a wetland  
42 application for a proposal solely because the proposal is located on lands covered  
43 by water and is not, therefore, categorically exempt from SEPA pursuant to  
44 WAC 197-11-800, the department will not charge an environmental assessment  
45 fee.  
46



- d. When multiple Reasonable Use Exceptions (RUE) are requested from an individual table, only one RUE fee is charged. When RUEs are requested from multiple tables, one RUE fee is charged per table. This applies to Tables 2.05.040-10, -11A and -11B (example: Flood-related exception + Wetland-related exception = RUE fee x 2). Reasonable use exception requests for a project that involves multiple critical areas shall be charged as follows:
1. ~~Table 2.05.040-10 Reasonable Use Exception: When an applicant intends to pursue a reasonable use exception for any number/combination of the critical areas listed in Table 2.05.040-10, only one fee will be charged.~~
  2. ~~Tables 2.05.040-11A or -11B Reasonable Use Exception: When an applicant intends to pursue a reasonable use exception for any number/combination of the critical areas listed in Table 2.05.040-11A or -11B, only one fee will be charged.~~
  3. ~~Tables 2.05.040-10 and 2.05.040-11A or -11B Reasonable Use Exception: When an applicant intends to pursue a reasonable use exception for any number/combination of the critical areas listed in Tables 2.05.040-10 and 2.05.040-11A or -11B for a project, the total review fees may be adjusted as follows: Total fee = highest reasonable use exception fee + 50 percent of the lower reasonable use exception fee.~~
- e. When multiple geological assessments (reports or evaluations) are required for a project, the total review fees may be adjusted as follows: Total fee = geological assessment with the highest fee + 50 percent of the fee for each subsequent geological assessment. For example: (Landslide Hazard Geological Assessment Report \$1,115.00) + (Shoreline Hazard Geological Assessment Evaluation \$490.00 x 50 percent) = \$1,360.00 = Total Fee.
- f. ~~The Resubmittal Fee must be paid prior to the third review (second resubmittal), and for each review (resubmittal) thereafter.~~

**6. Notes for Sewer Permit Reviews and Inspections.**

- a. The applicant shall pay the applicable sewer permit Plan Review and/or Inspection fees listed in Tables 2.05.040-1 through 2.05.040-17 to offset all Department costs associated with the permitting, administration, plan review, construction, and/or inspection of any proposed sewer facilities.
- b. The fee for a time extension on a sewer application (prior to issuance) shall be 25 percent of the original review fee.
- c. The fee for a time extension on an issued sewer permit shall be 25 percent of the original inspection fee.
- d. ~~The resubmittal fee identified in Table 2.05.040-17 must be paid prior to the third review (second resubmittal), and for each review (resubmittal) thereafter.~~
- ed. The Basin Plan and Easement fee identified in Table 2.05.040-17 will be charged when a project requires: processing of basin plans, updates and amendments thereto, preparation by County staff of easements and/or legal descriptions, and/or easement relinquishments.
- f. ~~The fees for sewer line extension inspection cover the cost of the initial TV inspection. The TV re-inspection fee in Table 2.05.040-17 will be charged when additional TV inspections are required due to problems discovered during the initial TV inspection.~~



1 ge. The Revision to Approved Plan fee in Table 2.05.040-17 will be required when  
2 an applicant requests a design change that requires review and reapproval of a  
3 previously-approved sewer line extension or commercial building sewer plan.  
4 This fee does not cover significant changes to the approved plan. Significant  
5 changes (such as changing the point of sewer connection, changing sewer  
6 drainage basin, addition of pump stations, change to pressure main, etc.) will be  
7 charged as a new submittal.

8 ~~7. Sewer Time and Materials Charges Notes. As of February 3, 2020, the Time and~~  
9 ~~Material method for payment of review and inspection charges became unavailable.~~  
10 ~~Applications and/or permits that have not been approved/completed must convert to~~  
11 ~~the flat fee format. To convert to the flat fee format, staff will estimate the~~  
12 ~~percentage of time left for completion of an application or permit and apply this~~  
13 ~~percentage to the applicable flat fee in accordance with the fee table. Applicants~~  
14 ~~must pay this prorated amount for review to continue on their application or permit.~~

15 **87. Lien Administrative Fee for Deferred Connection Charges.** At the time of  
16 application for a sewer service permit, any owner/seller of property requesting a  
17 voluntary contractual lien for the deferral of the payment of all connection charges as  
18 provided in PCC 13.04.075 shall pay a nonrefundable fee, the amount of which shall  
19 be determined by the Director, to cover all administrative costs incurred by the  
20 Department including, but not limited to, the costs for Department staff to process  
21 the voluntary contractual lien document; provided, that this fee shall not exceed  
22 \$250.00 unless otherwise approved by the Pierce County Council through ordinance.  
23 This fee shall be waived whenever a fee for the deferral of impact fees is collected  
24 pursuant to PCC 4A.10.080. In addition, the owner/seller shall pay the filing fees for  
25 the recording and release of the voluntary contractual lien.

26 **98. Exceptions, Additional Charges and Miscellaneous Notes.**

- 27 a. If an applicant reapplies for an expired use permit or platting application, only 50  
28 percent of the review fee shall be charged when:  
29 (1) The new application is applied for within six months of the application  
30 expiration date, and  
31 (2) The applicable regulations have not been amended and are the same as the  
32 regulations at the time of the original application.
- 33 b. Applications that are required as a result of a violation of the Development  
34 Regulations must pay all three fees, F1, F2 and F3, at time of application.
- 35 c. If an applicant/agent requests an Advisory Commission Meeting or Public  
36 Hearing before the Hearing Examiner to be rescheduled and the County has  
37 already provided notice for the meeting and/or hearing in accordance with the  
38 Pierce County Code, there shall be a new fee of 20 percent of the original land  
39 use or appeal application fee to accommodate the required readvertising. In no  
40 case shall this fee be less than \$200.00 or more than \$1,000.00. This provision  
41 does not change or extend the expiration of an application or any approval.  
42 Actions before the Advisory Commission or Hearing Examiner that stem from a  
43 violation are not eligible for this provision unless approved by the Director.
- 44 d. If the application(s) identified during a customer information meeting are filed  
45 within one year of the conference or meeting date, the fees paid shall be credited  
46 on the application(s).



- 1 e. The first two reviews of a legal document are included in the review portion of  
2 the cost of a development permit. The Legal Document Resubmittal Fee will be  
3 charged on the third and again on every subsequent review.  
4 g. Comprehensive plan amendment application fees (F1 and F2 fees) applicable to  
5 amendment proposals located within an existing urban growth area that propose  
6 to affiliate Potential Annexation Areas (PAAs) with a city or town shall be  
7 discounted by 50 percent.  
8 h. A resubmittal fee will be charged prior to the third review (second resubmittal)  
9 and for each review (resubmittal) thereafter.



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3 *Only those portions of Chapter 2.05 that are proposed to be amended are shown.*  
4 *Remainder of text, tables, maps and/or figures is unchanged.*

5  
6 **Chapter 2.05**

7  
8 **PLANNING AND PUBLIC WORKS AND ASSESSOR-TREASURER DEVELOPMENT**  
9 **REVIEW, INSPECTION AND APPLICATION/PROCESSING FEES**

10  
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12 **2.05.040 Planning and Public Works Fee Tables.**

- 13 A. The following fee tables include the fees that the Planning and Public Works  
14 Department will charge for project review, inspection, and application/permit  
15 processing. Review fees must be paid at the time of application or in accordance with  
16 the provisions of this Chapter. Inspection fees shall be paid prior to permit issuance or  
17 prior to performance of the inspection. The Planning and Public Works Department will  
18 not begin processing an application, begin review, or begin inspections until the  
19 applicable fees are paid. Other departments and agencies may have fees and/or  
20 applications that are also required but are not included in this Chapter.
- 21 B. When provided for in the fee tables, the F1 fee shall be required at time of application.  
22 The F2 fee shall be required prior to the scheduling of a hearing, issuance of an  
23 Administrative Decision, approval of a building permit, Written Order or Staff Report;  
24 in the case of a Comprehensive Plan amendment, within 10 working days after the  
25 amendment is initiated by the County Council, or in the case of Tax Abatement Review,  
26 at the time the Resolution is forwarded to the County Council. The F3 fee shall be  
27 required for verification of compliance with a Hearing Examiner's decision,  
28 Administrative Determination, Written Order, or Council Action. If an applicant fails to  
29 pay the required fee as specified by this Chapter, staff will be unable to proceed with the  
30 review of an application(s), and this will result in the expiration and cancellation of an  
31 application(s). For Comprehensive Plan amendments, failure to pay the F2 fee within the  
32 specified time will result in the cancellation of the application.



**Table 2.05.040-1. Use Permits**

Review Type	Admin Use Permits	Conditional Use Permits/Public Facility Use Permit	Planned Development District	Planned Unit Development	Non-Conforming Use	Rezone
SEPA Agricultural/SF-Duplex	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00
SEPA Commercial/Industrial/Other	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00
Site Plan Review Duplex/Single Residence	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	
Site Plan Review All Other	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
Staff Review						
Initial (F1)	\$2,430.00					
Admin Decision/Hearing (F2)	\$750.00					
Compliance with Decision (F3)	\$0.00					
One-/Two-Family Dwelling						
Initial (F1)		\$1,840.00	\$1,700.00	\$1,800.00	\$1,800.00	
Admin Decision/Hearing (F2)		\$1,500.00	\$1,600.00	\$1,725.00	\$1,725.00	
Compliance with Decision (F3)		\$350.00	\$500.00	\$500.00	\$500.00	
Plan – Commercial/Industrial/Plats/Other - 0-20 acres						
Initial (F1)		\$3,810.00	\$3,930.00	\$4,200.00 <del>\$2,400.00</del>	\$3,800.00	\$2,330.00
Admin Decision/Hearing (F2)		\$3,050.00	\$2,800.00 <del>\$825.00</del>	\$2,640.00	\$2,400.00	\$1,800.00
Compliance with Decision (F3)		\$750.00	\$910.00	\$825.00	\$660.00	\$660.00
Plan – Commercial/Industrial/Plats/Other - 20.1 and greater acres						
Initial (F1)		\$5,440.00	\$6,100.00	\$6,000.00 <del>\$2,800.00</del>	\$4,730.00	\$3,300.00
Admin Decision/Hearing (F2)		\$3,500.00	\$3,850.00	\$3,100.00	\$2,800.00	\$2,250.00
Compliance with Decision (F3)		\$1,000.00	\$1,250.00	\$1,250.00	\$950.00	\$700.00
Major Amendment to Approved Use						
Initial (F1)		\$2,800.00	\$2,500.00	\$2,930.00	\$2,930.00	
Admin Decision/Hearing (F2)		\$2,090.00	\$1,850.00	\$2,400.00	\$2,400.00	
Compliance with Decision (F3)		\$575.00	\$575.00	\$750.00	\$750.00	
Minor Amendment to Approved Use		\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00	
Land Use Time Extension	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Sewer Land Use Review	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00

<b>Table 2.05.040-3. Platting</b>				
	<b>SEPA – Land Division</b>	<b>Formal Plat</b>	<b>Short Plat/ Large Lot</b>	<b>Binding Site Plan</b>
<b>Type</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>
Short Plat/Large Lot 0-3 lots, and Binding Site Plan				
Initial (F1)	\$1,250.00		<del>\$1,350.00</del> \$1,600.00	\$4,430.00
Admin Decision/Hearing (F2)	\$0.00		\$2,000.00	\$0.00
Compliance with Decision (F3)	\$0.00		\$0.00	\$650.00
Short Plat/Large Lot greater than 3 lots				
Initial (F1)	\$1,250.00		<del>\$1,850.00</del> \$2,200.00	
Admin Decision/Hearing (F2)	\$0.00		\$2,400.00	
Compliance with Decision (F3)	\$0.00		\$0.00	
Preliminary Plat 0 to 20 lots				
Initial (F1)	\$1,300.00	\$3,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$2,700.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 21 to 100 lots				
Initial (F1)	\$1,730.00	\$4,500.00		
Admin Decision/Hearing (F2)	\$0.00	3,600.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 101 to 350 lots				
Initial (F1)	\$2,300.00	\$6,800.00		
Admin Decision/Hearing (F2)	\$0.00	\$5,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat greater than 350 lots				
Initial (F1)	\$3,960.00	\$8,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$6,800.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Phased Development		\$1,700.00		
Final Plat		\$5,400.00	\$2,550.00	
Site Plan Review		\$1,600.00	\$1,600.00	\$1,600.00
Major Amendment				
Initial (F1)		\$2,750.00		
Admin Decision/Hearing (F2)		\$2,550.00		
Compliance with Decision (F3)		\$0.00		
Minor Amendment		\$2,200.00	\$1,600.00	
Alteration		\$2,000.00	\$1,850.00	\$3,000.00





<b>Table 2.05.040-3. Platting</b>				
	<b>SEPA – Land Division</b>	<b>Formal Plat</b>	<b>Short Plat/ Large Lot</b>	<b>Binding Site Plan</b>
<b>Type</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>	<b>Review Fee</b>
Alteration with Hearing Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)		\$2,200.00 \$1,800.00 \$0.00		
Sewer Preliminary Plat, Short Plat or Large Lot Review		<del>\$315.00</del> \$350.00	<del>\$315.00</del> \$350.00	
Sewer Review – Sewered Properties Final Subdivision Alteration, Amendment, or Revision		\$860.00 \$725.00	\$860.00 \$725.00	\$860.00 \$725.00
Sewer Review – Non-Sewered Properties (Final Subdivision, Alteration, Amendment or Revision)		<del>\$260.00</del> \$300.00	<del>\$260.00</del> \$300.00	<del>\$260.00</del> \$300.00

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<b>Table 2.05.040-4. Platting -- Miscellaneous</b>	
<b>Type</b>	<b>Review Fee</b>
Lot Combination (sewered property)	\$700.00
Lot Combination (non-sewered property)	\$520.00
Boundary Line Adjustment (sewered property)	\$2,650.00
Boundary Line Adjustment (non-sewered property)	<del>\$1,700.00</del> \$2,000.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, sewered property)	\$475.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, non-sewered property)	<del>\$190.00</del> \$250.00
Preliminary Plat Extension Request	\$1,380.00

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**Table 2.05.040-5. Site Development Permit  
Road, Alley, Shared Access and Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Public Road Construction and Offsite Improvement	<del>\$2,100.00</del> \$2,500.00 +\$3.20/LF	\$400.00	\$2.70/LF	\$400.00 +\$0.20/LF
Private Road, Shared Access and Alley Construction	<del>\$2,100.00</del> \$2,500.00 +\$2.80/LF	\$400.00	\$2.70/LF	\$400.00 +\$0.20/LF
Minor Improvement in existing County right-of-way – Level 1	<del>\$480.00</del> \$600.00	\$75.00	\$360.00	\$258.00
Minor Improvement in existing County right-of-way – Level 2	\$840.00	\$225.00	\$690.00	\$357.00
Traffic Signal	\$2,210.00	\$225.00	\$2,570.00	
Revision to Approved Plan – Minor	<del>\$430.00</del> \$500.00			
Revision to Approved Plan – Major	\$1,100.00			
Change Order	\$170.00			

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**Table 2.05.040-6. Site Development Permit  
Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	<del>\$260.00</del> -\$315.00	\$75.00	\$460.00	
Advanced Abbreviated Plan	\$1,450.00	\$225.00	\$700.00	\$360.00
Drainage Control Plan (5,000-25,000 sq. ft)	\$2,600.00	\$400.00	\$1,700.00	\$660.00
Drainage Control Plan (25,001-75,000 sq. ft.)	\$4,300.00	\$400.00	\$2,700.00	\$960.00
Drainage Control Plan (75,001-200,000 sq. ft)	\$5,000.00	\$400.00	\$4,000.00	\$1,350.00
Drainage Control Plan (200,001 or greater sq. ft.)	\$6,000.00	\$400.00	\$6,000.00	\$1,950.00
Revision to Approved Plan – Minor	\$600.00			



**Table 2.05.040-6. Site Development Permit  
Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and  
Associated Storm Drainage Construction**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Revision to Approved Plan – Major	\$1,300.00			
Change Order	\$170.00			

**Table 2.05.040-7. Site Development Permit  
Grading, Clearing, Mining, and Associated Storm Drainage**

Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	<del>\$315.00</del> \$400.00	\$75.00	\$460.00	
Advanced Abbreviated Plan	\$1,400.00	\$225.00	\$850.00	\$405.00
Drainage Control Plan (0-10,000 cubic yards)	\$2,400.00	\$400.00	\$1,500.00	\$600.00
Drainage Control Plan (10,001-50,000 cubic yards)	\$2,700.00	\$400.00	\$1,800.00	\$690.00
Drainage Control Plan (50,001 or greater cubic yards)	\$3,100.00	\$400.00	\$2,600.00	\$930.00
Revision to Approved Plan – Minor	<del>\$580.00</del> \$600.00			
Revision to Approved Plan – Major	\$900.00			
Change Order	\$170.00			

**Table 2.05.040-8. Engineering – Other**

Type	Review and/or Inspection Fee
Gate Construction Permit – Non-Residential – Level 1	<del>\$420.00</del> \$500.00
Gate Construction Permit – Non-Residential – Level 2	\$870.00
Driveway Approach Permit – Non-Residential	\$330.00
Miscellaneous Inspections and Re-Inspections – Non-Residential	\$370.00



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<b>Table 2.05.040-8. Engineering – Other</b>	
<b>Type</b>	<b>Review and/or Inspection Fee</b>
Engineering Review of Commercial/Industrial Building Permit	\$180.00
Conceptual Drainage Plan Review	\$930.00
Traffic Impact Analysis up to 44 peak hour trips and Access Only	\$825.00
Traffic Impact Analysis greater than 44 peak hour trips \$/Peak Hour Trip	\$24.00 per hour trip

<b>Table 2.05.040-9. Single Family, Duplex, Agricultural</b>	
<b>Type</b>	<b>Review and/or Inspection Fee</b>
<b>Planning Fees</b>	
Building Permit (Planning Review)	\$300.00
Demolition Permit (Planning Review)	\$126.00
Building Permit (Health Review)	\$300.00
Accessory Dwelling Unit	\$460.00
Renewal of Temporary Dwelling Unit Residential	\$115.00
Site Plan Review by the Planning Director	\$615.00
Nonconforming Use, Confirmation	\$2,500.00
<b>Development Engineering Fees</b>	
Driveway Approach Permit	\$200.00
Basic Abbreviated Plan	\$510.00
Advanced Abbreviated Plan – Plat Lot in Subdivision	\$635.00
Advanced Abbreviated Plan – Plat Lot in Subdivision – Front Loaded Review	\$570.00
Advanced Abbreviated Plan – Lot of Record	\$1,140.00
Drainage Control Plan	\$1,900.00
Revisions to Approved Plan	\$300.00
Gate Construction Permit	\$180.00
Permit or Application Extensions	\$100.00
Miscellaneous Inspections and Re-Inspections	\$250.00
Flood Study – Coastal	\$1,000.00
Flood Study – Riverine	\$2,070.00
Flood Boundary Delineation Survey	\$360.00



**Table 2.05.040-9. Single Family, Duplex, Agricultural**

Type	Review and/or Inspection Fee
FEMA Floodplain Elevation Certificate	\$425.00
Geological Assessment – Letter	\$220.00
Geological Assessment – Evaluation	\$480.00
Geological Assessment – Report	\$1,000.00
Building Sewer Plan Review (Base Fee)	<del>\$80.00</del> -\$100.00
	Add \$1,130.00
With private pump station and force main – (new or re-design)	\$1,360.00
	Add <del>\$350.00</del>
With new/revised easement	\$450.00
Building Sewer Inspection (Base Fee)	<del>\$200.00</del> -\$240.00
	Add \$200.00
With private pump station and force main	\$240.00
	Add <del>\$550.00</del>
With new sewer tap	\$450.00

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**Table 2.05.040-12. Forest Practices**

Type	Review Fee
Class IV General Permit	\$1,100.00
Conversion Option Harvest Plan (COHP)	<del>\$1,600.00</del> \$1,850.00
Reforestation Inspection/Bond Release	\$475.00
Verification of Development Moratorium (Office)	\$190.00
Verification of Development Moratorium (Field)	\$600.00
Request for SF Dwelling Exception	\$960.00
Danger/Hazard Tree Removal in Open Space/NBA	<del>\$225.00</del> \$190.00

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<b>Table 2.05.040-13. SEPA</b>	
<b>Type</b>	<b>Review Fee</b>
SEPA Agricultural/SF-Duplex	\$740.00
SEPA Commercial/Industrial	\$1,900.00
SEPA Public Project	<del>\$660.00</del> \$760.00
SEPA Review Class IV General Forest Practice Permit	\$1,490.00
SEPA Public Project Abbreviated Review	<del>\$380.00</del> \$440.00
Review of Environmental Impact Statement (up to 100 hours)	<del>\$8,030.00</del> \$15,000.00
Environmental Impact Statement Hourly Rate After 100 Hours	\$145.00
SEPA Addendum	\$725.00

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<b>Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees</b>	
<b>Type</b>	<b>Review Fee</b>
Accessory Element Inspection/Bond Release Inspection	\$880.00
Certification Letter (Zoning and SEPA Emergency/Categorical Exemption)	\$210.00
Commercial/Industrial Building Permit (Planning Review)	\$710.00
Commercial/Industrial Demolition Permit (Planning Review)	\$100.00
Comprehensive Plan Amendment	
	Initial (F1) \$500.00
	County Council Initiated (F2) \$2,500.00
Development Agreement – Project and Non-Project	\$4,500.00
Development Agreement, Amendment/Revision	\$1,725.00
Director Decision Classification – Unlisted Use	\$1,100.00
Director Decision Code Interpretation/Other Determination	\$1,665.00
Exempt Well Permit Fee	\$500.00
Expedited Review – at Discretion of Director	\$140.00/hour
Expedited/Off-Hours Inspection – at Discretion of Director	\$140.00/hour
Fish and Wildlife and Wetland Specialists, Qualification Review	\$100.00
Hearing Examiner Reconsideration Request	\$950.00
Innocent Purchaser – Land Division	\$1,000.00



<b>Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees</b>	
<b>Type</b>	<b>Review Fee</b>
Legal Document Resubmittal	\$95.00
Master Plan, 5-Year Update	\$3,100.00
Minor Amendment to Unlisted Use Permit	\$1,320.00
Modification to an Application	\$1,120.00
Non-Conforming Use, Confirmation	\$1,980.00
Reasonable Use Exception	\$2,500.00
Relinquishment of Land Use/Plat	\$300.00
Resubmittal Fee	
Permit fee \$500 or less	\$75.00
Permit fee \$501-\$2,000	\$225.00
Permit fee \$2,001 or greater	\$400.00
Revocation of Land Use/Plat	\$5,550.00
Site Specific Information Letter	\$700.00
Site Specific Sewer Information Letter	
Existing Single-Family Residence or Duplex	\$100.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$125.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$170.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$200.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$250.00
Proposed Residential or Commercial Developments	\$300.00
Subdivision Code Exempt Division	\$120.00
Tax Abatement Review	
Initial (F1)	\$680.00
Resolution to Council (F2)	\$1,575.00
Compliance with Decision (F3)	\$300.00
Annual Monitoring	\$120.00
Transfer of Development Rights (TDR) Qualification of Sending Site	\$620.00
TDR, Reassessment of Sending Site	\$280.00
Temporary Use Permit	\$200.00
Temporary Use Permit Event	\$1,250.00
Temporary Use Permit Event Renewal	\$625.00
Temporary Use Permit Event (for Nonprofit-Community Based Events)	\$250.00
Temporary Use Permit Event Renewal (for Nonprofit-Community Based Events)	\$100.00
Variance and Deviation	\$1,750.00
Variance and Deviation Administrative Review	\$1,375.00



**Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees**

Type	Review Fee
Zoning Review for Business License	\$160.00

**Table 2.05.040-17. Sewer Applications**

Type	Review and/or Inspection Fee
Commercial Building Sewer Plan Review (Base Fee)	<del>\$120.00</del> \$150.00
With new or revised private pump station and force main	Add \$1,800.00
With new sewer tap	Add <del>\$150.00</del> \$180.00
With new grease interceptor	Add \$1,745.00
With new oil-water separator	Add \$1,900.00
With new misc. pretreatment device	Add \$1,800.00
With new/revised easement	Add <del>\$300.00</del> \$350.00
Commercial Building Sewer Inspection (Base Fee)	<del>\$230.00</del> \$280.00
With new or revised private pump station and force main	Add \$1,010.00
With new sewer tap	Add \$820.00
With new grease interceptor	Add <del>\$360.00</del> \$430.00
With new oil-water separator	Add <del>\$370.00</del> \$445.00
With new misc. pretreatment device	Add <del>\$370.00</del> \$445.00
Sewer Miscellaneous Inspections and Re-Inspections	\$200.00
Sewer Line Extension Plan Review (Base Fee)	
0-500 LF	\$4,300.00
501-1,500 LF	\$5,000.00
1,501-2,500 LF	\$5,600.00
2,501-5,000 LF	\$7,300.00
5,001 and greater LF	\$10,000.00
With public pump station	Add \$2,640.00
With private pump station	Add \$325.00
With Low-Pressure System	Add \$675.00
With Latecomer Agreement	Add \$940.00
Sewer Line Extension Inspection (Base Fee)	
0-500 LF	\$4,000.00
501-1,500 LF	\$4,500.00
1,501-2,500 LF	\$5,800.00
2,501-5,000 LF	\$7,300.00
5,001 and greater LF	\$10,400.00
With public pump station	Add <del>\$12,000.00</del> \$13,000.00
With private pump station	Add \$5,000.00
With Low-Pressure System	Add \$1,200.00

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**Table 2.05.040-17. Sewer Applications**

Type	Review and/or Inspection Fee
Minor Industrial User (Base Fee) With New or Revised Accidental Spill Prevention Plan	\$990.00 Add \$400.00
Significant Industrial User (Base Fee) With New or Revised Accidental Spill Prevention Plan With New or Revised Industrial Wastewater Discharge Permit	<del>\$1,600.00</del> \$1,800.00 Add <del>\$480.00</del> \$550.00 Add <del>\$2,160.00</del> \$2,300.00
Waiver Request Review	<del>\$145.00</del> \$175.00
Water Sub-metering Plan Review	\$900.00 \$1,050.00
Revision of Approved Plan	\$540.00 \$600.00
Basin Plans and Easements	<del>\$1,200.00</del> \$1,400.00

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