

1 Sponsored by: Councilmember Ryan Mello
2 Requested by: County Executive/Planning and Public Works and
3 Emergency Management Depts.
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7 **ORDINANCE NO. 2023-59s**

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10 **An Ordinance of the Pierce County Council Amending Pierce County Code**
11 **Chapter 2.05, "Planning and Public Works and Assessor-**
12 **Treasurer Development Review, Inspection and Application**
13 **Processing Fees", Chapter 17C.10, "Administrative**
14 **Provisions for the Construction Codes", and Chapter 17C.60,**
15 **"International Fire Code", to Phase the Implementation Date**
16 **for Updates of Fees; and Setting Effective Dates.**
17

18 **Whereas**, the departments of Planning and Land Services (PALS) and Public
19 Works were consolidated by Ordinance No. 2017-12 under a new department named
20 Planning and Public Works (PPW); and
21

22 **Whereas**, Title 17C of the Pierce County Code (PCC), "Construction and
23 Infrastructure Regulations – Building and Fire Codes," identifies Fire Prevention Bureau
24 review fees. These fees were last reviewed and updated associated with the 2018
25 Budget; and
26

27 **Whereas**, both PPW and the Department of Emergency Management (DEM) are
28 charged with ensuring proposed development in unincorporated Pierce County comply
29 with the regulatory standards in the Pierce County Code; and
30

31 **Whereas**, Fire Prevention fees are directly related to development processing
32 applications at the Development Center, and both PPW and DEM fee increases impact
33 our shared applicants; and
34

35 **Whereas**, it is necessary to adjust portions of Title 17C PCC, "Construction and
36 Infrastructure Regulations – Building and Fire Codes," and Chapter 2.05 PCC,
37 "Planning and Public Works And Assessor-Treasurer Development Review, Inspection
38 and Application/Processing Fees," in order to ensure they are commensurate with
39 actual direct costs incurred by PPW and DEM associated with the processing of
40 permits; and
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42 **Whereas**, Resolution No. R2011-129 established Fiscal Policies for the former
43 PALS Department, in which Exhibit A outlined the County's policy of a 100 percent level
44 of self-support for the PALS budget; and
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1 **Whereas**, the Revised Code of Washington (RCW) 19.27.110 authorizes
2 counties to impose fees sufficient to pay the costs of inspection, administration and
3 enforcement of the International Fire Code; and
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5 **Whereas**, changes to the fee schedule and the associated change in anticipated
6 revenue are reviewed in association with the adoption of the 2024-25 budget for DEM
7 effective February 1, 2024, and for the PPW Building and Development Fund, effective
8 February 1, 2024, and February 1, 2025; **Now Therefore**,

9
10 **BE IT ORDAINED by the Council of Pierce County:**

11
12 Section 1. Chapter 2.05 of the Pierce County Code, "Planning and Public Works
13 and Assessor-Treasurer Development Review, Inspection, and Application/Processing
14 Fees", is hereby amended as shown in Exhibit A, which is attached hereto and
15 incorporated herein by reference and shall become effective on February 1, 2024, and
16 on February 3, 2025.

17
18 Section 2. Chapter 17C.10 of the Pierce County Code (PCC), "Administrative
19 Provisions for the Construction Codes," and Chapter 17C.60 PCC, "International Fire
20 Codes," are hereby amended as shown in Exhibit B, which is attached hereto and
21 incorporated herein by reference and shall become effective on February 1, 2024.
22

23
24 PASSED this 14th day of November, 2023.

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27 ATTEST:

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30 Denise D. Johnson
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32 **Denise D. Johnson**
33 Clerk to the Council

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36 **PIERCE COUNTY COUNCIL**
Pierce County, Washington

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38 Ryan N. Mello
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40 **Ryan N. Mello**
41 Council Chair

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43 Bruce F. Dammeier
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45 **Bruce F. Dammeier**
46 Pierce County Executive
Approved X Vetoed _____, this
28th day of November,
2023.

43 Date of Publication of
44 Notice of Public Hearing: October 18, 2023

45
46 Effective Date of Ordinance: December 8, 2023



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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.*
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8 **Chapter 2.05**

9 **PLANNING AND PUBLIC WORKS AND ASSESSOR-TREASURER DEVELOPMENT**
10 **REVIEW, INSPECTION AND APPLICATION/PROCESSING FEES**
11

12 **2.05.020 Fee Refunds and Fee Exemptions.**

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

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

29 B. **Fee Exemptions.**

- 30 1. Fees identified within this Chapter may not be required when the Council has
31 submitted an action ~~has been submitted by the Council.~~
- 32 2. The Executive may waive fees for a department or agency of Pierce County or an
33 application filed in accordance with Chapter 11.05 PCC.
- 34 3. Determinations of nonsignificance or final environmental impact statements which
35 are required to be prepared and submitted by other local, state or federal quasi-public
36 agencies are exempt from payment of fees required pursuant to this Chapter.
37 However, the costs of preparing, noticing, and distributing an environmental impact
38 statement shall be borne by said other entity at the hourly rate in Table 2.05.040-3,
39 State Environmental Policy Act (SEPA) Review.
- 40 4. Where there is an appeal of an administrative official's determination contained in a
41 final enforcement order, the appeal fee may be waived if the applicant meets the
42 criteria for indigent status in accordance with Washington Courts, GR 34.
- 43 5. When building, plumbing, fire and mechanical fees are exempted in accordance with
44 PCC 17C.10.070 C., Natural Hazard Damages, all associated development and
45 inspection fees required in accordance with this Chapter shall also be exempted or
46 deferred until building permit final approval. When the total amount of fees waived
47 exceeds 1 percent of the budget of the Planning and Public Works Building and
48 Development Fund (PBDF), the Department shall notify the Executive and prepare a



1 supplemental budget request. All applications must be made in accordance with the
2 provisions of PCC 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. The Planning and Public Works Department will
15 ~~not begin processing an application,~~ begin review, or begin inspections until the
16 applicable fees are paid. Other departments and agencies may have fees and/or
17 applications that are also required but are not included in this Chapter.
- 18 B. When provided for in the fee tables, the F1 fee shall be required at time of application.
19 The F2 fee shall be required prior to the scheduling of a hearing, issuance of an
20 Administrative Decision, approval of a building permit, Written Order or Staff Report;
21 in the case of a Comprehensive Plan amendment, within 10 working days after the
22 amendment is initiated by the County Council, or in the case of Tax Abatement Review,
23 at the time the Resolution is forwarded to the County Council. The F3 fee shall be
24 required for verification of compliance with a Hearing Examiner's decision,
25 Administrative Determination, Written Order, or Council Action. If an applicant fails to
26 pay the required fee as specified by this Chapter, staff will be unable to proceed with the
27 review of an application(s), and this will result in the expiration and cancellation of an
28 application(s). For Comprehensive Plan amendments, failure to pay the F2 fee within the
29 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	\$3,800.00	\$2,330.00
Admin Decision/Hearing (F2)		\$3,050.00	\$2,800.00	\$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	\$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	

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
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

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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 2.05.040-3. Platting				
	SEPA—Land Division	Formal Plat	Short Plat/ Large Lot	Binding Site Plan
Type	Review Fee	Review Fee	Review Fee	Review Fee
Short Plat/Large Lot 0-3 lots, and Binding Site Plan				
Initial (F1)	\$1,250.00		\$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		\$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



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

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Table 2.05.040-4. Platting—Miscellaneous	
Type	Review Fee
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)	\$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)	\$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	\$2,500.00 +\$3.20/LF	\$400.00	\$2.70/LF	\$400.00 +\$0.20/LF
Private Road, Shared Access and Alley Construction	\$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	\$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	\$500.00			
Revision to Approved Plan— Major	\$1,100.00			
Change Order	\$170.00			

**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)
Basic Abbreviated Plan	\$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			
Revision to Approved Plan— Major	\$1,300.00			
Change Order	\$170.00			



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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)
Basic Abbreviated Plan	\$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	\$600.00			
Revision to Approved Plan—Major	\$900.00			
Change Order	\$170.00			

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Table 2.05.040-8. Engineering—Other	
Type	Review and/or Inspection Fee
Gate Construction Permit—Non Residential—Level 1	\$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
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

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Table 2.05.040-9. Single Family, Duplex, Agricultural

Type	Review and/or Inspection Fee
Planning Fees	
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
Development Engineering Fees	
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
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)	\$100.00
With private pump station and force main — (new or redesign)	Add \$1,360.00
With new/revised easement	Add \$450.00
Building Sewer Inspection (Base Fee)	\$240.00
With private pump station and force main	Add \$240.00
With new sewer tap	Add \$450.00

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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

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**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
Wetland Delineation Report	\$1,800.00	\$400.00	\$1,425.00	\$225.00
Compensatory Mitigation Plan Review			\$1,770.00	\$225.00
Non-Compensatory Mitigation Plan	\$1,700.00	\$120.00	\$1,320.00	\$225.00
Single Family Wetland Certification			\$430.00	
Habitat Assessment Field Review	\$1,400.00	\$60.00		
Habitat Assessment Letter Review			\$840.00	\$225.00
Habitat Assessment Study Review			\$1,100.00	\$225.00
Habitat Assessment Report Review			\$1,250.00	\$225.00
Hazard Tree Report Review in Critical Area			\$760.00	225.00
Verification, Wetland or Water Type	\$1,250.00	\$60.00	\$1,100.00	\$225.00

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

General Plats and Commercial	County Biologist		Private Consultant		
	Type	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1-acre)	Base Fee	Resubmittal Fee
	Analysis Report Review			\$1,825.00	\$225.00
	Compensatory Mitigation Plan Review			\$2,060.00	\$400.00
	Non-Compensatory Mitigation Plan			\$1,725.00	\$225.00
	Habitat Assessment Letter Review			\$840.00	\$225.00
	Habitat Assessment Study Review			\$1,100.00	\$225.00
	Habitat Assessment Report Review			\$1,250.00	\$225.00
	Hazard Tree Report Review in Critical Area			\$760.00	\$225.00
	Verification, Wetland or Water Type Review	\$1,250.00	\$140.00	\$1,100.00	\$225.00

Table 2.05.040-12. Forest Practices

Type	Review Fee
Class IV General Permit	\$1,100.00
Conversion Option Harvest Plan (COHP)	\$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	\$190.00



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

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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

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Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees		
Type	Review Fee	
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	



Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees

Type	Review Fee
Fish and Wildlife and Wetland Specialists, Qualification Review	\$100.00
Hearing Examiner Reconsideration Request	\$950.00
Innocent Purchaser—Land Division	\$1,000.00
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 \$125.00
	Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings \$200.00
	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
Zoning Review for Business License	\$160.00



1

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

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3

Table 2.05.040-17. Sewer Applications

Type	Review and/or Inspection Fee
Commercial Building Sewer Plan Review (Base Fee)	\$150.00
With new or revised private pump station and force main	Add \$1,800.00
With new sewer tap	Add \$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 \$350.00
Commercial Building Sewer Inspection (Base Fee)	\$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 \$430.00
With new oil-water separator	Add \$445.00
With new misc. pretreatment device	Add \$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



Table 2.05.040-17. Sewer Applications	
Type	Review and/or Inspection Fee
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 \$13,000.00
With private pump station	Add \$5,000.00
With Low Pressure System	Add \$1,200.00
Minor Industrial User (Base Fee)	\$990.00
With New or Revised Accidental Spill Prevention Plan	Add \$400.00
Significant Industrial User (Base Fee)	\$1,800.00
With New or Revised Accidental Spill Prevention Plan	Add \$550.00
With New or Revised Industrial Wastewater Discharge Permit	Add \$2,300.00
Waiver Request Review	\$175.00
Water Sub-metering Plan Review	\$1,050.00
Revision of Approved Plan	\$600.00
Basin Plans and Easements	\$1,400.00

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.
- b. In determining the fees for a project reviewed under Title 18S PCC that require multiple shoreline applications, to include any combination of Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance, the highest application fee shall be paid at 100 percent and 30 percent of the fee(s) for all other required shoreline applications.
- c. Private mooring buoys and buoys and floats intended for public safety or information purposes shall pay 100% of the Shoreline Exemption Permit and shall pay the following percentages of Administrative Conditional Use Permit:
 - (1) Initial F1— 80 percent.
 - (2) Administrative Decision F2— 30 percent.
 - (3) Compliance F3— 15 percent.
- d. In determining the fees for a project qualifying as Restoration and Enhancement as defined in PCC 18S.40.110 that require an Exemption Permit and an Administrative Conditional Use Permit, the Exemption permit fee shall be paid at 100 percent, and the Administrative Conditional Use Permit fees shall be each charged as follows:
 - (1) Initial F1 at 30%
 - (2) Administrative Decision F2 at 30%



1 ~~(3) Compliance F3 waived~~

2 ~~e. When multiple variances are required from different PCC chapters, each variance~~
3 ~~application requires a separate fee.~~

4 ~~(1) When both a Shoreline Management Variance and a Wetland or Fish and~~
5 ~~Wildlife Variance is required for an application, the Wetland or Fish and~~
6 ~~Wildlife Variance fee shall be reduced by one-half the required fee.~~

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

8 ~~a. The Monitoring Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7~~
9 ~~is an annual fee that covers the cost of monitoring and enforcement actions for~~
10 ~~site development projects between the time of final inspection approval and the~~
11 ~~release of any and all financial guarantees associated with the project. This fee~~
12 ~~must be paid prior to final inspection approval. This fee will be charged each~~
13 ~~year until the performance monitoring phase is completed.~~

14 ~~b. Site Development Permit review and inspection fees for road, shared access, and~~
15 ~~alley construction are measured along the centerline of the road, shared access,~~
16 ~~and alleys. The measurement is from center of intersection to center of~~
17 ~~intersection, or from center of intersection to end of cul-de-sac, or from center of~~
18 ~~intersection to end of road, shared access, or alley.~~

19 ~~c. For a commercial or industrial Site Development Permit, the total square footage~~
20 ~~includes buildings, parking, access ways, concrete, asphalt and other impervious~~
21 ~~surfaces, as well as the total square footage of manmade "hard" pervious surfaces~~
22 ~~(pervious asphalt, pervious concrete, etc.).~~

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

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

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

33 ~~g. The fee for "Minor Improvements in Existing County Right of Way Level 1"~~
34 ~~is for the installation/construction of: shoulder improvements, paved walkways,~~
35 ~~pervious concrete sidewalks, cement concrete sidewalks, culvert relocation/~~
36 ~~installation, ditch/swale/buffer modifications, curb ramps, driveways in~~
37 ~~unopened County right of way, and an individual traffic calming feature. The fee~~
38 ~~for "Minor Improvements in Existing County Right of Way Level 2" is for the~~
39 ~~installation and construction of: low impact development drainage facilities,~~
40 ~~infiltration facilities, conveyance systems, catch basins, bus turnouts, multiple~~
41 ~~traffic calming features, roadway illumination, and curbing. This fee does not~~
42 ~~include turn lane construction, roadway widening, or roadway alignment~~
43 ~~changes.~~

44 ~~h. The review and inspection fee for a Level 1 Gate Construction permit applies to~~
45 ~~proposed gates for commercial or industrial facilities that are normally open~~
46 ~~during business hours. The review and inspection fee for a Level 2 Gate~~
47 ~~Construction permit applies to proposed gates for commercial or industrial~~



1 facilities that are opened by remote, key pad or Opticom, and for gates to
2 subdivisions.

- 3 i. ~~Revision to Approved Plans Fees in Tables 2.05.040-5, 2.05.040-6, and
4 2.05.040-7.~~

5 The minor fee is charged for changes to details, roadway cross sections, etc.
6 that may affect multiple sheets but do not require changes to previously approved
7 design reports and engineering calculations. The major fee is charged for
8 changes that affect roadway plans and profiles, storm drainage facility location
9 and sizing, or significant changes to site grading. The major fee is charged when
10 revisions to previously approved design reports and engineering calculations are
11 necessary

- 12 j. ~~The Traffic Impact Analysis fee amount for projects that generate more than 44
13 peak hour trips is calculated by multiplying the total number of peak hour trips
14 times the fee per trip (ex. Fee for 100 peak hour trips is 100 x fee amount/trip).~~

15 **3. ~~Notes for Inspection on Site Development Permit Tables.~~**

16 a. ~~The Inspection Fee identified is an annual fee that covers the cost of inspection
17 for site development projects between the time of permit issuance and final
18 inspection approval. This fee must be paid prior to issuance of the permit. This
19 fee will be charged each year until the final inspection approval is obtained. In
20 the event that the department decides that a project does not need a full
21 additional year of construction inspection, the department has the discretion to
22 charge the annual inspection fee in 3-month increments.~~

23 b. ~~Three field change order requests are included in the inspection portion of the
24 cost of the Site Development Permit. The Change Order Fee will be charged on
25 the fourth change order request and again on every change order request
26 thereafter.~~

27 **4. ~~Notes for All Other Inspection Fees.~~**

28 a. ~~Accessory Element Inspection Fee/Bond Release Inspection identified in Table
29 2.05.040-15 covers the cost of two inspections. If more than two inspections are
30 required, an additional fee shall be charged for each additional two inspections.~~

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

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

36 d. ~~The use of the single family Miscellaneous Inspection fee in Table 2.05.040-9 is
37 intended to cover inspections of one single family parcel and its direct lot
38 frontage. The Miscellaneous Inspections—Non Residential fee in Table 2.05.040-
39 8 will be charged for all other miscellaneous inspections, including offsite road
40 inspections.~~

41 **5. ~~Notes for Critical Area—Environmental Constraints Tables.~~**

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

45 b. ~~When an application is submitted to verify the absence of a wetland on a
46 property, and wetlands are found, the applicant must apply for wetland
47 delineation. In this instance only, the delineation fee will reflect the difference~~



1 between the verification fee paid and the full delineation fee. If there are impacts
2 to a wetland or buffer, a mitigation plan application must also be submitted.

3 ~~c. If the department requires an environmental assessment and a wetland
4 application for a proposal solely because the proposal is located on lands covered
5 by water and is not, therefore, categorically exempt from SEPA pursuant to
6 WAC [197-11-800](#), the department will not charge an environmental assessment
7 fee.~~

8 ~~d. When multiple Reasonable Use Exceptions (RUE) are requested from an
9 individual table, only one RUE fee is charged. When RUEs are requested from
10 multiple tables, one RUE fee is charged per table. This applies to Tables
11 2.05.040-10, 11A and 11B. For example: Flood-related exception + Wetland-
12 related exception = RUE fee x 2.~~

13 ~~e. When multiple geological assessments (reports or evaluations) are required for a
14 project, the total review fees may be adjusted as follows: Total fee = geological
15 assessment with the highest fee + 50 percent of the fee for each subsequent
16 geological assessment.~~

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

18 ~~a. The applicant shall pay the applicable sewer permit Plan Review and/or
19 Inspection fees listed in Tables 2.05.040-1 through 2.05.040-17 to offset all
20 Department costs associated with the permitting, administration, plan review,
21 construction, and/or inspection of any proposed sewer facilities.~~

22 ~~b. The fee for a time extension on a sewer application (prior to issuance) shall be 25
23 percent of the original review fee.~~

24 ~~c. The fee for a time extension on an issued sewer permit shall be 25 percent of the
25 original inspection fee.~~

26 ~~d. The Basin Plan and Easement fee identified in Table 2.05.040-17 will be charged
27 when a project requires: processing of basin plans, updates and amendments
28 thereto, preparation by County staff of easements and/or legal descriptions,
29 and/or easement relinquishments.~~

30 ~~e. The Revision to Approved Plan fee in Table 2.05.040-17 will be required when
31 an applicant requests a design change that requires review and reapproval of a
32 previously approved sewer line extension or commercial building sewer plan.
33 This fee does not cover significant changes to the approved plan. Significant
34 changes (such as changing the point of sewer connection, changing sewer
35 drainage basin, addition of pump stations, change to pressure main, etc.) will be
36 charged as a new submittal.~~

37 **7. ~~Lien Administrative Fee for Deferred Connection Charges.~~** At the time of
38 application for a sewer service permit, any owner/seller of property requesting a
39 voluntary contractual lien for the deferral of the payment of all connection charges as
40 provided in PCC [13.04.075](#) shall pay a nonrefundable fee, the amount of which shall
41 be determined by the Director, to cover all administrative costs incurred by the
42 Department including, but not limited to, the costs for Department staff to process
43 the voluntary contractual lien document; provided, that this fee shall not exceed
44 \$250.00 unless otherwise approved by the Pierce County Council through ordinance.
45 This fee shall be waived whenever a fee for the deferral of impact fees is collected
46 pursuant to PCC [4A.10.080](#). In addition, the owner/seller shall pay the filing fees for
47 the recording and release of the voluntary contractual lien.
48



1 **8. Exceptions, Additional Charges and Miscellaneous Notes.**

- 2 a. If an applicant reapplies for an expired use permit or platting application, only 50
 3 percent of the review fee shall be charged when:
 4 (1) The new application is applied for within six months of the application
 5 expiration date, and
 6 (2) The applicable regulations have not been amended and are the same as the
 7 regulations at the time of the original application.
 8 b. Applications that are required as a result of a violation of the Development
 9 Regulations must pay all three fees, F1, F2 and F3, at time of application.
 10 c. If an applicant/agent requests an Advisory Commission Meeting or Public
 11 Hearing before the Hearing Examiner to be rescheduled and the County has
 12 already provided notice for the meeting and/or hearing in accordance with the
 13 Pierce County Code, there shall be a new fee of 20 percent of the original land
 14 use or appeal application fee to accommodate the required readvertising. In no
 15 case shall this fee be less than \$200.00 or more than \$1,000.00. This provision
 16 does not change or extend the expiration of an application or any approval.
 17 Actions before the Advisory Commission or Hearing Examiner that stem from a
 18 violation are not eligible for this provision unless approved by the Director.
 19 d. If the application(s) identified during a customer information meeting are filed
 20 within one year of the conference or meeting date, the fees paid shall be credited
 21 on the application(s).
 22 e. The first two reviews of a legal document are included in the review portion of
 23 the cost of a development permit. The Legal Document Resubmittal Fee will be
 24 charged on the third and again on every subsequent review.
 25 f. Comprehensive plan amendment application fees (F1 and F2 fees) applicable to
 26 amendment proposals located within an existing urban growth area that propose
 27 to affiliate Potential Annexation Areas (PAAs) with a city or town shall be
 28 discounted by 50 percent.
 29 g. A resubmittal fee will be charged prior to the third review (second resubmittal)
 30 and for each review (resubmittal) thereafter.
 31

NEW Table 2.05.040-1. Use Permits		
Type	2024 Fee	2025 Fee
Administrative Use Permit Staff Review		
Initial (F1)	\$2,525.00	\$2,625.00
Administrative Decision/Hearing (F2)	\$780.00	\$810.00
Use Permit with Public Hearing		
Initial (F1)	\$4,540.00	\$4,720.00
Admin Decision/Hearing (F2)	\$2,930.00	\$3,045.00
Compliance with Decision (F3)	\$930.00	\$965.00
Minor Amendment to Approved Use	\$2,185.00	\$2,270.00
Major Amendment to Approved Use		
Initial (F1)	\$2,900.00	\$3,015.00
Admin Decision/Hearing (F2)	\$2,270.00	\$2,360.00
Compliance with Decision (F3)	\$690.00	\$720.00



NEW Table 2.05.040-1. Use Permits		
Type	2024 Fee	2025 Fee
Administrative Use Permit Associated with a One- or Two-Family Dwelling on an Individual Lot		
Initial (F1)	\$1,855.00	\$1,930.00
Admin Decision (F2)	\$780.00	\$810.00
Compliance with Decision (F3)	\$0.00	\$0.00
Use Permit with Public Hearing Associated with a One- or Two-Family Dwelling on an Individual Lot		
Initial (F1)	\$1,855.00	\$1,930.00
Admin Decision/Hearing (F2)	\$1,705.00	\$1,775.00
Compliance with Decision (F3)	\$480.00	\$500.00
Minor Amendment to Approved Use for a One- or Two-Family Dwelling on an Individual Lot	\$1,390.00	\$1445.00
Major Amendment to Approved Use for a One- or Two-Family Dwelling on an Individual Lot		
Initial (F1)	\$1,400.00	\$1,455.00
Admin Decision/Hearing (F2)	\$1,190.00	\$1,240.00
Compliance with Decision (F3)	\$1,090.00	\$1,135.00
Land Use Time Extension	\$1,250.00	\$1,300.00
Exemption from Substantial Development Permit (water dependent development including bulkheads and docks)	\$480.00	\$575.00
Exemption from Substantial Development Permit (non-water dependent development or as determined by the Director)	\$200.00	\$200.00
Shoreline Use Permit without Public Hearing		
Initial (F1)	\$2,320.00	\$2,415.00
Admin Decision (F2)	\$1,610.00	\$1,675.00
Compliance with Decision (F3)	\$990.00	\$1,030.00
Shoreline Use Permit with Public Hearing <i>(refer to Table 2.05.040-10 for Shoreline Variance)</i>		
Initial (F1)	\$2,735.00	\$2,845.00
Hearing (F2)	\$1,795.00	\$1,865.00
Compliance with Decision (F3)	\$1,080.00	\$1,125.00
Revision to Shoreline Permit	\$2,495.00	\$2,595.00
Sewer Land Use Review	\$360.00	\$430.00

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NEW Table 2.05.040-2. Platting			
Type	2024 Fee	2025 Fee	
Formal Plat			
Preliminary Plat 1 to 20 lots	Initial (F1)	\$3,535.00	\$3,675.00
	Admin Decision/Hearing (F2)	\$2,810.00	\$2,920.00
Preliminary Plat greater than 20 lots	Initial (F1)	\$6,835.00	\$7,110.00
	Admin Decision/Hearing (F2)	\$5,510.00	\$5,730.00
Sewer Preliminary Plat Review Fee	\$580.00	\$605.00	
Phased Development	\$1,770.00	\$1,840.00	
Final Plat	\$5,615.00	\$5,840.00	
Formal Plat Alteration	\$2,080.00	\$2,165.00	
Formal Plat Alteration with Hearing	Initial (F1)	\$2,200.00	\$2,200.00
	Admin Decision/Hearing (F2)	\$1,800.00	\$1,800.00
Short Plat/Large Lot			
Short Plat/Large Lot	Initial (F1)	\$2,280.00	\$2,735.00
	Admin Decision/Hearing (F2)	\$2,290.00	\$2,380.00
Sewer Short Plat/Large Lot Review Fee	\$580.00	\$605.00	
Final Short Plat/Large Lot	\$2,650.00	\$2,755.00	
Short Plat/Large Lot Alteration	\$1,925.00	\$2,000.00	
Binding Site Plan			
Binding Site Plan	Initial (F1)	\$4,430.00	\$4,430.00
	Admin Decision/Hearing (F2)	\$675.00	\$700.00
Binding Site Plan Alteration	\$3,000.00	\$3,000.00	
Miscellaneous			
Lot Combination	\$635.00	\$660.00	
Boundary Line Adjustment (BLA)	\$2,420.00	\$2,515.00	
BLA, Lot Combination (sewered, other jurisdiction)	\$430.00	\$385.00	
BLA, Lot Combination (non-sewered, other jurisdiction)	\$225.00	\$205.00	
Major Amendment	Initial (F1)	\$2,900.00	\$3,015.00
	Admin Decision/Hearing (F2)	\$2,270.00	\$2,360.00
	Compliance with Decision (F3)	\$690.00	\$720.00



NEW Table 2.05.040-2. Platting

Type	2024 Fee	2025 Fee
Minor Amendment	\$2,185.00	\$2,270.00
Extension Request	\$1,435.00	\$1,490.00
Sewer Review of Final Subdivision – Sewered Property	\$895.00	\$930.00
Sewer Review of Alteration, Amendment or Revision – Sewered Property	\$755.00	\$785.00
Sewer Review of Final Subdivision, Alteration, Amendment or Revision – Non-Sewered Property	\$360.00	\$410.00

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NEW Table 2.05.040-3. State Environmental Policy Act Review (SEPA)

Type	2024 Fee	2025 Fee
Environmental Review SEPA Determination	\$1,435.00	\$1,490.00
SEPA Public Agency Non-Project Review	\$460.00	\$480.00
SEPA Agricultural/One or Two Dwelling	\$770.00	\$800.00
Review of Environmental Impact Statement (EIS)		
Initial (F1)	\$15,600.00	\$16,225.00
Draft EIS (F2)	\$20,800.00	\$21,630.00
Final EIS (F3)	\$15,600.00	\$16,225.00
Environmental Impact Statement Hourly Rate	\$170.00	\$175.00
SEPA Addendum	\$870.00	\$1,045.00

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NEW Table 2.05.040-4. Residential Development

Type	2024 Fee	2025 Fee
Planning Review Associated with Building Permits		
Building Permit	\$360.00	\$430.00
Demolition Permit	\$150.00	\$180.00
Accessory Dwelling Unit	\$550.00	\$660.00
Renewal of Temporary Dwelling Unit Residential	\$140.00	\$170.00
Site Plan Review	\$555.00	\$500.00
Engineering Review Associated with Building Permits		
Driveway Approach Permit	\$230.00	\$240.00
Abbreviated Plan – Basic	\$725.00	\$755.00
Abbreviated Plan – Lot of Record	\$1,300.00	\$1,480.00



NEW Table 2.05.040-4. Residential Development

Type	2024 Fee	2025 Fee
Drainage Control Plan	\$1,975.00	\$2,055.00
Geological Assessment – Letter	\$250.00	\$260.00
Geological Assessment – Evaluation	\$545.00	\$565.00
Geological Assessment – Report	\$1,040.00	\$1,080.00
Sewer Plan Review		
Platted Lot (Base Fee)	\$105.00	\$110.00
Lot of Record (Base Fee)	\$210.00	\$220.00
With private pump station and force main	\$1,550.00	\$1,765.00
Sewer Inspection		
Base Fee	\$275.00	\$315.00
With private pump station and force main and/or new sewer tap (each)	+\$365.00	+\$380.00

NEW Table 2.05.040-5. Commercial Site Development (On-Site)

Type	2024 Fee	2025 Fee
Review		
Driveway Approach	\$395.00	\$450.00
Drainage Plan Review Abbreviated (<5,000 square feet of impervious surface)	\$1,510.00	\$1,570.00
Small Development (5,000-25,000 sf imp., <25,000 cubic yards)	\$3,120.00	\$3,245.00
Medium Development (25,001-200,000 sf imp., >25,001cy)	\$5,200.00	\$5,410.00
Large Development (>200,001 sf imp.)	\$6,240.00	\$6,490.00
Road Construction (Public or Private)		
Shared Access and Alley (Base Fee)	\$2,850.00	\$2,965.00
	+\$3.10/LF	+\$3.10/LF
Commercial Building Sewer (Base Fee)	\$150.00	\$150.00
With Private Pump Station and Force Main	+\$2,160.00	+\$2,590.00
With Sewer Tap	+\$215.00	+\$260.00
With Grease Interceptor	+\$2,095.00	+\$2,515.00
With Oil-Water Separator	+\$2,280.00	+\$2,735.00
With Misc. Pretreatment Device	+\$2,160.00	+\$2,590.00
With Easement	+\$420.00	+\$505.00

1
2



NEW Table 2.05.040-5. Commercial Site Development (On-Site)

Type	2024 Fee	2025 Fee
Sewer Line Extension		
0 to 2,500 LF	\$5,950.00	\$7,140.00
2,501 LF and Greater	\$9,860.00	\$10,255.00
With Public Pump Station	+\$2,745.00	+\$2,855.00
With Private Pump Station	+\$340.00	+\$355.00
With Low-pressure System	+\$700.00	+\$730.00
With Latecomer Agreement	+\$980.00	+\$1,020.00
Revision to Approved Plan – Minor	\$520.00	\$540.00
Revision to Approved Plan – Major	\$1,145.00	\$1,190.00
Inspection (*Annual Fee)		
Drainage Plan Review Abbreviated (<5,000 square feet of impervious surface)	\$570.00*	\$595.00*
Small Development (5,000-25,000 sf imp., <25,000 cubic yards)	\$1,770.00*	\$1,840.00*
Medium Development (25,001-200,000 sf imp., >25,001cy)	\$3,640.00*	\$3,785.00*
Large Development (>200,001 sf imp.)	\$6,240.00*	\$6,490.00*
Road Construction (Public or Private) Shared Access and Alley (Base Fee)	\$2.85/LF*	\$2.90/LF*
Commercial Building Sewer (Base Fee)	\$280.00	\$280.00
With Private Pump Station and Force Main	+\$1,210.00	+\$1,450.00
With Sewer Tap	+\$985.00	+\$1,180.00
With Grease Interceptor	+\$515.00	+\$620.00
With Oil-Water Separator	+\$535.00	+\$640.00
With Misc. Pretreatment Device	+\$535.00	+\$640.00
Sewer Line Extension		
0 to 2,500 LF	\$5,710.00	\$6,850.00
2,501 LF and Greater	\$10,090.00	\$10,495.00
With Public Pump Station	+\$13,520.00	+\$14,060.00
With Private Pump Station	+\$5,200.00	+\$5,410.00
With Low-pressure System	+\$1,250.00	+\$1,300.00
Monitoring		
Drainage Plan Review Abbreviated (<5,000 square feet of impervious surface)	\$375.00	\$390.00
Small Development (5,000-25,000 sf imp., <25,000 cubic yards)	\$685.00	\$710.00
Medium Development (25,001-200,000 sf imp., >25,001cy)	\$1,405.00	\$1,460.00
Large Development (>200,001 sf imp.)	\$1,950.00	\$1,950.00
Road Construction (Public or Private) Shared Access and Alley (Base Fee)	\$455.00 +\$0.20/LF	\$520.00 +\$0.20/LF



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NEW Table 2.05.040-6. Commercial Site Development (Off-Site)		
Type	2024 Fee	2025 Fee
Review		
Off-site Public Road Improvements (Base Fee)	\$3,000.00 +\$3.10/LF	\$3,600.00 +\$3.20/LF
Minor Improvement in Existing County Right-of-Way	\$875.00	\$910.00
Sewer Line Extension		
0 to 2,500 LF	\$5,160.00	\$5,365.00
2,501 LF and Greater	\$8,650.00	\$8,650.00
With Public Pump Station	+ \$2,745.00	+ \$2,855.00
With Private Pump Station	+ \$340.00	+ \$355.00
With Low-pressure System	+ \$700.00	+ \$730.00
With Latecomer Agreement	+ \$980.00	+ \$1,020.00
Revision to Approved Plan – Minor	\$520.00	\$540.00
Revision to Approved Plan – Major	\$1,145.00	\$1,190.00
Inspection (*Annual Fee)		
Off-site Public Road Improvements (Base Fee)	\$2.80/LF*	\$2.90/LF*
Minor Improvement in Existing County Right-of-Way	\$720.00	\$750.00
Sewer Line Extension		
0 to 2,500 LF	\$5,710.00	\$6,850.00
2,501 LF and Greater	\$10,620.00	\$12,750.00
With Public Pump Station	+ \$13,520.00	+ \$14,060.00
With Private Pump Station	+ \$5,200.00	+ \$5,410.00
With Low-pressure System	+ \$1,250.00	+ \$1,300.00
Monitoring		
Off-site Public Road Improvements (Base Fee)	\$1,800.00 + \$1.05/LF	\$2,160.00 + \$1.10/LF
Minor Improvement in Existing County Right-of-Way	\$405.00	\$420.00

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NEW Table 2.05.040-7. Engineering Studies and Special Reviews		
Type	2024 Fee	2025 Fee
Gate Construction Permit – Non-Residential (Includes inspection)	\$840.00	\$875.00
Gate Construction Permit – Residential (Includes inspection)	\$180.00	\$180.00
Traffic Signal	\$2,650.00	\$2,755.00
Minor Industrial User (Base Fee)	\$1,030.00	\$1,070.00
With New or Revised Accidental Spill Prevention Plan	+ \$415.00	+ \$430.00



NEW Table 2.05.040-7. Engineering Studies and Special Reviews

Type	2024 Fee	2025 Fee
Significant Industrial User (Base Fee)	\$1,870.00	\$1,945.00
With New or Revised Accidental Spill Prevention Plan	\$570.00	\$595.00
With New or Revised Industrial Wastewater Discharge Permit	\$2,390.00	\$2,485.00
Waiver Request Review	\$180.00	\$185.00
Water Sub-metering Plan Review	\$1,090.00	\$1,135.00
Revision to Approved Plan	\$625.00	\$650.00
Basin Plans and Easements	\$1,455.00	\$1,515.00
Conceptual Drainage Plan Review	\$965.00	\$1,005.00
Traffic Impact Analysis up to 44 peak hour trips and Access Only	\$940.00	\$980.00
Traffic Impact Analysis greater than 44 peak hour trips (per peak hour trip)	\$30.00	\$35.00

NEW Table 2.05.040-8. Critical Areas – Environmental Constraints

Type	2024 Fee	2025 Fee
Wetlands, Fish & Wildlife Species, and Habitat Conservation Areas		
Wetland Delineation Report		
Base fee (0-1 acre)	\$2,050.00	\$2,130.00
Per Acre Fee (greater than 1 acre)	\$480.00	\$575.00
Habitat Assessment Field Review		
Base fee (0-1 acre)	\$1,455.00	\$1,515.00
Per Acre Fee (greater than 1 acre)	\$70.00	\$85.00
Non-Compensatory Mitigation Plan	\$1,585.00	\$1,900.00
Single Family Wetland Certification	\$490.00	\$510.00
Fish and Wildlife and Wetland Specialists, Qualification Review	\$120.00	\$145.00
Compensatory Mitigation Plan Review	\$2,125.00	\$2,425.00
Habitat Assessment Review – Letter	\$1,010.00	\$1,210.00
Habitat Assessment Review – Study	\$1,320.00	\$1,585.00
Habitat Assessment Review – Report	\$1,500.00	\$1,800.00
Hazard Tree in Critical Area Report Review	\$910.00	\$1,090.00
Verification, Wetland or Water Type Review	\$1,320.00	\$1,585.00
Wetland Analysis Report Review	\$2,080.00	\$2,165.00
Wetland Delineation Report Review	\$1,480.00	\$1,540.00

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NEW Table 2.05.040-8. Critical Areas – Environmental Constraints

Type	2024 Fee	2025 Fee
Landslide, Earthquake, Mine, Erosion and Volcanic Hazard Areas		
Geological Assessment Review – Letter	\$250.00	\$260.00
Geological Assessment Review – Evaluation	\$545.00	\$565.00
Geological Assessment Review – Report	\$1,040.00	\$1,080.00
Flood Hazards		
Flood Study – Coastal	\$1,200.00	\$1,440.00
Flood Study – Riverine	\$2,760.00	\$3,310.00
Flood Boundary Delineation Survey/ Elevation Certificate	\$485.00	\$580.00

NEW Table 2.05.040-9. Forest Practices

Type	2024 Fee	2025 Fee
Class IV General Permit	\$1,320.00	\$1,505.00
Conversion Option Harvest Plan (COHP)	\$2,110.00	\$2,195.00
Reforestation Inspection/Bond Release	\$495.00	\$515.00
Verification of Development Moratorium (Office)	\$215.00	\$225.00
Verification of Development Moratorium (Field)	\$625.00	\$650.00
Request for SF Dwelling Exception	\$1,000.00	\$1,040.00
Danger/Hazard Tree Removal in Open Space/Natural Buffer Area	\$230.00	\$275.00

NEW Table 2.05.040-10. Miscellaneous Decisions, Determinations and Fees

Type	2024 Fee	2025 Fee
Appeals		
Administrative Appeal	\$1,725.00	\$1,555.00
Code Enforcement Administrative Decision Appeal	\$250.00	\$250.00
Customer Information		
Customer Information Meeting	\$500.00	\$520.00
Customer Information Field Visit	\$345.00	\$360.00
Customer Information Formal Letter	\$520.00	\$540.00
Project Meetings (exceeding more than 2 per project per year)	\$545.00	\$565.00



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NEW Table 2.05.040-10. Miscellaneous Decisions, Determinations and Fees			
Type		2024 Fee	2025 Fee
Inspections			
Miscellaneous Inspection and Re-inspection			
	Residential	\$240.00	\$290.00
	Non-Residential	\$360.00	\$410.00
Land Use			
Zoning Certification Letter		\$250.00	\$300.00
Non-Conforming Use Confirmation Letter		\$1,980.00	\$1,980.00
Accessory Element Inspection/Bond Release Inspection		\$880.00	\$880.00
Development Agreement – Project and Non-Project		\$4,680.00	\$4,865.00
Project Master Plan, 5 Year Update		\$3,100.00	\$3,100.00
Minor Amendment to unlisted use permit		\$1,585.00	\$1,900.00
Modification to an Application		\$1,140.00	\$1,025.00
Hearing Examiner Reconsideration Request		\$990.00	\$1,030.00
Reasonable Use Exception		\$2,600.00	\$2,705.00
Relinquishment of Land Use Plat		\$360.00	\$430.00
Revocation of Land Use Plat		\$4,995.00	\$4,495.00
Commercial Site Plan Review		\$1,600.00	\$1,600.00
Long Range Planning			
Comprehensive Plan Amendment			
	Initial (F1)	\$570.00	\$650.00
	County Council Initiated (F2)	\$2,500.00	\$2,500.00
Other			
Change Order		\$205.00	\$235.00
Commercial/Industrial Building Permit (Planning Review)		\$850.00	\$1,020.00
Commercial/Industrial Demolition Permit (Planning Review)		\$120.00	\$145.00
Commercial/Industrial Building Permit (Engineering Review)		\$185.00	\$190.00
Director Decision/Determination		\$1,380.00	\$1,380.00
Exempt Well Administration Fee		\$500.00	\$500.00
Expedited Review (at discretion of Director)			
	During Regular Business hours (per hour)	\$270.00	\$280.00
	Outside of Regular Business Hours (per hour)	\$405.00	\$420.00
Site Specific Sewer Information Letter		\$250.00	\$300.00
Segregation Review (Subdivision Code Exempt Division)		\$145.00	\$175.00



NEW Table 2.05.040-10. Miscellaneous Decisions, Determinations and Fees

Type	2024 Fee	2025 Fee
Tax Abatement Review		
Initial (F1)	\$705.00	\$735.00
Resolution to Council (F2)	\$1,420.00	\$1,280.00
Compliance with Decision (F3)	\$300.00	\$300.00
Annual Monitoring	\$145.00	\$175.00
Temporary Use Special Event Permit	\$1,425.00	\$1,480.00
Temporary Use Special Event Permit – Renewal	\$625.00	\$625.00
Temporary Use Permit Event (for Non-Profit-Community Based Events)	\$300.00	\$360.00
Temporary Use Permit Event Renewal (for Non-Profit-Community Based Events)	\$120.00	\$145.00
Transfer of Development Rights (TDR) Qualification of Sending Site	\$745.00	\$895.00
Reassessment of Sending Site	\$320.00	\$335.00
Resubmittal		
Legal Document Resubmittal	\$115.00	\$130.00
Resubmittal Fee – Permit fee \$500 or less	\$90.00	\$110.00
Resubmittal Fee – Permit Fee \$501 or greater	\$370.00	\$445.00
Variance and Deviation		
Variance and Deviation – Administrative	\$1,870.00	\$2,245.00
Variance with Public Hearing		
Initial (F1)	\$2,735.00	\$2,845.00
Hearing (F2)	\$1,795.00	\$1,865.00
Compliance with Decision (F3)	\$1,080.00	\$1,125.00
Zoning Review for Business License	\$190.00	\$230.00

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

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

- a. Use Permit with Public Hearing includes Conditional Use Permit, Public Facility Use Permit, Planned Development District, Planned Unit Development, Non-conforming Use and Rezone.
- b. Shoreline Use Permit without Public Hearing includes Administrative Shoreline Conditional Use Permit and Shoreline Substantial Development Permits.
- c. Only 50 percent of the F1 and F2 Use Permit with Public Hearing fee for a Planned Development District (PDD) application shall be paid when a PDD application is submitted in conjunction with a Formal Plat. The F3 fee shall not be required.
- d. In determining the fees for a project reviewed under Title 18S PCC that requires multiple shoreline applications, to include any combination of Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline



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1 Variance (see Table 2.05.040-10), the highest application fee shall be paid at 100
2 percent and 30 percent of the fee(s) for all other required shoreline applications.

3 e. The review fees for private mooring buoys and buoys and floats intended for
4 public safety or information purposes shall be waived.

5 f. In determining the fees for a project qualifying as Restoration and Enhancement
6 as defined in PCC 18S.40.110 that requires an Exemption Permit and an
7 Administrative Conditional Use Permit, the Exemption permit fee shall be paid
8 at 100 percent, and the Administrative Conditional Use Permit fees shall be each
9 charged as follows:

10 (1) Initial F1 – 30 percent.

11 (2) Administrative Decision F2 – 30 percent.

12 (3) Compliance F3 – waived.

13 **2. Notes for Site Development and Engineering Tables.**

14 a. The review fees for Public Road Construction in Table 2.05.040-5 and for Off-
15 Site Public Road Improvements in Table 2.05.040-6 each include a \$0.40/LF
16 charge. This fee covers the cost of installing any signage related to the project.

17 b. Revision to Approved Plans Fees in Tables 2.05.040-5, 2.05.040-6, and
18 2.05.040-7. The minor fee is charged for changes to details, roadway cross
19 sections, etc. that may affect multiple sheets but do not require changes to
20 previously approved design reports and engineering calculations. The major fee
21 is charged for changes that affect roadway plans and profiles, storm drainage
22 facility location and sizing, or significant changes to site grading. The major fee
23 is charged when revisions to previously approved design reports and engineering
24 calculations are necessary.

25 c. The Inspection Fee identified is an annual fee that covers the cost of inspection
26 for site development projects between the time of permit issuance and final
27 inspection approval. This fee must be paid prior to issuance of the permit. This
28 fee will be charged each year until the final inspection approval is obtained. If
29 the department decides that a project does not need a full additional year of
30 construction inspection, the department has the discretion to charge the annual
31 inspection fee in three-month increments. The annual site development
32 inspection fee amount for purposes of site development permit extensions for
33 single-family residences is \$100.00.

34 d. Three field change order requests are included in the inspection portion of the
35 cost of the Site Development Permit. The Change Order Fee will be charged on
36 the fourth change order request and again on every change order request
37 thereafter.

38 e. The Monitoring Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7
39 is an annual fee that covers the cost of monitoring and enforcement actions for
40 site development projects between the time of final inspection approval and the
41 release of any and all financial guarantees associated with the project. This fee
42 must be paid prior to final inspection approval. This fee will be charged each
43 year until the performance monitoring phase is completed.

44 f. Site Development Permit review and inspection fees for road, shared access, and
45 alley construction are measured along the centerline of the road, shared access,
46 and alleys. The measurement is from center of intersection to center of
47 intersection, or from center of intersection to end of cul-de-sac, or from center of
48 intersection to end of road, shared access, or alley.



- g. For commercial or industrial Site Development, the total square footage includes buildings, parking, access ways, concrete, asphalt and other impervious surfaces, as well as the total square footage of manmade "hard" pervious surfaces (pervious asphalt, pervious concrete, etc.).
- h. For surface mine projects, the fees in Table 2.05.040-5 shall be based on the amount of grading and/or clearing that is necessary for construction of the site access, site stormwater facilities, vehicle parking, etc. The fee amount shall not be based on/include the cubic yards associated with the material being mined.
- i. The fee in Table 2.05.040-6 for "Minor Improvements in Existing County Right-of-Way" is for the installation/construction of shoulder improvements, paved walkways, pervious concrete sidewalks, cement concrete sidewalks, culvert relocation/ installation, ditch/swale/buffer modifications, curb ramps, driveways in unopened County right-of-way, an individual traffic calming feature, low impact development drainage facilities, infiltration facilities, conveyance systems, catch basins, bus turnouts, multiple traffic calming features, roadway illumination, and curbing. This fee does not include turn lane construction, roadway widening, or roadway alignment changes.
- j. The fee for a time extension on a sewer application (prior to issuance) shall be 25 percent of the original review fee.
- k. The fee for a time extension on an issued sewer permit shall be 25 percent of the original inspection fee.
- l. The Table 2.05.040-7 Traffic Impact Analysis fee amount for projects that generate more than 44 peak hour trips is calculated by multiplying the total number of peak hour trips times the fee per trip (i.e., fee for 100 peak hour trips is 100 x fee amount/trip).
- m. The Basin Plan and Easement fee identified in Table 2.05.040-7 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.
- n. The Revision of Approved Plan fee in Table 2.05.040-7 will be required when an applicant requests a design change that requires review and reapproval of a previously approved sewer line extension or commercial building sewer plan. This fee does not cover significant changes to the approved plan. Significant changes (such as changing the point of sewer connection, changing sewer drainage basin, addition of pump stations, change to pressure main, etc.) will be charged as a new submittal.

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

4. **Notes for Critical Area – Environmental Constraints Tables.**



- a. When an application requires both a Critical Fish and Wildlife Review and a Wetland Review, only one combined review fee equal to 100 percent of the larger fee plus 50 percent of the amount of the smaller fee shall be required.
- b. When an application is submitted to verify the absence of a wetland on a property and wetlands are found, the applicant must apply for wetland delineation unless the Pierce County Environmental Biologist determines that the wetland is located over 315 feet from the proposed regulated activities. In this instance only, the delineation fee will reflect the difference between the verification fee paid and the full delineation fee. If there are impacts to a wetland or buffer, a mitigation plan application must also be submitted.
- c. If the department requires a habitat assessment and a wetland application for a proposal solely because the proposal is located on lands covered by water and is not, therefore, categorically exempt from SEPA pursuant to WAC 197-11-800, the department will not charge a habitat assessment fee.
- d. 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.

5. Exceptions, Additional Charges and Miscellaneous Notes.

- a. If an applicant reapplies for an expired use permit or platting application, only 50 percent of the review fee shall be charged when:
 - (1) The new application is applied for within six months of the application expiration date, and
 - (2) The applicable regulations have not been amended and are the same as the regulations at the time of the original application.
- b. Applications that are required as a result of a violation of the Development Regulations must pay all three fees, F1, F2 and F3, at time of application.
- c. If an applicant/agent requests an Advisory Commission Meeting or Public Hearing before the Hearing Examiner to be rescheduled and the County has already provided notice for the meeting and/or hearing in accordance with the Pierce County Code, there shall be a new fee of 20 percent of the original land use or appeal application fee to accommodate the required readvertising. In no case shall this fee be less than \$200.00 or more than \$1,000.00. This provision does not change or extend the expiration of an application or any approval. Actions before the Advisory Commission or Hearing Examiner that stem from a violation are not eligible for this provision unless approved by the Director.
- d. If the application(s) identified during a customer information meeting are filed within one year of the conference or meeting date, the fees paid shall be credited on the application(s).
- e. The first two reviews of a legal document are included in the review portion of the cost of a development permit. The Legal Document Resubmittal Fee will be charged on the third and again on every subsequent review.
- f. Comprehensive plan amendment application fees (F1 and F2 fees) shall be discounted by 50 percent where an amendment proposal is located within an existing urban growth area that is affiliated with a Potential Annexation Area (PAA) of a city or town
- g. A resubmittal fee will be charged prior to the third review (second resubmittal) and for each review (resubmittal) thereafter.



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- h. 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. For example: Flood-related exception + Wetland-related exception = RUE fee x 2.
- i. When both a Shoreline Variance and a Wetland or Critical Fish and Wildlife Variance are required for an application, the Wetland or Critical Fish and Wildlife Variance fee shall be reduced by 50 percent of the required fee.
- j. The miscellaneous inspection fee in Table 2.05.040.10 will be charged when the County agrees to perform a site visit that is not currently covered by another application or permit.
- k. The Accessory Element Inspection Fee/Bond Release Inspection identified in Table 2.05.040-10 covers the cost of two inspections. If more than two inspections are required, an additional fee shall be charged for each additional two inspections.
- l. Reinspection fees as identified in Table 2.05.040-10 will be charged when an applicant has not made a reasonable attempt to prepare for inspection or for the third and each subsequent failing inspection of the same type at a given request.
- m. The use of the residential Miscellaneous Inspection fee in Table 2.05.040-10 is intended to cover inspections of one single family parcel and its direct lot frontage. The Non-Residential Miscellaneous Inspection fee will be charged for all other miscellaneous inspections, including offsite road inspections.

Only those portions of Chapter 17C.10 that are proposed to be amended are shown.
 Remainder of text, tables, maps and/or figures is unchanged.

Chapter 17C.10

ADMINISTRATIVE PROVISIONS FOR THE CONSTRUCTION CODES

17C.10.070 Fees.

The fee for each permit shall be as set forth in Tables 17C.10-1-A through 1-G:

Table 17C.10-1-F. Fire Protection Permits				
Fire protection systems as required by the International Building or International Fire Code shall require permits, plan review fees and payment of inspection fees in accordance with this Table.				
Types of Fire Protection Systems			Plan Review	Inspection
A.	Fire alarm, new or additions, and sprinkler supervision			
	1.	Base Fee	\$330.00 \$275.00	\$330.00 \$275.00
	2.	New or Additional Devices over 25	\$7.50 per device	\$2.50 per device
	3.	One- and two-family dwellings	\$66.00 \$55.00	\$198.00 \$165.00
B.	Fire Sprinkler Systems 13 & 13-R (Fees not to exceed \$20,000)			
	1.	Each new riser	\$330.00 \$275.00 +\$3.75/head	\$192.50 +\$2.75/head
	2.	Sprinkler underground	\$132.00 \$110.00	\$330.00 \$275.00
	3.	Revisions to existing systems	\$132.00 \$110.00 +\$3.75/head	\$151.80 \$126.50
	4.	High-piled stock or rack storage systems, add to riser fee	\$350.00	\$118.00 \$90.00



Table 17C.10-1-F. Fire Protection Permits

Fire protection systems as required by the International Building or International Fire Code shall require permits, plan review fees and payment of inspection fees in accordance with this Table.

Types of Fire Protection Systems			Plan Review	Inspection	
	5.	13-D Sprinkler Systems	\$132.00 \$110.00 +\$3.75/head	\$184.80 \$154.00	
C.	Standpipe Systems				
	1.	Each new Class 1, 2, or 3	\$275.00	\$275.00	
D.	Fire Pumps		\$500.00	\$460.00	
E.	Fire Suppression Systems		\$275.00	\$275.00	
F.	Fixed Fire Suppression System		\$275.00	\$275.00	
G.	Water Systems				
	1.	Hydrant installation on existing main:			
		a.	Building permit (1)	\$140.00	\$ 0.00
		b.	Short plats and plats	\$140.00	\$ 0.00
	2.	Installation of hydrants and mains on utility owned systems:			
		a.	Building permit	\$140.00	\$ 0.00
		b.	Short plats and plats	\$302.50	\$ 0.00
	3.	Installation of hydrants and mains on privately owned systems:			
		a.	without pumps and tanks for fire flow	\$275.00	\$275.00
		b.	with pumps and tanks for fire flow	\$425.00	\$425.00



Table 17C.10-1-F. Fire Protection Permits

Fire protection systems as required by the International Building or International Fire Code shall require permits, plan review fees and payment of inspection fees in accordance with this Table.

Types of Fire Protection Systems		Plan Review	Inspection
	4. Bond or assignment of funds	\$175.00	
H.	Reinspection (1) all categories		\$132.00 \$110.00
I.	Expedited review at discretion of the Fire Marshal	2x the base fee	2x the base fee

(1) Refer to PCC 17C.10.090, Reinspection Fee, for explanation of when to assess fee.

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1 *Only those portions of Chapter 17C.60 that are proposed to be amended are shown.*
 2 *Remainder of text, tables, maps and/or figures, is unchanged.*

3
 4 **Chapter 17C.60**

5
 6 **INTERNATIONAL FIRE CODE**

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 8
 9 **17C.60.085 Permit Fees.**

10 Section 105.8 of the International Fire Code is added to read as follows:

- 11 A. 105.8 Permit Fees. A fee as specified in Table 17C.60-1 shall be charged for each
 12 required permit. Construction permit fees for fire protection systems shall be in
 13 accordance with Table 17C.10-1-F.
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Table 17C.60-1. Permit Types and Fees*

Permit	Type	Fee*
Aerosol Products	Renewable	Included
Amusement Buildings	Renewable	Included
Commercial (Haunted House, etc.)	Prescribed	\$275.00
School (Haunted House, etc.)	Prescribed	\$137.50
Battery Systems	Renewable	Included
Candles or Open Flame in Assembly Area	Prescribed	\$165.00 \$151.25
	Renewable	Included
Carnivals and Fairs, etc. – Outdoors:		
Carnival – Commercial	Prescribed	\$275.00
Fair, Bazaars, Flea-Marts:		
Booths or Displays: 0 – 10	Prescribed	\$165.00 \$151.25
11 – 25	Prescribed	\$165.00 \$151.25
26 – 50	Prescribed	\$165.00 \$151.25



Table 17C.60-1. Permit Types and Fees*

Permit	Type	Fee*
50 +	Prescribed	\$275.00
Special Event – Outdoors	Prescribed	\$330.00 \$275.00
Cellulose Nitrate Film	Renewable	Included
Combustible Dust Producing Operations	Renewable	Included
Combustible Fibers	Renewable	Included
Combustible Material Storage	Renewable	Included
Compressed Gases	Renewable	Included
	Prescribed	\$275.00
	Construction	\$275.00
Covered Mall Buildings:		
Kiosks/Concession/Booths/etc.	Renewable	Included
Use Open Flame, etc.	Prescribed	\$137.50
Display Liquid or Gas Filled Equipment	Prescribed	\$137.50
Cryogenic Fluids	Renewable	Included
	Prescribed	\$275.00
Cutting and Welding	Renewable	Included
	Prescribed	\$137.50
Dry Cleaning Plants	Renewable	Included
Exhibits and Trade Shows:		
Booths or Displays: 0 – 25	Prescribed	\$151.25
26 – 50	Prescribed	\$151.25
51 +	Prescribed	\$302.50
Explosives	Renewable	Included
	Prescribed	\$275.00



Table 17C.60-1. Permit Types and Fees*

Permit	Type	Fee*
Fireworks Discharge (1.4G)	Prescribed	\$110.00
Fireworks Display (1.3G)	Prescribed	\$120.00 \$110.00
Fireworks Stand	Prescribed	\$120.00 \$100.00 or fee allowed by RCW 70.77
Flammable/Combustible Liquids – Pipeline, Operate	Renewable	Included
Flammable/Combustible Liquids – Store, Handle, Use	Renewable	Included
	Prescribed	\$330.00 \$275.00
Flammable/Combustible Liquids – Remove or Abandon Tank	Construction	\$275.00 (First Tank, \$151.25 ea add'l)
(Residential Heating Oil)	Construction	(\$151.25)
Flammable/Combustible Liquids – Tank, Piping Equipment, etc./Construct, Install, Alter, etc.	Construction	\$412.50 (First Tank, \$165.00 \$137.50 ea add'l)
Flammable/Combustible Liquids – Tank Vehicles	Prescribed	\$275.00
Flammable/Combustible Liquids – Change Contents	Prescribed	\$137.50
Floor Finishing	Prescribed	\$275.00
Fruit and Crop Ripening	Renewable	Included
Fumigation and Thermal Insecticidal Fogging	Renewable	Included
Hazardous Material – Store, Handle, Use	Renewable	Included
	Prescribed	\$330.00 \$275.00



Table 17C.60-1. Permit Types and Fees*

Permit	Type	Fee*
Hazardous Material – Remove, Abandon, Tank	Construction	\$330.00 \$275.00 (First Tank, \$137.50 ea add'l)
Hazardous Material – Tank, Piping, Equipment, etc./Install, alter, etc.	Construction	\$275.00 (First Tank, \$137.50 ea add'l)
Hazardous Material – Change Contents	Prescribed	\$137.50
High Piled Combustible Storage	Renewable	Included
Hot-Work Operations	Renewable	Included
	Prescribed	\$137.50
Industrial Ovens	Renewable	Included
	Construction	\$275.00
Inspection Only	Construction	\$165.00 \$154.00
Liquefied Petroleum Gases – Tank – Install:		
0 – 500 Gallons	Construction	\$165.00 \$137.50
501 – 10,000	Construction	\$330.00 \$275.00
10,001 +	Construction	\$330.00 \$275.00
Liquefied Petroleum Gases – Dispensing	Construction	\$275.00
Liquefied Petroleum Gases – Tank – Maintain	Renewable	Included
Liquefied Petroleum Gases – Tank Vehicle	Prescribed	\$275.00
Liquid or Gas Fueled Vehicles/ Equipment in Bldg.	Prescribed	\$275.00



Table 17C.60-1. Permit Types and Fees*

Permit	Type	Fee*
Lumber Yards and Woodworking Plants	Renewable	Included
Magnesium Working	Renewable	Included
Motor Vehicle Fuel – Dispensing	Renewable	Included
	Construction	\$137.50 per dispenser
Open Burning	Prescribed	\$137.50
Organic Coatings	Renewable	Included
Place of Assembly	Renewable	Included
Place of Assembly –		
School Carnival or Fair	Prescribed	\$165.00 \$151.25
Other Special Event	Prescribed	\$151.25
Pyrotechnical Special Effects Material	Prescribed	\$330.00 \$275.00
Pyroxylin Plastics	Renewable	Included
Refrigeration Equipment	Renewable	Included
Repair Garages	Renewable	Included
Rooftop Heliports	Renewable	Included
Spraying or Dipping	Renewable	Included
Temporary Membrane Structures, Tents and Canopies:		
2,000 square feet or less	Prescribed and Construction	\$165.00 \$137.50
2,001 square feet or more	Prescribed and Construction	\$330.00 \$275.00
Tire-Rebuilding Plants	Renewable	Included



Table 17C.60-1. Permit Types and Fees*		
Permit	Type	Fee*
Tire Storage:		
201 to 2,499 tires	Prescribed	\$330.00 \$275.00
2,500 or more tires	Prescribed	\$275.00
Waste Handling	Renewable	Included
Wood Products	Renewable	Included

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*The word "Included" in the fee column indicates that the fees for renewable permits are included as a part of Commercial Inspection Program fees.

