

Land Use Permit Fees

Fee Type^{1,4,8}	Fee
Pre-Application Services	
Pre-Application Conferences <i>(Covers up to (2) preappl. Meetings)</i>	\$2,500.00
Community Conference	\$2,000.00
Land Use Review	
Accessory Dwelling Units	\$500.00
Home Occupation (Level 2)	\$1,000.00
Administrative Adjustment of Standards <i>Administrative Minor Modifications</i>	
Single Family and Signs	\$1,500.00
Other	\$3,500.00
Administrative Site Development Permits	
Minor <i>Changes to Facades, Awnings, Espresso Carts, Changes in Use, Mechanical Equipment, Painting in the CBD, Review of Nonconforming Situations</i>	\$2,000.00
Major <i>Commercial Exterior Modifications or Remodels, Substantial Commercial Additions, Utility Facilities, New Duplexes</i>	\$6,000.00
New <i>Commercial or Multifamily Developments</i>	
New Level 1	\$25,000.00
New Level 2	\$30,000.00
Site Development Permit	\$50,000.00
Master Site Plan	\$39,500.00
Master Site Plan Amendment	\$30,000.00
Landscape Permit	\$3,200.00
Variances	
Sign	\$8,000.00
Critical Area	\$30,000.00
Other (non critical area)	\$25,000.00
<i>(All variances require reimbursement of Hearing Examiner Costs. This requires a \$2,000 deposit in addition to the submittal fee at the time of application submittal.)</i>	
Signage	
Temporary	\$100.00
Permanent Sign Plan Review	\$250.00
Permanent Sign Permit	\$500.00
Subdivisions	
Preliminary Plat	\$35,000.00
Final Plat	\$20,000.00
Plat Alteration	\$10,000.00
Short Plat	\$10,000.00
Binding Site Plan	\$14,800.00
Lot Line Adjustment	\$4,200.00

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Transportation	
Transportation Concurrency (# net new PM peak hour trips)	\$50 / Trip
Concurrency Modeling	\$400 + Modeling Fee
Traffic Impact Analysis (TIA)	\$5,000.00
Environmental	
State Environmental Policy Act (SEPA) Review	\$3,000.00
NPDES Review	\$3,000.00
Critical Area Study Review	\$3,000.00
Shoreline Development Permit	\$7,000.00
Shoreline Exemption	
Minor (Level 0)	\$200.00
Major (NOD)	\$2,500.00
Policy Planning Review	
Annexation: Initial Request to City Council ²	Staff Hours at \$100/hour
Annexations to Boundary Review Board ² (A \$2,000 deposit toward the hourly fee will be required at the time of application submittal.)	Staff Hours at \$100/hour
Pre-Annexation Agreement	Staff Hours at \$100/hour
Comprehensive Plan Amendment ²	\$2,500.00
Land Use Code Amendment ²	\$1,000.00
Rezone	\$2,500.00
Transfer of Development Rights	
Receiving Site Project Review	\$1,250.00
TDR Certification Review	\$1,000.00
Request for New Sending or Receiving Site	\$4,000.00
Other	
Appeals	\$750.00
Consultant Review	Hourly
Development Agreement ³	\$2,500/ac
Permit Extension Request	\$250.00
Extended Service Fee	Staff Hours at \$100/hour
Expanded Work Hours	
Class 0	\$0.00
Class 1	\$150.00
Class 2	\$500.00
Impact Fee Deferral Administrative Fee	\$450 per single family unit
Periodic Review	Staff Hours at \$100/hour
Tree Removal	
Tree Removal Permit	\$300.00
Tree Removal Permit: Retroactive	\$504.00
Tree Removal Permit: Hazardous Trees	No fee
Tree Removal Form	No fee
Tree Removal Form: Retroactive	\$63.00
Zoning Verification Letter ²	\$300.00
Special Use or Event Permit ²	\$300.00
Special Use - Temporary Signs ²	\$50.00

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Building Development Review		
Land Development Review Single Family/Duplex New Construction	\$2,500.00	
Land Development Review Non-Single Family New Construction	\$5,000.00	
Site Work ⁷		
Residential ⁵	1 du	\$1,500.00
<i>As defined in the International Building Code and International Residential Code</i>	2 - 50 du	\$1,500 + \$1,200 / du over 1 du
	51+ du	\$60,300 + \$1,000 / du over 50 du
Commercial ⁶	0 - 10,000 sf	\$2.00 / sf
<i>All other building types not residential all other building types not residential</i>	10,001 - 100,000 sf	\$20,000 + \$1.00 / sf over 10,000 sf
	100,001+ sf	\$110,000 + \$.50 / sf over 100,000 sf
Remodels/Site Alterations/Early Grade		\$3,000.00
Wet or Dry utilities in ROW - Upgrading services for more than one customer (in addition to street		\$5 / lf
Oil/Water Separators		\$500.00
Grading (no building)		\$1,500.00
Street Use Permit		\$1,150.00
Traffic Control Plan		\$300.00
Signal Review		\$7,500/leg
Roundabout Review		\$25,000.00
Permit Revision/Amendment		20% of Permit Fee
Expedited Review ¹⁰		150% Permit Fee
Admin of Expedited Review		\$5,000.00

Footnotes:

1 ¹ Technology surcharge will be added to all fees per IMC 3.66.020 unless otherwise noted

2 ² Fee not subject to Technology Surcharge

3 ³ The director may, at their discretion, modify this fee if the adopted fee will not cover staff costs

4 ⁴ Any permit applicant may appeal to the the Director for reduction (partial refund) in any fees paid. Any request must provide permit number; full contact information; and, rationale for why the particular fee should be reduced.

5 ⁵ Fees for residential projects are based on total number of new units contained within the permitted project development area of the permit

6 ⁶ SF: refers to the gross square footage of a building or buildings on the property

7 ⁷ Engineering fees shall be paid as follows: 50% due at application and remaining amount due at permit issuance

8 ⁸ Fees may be increased administratively through Cost of Living, IMC 3.59

9 ⁹ Paid in lieu of standard plan review fee

10 ¹⁰ Paid in lieu of standard permit fee

- For all other Public Works Services fees, see IMC 3.65 D (4)

Effective: 4/26/2017