

Site Work and Utility Permit Fee Schedule

Below you will find the permit fee schedule for site work and utilities. Contact Development Services if you have any questions regarding what fees apply to your project.

Site Work Permit Fees

Code Reference: [IMC 3.64.010](#)

Consultant Reviews. In addition to the fees imposed pursuant to the fee schedule contained in this chapter, the applicant for the permits set forth in the City's land use fee schedule shall reimburse the City for the costs of professional consultants hired by the City to process and/or review and inspect the applicant's proposal, when the City is unable to do so with existing in-house staff. These professional services may include, but shall not be limited to, engineering, traffic engineering, legal, financial and accounting, soils, landscaping, and critical areas. The City may require the applicant to deposit an amount with the City to cover anticipated costs of retaining professional consultants; provided, that the Mayor has approved retaining the professional consultants.

Additional Review. The fees identified in this schedule are based on expected staff costs to cover 3 plan reviews and the required inspections. For permit reviews where applicants require more than 3 reviews, the City shall charge an additional 30 percent of the initial permit fee for each review beyond the third review. This added fee is intended to cover the additional time required for staff to review resubmittals.

Fee Type^{1,4,7,8}	Fee
Grading (Area to be graded)	
Less than 1 acre	\$1,050.00
1 acre – 2.5 acres	\$2,100.00
2.5 acres – 5 acres	\$3,675.00
5+ acres	\$6,300.00
Street and Utility Plan Review (Value of Proposed Improvements)	
Less than \$150,000	\$6,300.00
\$150,000 – \$300,000	\$11,550.00
\$300,000+	\$26,250.00
Remodels/Site Alterations/Early Grade	\$3,150.00
Wet or Dry Utilities in ROW – Upgrading services for more than one customer (in addition to street use permit fee)	\$5.25/lf
Oil/Water Separators	\$1,575.00
Street Use Permit	\$2,625.00
Traffic Control Plan (single day)	\$315.00
Traffic Control Plan (multiple days)	\$2,100.00
Pavement Cut Costs	
1 – 50 square feet	\$105.00 (2x fee if PCI > 85)
51 – 100 square feet	\$157.50 (2x fee if PCI > 85)
101+ square feet	\$157.50 (+ \$157.50 for each 100 square feet above 101) (2x fee if PCI > 85)

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Effective: 1/1/2022

Signal Review	\$7,875/leg
Roundabout Review	\$26,250.00
Field Revision	\$1,050.00
Permit Revision/Amendment	20% of permit fee
Planning Review of Site Work Permits Tied to an Associated Level 2 or Greater Land Use Permit	\$2,100.00
Sidewalk Use Permit	\$300.00
Consultant Administrative Fee	Contract up to \$2,100
NPDES Review	\$3,150.00
Critical Area Study Review	Consultant Fees
Landscape Permit	\$3,360.00
Landscape Inspections	\$1,050 or Consultant Fee

Abbreviations: du: Dwelling Units, sf: Square Feet, lf: Linear Feet

Footnotes:

- 1 Technology surcharge will be added to all fees per IMC 3.66.020 unless otherwise noted
 - 4 Any permit applicant may appeal to 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 Fees for residential projects are based on total number of new units contained within the permitted project development area of the permit
 - 6 SF: refers to the gross square footage of a building or buildings on the property
 - 7 Engineering fees shall be paid as follows: 50% due at application and remaining amount due at permit issuance
 - 9 Paid in lieu of standard plan review fee
 - 10 Paid in lieu of standard permit fee
- For all other Public Works Services fees, see IMC 3.65 D (4)

Water: Meter Installation

Code reference: [IMC 3.65](#)

Developer Installed	Plan Review (per meter)	\$ 40	
	Inspection (per meter)	145	
City Installed	Meter Size	Installation	Drop in/split
	3/4"	\$ 3,094	\$ 350
	1"	3,230	460
	1-1/2"	5,887	1,570
	2"	6,466	1,740
	3" and larger	Time and materials plus 15% overhead	

Water: General facility charge and regional capital facilities charges

Code reference: [IMC 13.24.090](#)

Single Family Residential/Duplexes

Meter Size	New Connections			
	Regional Capital Facilities Charges		City Facilities*	Total
	Base Charge	Surcharge		
5/8" / 3/4"	\$6,950	\$1,000	\$6,868	\$14,818
1"	17,376	2,500	15,335	35,211

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1-1/2"	34,751	5,000	29,389	69,140
2"	55,601	8,000	46,386	109,987

Commercial/Apartments/Trailer Courts/Public Authority

Meter Size	New Connections			
	Regional Capital Facilities Charges		City Facilities*	Total
	Base Charge	Surcharge		
5/8" / 3/4"	\$6,950	\$1,000	\$13,270	\$21,220
1"	17,376	2,500	21,736	41,612
1-1/2"	34,751	5,000	35,790	75,541
2"	55,601	8,000	52,808	116,409
3"	111,202	16,000	99,227	226,429
4"	173,754	25,000	150,153	348,907
6"	347,507	50,000	291,332	688,839
8"	556,011	80,000	460,659	1,096,670

Parks and Private Irrigation

Meter Size	New Connections			
	Regional Capital Facilities Charges		City Facilities*	Total
	Base Charge	Surcharge		
5/8" / 3/4"	\$6,950	\$1,000	\$5,802	\$13,752
1"	17,376	2,500	14,268	34,144
1-1/2"	34,751	5,000	28,321	68,072
2"	55,601	8,000	45,319	108,920
3"	111,202	16,000	91,759	218,961
4"	173,754	25,000	142,685	341,439

* City Facilities incorporates the following cost components: storage, transmission and delivery, pumping, meters and services, hydrants and administrative.

Stormwater: General Facilities Charge

Code reference: [IMC 13.30.055](#)

Per equivalent service units (ESU)	\$1,596
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Sewer: General Facilities Charge

Code reference: [IMC 13.70.020](#)

Per METRO residential customer equivalents (RCE) <i>One RCE is equal to 750 cubic feet of usage per month (METRO's assumed average winter usage for a single-family residence)</i>	\$2,327
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King County Sewer Capacity Charge

Every new sewer connection will be assessed a Sewer Capacity Charge by King County. The total cost is based on the date of the sewer connection. More information and the current rate may be found at [King County's Sewage Treatment Capacity Charge site](#). This fee is administered by King County and is not assessed by the City of Issaquah

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