



CO00002691

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington

ORDINANCE NO. 01-094

AMENDING SNOHOMISH COUNTY CODE
CHAPTER 17.02
RELATING TO BUILDING FEES

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WHEREAS, county staff have reviewed land use and building permit regulations and propose fee increases to more fully recover existing service costs, and to move toward self-sufficiency and financial stability for the land use and building divisions of the department of planning and development services.

THEREFORE, BE IT ORDAINED:

Section 1. The Snohomish county council adopts the following findings of fact and conclusions:

1. Building permit base fees are designed to compensate the department of planning and development services (PDS) for preliminary application screening and to establish and administer the permit application file. These fees were last adjusted in 1993.
2. Since 1993, permit applications have been automated via the department's permit tracking system (AMANDA). Operations and maintenance of this system represent a significant portion of ongoing department of information services (DIS) support of PDS, covered by budget transfers.
3. With increasing DIS technology costs, recovery of these escalating expenses is now necessary.
4. Revisions to the commercial, commercial mechanical or plumbing (when not in conjunction with a commercial permit), and residential base fees are necessary to recover costs.
5. Pursuant to chapter 32.10 SCC-Critical area regulations, new fees will cover staff involvement in critical area review for development activities in any of four categories: requiring professional critical area study and/or habitat management plan submitted at time of application; delineation and categorizing services for erosion and landslide hazard areas only; delineation and categorizing services for streams and wetlands with or without erosion and landslide hazards; and delineation, categorizing and habitat management plan services for endangered or threatened critical species.

Section 2. Snohomish County Code Section 17.02.020, last amended by Ordinance No. 93-125 on November 26, 1993, is **AMENDED** to read:

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2 **17.02.020 Base permit fee.**

3 Whenever a building permit (including plumbing and mechanical) is issued, a base
4 permit fee shall be charged as indicated below. All other applicable permit fees shall be paid
5 as provided in this chapter.

6 Commercial: ~~\$(150.00)~~250.00.

7 Commercial mechanical or plumbing when not in conjunction with a commercial
8 building permit: ~~\$(60.00)~~125.00.

9 Residential: ~~\$(35.00)~~80.00.

10
11 **Section 3.** Snohomish County Code Section 17.02.090, last amended by Ordinance No. 97-
12 108 on November 24, 1997, is **AMENDED** to read:

13
14 **17.02.090 Miscellaneous permit and review fees.**

15 The following table specifies fees to be charged in addition to permit fees
16 charged under the provisions of SCC 17.02.100.

17 Site review for new buildings or additions \$100.00

18 If permits are sought for more than one lot within the same subdivision and
19 the subdivision has been recorded within the previous year, and all the permit
20 applications are submitted at the same time, the first lot's site review fee shall be for
21 the full amount and the site review fee for each of the other lots shall be one-half the
22 full fee amount.

23 Building additions shall be charged one-half the full site review fee amount.

24 Accessory buildings of less than 1,000 square feet shall be charged one-half
25 the full site review fee amount.

26 Preapplication site reviews \$250.00

27 \$200.00 will be applied towards site
28 review and permit fees at time of application.

29 Successive construction set-up fee \$200.00

30 Completion permit \$50.00

31 Temporary building permit \$50.00

32 Demolition permit \$50.00

33 Condominium conversion
34 permit (Per Unit) \$50.00

35 Deck permit \$50.00

36 Dock permit \$50.00

37 Fireplace permit \$50.00

38 Swimming pool permit \$50.00

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40 Roofing permit:

41 10 squares or less ~~((no))~~No fee

42 11 to 25 squares \$37.00

43 more than 25 squares \$55.00

44 Conversion option harvest plan review \$300.00

45 For sites larger than 10 acres a
46 fee of 5.00 per acre shall be
47 collected.

1	Sign permit:	
2	Wall sign	\$50.00
3	Pole or roof sign	\$100.00
4	Billboard	\$150.00
5	Commercial building change of use or	
6	occupancy under 10,000 square feet	\$250.00
7	over 10,000 square feet	\$500.00
8	(This fee shall be deducted from the permit	
9	fee if a permit is required)	
10	Temporary or final certificate of occupancy,	
11	when applicant requests phased issuance	
12	for each structure or structures	\$100.00
13	Home occupation certificate of	
14	occupancy	\$100.00
15	Critical area review pursuant to ((C))chapter 32.10 SCC for:	
16	((single)) <u>Single family residential dwellings, duplexes and accessory</u>	
17	<u>structures, and commercial structures ((8,000 square feet or less))with a</u>	
18	<u>complete professional critical area study and/or habitat management plan</u>	
19	<u>submitted at the time of application:</u>	\$250.00
20	<u>Delineation and categorizing services provided for erosion and landslide</u>	
21	<u>hazard areas only:</u>	\$450.00
22	<u>Delineation and categorizing services provided for streams and wetlands with</u>	
23	<u>or without erosion and landslide hazards:</u>	\$1,200.00
24	<u>Delineation, categorizing and habitat management plan services provided for</u>	
25	<u>endangered or threatened critical species pursuant to SCC 32.10.320:</u>	
26		\$1,600.00
27		

Table 17.02.090 Miscellaneous permit and review fees.

Type of Permit/Review	Amount of Fee
Site review for new buildings or additions ¹	\$100.00
Preapplication site reviews ²	\$250.00
Successive construction set-up fee	\$200.00
Completion permit	\$50.00
Temporary building permit	\$50.00
Demolition permit	\$50.00
Condominium conversion permit (Per Unit)	\$50.00
Deck permit	\$50.00
Dock permit	\$50.00
Fireplace permit	\$50.00
Swimming pool permit	\$50.00
Roofing permit:	
10 squares or less	no fee
11 to 25 squares	\$37.00
more than 25 squares	\$55.00
Conversion option harvest plan review For sites larger than 10 acres a fee of \$5.00 per acre shall be collected.	\$300.00
Sign permit:	
Wall sign	\$50.00
Pole or roof sign	\$100.00
Billboard	\$150.00
Commercial building change of use or occupancy ³	
under 10,000 square feet	\$250.00
over 10,000 square feet	\$500.00
Temporary or final certificate of occupancy, when applicant requests phased issuance for each structure or structures	\$100.00
Home occupation certificate of occupancy	\$100.00
Critical area review pursuant to chapter 32.10 SCC for: ((single)) Single family residential dwellings, duplexes and accessory structures, and commercial structures ((8,000 square feet or less)) with a complete professional critical area study and/or habitat management plan submitted at the time of application:	\$250.00
Delineation and categorizing services provided for erosion and landslide hazard areas only:	\$450.00
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards:	\$1,200.00
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species pursuant to SCC 32.10.320:	\$1,600.00
¹ If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount. Building additions shall be charged one-half the full site review fee amount. Accessory buildings of less than 1,000 square feet shall be charged one-half the full site review fee amount.	
² \$200.00 will be applied towards site review and permit fees at time of application.	
³ This fee shall be deducted from the permit fee if a permit is required.	

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PASSED this 20th day of November 2001.

SNOHOMISH COUNTY COUNCIL
SNOHOMISH COUNTY, WASHINGTON

[Signature]
Chair

ATTEST:

Sheila McAllister
Clerk of the Council *asst*

- APPROVED
- VETOED
- EMERGENCY

DATE 11/26/01

[Signature]
County Executive

ATTEST:

Pamela S. Sanchez

Approved as to form only:

Bonnie Dylis 9/27/01
Deputy Prosecuting Attorney

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