



SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

AMENDED ORDINANCE NO. 03-142

RELATING TO BUILDING AND DEVELOPMENT FEES, REDUCING CERTAIN FEES, ELIMINATING CERTAIN FUTURE REDUCTIONS, PROVIDING FOR FUTURE REDUCTIONS, AND AMENDING CHAPTER 30.86 SCC AS ADOPTED BY AMENDED ORDINANCE NOS. 02-056 AND 02-064

WHEREAS, Sections 2 through 8 of Amended Ordinance No. 02-056 increased certain building and development fees in order 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 (PDS); and

WHEREAS, Sections 9 through 15 of Amended Ordinance No. 02-056 provide for elimination of the fee increases set out in Sections 2 through 7 of that ordinance effective January 1, 2004; and

WHEREAS, the Code Reviser has incorporated Sections 2 through 7 of Amended Ordinance No. 02-056 into the Unified Development Code, Title 30 SCC, pursuant to Section 1 of Amended Ordinance No. 02-064; and

WHEREAS, this ordinance is intended to retain the fee increases provided for in Sections 2 through 7 of Amended Ordinance No. 02-056 by repealing Sections 9 through 15 of that ordinance before they take effect, except where reductions or other revisions are appropriate for lot status determination fees and commercial building plan check fees as provided herein; and

WHEREAS, this ordinance is further intended to reduce certain fees effective January 1, 2005, subject to future council action;

NOW, THEREFORE, BE IT ORDAINED:

**Section 1.** Sections 9, 10, 11, 12, 13, 14, and 15 of Amended Ordinance No. 02-056, adopted on November 20, 2002, are each repealed.

**Section 2.** Snohomish County Code Section 30.86.400, adopted by Ordinance No. 02-064 on December 9, 2002, and subsequently revised by the

Code Reviser pursuant to Section 1 of Amended Ordinance No. 02-064, is amended to read:

30.86.400 Uniform building code fees.

(1) Occupancies defined. Fees established in 30.86.400(2) shall be assessed based on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy groups in these two occupancy types. See also chapter 30.52A SCC.

(2) Outstanding fees. Any outstanding fees or portions thereof shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for a factory built structure as approved by the Washington State Department of Labor and Industries as a modular structure is specified in SCC 30.86.180.

(3) Commercial and residential occupancies defined.

**Table 30.86.400(3) - COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED**

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R-1, E, H, F, LC <sup>(1)</sup> , M, S, B
RESIDENTIAL	R-3, U
Reference note:	
(1) Except adult-family homes as defined in chapter 70.128 RCW.	

(4) Commercial pre-application review.<sup>(1)</sup> See also chapter 30.52A SCC.

**Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW**

REVIEW FEE <sup>(2)</sup>	\$400
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<b>SITE REVIEW</b> (at applicant's request)	\$100
<b>ADDED SERVICES REQUEST</b>	\$60/hour
<b>Reference notes:</b>  (1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.  (2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.	

(5) Base permit fees.<sup>(1)</sup> See also chapter 30.52A SCC.

**Table 30.86.400(5) - BASE PERMIT FEES**

<b>COMMERCIAL</b>	\$250
<b>COMMERCIAL PLUMBING</b>	\$125
<b>COMMERCIAL MECHANICAL</b>	\$125
<b>COMMERCIAL MECHANICAL AND PLUMBING</b> (not in conjunction with a commercial building permit)	\$125
<b>MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING</b>	\$80
<b>RESIDENTIAL</b>	\$80
<b>Reference notes:</b>  (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

(6) Plan review fees.<sup>(1)</sup> See also chapter 30.52A SCC.

**Table 30.86.400(6) - PLAN REVIEW FEES**

<b>PLAN, DRAWING, OR DOCUMENT BEING REVIEWED</b>	
R-3, U-1 and U-3 Occupancies	65% of building permit fee
A, I, R-1, E, H, F, LC, M, S, U-2 and B Occupancies	<del>((400))</del> 85% of building permit fee
<b>EXCEPTIONS</b>	
Successive construction <sup>(2) (3)</sup>	
R-3, U-1 and U-3 Occupancies	20% of building permit fee
R-1 Occupancies	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, E, H, F, LC, M, S, U-2 and B Occupancies as follows:	
Commercial permit application for 1 or more buildings or additions requiring site review	\$640
Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
Tenant improvements not requiring site plan review	\$100
<b>ADDITIONAL REVIEW <sup>(4)</sup></b>	\$200 or 25% of the plan review fee, whichever is less.
<p><b>Reference notes:</b></p> <p>(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted uniform codes and other county regulations.</p> <p>(2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a</p>	

single basic plan for the following classifications of buildings and structures:

(a) Group R-3 occupancies.

(b) ~~((Group R-1 occupancies, two stories or less in height, and containing four or less dwelling units.~~

(c)) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use, none of which are located in commercial or industrial zones per chapter 30.21 SCC.

(3) Procedures for approval of basic plans for successive construction shall be established by the director. Basic plans are transferable from one applicant to another only by explicit written permission of the owner.

(4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.

(7) Building permit fees.<sup>(1)</sup> See also chapter 30.52.A SCC.

**Table 30.86.400(7) - BUILDING PERMIT FEES**

TOTAL BUILDING/STRUCTURAL VALUATION (2)	PERMIT FEE (3)
\$1-\$500	\$23.50
\$501-\$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000

\$2001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof.
<b>FIRE SPRINKLER SYSTEM PLAN REVIEW</b>	100% of valuation plus \$1.50/square foot
<b>BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS</b>	100% of valuation plus \$1.50/square foot

**Reference notes:**

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted uniform codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with subtitle 30 SCC.

(2) Building valuation shall be based on the building valuation data sheet contained within each year's May/June  Building Standards  magazine published by the International Conference of Building Officials to be applied effective January 1, of each subsequent year.

(3) Plan review and permit fees are based on 100% of the building valuation with these exceptions:

>Accessory farm buildings & storage utility sheds	80% of valuation
>Additions w/plumbing valuation	110% of the main floor
>Dwellings without plumbing valuation	90% of the main floor
>Foundation (existing structure) valuation	10% of main floor
>Greenhouse (dirt floor, light frame/ plastic cover)	40% of valuation
>Pole and roof only/no sides	40% of valuation

(8) Certificates of occupancy/changes of use fees. See also chapter 30.52A SCC.

**Table 30.86.400(8) - CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES**

<b>CERTIFICATE OF OCCUPANCY</b>	
Home occupation	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	



<b>COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY <sup>(1)</sup></b>	
Under 10,000 square feet	\$250
Over 10,000 square feet	\$500
<b>Reference note:</b>	
(1) This fee shall be deducted from the permit fee if a permit is required.	

(9) Special inspections and investigation fees. See also chapter 30.52A SCC.

**Table 30.86.400(9) - SPECIAL INSPECTIONS AND INVESTIGATION FEES**

<b>BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS</b>	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Sno. Co.	\$120 plus \$0.28/mile
<b>INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS</b>	\$60/hour-2 hour min
<b>INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED</b>	
<b>REINSPECTION FEE <sup>(1)</sup></b>	\$60
<b>INVESTIGATION FEE <sup>(2)</sup></b>	100% of permit fee
<b>Reference notes:</b>	
(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid. (UBC Section 108.8).	



(2) A fee charged for work requiring a permit, which is commenced without first obtaining said permit. This fee shall be collected regardless of whether a permit is subsequently issued or not. (UBC Section 107.5).

(10) Miscellaneous review and permit fees. <sup>(1)</sup> See also chapter 30.52A SCC.

**TABLE 30.86.400(10) - MISCELLANEOUS REVIEW AND PERMIT FEES**

<b>PRE-APPLICATION SITE REVIEW</b> (\$200 to be applied towards site review/permit fees at time of application)	\$250
<b>ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET</b>	50% of site review fee
<b>BUILDING ADDITIONS</b>	
<b>CONVERSION OPTION HARVEST PLAN REVIEW</b>	\$300
Sites larger than 10 acres	\$5/acre
<b>CRITICAL AREA REVIEW FEE</b> pursuant to chapter 30.62 SCC for: <sup>(2)</sup>	
Single family residential dwellings, duplexes and accessory structures, and commercial structures with a complete professional critical area study and/or habitat management plan submitted at the time of application.	\$250
Delineation and categorizing services provided for erosion and landslide hazard areas only:	\$450
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards.	\$1,200
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species	\$1,600

pursuant to SCC 30.62.110:	
<b>COMPLETION PERMIT</b>	\$50
<b>CONDOMINIUM CONVERSION PERMIT (per unit)</b>	\$50
<b>DECK PERMIT</b>	\$50
<b>DEMOLITION PERMIT</b>	\$50
<b>DOCK PERMIT</b>	\$50
<b>FIREPLACE PERMIT</b>	\$50
<b>SWIMMING POOL PERMIT</b>	\$50
<b>TEMPORARY BUILDING PERMIT</b>	\$50
<b>TITLE ELIMINATION</b>	\$30
<b>LOT STATUS DETERMINATION</b>	\$ 100
<del>((Readily verifiable with documents submitted by applicant</del>	<del>\$50</del>
<del>Requires research and detailed document evaluation and confirmation</del>	<del>(\$200))</del>
<b>ROOFING PERMIT <sup>(3)</sup></b>	
11 to 25 squares	\$37
More than 25 squares	\$55
<b>SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS <sup>(4)</sup></b>	\$100
<b>SUCCESSIVE CONSTRUCTION SET-UP FEE</b>	\$200
<b>Reference notes:</b>	

- (1) These fees are charged in addition to building/structural plan and permit fees.
- (2) For single family residential (SFR) dwellings, duplexes, and accessory structures, and commercial structures 8,000 square feet or less subject to critical areas review per chapter 30.62 SCC.
- (3) No permit is required for use of 10 squares or less of roofing material.
- (4) 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.

(11) Fee refunds. See also chapter 30.52A SCC.

The director shall refund all fees collected in error. In all other cases, upon request by an applicant within 180 days of fee payment, the director is authorized to refund 80 percent of any fee paid only if no work has commenced under the issued permit or plan review and the issued permit is surrendered with the request.

**Section 3.** Section 1 of Amended Ordinance 02-064, as adopted on December 9, 2002, is amended to read:

Section 1. The County Council makes the following findings and conclusions:

(A) Existing county development regulations represented by 17 separate county titles are proposed for consolidation in new Title 30 SCC (Unified Development Code). The existing individual titles contain duplications, inconsistencies, ambiguities, and outdated provisions.

(B) The proposed Unified Development Code, attached hereto as Attachment A, will streamline, simplify, and make all development regulations more readable and usable. Development regulations have been logically organized to create a more easily readable and user-friendly code.

(C) The Unified Development Code is organized into logical groupings of like provisions into individual subtitles. Development standards are

separated from permit process provisions, construction codes are grouped together, and most definitions are contained in a single subtitle.

(D) The majority of changes are made to fit the new Unified Development Code format and are non-substantive changes. Substantive changes that were necessary to facilitate the new code structure are listed and described in a Comparison Table document included with this ordinance as Attachment B. A numerical ranking of either 1, 2, or 3 has been assigned to each substantive revision in the table, with a 3 ranking being more important, and a number 1 ranking being a very minor revision.

(E) A determination of nonsignificance was issued for the proposed action on May 5, 2002, pursuant to the provisions of the State Environmental Policy Act (WAC 97-11) and Title 23 SCC, and satisfies the requirements of SEPA.

(F) The County has conducted early and continuous public participation in the process of adoption of the Unified Development Code. Public participation includes several general public meetings during development of the code format, 3 public briefing sessions before the Snohomish County Planning Commission, a public open house, and a briefing session for professional consultants and interested parties from the development community.

(G) The proposed amendments are in the best interest of the county and will promote the general public health, safety and welfare.

(H) The following ordinances, recently enacted by the county council will require merging into the UDC format:

Ordinance No. 02-049 -- nine lot short plat; adopted 10/16/02

Ordinance No. 02-052 -- amending school mitigation fees; adopted 11/20/02

Ordinance No. 02-056 -- amending development fees; adopted 11/20/02

Ordinance No. 02-072 -- amending urban centers; adopted 11/18/02

Ordinance No. 02-077 -- amending SCC 13.110.030 with cross reference citations to 26B; adopted 12/4/02

Ordinance No. 02-081 -- amending Chapter 6.06 SCC with cross reference citations to Title 18; adopted 12/4/02

The incorporation of these ordinances will be completed by the code reviser (except Sections 9 through 15 of Amended Ordinance No. 02-056

which were repealed before taking effect); with no further action required by the Council consistent with SCC 1.02.020. In addition, other non-substantive corrections of UDC code citations throughout the county code may be necessary. These corrections will also be completed by the code reviser.

**Section 4.** Snohomish County Code Section 30.86.130, adopted by Ordinance No. 02-064 on December 9, 2002, and subsequently revised by the Code Reviser pursuant to Section 1 of Amended Ordinance No. 02-064, is amended to read:

**30.86.130 Binding site plan fees.**

**Table 30.86.130 - BINDING SITE PLAN FEES**

OTHER FEES: All necessary fees for subdivision approval/recording are not listed here. Examples of fees not collected by the department include: (1) Applicable private well and septic system approvals (Snohomish Health District); (2) right-of-way permit (department/department of public works), see SCC 13.110.020; and (3) subdivision recording fees (auditor).

<b>PRE-APPLICATION CONFERENCE FEE<sup>(1)</sup></b>	<b>\$400</b>
<b>APPLICATION FEE</b>	<b>(((\$1,500))-\$1</b>
<b>EXCEPTIONS</b>	
Based on a previously approved site plan	\$350
<b>SURVEY INFORMATION REVIEW FEE<sup>(3)</sup></b>	<b>\$1,000</b>
Binding site plan application with concurrent land development application <sup>(2)</sup>	\$0
Resubmittal fee <sup>(4)</sup>	\$200
<b>REVISION FEES</b>	
Prior to BSP approval <sup>(5)</sup>	\$350
Approved BSP (before or after recording)	\$350
Recorded BSP and record of survey <sup>(6)</sup>	\$350

**Reference notes:**

(1) The pre-application conference fee shall be credited toward the application fee upon submittal of said application if received within 12 months from the date of the pre-application conference.

(2) A "concurrent land development application" is another land development application using a master permit application, commercial building permit application, or other land development application which includes a site plan approval, submitted simultaneously with a BSP application.

(3) This fee is paid upon submittal of a proposed record of survey, or upon submission of a major revision to a proposed or existing record of survey and will include the review of any right-of-way establishment or dedication offered or required. Copies of a recorded subdivision or a record of survey which show the proposed binding site plan area and are in conformance with RCW 58.09.090(1)(d)(iv) shall not be subject to the survey information review fee, unless a right-of-way establishment or dedication is offered or required.

(4) This fee applies when an applicant resubmits a record of survey after the department has performed two reviews of the record of survey and (a) the record of survey fails to include corrections required by the department on "markup" plans, drawings, or other documents generated during a prior review; or (b) the applicant makes a minor revision or addition to the record of survey.

(5) Revisions to binding site plans being reviewed concurrently with another land development application shall be exempt from this fee.

(6) Survey information resubmittal review fees of SCC 30.86.130 shall also apply.

**Section 5.** Snohomish County Code Section 30.86.300, adopted by Ordinance No. 02-064 on December 9, 2002, and subsequently revised by the Code Reviser pursuant to Section 1 of Amended Ordinance No. 02-064, is amended to read:

**30.86.300 Special flood hazard areas permit fees.**

**Table 30.86.300 – SPECIAL FLOOD HAZARD AREA PERMIT FEES**

<b>FLOOD HAZARD AREA PERMIT</b>	<del>(\$300)</del> \$1
<b>FLOOD HAZARD AREA VARIANCE</b>	See Table 30.86.230
<b>PRE-APPLICATION CONFERENCE FEE <sup>(1)</sup></b>	\$400

**Reference note:**

(1) When an applicant chooses to utilize the pre-application process, the pre-application conference fee shall be credited toward the application fee upon submittal of said application if received within 12 months from the date of the pre-application conference.

**Section 6.** Snohomish County Code Section 30.86.400, adopted by Ordinance No. 02-064 on December 9, 2002, revised by the Code Reviser pursuant to Section 1 of Amended Ordinance No. 02-064, and last amended by Section 2 of this ordinance, is amended to read:

30.86.400 Uniform building code fees.

(1) Occupancies defined. Fees established in 30.86.400(2) shall be assessed based on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy groups in these two occupancy types. See also chapter 30.52A SCC.

(2) Outstanding fees. Any outstanding fees or portions thereof shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for a factory built structure as approved by the Washington State Department of Labor and Industries as a modular structure is specified in SCC 30.86.180.

(3) Commercial and residential occupancies defined.

**Table 30.86.400(3) - COMMERCIAL AND RESIDENTIAL OCCUPANCIES DEFINED**

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R-1, E, H, F, LC <sup>(1)</sup> , M, S, B
RESIDENTIAL	R-3, U



**Reference note:**

(1) Except adult-family homes as defined in chapter 70.128 RCW.

(4) Commercial pre-application review.<sup>(1)</sup> See also chapter 30.52A SCC.

**Table 30.86.400(4) - COMMERCIAL PRE-APPLICATION REVIEW**

<b>REVIEW FEE</b> <sup>(2)</sup>	\$400
<b>SITE REVIEW</b> (at applicant's request)	\$100
<b>ADDED SERVICES REQUEST</b>	\$60/hour

**Reference notes:**

(1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.

(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.

(5) Base permit fees.<sup>(1)</sup> See also chapter 30.52A SCC.

**Table 30.86.400(5) - BASE PERMIT FEES**

<b>COMMERCIAL</b>	\$250
<b>COMMERCIAL PLUMBING</b>	\$125
<b>COMMERCIAL MECHANICAL</b>	\$125
<b>COMMERCIAL MECHANICAL AND PLUMBING</b> (not in conjunction with a commercial building permit)	\$125

<b>MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING</b>	\$80
<b>RESIDENTIAL</b>	\$80
<b>Reference notes:</b>	
(1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

(6) Plan review fees.<sup>(1)</sup> See also chapter 30.52A SCC.

**Table 30.86.400(6) - PLAN REVIEW FEES**

<b>PLAN, DRAWING, OR DOCUMENT BEING REVIEWED</b>	
R-3, U-1 and U-3 Occupancies	<del>((65%))</del> 1% of building permit fee
A, I, R-1, E, H, F, LC, M, S, U-2 and B Occupancies	85% of building permit fee
<b>EXCEPTIONS</b>	
Successive construction <sup>(2) (3)</sup>	
R-3, U-1 and U-3 Occupancies	<del>((20%))</del> 1% of building permit fee
R-1 Occupancies	<del>((45%))</del> 1% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, E, H, F, LC, M, S, U-2 and B Occupancies as follows:	
Commercial permit application for 1 or more buildings or additions requiring site review	\$640
Commercial permit application for 1 or more buildings	\$500

or additions with a previously approved official site plan	
Tenant improvements not requiring site plan review	\$100
<b>ADDITIONAL REVIEW</b> <sup>(4)</sup>	\$200 or 25% of the plan review fee, whichever is less.

**Reference notes:**

- (1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted uniform codes and other county regulations.
- (2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures:
  - (a) Group R-3 occupancies.
  - (b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use, none of which are located in commercial or industrial zones per chapter 30.21 SCC.
- (3) Procedures for approval of basic plans for successive construction shall be established by the director. Basic plans are transferable from one applicant to another only by explicit written permission of the owner.
- (4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.

(7) Building permit fees.<sup>(1)</sup> See also chapter 30.52.A SCC.

**Table 30.86.400(7) - BUILDING PERMIT FEES**

<b>TOTAL BUILDING/STRUCTURAL VALUATION</b> <sup>(2)</sup>	<b>PERMIT FEE</b> <sup>(3)</sup>
\$1-\$500	\$23.50

\$501-\$2,000	\$23.50 for the first \$500 plus \$3.05 for each additional \$100 or fraction thereof, including \$2,000
\$2001-\$25,000	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1,000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1,000 or fraction thereof, including \$1,000,000
Over \$1,000,000	\$5,608.75 for the first \$1,000,000 plus \$3.65 for each additional \$1,000 or fraction thereof.
<b>FIRE SPRINKLER SYSTEM PLAN REVIEW</b>	100% of valuation plus \$1.50/square foot
<b>BUILDING/STRUCTURAL PERMITS INCLUDING REQUIRED FIRE SPRINKLER SYSTEM PLANS</b>	100% of valuation plus \$1.50/square foot

**Reference notes:**

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted uniform codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with subtitle 30 SCC.

(2) Building valuation shall be based on the building valuation data sheet contained within each year's May/June Building Standards magazine published by the International Conference of Building Officials to be applied effective January 1, of each subsequent year.

(3) Plan review and permit fees are based on 100% of the building valuation with these exceptions:

>Accessory farm buildings & storage utility sheds	80% of valuation
>Additions w/plumbing	110% of the main floor valuation
>Dwellings without plumbing	90% of the main floor valuation
>Foundation (existing structure)	10% of main floor valuation
>Greenhouse (dirt floor, light frame/ plastic cover)	40% of valuation
>Pole and roof only/no sides	40% of valuation

(8) Certificates of occupancy/changes of use fees. See also chapter 30.52A SCC.

**Table 30.86.400(8) - CERTIFICATES OF OCCUPANCY/CHANGE OF USE FEES**

<b>CERTIFICATE OF OCCUPANCY</b>	
Home occupation	\$100
Temporary or final, when applicant requests phased issuance for each structure or structures	
<b>COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY <sup>(1)</sup></b>	
Under 10,000 square feet	\$250

Over 10,000 square feet	\$500
<b>Reference note:</b> (1) This fee shall be deducted from the permit fee if a permit is required.	

(9) Special inspections and investigation fees. See also chapter 30.52A SCC.

**Table 30.86.400(9) - SPECIAL INSPECTIONS AND INVESTIGATION FEES**

<b>BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS</b>	
Snohomish County inspection	\$60/hour-2 hour min
Outside Snohomish County inspection for move to Sno. Co.	\$120 plus \$0.28/mile
<b>INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS</b>	\$60/hour-2 hour min
<b>INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED</b>	
<b>REINSPECTION FEE <sup>(1)</sup></b>	\$60
<b>INVESTIGATION FEE <sup>(2)</sup></b>	100% of permit fee
<b>Reference notes:</b> (1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid. (UBC Section 108.8).  (2) A fee charged for work requiring a permit, which is commenced without first obtaining said permit. This fee shall be collected regardless of whether a permit is subsequently issued or not. (UBC Section 107.5).	

(10) Miscellaneous review and permit fees. <sup>(1)</sup> See also chapter 30.52A SCC.

**TABLE 30.86.400(10) - MISCELLANEOUS REVIEW AND PERMIT FEES**

<b>PRE-APPLICATION SITE REVIEW</b> (\$200 to be applied towards site review/permit fees at time of application)	\$250
<b>ACCESSORY BUILDINGS LESS THAN 1000 SQUARE FEET</b>	50% of site review fee
<b>BUILDING ADDITIONS</b>	
<b>CONVERSION OPTION HARVEST PLAN REVIEW</b>	\$300
Sites larger than 10 acres	\$5/acre
<b>CRITICAL AREA REVIEW FEE</b> pursuant to chapter 30.62 SCC for <sup>(2)</sup>	
Single family residential dwellings, duplexes and accessory structures, and commercial structures with a complete professional critical area study and/or habitat management plan submitted at the time of application	\$250
Delineation and categorizing services provided for erosion and landslide hazard areas only	\$450
Delineation and categorizing services provided for streams and wetlands with or without erosion and landslide hazards	\$1,200
Delineation, categorizing and habitat management plan services provided for endangered or threatened critical species pursuant to SCC 30.62.110	\$1,600
<b>COMPLETION PERMIT</b>	\$50



CONDOMINIUM CONVERSION PERMIT (per unit)	\$50
DECK PERMIT	\$50
DEMOLITION PERMIT	\$50
DOCK PERMIT	\$50
FIREPLACE PERMIT	\$50
SWIMMING POOL PERMIT	\$50
TEMPORARY BUILDING PERMIT	\$50
TITLE ELIMINATION	<del>(\$30)</del> \$1
LOT STATUS DETERMINATION	<del>(\$100)</del> \$1
ROOFING PERMIT <sup>(3)</sup>	
11 to 25 squares	\$37
More than 25 squares	\$55
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS <sup>(4)</sup>	\$100
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
<p><b>Reference notes:</b></p> <p>(1) These fees are charged in addition to building/structural plan and permit fees.</p> <p>(2) For single family residential (SFR) dwellings, duplexes, and accessory structures, and commercial structures 8,000 square feet or less subject to critical areas review per chapter 30.62 SCC.</p> <p>(3) No permit is required for use of 10 squares or less of roofing material.</p> <p>(4) 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</p>	

site review fee for each of the other lots shall be one-half the full fee amount.

(11) Fee refunds. See also chapter 30.52A SCC.

The director shall refund all fees collected in error. In all other cases, upon request by an applicant within 180 days of fee payment, the director is authorized to refund 80 percent of any fee paid only if no work has commenced under the issued permit or plan review and the issued permit is surrendered with the request.

**Section 7.** Snohomish County Code Section 30.86.500, adopted by Ordinance No. 02-064 on December 9, 2002, and subsequently revised by the Code Reviser pursuant to Section 1 of Amended Ordinance No. 02-064, is amended to read:

**30.86.500 SEPA (environmental review) fees.** See also chapter 30.61 SCC.

**Table 30.86.500 – SEPA FEES**

<b>CHECKLIST REVIEW/THRESHOLD DETERMINATION (TD) <sup>(2), (3), (7)</sup></b>	
Single family dwellings or duplex	<del>(\$350)</del> <u>\$1</u>
Short Subdivisions	
0 to 4 lots	<del>(\$550)</del> <u>\$1</u>
5 to 9 lots	<del>(\$650)</del> <u>\$1</u>
Subdivisions	
0 to 10 lots	<del>(\$650)</del> <u>\$1</u>
11 to 20 lots	<del>(\$750)</del> <u>\$1</u>
21 to 50 lots	<del>(\$900)</del> <u>\$1</u>
51 to 100 lots	<del>(\$1,100)</del> <u>\$1</u>
101 to 200 lots	<del>(\$1,350)</del> <u>\$1</u>
Greater than 200 lots	<del>(\$1,600)</del> <u>\$1</u>
Commercial (project actions requiring commercial zoning or commercial building permits, and multiple family construction in any zone:	
0 to 2 acres	<del>(\$500)</del> <u>\$1</u>
3 to 5 acres	<del>(\$700)</del> <u>\$1</u>
6 to 10 acres	<del>(\$850)</del> <u>\$1</u>
11 to 20 acres	<del>(\$1,000)</del> <u>\$1</u>
21 to 100 acres	<del>(\$1,200)</del> <u>\$1</u>

Greater than 100 acres	(\$1,400) \$1
Industrial (project actions requiring industrial zoning):	
0 to 2 acres	(\$600) \$1
3 to 5 acres	(\$800) \$1
6 to 10 acres	(\$1,000) \$1
11 to 20 acres	(\$1,200) \$1
21 to 100 acres	(\$1,500) \$1
Greater than 100 acres	(\$2,000) \$1
Threshold determinations for all other project actions not specifically listed:	(\$500) \$1
Staff review of special studies submitted to supplement the environmental checklist:	(\$60) \$1/Hour

**MITIGATED DETERMINATION OF NONSIGNIFICANCE (MDNS) <sup>(4), (7)</sup>**

Review fee for school, park, and road mitigation	(\$150) \$1
Review fee for wetland and related critical areas mitigation	(\$600) \$1
Review fee for wetland and related critical areas mitigation for an individual single family residence	(\$150) \$1
County professional staff time spent in making the determination beyond the scope of initial review of mitigation	(\$60) \$1/Hour

**ENVIRONMENTAL IMPACT STATEMENT – See Footnote 6**

**WITHDRAWAL OF DETERMINATION OF SIGNIFICANCE (DS) AND NEW TD <sup>(5), (7), (8)</sup>**

Fee equal to original fee for environmental checklist review

**Reference notes:**

(1) These fees, which are in addition to any other fees provided for by law, shall be charged when Snohomish County is the lead agency for a non-county proposal.

(2) The fee shall be collected prior to undertaking the threshold determination. Time periods provided in SCC 30.61.060 for making a threshold determination shall not begin to run until fee payment occurs.

(3) Threshold determination fees required for these actions shall be reduced by the amount of the critical area review fee for such actions when critical area review is required: SFR dwellings, duplexes, accessory structures, and commercial structures 8,000 square feet or less per SCC 30.86.400(9); grading of 500 cubic yards or less per SCC 30.86.520; and short subdivisions per SCC 30.86.110.

(4) For every mitigated threshold determination considered as provided by SCC 30.61.120 and WAC 197-11-350, one, or a combination of the following fees, shall be paid by the applicant. If after 30 days of the date an applicant receives "Notice of Payment Due" by certified mail, the required fees remain unpaid, the county shall discontinue action on the proposal, including postponement of scheduled hearings, until the fees are paid. Such fees are in addition to the initial threshold determination fees above.

(5) This fee shall be charged for the additional environmental review conducted when a determination of significance is withdrawn and a new threshold determination is made for the same proposal. The fee shall be paid prior to issuance of the new threshold determination.

(6)(a) The following EIS preparation and distribution costs shall be borne by the applicant or proponent:

(i) Actual cost of the time spent by regular county professional, technical, and clerical employees required for the preparation and distribution of the applicant's impact statement. The costs shall be accounted for properly. No costs shall be charged for processing of the application which would be incurred with or without the requirement for an EIS or which are covered by the regular application fee;

(ii) Additional costs, if any, for experts not employed by the county, texts, printing, advertising, and for any other actual costs required for the preparation and distribution of the EIS; and

(iii) When an EIS is to be prepared by a consultant, actual consultant fees which shall be solely the responsibility of and billed directly to the applicant or proponent. The applicant or proponent shall also bear such additional county costs as provided for in (i) and (ii) above as are incurred in the review, revision, approval, and distribution of the EIS.

(b) When an EIS is to be prepared by the county, following consultation with the applicant, the lead department shall inform the applicant of estimated costs and completion date for the draft EIS prior to accepting the deposit required by (4) above. Such estimate shall not constitute an offer or covenant by the lead department nor shall it be binding upon the county. In order to assure payment of the above county costs, the applicant or proponent shall post with the county cash, surety bond, or other sufficient and acceptable bond in the minimum amount of \$1,500 in accordance with chapter 30.84 SCC regarding bonding security administration.

(c) If a proposal is modified so that an EIS is no longer required, the responsible official shall refund any fees collected pursuant to reference note (4) above which remain after incurred costs are paid.

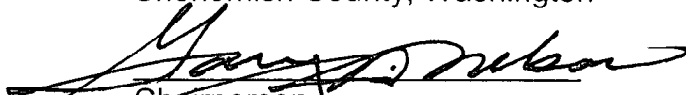
(7) The county shall collect a reasonable fee from an applicant to cover the cost of meeting the public notice requirements of this title relating to the applicant's proposal.

(8) The county may charge any person for copies of any document prepared under this title, and for mailing the document in the manner provided by chapter 42.17 RCW.


**Section 8. Effective date.** Sections 1, 3, and 8 of this ordinance shall be effective ten days after the ordinance is signed by the County Executive or otherwise enacted as provided in Charter Section 2.110. Section 2 of this ordinance shall be effective on January 1, 2004. Sections 4 through 7 of this ordinance shall be effective on January 1, 2005.

PASSED this 19<sup>th</sup> day of November 2003.

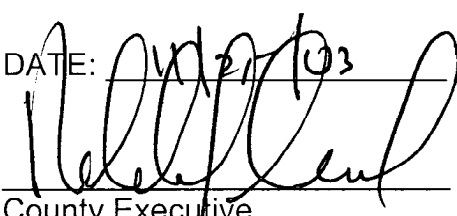
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

  
Chairperson

ATTEST:

  
Clerk of the Council, *Asst.*

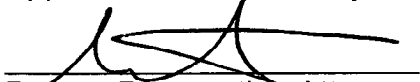
- APPROVED
- EMERGENCY
- VETOED

DATE: 11/21/03  
  
County Executive

ATTEST:



Approved as to form only:

  
Deputy Prosecuting Attorney

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