



CITY OF STANWOOD COMMUNITY DEVELOPMENT DEPARTMENT FEES 2015

UTILITY HOOKUP:

\$50 permit application fee per hook-up (water, sewer, drainage, and street) plus:

Water

Single Family \$600
Multifamily & Commercial depending on meter size (from \$700 to \$2500)

Sewer

Residential Single-family	\$500
Duplex	\$750
Triplex	\$1,000
Multifamily	\$1,000 plus \$250 per unit
Commercial 6" service	\$1,000

Drainage

Residential, Multifamily, & Commercial \$200

PLANT INVESTMENT:

Residential: 1 unit	Water	\$5,280 (up to ¾")
	Sewer	\$6,476 (up to ¾")
	Drain	\$665 per ERU (Equivalent Residential Unit)

Multifamily water, sewer & drainage: per number of units (see Ord 1260)

Commercial water, sewer & drainage: per size of water meter (see Ord 1260)

IMPACT FEES:

Single Family

Traffic	\$3,523.39
Schools*	\$ 0
Parks	\$ 640.80
Fire	\$ 200.00
Total	\$4,364.19 per unit

Duplexes/Townhouses

Traffic	\$2,253.20
Schools*	\$ 0
Parks	\$ 453.90
Fire	\$ 150.00
Total	\$2,857.10 per unit

Apartments

Traffic	\$2,584.56
Schools*	\$ 0
Parks	\$ 453.90
Fire	\$ 150.00
Total	\$3,188.46 per unit

Commercial & Industrial –

Traffic Per ITE Trip Generation Report at \$368.17 per average daily trip or per Traffic Study
Fire \$.25 per square foot of building area

- **Note: School Impact Fees will not be assessed for any project approved after 5/31/07. Any Impact Fees for Schools noted in a Hearing Examiner's Decision will still be collected by the City.**

SITE DEVELOPMENT

Site Development Permits

\$125 for projects between \$0 and \$5000 valuation plus engineering and or legal review at actual cost (if any)

\$250 for projects between \$5001 and \$15,000 valuation plus engineering and or legal review at actual cost (if any)

\$500 plus 5% of the engineering estimate for site work (Includes 1st engineer review, additional engineering and legal reviews) (if any at actual cost) for greater than \$15,001.

\$25 per lot for projects with plats with prior approved Site Development permit

SUBDIVISIONS

Binding Site Plan

\$3,000 plus \$300 per lot

Plat Amendment

\$72/hour, plus cost of hearing

Preliminary Short Plat

\$3600

Preliminary Long Plat

\$7000 plus \$250 per lot, plus cost of hearing

Preliminary PRD/PUD

\$5,550 plus \$250 per lot plus cost of hearing (includes first engineering Review) additional reviews charged at cost

Final Plat/PRD

\$700 + \$125 per lot

LAND USE FEES

Administrative Interpretation

\$100

Administrative Decision/

\$100 first application

Modification Adjustment

\$125 each additional application

Administrative Variance

\$600

Annexation

\$1,000

Boundary Line Adjustment

\$950

Certificate of Occupancy

\$25 (fee may be applied to building permits if required for certificate)

Comprehensive Plan Amendment

\$1,500

Concurrency

Evaluation

\$400 plus consulting fees for engineering review

Reconsideration

\$200 plus consulting fees for engineering review

Appeal

\$500 plus cost of hearing

Concurrency Reconsideration

\$200 plus cost of hearing

Administrative Conditional Use

\$100

Conditional Use Permit

\$1,000 plus cost of hearing

Cond. Use Permit:

(Wireless Communication)

\$2,000

Critical Areas

\$25 Exemption (non-flood area)

\$75 Exemption (flood area)

\$250 Checklist Single Family Home/Duplex

\$350 Checklist (other than listed above)

\$350 Report, peer review at cost

Development Agreement

\$2,000 Plus cost of hearing

Flood Plain Certificate

\$175

Hearing Examiner Variance

\$1,200 plus cost of Hearing

Rezoning

\$1,000

Rezoning/Zoning Amendment

\$950

SEPA Checklist (other)	\$450
SEPA Checklist (non-project)	\$275
SEPA Addendum	\$72 per hour
Shoreline Substantial Dev. Permit	
Under \$100,000	\$500
Over \$100,000 to \$250,000	\$1,000
Over \$250,000	\$2,000
Shoreline Conditional Use Permit	\$950 plus cost of hearing
Unclassified Use Determination	\$100
Zoning Appeal	\$500 plus cost of hearing
Zoning Code Amendment	\$800

OTHER FEES

Appeal	\$500 plus cost of Hearing
Copies	\$.15 per each side of page @ 8 1/2" x 11"
Driveway permit	\$80
Encroachment permit	New structures, \$50, No fee for existing structures permitted by 2016
Environmental Impact Statement	Direct consultant cost, plus staff hourly rate
Engineer File Review Request	\$384 Deposit for 2-hr review deposit, additional fees at cost
Engineer Mtg Attendance Request	\$768 deposit, additional fees at cost
Fire Plan check	1 hour deposit, plus actual cost if greater
Forest Practice Waiver	\$800 plus \$100 per acre over 5 plus cost of hearing
Landscape Plan	\$400 plus 100% consultant cost
Landscape Plan Modification	\$200 plus 100% consultant cost
Landscape Inspections	\$150 plus 100% consultant cost
Landscape Re-inspections	\$50 plus 100% consultant cost
Permit Extensions	\$100
Pre-Application Fee	\$300 plus two hour engineering deposit for file review & two hour deposit for meeting attendance required at City's discretion (\$150 to be credited if Land Use application is file within 90 days)
Postage	At cost
Public Notice	\$60 per required publication, plus actual cost if greater
Reconsideration	\$200, Plus cost of Hearing
Right of Way Use Permit	\$100 minor work, \$500 major work
Right of Way Vacation	\$350
Right to Farm Application	
(Under 10 acres)	\$50
(Over 10 acres)	\$100
Temporary Use permit	\$25
Water/sewer certificate of availability	\$500 each
Satellite receiving permit (Units three feet or more)	\$25
Wireless facility lease	\$1,000

*NOTE: Adopted by Ordinances 1171, 1253. All fees subject to change by city ordinance.

SIGN PERMITS

<u>Type of Sign</u>	<u>Building permit fee per application</u>	<u>Permit fee per sign</u>
A-Board	N/A	\$10 (no state surcharge)
Freestanding	Valuation	\$100
Gable	Valuation	\$100
Marquee, awnings & canopies	Valuation	\$100
Monument	Valuation	\$100
Sign Modification	N/A	\$10
Temporary Promotional Display	N/A	No fee
Wall & projecting	Valuation	\$100
Variance process for Signage	N/A	\$65
State surcharge on all sign permits	N/A	\$4.50
Banners processing with a Special Event or City Sponsored	Determined by City Sponsorship	
Banners for events not requiring a Special Event permit/not City Sponsored	N/A	\$180

GRADING/FILL PERMIT (per UBC Section 3310.2 and 3310.3)

Plan Review Fee	50 cu. yds. or less	No Fee
	51 to 100 cubic yards	\$ 23.50
	101 to 1,000 cubic yards	\$ 37.00
	1,001 to 10,000 cubic yards	\$ 49.25
	10,001 to 100,000 cubic yards	\$ 49.25 (first 10,000 cubic yards) \$ 24.50 (for each additional 10,000 cubic yards)
	100,001 to 200,000 cubic yards	\$269.75 (first 100,000 cubic yards) \$ 13.25 (for each additional 10,000 cubic yards)
	200,001 cubic yards or more	\$402.25 (first 200,000 cubic yards) \$ 7.25 (for each additional 10,000 cubic yards)

All plus engineering reviews at actual cost

Permit Fee	50 cu. yds. or less 17.80.135(2g)	\$ 23.50*
	51 to 100 cubic yards	\$ 37.00
	101 to 1,000 cubic yards	\$ 37.00 (first 100 cubic yards) \$ 17.50 (for each additional 100 cubic yards)
	1,001 to 10,000 cubic yards	\$194.50 (first 1,000 cubic yards) \$ 14.50 (for each additional 1,000 cubic yards)
	10,001 to 100,000 cubic yards	\$325.00 (first 10,000 cubic yards) \$ 66.00 (for each additional 10,000 cubic yards)
	100,001 cubic yards or more	\$919.00 (first 100,000 cubic yards) \$ 36.50 (for each additional 10,000 cubic yards)

- (No grading permit required for grading or filling of less than 50 cubic yards, provided it occurs outside a critical area and buffer and is at least two feet from a property line per)

DEMOLITION PERMIT: \$100 (Residential) per building (with accompanying Asbestos report)
\$200 (Commercial)

BUILDING PERMITS:

As provided in the 2012 Uniform Building Code (with valuations provided in the latest edition of the Building Safety Journal)

Sq. ft. of house x occupancy type = building value
Sq. ft. of garage x occupancy type = building value

Valuation – \$1.00 to \$500	\$25
\$501.00 to \$2,000.00	25.00 for the first \$500.00 plus \$3.05 for each additional \$100 or fraction thereof, to, and including \$2,000.00
\$2001 to \$25,000	\$69.25 for the first \$2,000.00, plus \$14.00 for each additional \$1,000.00 or fraction thereof, to, and including \$25,000.00
\$25,001 to 50,000	\$391.75 for the first \$25,000.00, plus \$10.10 for each additional \$1,000.00 or fraction thereof, to, and including \$50,000.00
\$50,001 to \$100,000	\$643.75 for the first \$50,000.00, plus \$7.00 for each additional \$1,000.00 or fraction, thereof, to, and including \$100,000.00
\$100,000 to \$500,000	\$993.75 for the first \$100,000.00, plus \$5.60 for each additional \$1,000.00 or fraction thereof, to, and including \$500,000.00
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each addition \$1,000.00 or fraction thereof, to, and including \$1,000,000.00
\$1,000,0001 and up	\$5608.78 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof.

Plan review fees shall be paid at time of submitting plans equal to 65% of the building permit fees

State Surcharge fee \$4.50 per building permit.

See Building permit table for more information

MECHANICAL/PLUMBING PERMITS

Commercial permits Fee based on valuations provided in the latest edition of the Building Safety Journal

Residential permits Base fee of \$25, plus charges identified on the following table:

MECHANICAL		PLUMBING	
Type of Fixture	Fee	Type of Equipment	Fee
Water closet (toilet)	\$10.00	Air conditioner unit	\$20.00
Bath tub	\$10.00	Boilers	\$16.00/ \$30.00/ \$40.00
Lavatory (wash basin)	\$10.00	Forced air system	\$20.00
Shower	\$10.00	Wall Heaters	\$16.00
Kitchen sink & disposal	\$10.00	Unit Heaters	\$16.00
Dishwasher	\$10.00	Evaporative Coolers	\$15.00
Laundry tray	\$10.00	Ventilation Fans	\$10.00
Clothes washer	\$10.00	Refrigeration Unit	\$15.00
Water heater	\$10.00	Range Hood	\$15.00
Urinal	\$10.00	Air Handling Unit	\$20.00
Drinking fountain	\$10.00	Stove	\$35.00
Floor drain	\$10.00	Fireplace & Chimney	\$20.00
Vacuum breakers	\$10.00	Gas Piping.	\$10.00
Roof drains (rain leaders)	\$10 .00	Above ground tank	\$90.00
Sink (service, bar, etc)	\$10.00	Underground tank	\$60.00
Gas piping	\$10.00	Base Residential Permit	\$25.00
Water service line	\$10 .00	Base Commercial Permit	\$50.00

****Technology fee**

3% on all permits, except on 5% Site Development fee, Impact & Mitigation fees