



**PIERCE COUNTY PLANNING AND LAND SERVICES**  
**DEVELOPMENT CENTER**

# FEE SCHEDULE

☆ **USE PERMITS**

Administrative Use  
Amendment to Previously Approved Use Permit  
Conditional Use  
Rezone  
Nonconforming Use  
Planned Development District/Planned Unit Development  
Variance-Land Use

☆ **PLATTING**

Alteration of Plat/Short Plat/Large Lot  
Binding Site Plan  
Boundary Line Adjustment/Lot Combination  
Extension of Time  
Final Plat  
Phased Development  
Preliminary Plat  
Short Plat/Large Lot

**NOTE: An Administrative Design Review is an application that is a tool to review the requirements of the design standards as outlined in Title 18J. A Site Plan Review is a separate fee and application to request deviation from the design standards.**

☆ **ENVIRONMENTAL**

Environmental Impact Statement  
Environmental Exemption

☆ **FOREST PRACTICES APPLICATIONS**

☆ **SHORELINE MANAGEMENT**

☆ **WETLAND MANAGEMENT**

☆ **FISH & WILDLIFE MANAGEMENT**

☆ **MISCELLANEOUS PLANNING REVIEWS**

☆ **APPEAL/REVOCATION/RECONSIDERATION**

☆ **SITE DEVELOPMENT PERMITS, DEVELOPMENT ENGINEERING REVIEW AND INSPECTIONS**

**Note: An applicant will be charged double the application fee if work has begun on a project prior to the issuance of a permit.**

☆ USE PERMITS

**ADMINISTRATIVE USE PERMIT (AUP):**

<u>Planning Review:</u> .....	2,268.00
Administrative Design Review .....	630.00
Site Plan Review .....	882.00

Development Engineering Review:

0 - 49,999 sq. ft. of structure .....	798.32
50,000 - 99,999 sq. ft. of structure .....	1,383.67
100,000 sq. ft. or greater of structure & less than 20 acres .....	2,353.11
20 - 100 acres .....	3,130.60
101 - 500 acres .....	3,913.18
501 - 1,000 acres .....	4,695.89
greater than 1,000 acres .....	15,652.92

**Administrative Use Subtotal** .....

**SEPA (if sepa review is required):**

Planning

One- or Two-Family Dwellings.....819.00

Commercial:

0 to 5 acres .....	819.00
5.1 to 10 acres .....	1008.00
10.1 to 20 acres .....	1,260.00
20.1 to 100 acres .....	1,512.00
Greater than 100 acres .....	1,890.00

Industrial:

0 to 5 acres .....	1008.00
5.1 to 10 acres .....	1,260.00
10.1 to 20 acres .....	1,890.00
20.1 to 100 acres .....	2,520.00
Greater than 100 acres .....	3,780.00

Development Engineering

One or two Family Dwellings .....74.50

Commercial:

0 - 9,999 Sq. Ft. of bldg. ....	277.06
10,000 - 49,999 Sq. Ft. ....	457.88
50,000 - 99,000 Sq. Ft. ....	679.33
Greater than 100,000 Sq. Ft. ....	1,721.83

SEPA Utility Review.....130.00

SEPA Health Review .....170.00

**SEPA Subtotal**.....

**Total Review Fee for Administrative Use Permit Application** .....

## USE PERMITS CONTINUED

**AMENDMENT TO PREVIOUSLY APPROVED USE PERMIT:**

Planning Review:

Major .....	1,890.00
Minor .....	630.00
Phased Development – Applicable to the second or any additional stage of a development project at one time .....	189.00.....

Development Engineering Review (Major Only):

0 - 49,999 sq. ft. of structure.....	391.23
50,000 - 99,999 sq. ft. of structure.....	516.42
100,000 sq. ft. or greater of structure & less than 20 acres.....	782.65
20 - 100 acres.....	782.65
101 - 500 acres.....	782.65
501 - 1,000 acres.....	1,173.94
Greater than 1,000 acres.....	1,565.30

<u>Utility Review</u> .....	130.00
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**Amendment Subtotal**.....

**SEPA (if SEPA review is required):**

Planning Review

One- or Two-Family Dwellings (building permits) .....	819.00
Commercial:	
0 to 5 acres .....	819.00
5.1 to 10 acres .....	1,008.00
10.1 to 20 acres .....	1,260.00
20.1 to 100 acres .....	1,512.00
Greater than 100 acres.....	1,890.00
Industrial:	
0 to 5 acres .....	1,008.00
5.1 to 10 acres .....	1,260.00
10.1 to 20 acres .....	1,890.00
20.1 to 100 acres .....	2,520.00
Greater than 100 acres.....	3,780.00

Development Engineering Review

One or two Family Dwellings .....	74.50
Commercial:	
0 - 9,999 Sq. Ft. of bldg. ....	277.06
10,000 - 49,999 Sq. Ft. ....	457.88
50,000 - 99,000 Sq. Ft. ....	679.33
Greater than 100,000 Sq. Ft. ....	1,721.83

<u>SEPA Health Review</u> – if on septic.....	170.00
<u>SEPA Utility Review</u> – if on sewer .....	130.00.....

**SEPA Subtotal** .....

**Total Review fee for an Amendment** .....

## USE PERMITS CONTINUED

**CONDITIONAL USE PERMIT (CP):**

Planning Review:

One or two Family Dwellings .....3,276.00

Commercial, Industrial and others:

0 to 5 acres .....4,536.00

5.1 to 10 acres .....6,678.00

10.1 to 20 acres .....15,120.00

20.1 to 100 acres .....21,420.00

100.1 to 500 acres .....31,374.00

500.1 to 1,000 acres .....41,895.00

Greater than 1,000 acres .....62,836.20.....

Administrative Design Review .....630.00

Site Plan Review .....882.00.....

Development Engineering Review:

0 - 49,999 sq. ft. of structure .....798.32

50,000 - 99,999 sq. ft. of structure .....1,383.67

100,000 sq. ft. or greater of structure & less than 20 acres .....2,353.11

20 - 100 acres .....3,130.60

101 - 500 acres .....3,913.18

501 - 1,000 acres .....4,695.89

Greater than 1,000 acres .....15,652.92

**Conditional Use Subtotal** .....

**SEPA (if SEPA review is required):**

Planning Review:

One- or Two-Family Dwellings (building permits) .....819.00

Commercial:

0 to 5 acres .....819.00

5.1 to 10 acres .....1,008.00

10.1 to 20 acres .....1,260.00

20.1 to 100 acres .....1,512.00

Greater than 100 acres .....1,890.00

Industrial:

0 to 5 acres .....1,008.00

5.1 to 10 acres .....1,260.00

10.1 to 20 acres .....1,890.00

20.1 to 100 acres .....2,520.00

Greater than 100 acres .....3,780.00

Development Engineering Review:

One or two Family Dwellings .....74.50

Commercial:

0 - 9,999 Sq. Ft. of bldg. ....277.06

10,000 - 49,999 Sq. Ft. ....457.88

50,000 - 99,999 Sq. Ft. ....679.33

Greater than 100,000 Sq. Ft. ....1,721.83

SEPA Health Review – if on septic .....170.00

SEPA Utility Review – if on sewer .....130.00.....

**SEPA Subtotal** .....

**Total Review Fee for Conditional Use Permit Application** .....

## USE PERMITS CONTINUED

**REZONE:** The following Planning review fees shall be paid upon the filing of any rezone application. Additional review fees may be assessed by other County Departments.

1.	0 to 5 acres	4,158.00
2.	5.1 to 10 acres	6,274.00
3.	10.1 to 20 acres	14,616.00
4.	20.1 to 100 acres	20,916.00
5.	100.1 to 500 acre	31,374.00
6.	500.1 to 1,000 acres	41,895.00
7.	Greater than 1,000 acres	62,836.20

**NONCONFORMING USE (NP):**

Planning Review:

One or two Family Dwellings .....	3,276.00
Commercial, Industrial and others:	
0 to 5 acres .....	4,536.00
5.1 to 10 acres .....	6,678.00
10.1 to 20 acres .....	15,120.00
20.1 to 100 acres .....	21,420.00
100.1 to 500 acres .....	31,374.00
500.1 to 1,000 acres .....	41,895.00
Greater than 1,000 acres .....	62,836.20
Administrative Design Review .....	630.00
Site Plan Review .....	882.00 .....

Development Engineering Review:

0 - 49,999 sq. ft. of structure .....	798.32
50,000 - 99,999 sq. ft. of structure .....	1,383.67
100,000 sq. ft. or greater of structure & less than 20 acres .....	2,353.11
20 - 100 acres .....	3,130.60
101 - 500 acres .....	3,913.18
501 - 1,000 acres .....	4,695.89
Greater than 1,000 acres .....	15,652.92
<b>Nonconforming Use Subtotal .....</b>	<b>.....</b>

**SEPA (if SEPA review is required):**

Planning Review:

One- or Two-Family Dwellings .....	819.00
Commercial:	
0 to 5 acres .....	819.00
5.1 to 10 acres .....	1,008.00
10.1 to 20 acres .....	1,260.00
20.1 to 100 acres .....	1,512.00
Greater than 100 acres .....	1,890.00
Industrial:	
0 to 5 acres .....	1,008.00
5.1 to 10 acres .....	1,260.00
10.1 to 20 acres .....	1,890.00
20.1 to 100 acres .....	2,520.00
Greater than 100 acres .....	3,780.00

**USE PERMITS CONTINUED**

Development Engineering Review:

One or two Family Dwellings .....74.50

Commercial:

0 - 9,999 Sq. Ft. of bldg. ....277.06

10,000 - 49,999 Sq. Ft. ....457.88

50,000 - 99,000 Sq. Ft. ....679.33

Greater than 100,000 Sq. Ft. ....1,721.83

SEPA Health Review – if on septic.....170.00

SEPA Utility Review – if on sewer .....130.00.....

**SEPA Subtotal**.....

**Total Review fee for a Nonconforming Use**.....

## USE PERMITS CONTINUED

### PLANNED DEVELOPMENT DISTRICTS (PDD), PLANNED UNIT DEVELOPMENT (PUD):

Planning Review:

One or two Family Dwellings .....	3,276.00
Commercial, Industrial and others:	
0 to 5 acres .....	4,536.00
5.1 to 10 acres .....	6,678.00
10.1 to 20 acres .....	15,120.00
20.1 to 100 acres .....	21,420.00
100.1 to 500 acres .....	31,374.00
500.1 to 1,000 acres .....	41,895.00
Greater than 1,000 acres .....	62,836.20
Administrative Design Review .....	630.00
Site Plan Review .....	882.00

Development Engineering Review:

0 - 49,999 sq. ft. of structure .....	798.32
50,000 - 99,999 sq. ft. of structure .....	1,383.67
Greater than 100,000 sq. ft. of structure & less than 20 acres .....	2,353.11
20 - 100 acres .....	3,130.60
101 - 500 acres .....	3,913.18
501 - 1,000 acres .....	4,695.89
Greater than 1,000 acres .....	15,652.92

Utilities Segregation Review, if w/in ULID.....80.00.....

**PDD/PUD Subtotal** .....

**SEPA (if not included with platting fees):**

Planning Review:

0 to 5 acres .....	819.00
5.1 to 10 acres .....	1,008.00
10.1 to 20 acres .....	1,260.00
20.1 to 100 acres .....	1,512.00
Greater than 100 acres .....	1,890.00

Development Engineering Review:

  Clearing and Grading .....

SEPA Health Review – if on septic.....170.00

SEPA Utility Review – if on sewer .....130.00.....

**SEPA Subtotal**.....

**Total PDD or PUD Fee (Note: This does not include platting application fees.)**.....

**VARIANCE - Land Use (V):**

Residential/Agricultural .....	1,000.00
Commercial/Industrial .....	1,500.00

☆ PLATTING

**SHORT PLAT/LARGE LOT AMENDMENT:**

<u>Planning Review:</u>	
Alteration of Short Plat/Large Lot.....	252.00
 <u>Health Review:</u>	
If on septic.....	220.00
If on sewers.....	280.00
 <u>Utilities Review:</u>	
Segregation Review, if w/in ULID .....	80.00
If on septic.....	130.00
If on sewer .....	180.00*
 <u>Assessor/Treasurer Review:</u> ..... 90.00	
(This fee includes the initial review and 1 resubmittal to correct errors)	
Each additional resubmittal.....	90.00
 <b>Total review fee for a Plat Alteration.....</b>	
<b>*Payment must be accompanied with Time &amp; Material Account Information Form</b>	

**BINDING SITE PLAN:**

Planning Review: .....	1,260.00
Administrative Design Review .....	630.00
Site Plan Review .....	1,512.00
<u>Development Engineering Review:</u> .....	441.00
<u>Utilities Segregation Review:</u> (if w/in ULID) .....	80.00
If on septic.....	130.00
If on sewer .....	180.00*
 <u>Assessor/Treasurer Review:</u> ..... 185.00	
(This fee includes the initial review and 1 resubmittal to correct errors)	
Each additional resubmittal.....	185.00
 <u>Health Review:</u>	
If on septic.....	220.00
If on sewers.....	280.00
 <b>Total review fee for a Binding Site Plan.....</b>	
<b>*Payment must be accompanied with Time &amp; Material Account Information Form</b>	

**BOUNDARY LINE ADJUSTMENTS/LOT COMBINATIONS:**

<u>Planning Review:</u> .....	441.00
<u>Development Engineering Review:</u> (BLA only).....	313.74
<u>Health Department Review:</u> (BLA on septic ONLY) .....	280.00
 <u>Utilities Review:</u>	
Segregation Fee, if w/in ULID .....	80.00
If on septic.....	130.00
If on sewer .....	130.00
 <u>Assessor-Treasurer Review:</u> ..... 90.00	
(This fee includes the initial review and 1 resubmittal to correct errors)	
Each additional resubmittal.....	90.00
 <b>Total review fee for a Boundary Line Adjustment/Lot Combination.....</b>	

**PLATTING CONTINUED**

**FINAL PLAT:**

Planning Review: .....	2,646.00
<b>Health Review:</b>	
If on Septic .....	220.00
If on Sewers .....	280.00.....
<b>Utilities Review:</b>	
Segregation Fee, if w/in ULID .....	80.00
If on Sewers .....	180.00*
If on Septic .....	130.00
<b>Development Engineering Review:</b>	
Final Plat Check .....	563.52 + 26.95/ lot and tract
Assessor/Treasurer Review: .....	185.00
(This fee includes the initial review and 1 resubmittal to correct errors)	
Each additional resubmittal .....	185.00
<b>Total Final Plat Review Fee</b> .....	.....

**\*Payment must be accompanied with Time & Material Account Information Form**

**ALTERATION OF PLAT:**

<b>Planning Review:</b>	
Alteration of Plat .....	378.00
<b>Health Review:</b>	
If on septic .....	220.00
If on sewers .....	280.00.....
<b>Utilities Review:</b>	
Segregation Review, if w/in ULID .....	80.00.....
If on septic .....	130.00
If on sewer .....	180.00*.....
Assessor/Treasurer Review: .....	185.00
(This fee includes the initial review and 1 resubmittal to correct errors)	
Each additional resubmittal .....	185.00

**\*Payment must be accompanied with Time & Material Account Information Form**

**Note:** If numerous errors are found to exist in the proposed final plat, and these errors result solely from the poor or low quality work of the professional engineer and/or land surveyor, a second base fee may be imposed by the County. If the proposed final plat is returned to the professional engineer and/or land surveyor by the County for a second time for poor or low quality work or failure to address adequately the review comments, a third base fee may be imposed by the county.

**TIME EXTENSION (non-refundable)** .....504.00

**PLATTING CONTINUED**

**PRELIMINARY PLAT:**

Planning Review:

0 to 5 lots .....	2,268.00
6 to 10 lots .....	3,276.00
11 to 20 lots .....	4,662.00
21 to 50 lots .....	5,796.00
51 to 100 lots .....	7,056.00
101 to 200 lots .....	8,820.00
201 to 350 lots .....	13,230.00
Greater than 350 lots .....	25,200.00.....
Administrative Design Review .....	630.00
Site Plan Review .....	882.00.....

Development Engineering Review:

0 - 5 lots .....	739.59
6 - 10 lots .....	895.33
11 - 20 lots .....	1,076.20
21 - 50 lots .....	1,540.27
51 - 100 lots .....	2,214.07
101 - 200 lots .....	4,235.62
201 - 350 lots .....	8,087.90
Greater than 350 lots .....	15,405.64

Health Review:

If on Septic, Method I	490.00 + 90.00 Each Lot
If on Septic, Method II	770.00 + 90.00 Each Lot
If on sewer .....	280.00

**Preliminary Plat Subtotal .....** \_\_\_\_\_

**SEPA:**

Planning Review

Plats:

0 to 5 lots .....	1,008.00
6 to 10 lots .....	1,071.00
11 to 20 lots .....	1,323.00
21 to 50 lots .....	1,575.00
51 to 100 lots .....	1,827.00
101 to 200 lots .....	2,205.00
Greater than 200 lots .....	2,457.00

Development Engineering Review

Clearing and Grading.....277.06

SEPA Utility Review.....130.00

SEPA Health Review.....170.00

**SEPA Subtotal.....** \_\_\_\_\_

**Total Preliminary Plat Review Fee .....** \_\_\_\_\_

**PLATTING CONTINUED**

**SHORT PLAT / LARGE LOT First Submittal:**

Planning Review:

Administrative Design Review .....	630.00
Site Plan Review .....	882.00 .....
2 Lots (includes 1 lot subdivisions) .....	630.00
3 Lots .....	1008.00 (short plat) 945.00 (large lots)
4 Lot .....	1,260.00 +63.00 for each lot up to 9 lots.
More than 4 Lots (Large Lots).....	1,260.00 + 63.00 for each lot over 4

Health Review:

Method I .....	490.00
	Plus 90.00 for each lot
Method II .....	770.00
	Plus 90.00 for each lot

Office Review Plat on Public Water/Sewer .....280.00

**Short Plat/Large Lot Subtotal .....**

**SEPA (if sepa is required):**

Planning Review:

0 to 5 lots .....	1,008.00
6 to 10 lots .....	1,071.00
11 to 20 lots .....	1,323.00
21 to 50 lots .....	1,575.00
51 to 100 lots .....	1,827.00
101 to 200 lots .....	2,205.00
Greater than 200 lots .....	2,457.00

Development Engineering Review:

Clearing and Grading.....277.06

Utility Review: (large lots only).....130.00.....

Health Review: (large lots only).....170.00.....

**SEPA Subtotal.....**

**Total review fee for Short Plat and Large Lot Applications.....**

**SHORT PLAT / LARGE LOT Second Submittal / Final Submittal:**

Planning Review: .....504.00

Assessor-Treasurer Final Review:.....90.00

(This fee includes the initial review and 1 resubmittal to correct errors)

Each additional resubmittal.....90.00

Health Review:

If on Septic .....	220.00
If on Sewer .....	280.00 .....

**Total review fee for Second/Final Submittal .....**

Utilities Review:

If on septic.....	130.00
If on sewer .....	180.00.....
Segregation Fee, if w/in ULID .....	80.00.....

☆ ENVIRONMENTAL (SEPA)

Planning Review Fees:

One- or Two-Family Dwellings (building permits) .....819.00

Plats:

0 to 5 lots .....1,008.00  
 6 to 10 lots .....1,071.00  
 11 to 20 lots .....1,323.00  
 21 to 50 lots .....1,575.00  
 51 to 100 lots .....1,827.00  
 101 to 200 lots .....2,205.00  
 Greater than 200 lots .....2,457.00

Commercial:

0 to 5 acres .....819.00  
 5.1 to 10 acres .....1,008.00  
 10.1 to 20 acres .....1,260.00  
 20.1 to 100 acres .....1,512.00  
 Greater than 100 acres .....1,890.00

Industrial:

0 to 5 acres .....1,008.00  
 5.1 to 10 acres .....1,260.00  
 10.1 to 20 acres .....1,890.00  
 20.1 to 100 acres .....2,520.00  
 Greater than 100 acres .....3,780.00

Development Engineering Review:

One or two Family Dwellings .....74.50

Commercial:

0 - 9,999 Sq. Ft. of bldg. ....277.06  
 10,000 - 49,999 Sq. Ft. ....457.88  
 50,000 - 99,000 Sq. Ft. ....679.33  
 100,000 Sq. Ft or greater. ....1,721.83

Clearing and Grading .....277.06

Utility Review (except short plats) ..... 130.00

Health Review (except short plats) ..... 170.00

**Total review fee for State Environmental Policy Act Environmental Checklist**.....

**ENVIRONMENTAL IMPACT STATEMENT: (BASE FEE)** .....3,005.10  
 Base fee for first fifteen (15) hours of professional work, plus \$75.60 per hour for each hour thereafter

**ENVIRONMENTAL IMPACT REVIEW FEE: (HEALTH DEPARTMENT)**.....327.00  
 \$109.00 per hour after three (3) hours

**ENVIRONMENTAL (SEPA) EMERGENCY EXEMPTION or ADDENDUM:**.....315.00

**If an expanded checklist is required by the Environmental Official, an additional fee will be assessed (Non-Refundable)** ..... 126.00

**FOREST PRACTICES**

**FOREST PRACTICES APPLICATIONS:**

<b><u>Class IV – General Permit</u></b> .....	<b>500.00</b>
<b>SEPA <sup>1</sup></b>	
<b><u>Planning Review</u></b> .....	<b>500.00</b>
<b><u>Development Engineering Review</u></b>	
<b><u>Clearing and Grading</u></b> .....	<b>277.06</b>
<b>SEPA Subtotal</b> .....	_____
<b><i>Total Review Fee for Class IV-General Application</i></b> .....	_____
 <b>Other Forest Practices Applications:</b>	
<b><u>Conversion Option Harvest Plan (COHP)</u></b> .....	<b>567.00</b>
<b><u>Request for Removal of Development Moratorium</u></b> .....	<b>3150.00</b>
<b><u>Single-Family Dwelling Exception</u></b> .....	<b>1000.00</b>
<b><u>Review of a Hazard / Dangerous / Diseased Tree Report <sup>2</sup></u></b> .....	<b>300.00</b>

**NOTE:** Additional fees may be required for the review of any special studies or technical reports required by Pierce County.

- <sup>1</sup> Not required when the proposed development / project, including the proposed logging, is currently undergoing environmental (SEPA) review, or has already undergone environmental review and a DNS or MDNS issued.
- <sup>2</sup> This application applies to Hazard, Dangerous, and/or Diseased trees located in an Open Space Area, Natural Buffer Area, Screening Buffer, and/or Tree Conservation Area.

☆ SHORELINE MANAGEMENT

**AMENDMENT TO SHORELINE MASTER PROGRAM/OFFICIAL CONTROLS** .....1,890.00  
 Base fee of \$1,890.00 for first ten (10) hours of professional work, plus \$50.40 per hour for each hour thereafter

**REVISION TO PERMITS - BASE FEE** .....252.00  
 Plus \$12.60 for each party of record notification

**SHORELINE SUBSTANTIAL DEVELOPMENT:**

Project cost:  
 0 to 10,000.00.....1,890.00  
 10,001.00 to 100,000.00.....2,205.00  
 100,001.00 to 500,000.00.....4,662.00  
 500,001.00 to 1,000,000.00.....5,922.00  
 Greater than \$1,000,000.00 .....7,182.00 + \$63.00 for each  
 \$100,000.00 in project cost in excess of \$1,000,000.00.....

**SHORELINE VARIANCE, SHORELINE CONDITIONAL USE, SHORELINE EXPANSION  
 OF NONCONFORMING USE:** .....1,890.00.....

**SEPA (if SEPA review is required):**

Planning Review:

One- or Two-Family Dwellings (building permits) .....819.00

Commercial:

0 to 5 acres .....819.00  
 5.1 to 10 acres .....1,008.00  
 10.1 to 20 acres .....1,260.00  
 20.1 to 100 acres .....1,512.00  
 Greater than 100 acres .....1,890.00

Industrial:

0 to 5 acres .....1,008.00  
 5.1 to 10 acres .....1,260.00  
 10.1 to 20 acres .....1,890.00  
 20.1 to 100 acres .....2,520.00  
 Greater than 100 acres .....3,780.00

Development Engineering Review:

One or two Family Dwellings .....74.50

Commercial:

0 - 9,999 Sq. Ft. of bldg .....277.06  
 10,000 - 49,999 Sq. Ft .....457.88  
 50,000 - 99,000 Sq. Ft .....679.33  
 Greater than 100,000 Sq. Ft .....1,721.83

**SEPA Subtotal**.....

**Total Shoreline Review Fee**.....

**SHORELINE EXEMPTION:** .....252.00.....

★ **WETLAND MANAGEMENT AND FISH & WILDLIFE MANAGEMENT**

**If any required report (to include all consultants submittal(s) is found to be of such a quality that a resubmittal is required by the County, a resubmittal fee equal to one and a half the original application fee shall be charged.**

**Note:** If the Department requires an environmental assessment and a wetland application for a proposal solely because the proposal is located on land covered by water and, is not, therefore, categorically exempt from SEPA pursuant to WAC 197-11-800, the wetland application fee shall be considered to include the Planning Division's environmental assessment fee.

**GENERAL WETLAND REGULATION FEES:**

Review of Specialist's verification report (accompanied by a parent permit).....	567.00
Staff site visit to verify the absence of a wetland (accompanied by a parent permit)	
Site less than 10 acres .....	333.90
10 to 20 acre site .....	535.50
Greater than 20 acres.....	535.50 + \$75.60 per hour over five (5) hours
Staff site visit to verify the absence of a wetland ( <b>not</b> accompanied by a parent permit)	
Site less than 10 acres .....	600.00
10 acres and above .....	1,000.00
Review of Wetland Analysis Report.....	1,770.30
Review of Non-Compensatory Mitigation Plan <sup>1</sup> .....	1,386.00
Review of Compensatory Mitigation Plan <sup>2</sup> .....	2,079.00

**WETLAND REGULATION FEES FOR ONE-FAMILY DWELLING AND NEW AGRICULTURE:**

Single Family Wetland Certification .....	200.00
Staff site visit to verify the absence of a wetland <sup>3</sup> (accompanied by a parent permit):	
Site less than 10 acres .....	333.90
10 to 20 acre site .....	640.00
Review of wetland specialist's wetland verification report	
Site less than 10 acres .....	333.90
10 to 20 acre site .....	640.00
Staff site visit to verify the absence of a wetland ( <b>not</b> accompanied by a parent permit):	
Site less than 10 acres .....	400.00
10 acres and above .....	800.00
Staff review of wetland specialist's delineation report .....	825.00
Staff site visit to delineate wetland.....	985.00 plus
	\$75.60 per hour over five (5) hours on delineation
Review of wetland specialist's mitigation plan for non-compensatory mitigation <sup>1</sup> .....	770.00
Staff completion of non-compensatory mitigation plan <sup>1</sup> .....	1,200.00
Staff review of wetland specialist's compensatory mitigation plan <sup>2</sup> .....	1,008.00
Review of wetland specialist's wetland categorization, delineation and non-compensatory mitigation plan, for a single project .....	920.00
Completion of wetland categorization, delineation and non-compensatory plan, for single project .....	1,505.00 plus
	\$75.60 per hour over five (5) hours on delineation

**CRITICAL FISH & WILDLIFE REVIEW FEES<sup>4</sup>:**

Habitat Assessment Letter Review .....	672.00
One-Family Dwelling Habitat Assessment	
Less than 10 acres .....	450.00
10 to 20 acres.....	770.00
Over 20 acres .....	900.00

1. Non-Compensatory mitigation plan refers to the information, as described in PCC 18E.30.110C, which is required for regulated activities in the buffers.
2. Compensatory mitigation plan includes conceptual and detailed phases of the mitigation plan, as described in PCC 18E.30.070D. and E., which are required for regulated activities within wetlands.
3. If Wetlands are found on-site, the applicant must re-apply for categorization and delineation.
4. When an application requires both Critical Fish and Wildlife Review and Wetland Review, just one combined review fee equal to the full amount of the larger fee, plus one-half the amount of the smaller fee shall be charged.

☆ **WETLAND MANAGEMENT AND FISH & WILDLIFE MANAGEMENT CONTINUED**

Habitat Assessment Study Review:	
One-Family .....	600.00
All Others.....	1,200.00
Habitat Assessment Report Review:	
One-Family .....	900.00
All	
Others.....	1,800.00
<b>OTHER WETLAND AND FISH &amp; WILDLIFE FEES:</b>	
Additional Site Visit for Non-Routine Circumstances.....	378.00
Variance Application Fee.....	1,600.00
Reasonable Use Exception Application Fee.....	1,638.00
Hazard Tree Report Review .....	300.00

**MISCELLANEOUS PLANNING REVIEWS**

Accessory Dwelling Unit Fee .....	340.20
Accessory Element Inspection/Bond Release Inspection.....	252.00
Administrative Design Review and Farm Management Plan.....	630.00
Comprehensive Plan Amendment .....	No Charge
Critical Areas Indicators.....	50.00
Decision of the Director pursuant to Section 18A.25.030C.6 .....	630.00
Hearing Examiner Annual Reviews .....	378.00
Home Occupation Review .....	252.00
Innocent Purchaser.....	170.10
Mobile/Manufactured Home Fee (Temp Dwelling/Mother-in-Law) .....	107.10
Non-Conforming Use Confirmation.....	1,000.00
Enforcement of Non-Conforming Use Sites (Recovery cost on violations only).....	252.00
Yearly Monitoring of Confirmed Non-Conforming Use Sites .....	30.00
Pre-Filing Fee .....	378.00
Pre-Development Conference Minor .....	378.00
Pre-Development Conference Major <sup>5</sup> .....	1,764.00
Records Research – Customer requests investigation of closed study.....	378.00
Review for Hulk Hauler .....	126.00
Site Plan Review.....	882.00
Site Specific Information Letter.....	252.00
Temporary Use Permit.....	126.00
Zoning Certificate.....	252.00
Violation of Hearing Examiner Conditions: Any violation of the Hearing Examiner Conditions that exceeds the provisions for a Minor Amendment, Title 18A.85.040.C.1, shall require one-half the costs of the original Land Use Application fee. These fees may not be applied toward any application fees required as a result of the violation.	

**Note:** If, in the opinion of the Director, numerous errors are found to exist in the proposed land division (to include short plat, large lot, and subdivision) or land use application, and these errors result solely from the poor or low quality work of the professional engineer, land surveyor and/or professional consultant, 25% of the planning fee may be imposed by the County. If the proposed land division or land use action is returned to the professional engineer, land surveyor or professional consultant by the County for a second time for poor or low quality work or failure to address adequately the review comments, a second 25% of the planning fee may be imposed by the Director.

5. This fee is refundable if building permit application is made within 12 months of conference.

☆ APPEAL/RECONSIDERATION/REVOCATION

**Note: When applying, include a letter with an explanation of your request and a copy of the original decision.**

APPEAL OF AN ENVIRONMENTAL OFFICIAL'S DECISION (AE).....	1,323.00
APPEAL OF AN ADMINISTRATIVE OFFICIAL'S DECISION (AA).....	1500.00
APPEAL OF SHORT PLAT / LARGE LOT.....	1,008.00
REQUEST FOR RECONSIDERATION OF AN EXAMINERS DECISION.....	756.00
REVOCATION.....	441.00
RELINQUISHMENT.....	126.00

☆ **SITE DEVELOPMENT PERMITS, DEVELOPMENT ENGINEERING  
REVIEW AND INSPECTIONS**

**Road/Storm /Drainage Review:**

Formal Plat Roads (Public),including traffic signing installation	1,056.57 + 3.87/L.F. of road, shared access & alley <sup>6</sup>
Formal Plat Roads (Private).....	1,056.57 + 3.47/L.F. of road, shared access & alley <sup>6</sup>
Short Plat and Large Lot Roads.....	1,056.57 + 3.47/L.F. of road, shared access & alley <sup>6</sup>
Commercial Developments.....	444.44 + .03/SQ. FT. of impervious area
Flood Study Review .....	441.30
Deep and/or Fast Flowing Water Analysis.....	75.00
Zero Rise Analysis.....	75.00
Flood Boundary Delineation Survey .....	75.00

**Excavation, Filling, Grading, Surface Mines:**

Abbreviated Plan.....	748.44
<b>Drainage and Erosion/Sediment Control Plan:</b>	
0 - 999 cubic yards.....	1,736.22
1,000 - 4,999 cubic yards.....	2,433.41
5,000 - 49,999 cubic yards.....	3,130.60
50,000 - 99,999 cubic yards.....	4,695.89
100,000 - 499,999 cubic yards.....	7,826.49
500,000 or greater cubic yards .....	12,522.38

**Clearing:**

Abbreviated Plan.....	748.44
Drainage and Erosion/Sediment Control Plan .....	1,736.22

**Miscellaneous Development Engineering Fees:**

Traffic Signal plan review and construction inspection .....	3,913.18
Revisions to Approved Plans .....	528.33
Off-site public road improvement design review, construction inspection, & traffic signing installation.....	3.87/L.F.
Infiltration system design review .....	244.19
Site Development Permit Extension .....	25% of original fee
Residential Site Development Inspection (other than storm drainage).....	238.00

**Traffic Impact Analysis Review:**

25-44 peak hour trips.....	378.00
Greater than 44 peak hour trips.....	302.40 + 18.90 per peak hour trip

**Variance/Deviations – Administrative and Public Hearing:**

Single item.....	715.68
Multiple items (same project).....	1,431.36
Technical Equivalency Board.....	756.00
Driveway Approach Permit-Single Family Residential.....	119.00
Driveway Approach Permit – Other .....	277.20
Storm Drainage Inspection-Single Family Residential.....	119.00
Floodplain determination.....	50.40
Floodplain Elevation Certificate .....	68.04
Site Development Evaluation-Single Family Residential .....	64.89
Miscellaneous Inspections and Re-Inspections <sup>7</sup> .....	110.00
Single Family Abbreviated Plan.....	657.72
Gate Permit <sup>8</sup> .....	325.00
Minor Improvement in Existing County Right-of-Way <sup>9</sup> .....	300.00

6. Road lengths are measured along centerline and to the end of cul-de-sacs.
7. Re-inspection fees will be charged when an applicant has not made a reasonable attempt to prepare for inspection, or for the third and each subsequent failing inspection of the same type at a given request. A miscellaneous inspection fee will be charged when the County agrees to perform a site investigation that is not currently covered by another application or permit.
8. For gates across private roads, shared accesses/driveways intended to provide emergency vehicle access.
9. For minor work in existing County right-of-way such as shoulder widening/improvement, addition of sidewalks/pathways, culvert relocation/installation, bus turnout construction, ditch relocation/modification etc.

**SITE DEVELOPMENT PERMITS, DEVELOPMENT ENGINEERING  
REVIEW AND INSPECTIONS CONTINUED**

Review of Geological Assessment – Letter .....	90.00
Review of Geological Assessment – Evaluation <sup>10</sup> .....	225.79
Review of Geological Assessment – Reports <sup>10</sup> .....	425.25

**Commercial Building Permit Application (when no SEPA is required for submittal):**

Planning Fee:

Administrative Design Review .....	630.00
Site Plan Review .....	882.00

Development Engineering Review:

0 - 9,999 sq. ft.....	270.02
10,000 - 49,999 sq. ft.....	410.92
50,000 - 99,999 sq. ft.....	547.85
100,000 or greater sq. ft .....	1,565.30

**Total Commercial Building Permit Review Fee (no SEPA).....**\_\_\_\_\_

**SEPA (if sepa review is required):**

Planning Review:

One- or Two-Family Dwellings (building permits) .....819.00

Commercial:

0 to 5 acres.....	819.00
5.1 to 10 acres.....	1,008.00
10.1 to 20 acres.....	1,260.00
20.1 to 100 acres.....	1,512.00
Greater than 100 acres.....	1,890.00

Industrial:

0 to 5 acres.....	1,008.00
5.1 to 10 acres.....	1,260.00
10.1 to 20 acres.....	1,890.00
20.1 to 100 acres.....	2,520.00
Greater than 100 acres.....	3,780.00

Development Engineering Review:

One or two Family Dwellings .....74.50

Commercial:

0 - 9,999 Sq. Ft. of bldg. ....	277.06
10,000 - 49,999 Sq. Ft.....	457.88
50,000 - 99,000 Sq. Ft.....	679.33
Greater than 100,000 Sq. Ft.....	1,721.83

SEPA Utility Review:.....130.00

SEPA Health Review:.....170.00

**Total Review Fee for SEPA.....**\_\_\_\_\_

**Note:** If numerous errors are found to exist in the site development plans, and these errors result solely from the poor or low quality work of the professional engineer and/or land surveyor, a second base fee may be imposed by the County. If the proposed site development plans are returned to the professional engineer and/or land surveyor by the County for a second time for poor or low quality work or failure to address adequately the review comments, a third base fee may be imposed by the county.

10. When multiple geological assessments (reports or evaluations) are required for a project, the total review fees may be adjusted as follows:  
Total fee = geological assessment with the highest fee + 50% of the fee for each subsequent geological assessment. For example: (Landslide Hazard Geological Assessment – Report \$425.25 + Shoreline Hazard Geological Assessment – Evaluation \$225.79 0.50 = \$538.15 = total fee.