

Planning/Land Use Fees (as of 08/05/2019)

Type of Application	Base Fee (\$)*	Engineering Hours included in Base Fee**
Accessory Dwelling Unit	200	1
Annexation	3,000	10
Administrative Appeal - Hearing Examiner	1,200	2
Binding Site Plan- Preliminary		
5 or 6 units	2,900	10
7 to 10 units	3,800	
over 10 units	4,800	
Binding Site Plan - Final	1,700	5
Binding Site Plan Amendment	1,000	2
Certificate of Appropriateness (COA) (Combined with another application)	10	0
COA (Stand alone permit)	50	
Boundary Line Adjustment	400	1
Clearing and Grading	300	0
Code Interpretation-Written	0	0
Comprehensive Plan Amendment	0	0
Conditional Use Permit- Minor	300	0
Conditional Use Permit - Major	2,000	2
Cottage Housing Development		
6 units or fewer	2,900	10
7 to 10 units	3,800	
over 10 units	4,800	
Critical Area Permit	400	0
Critical Area Permit Amendment	200	0
Design Review***		0
BP value \$20,000 or less	100	

\$20,000 to \$50,000	200	0
\$50,000 to \$100,000	250	
\$100,000 or more	350	
Home Occupation-Type I	100	0
Home Occupation-Type II	250	0
Home Occupation-Type III	500	1
Long Plat Preliminary		
5 to 6 lots	2,900	10
7 to 10 lots	3,800	
over 10 lots	4,800	
Long Plat Final	1,700	5
Long Plat Alteration	2,000	5
Lot Combination	100	0
Nonconforming Use/Building Review	200	0
Other Applications	400	1
Open Space Taxation	0	0
Occupancy Review (zoning compliance)	100	1
Planned Unit Development		
5 or 6 units	2,900	10
7 to 10 units	3,800	
over 10 units	4,800	
Pre-application Conference	570	1
Rezone - Lower Classification	200	0
Rezone - Higher Classification	1,200	0
STR Type I (rooms)	450	0
STR Type I renewal	150	0
STR Type II (B & B inn)	800	1
STR Type III (commercial)	450	0
STR Type IV (full home/ltd)	450	0
STR renewal fee Types II to IV	200	0
Sign Permit	50	0

Sign Permit - After the fact	100	0
Site Plan Review – Type I	750	2
Site Plan Review - Type II	1,400	4
Site Plan Amendment	250	1
Shoreline Substantial Development - Upland	1,500	10
SSD - Overwater	3,000	10
Shoreline Conditional Use	1,500	0
Shoreline Variance	1,500	0
Shoreline Exemption	300	0
Shoreline Permit Amendment	1,000	0
Short Plat Preliminary		
2 lots	1,700	5
3 or 4 lots	2,700	10
5 to 9 lots	3,800	
Short Plat Final	600	2
Short Plat Amendment	1,000	5
SEPA Review**** DNS, MDNS, DS	400	5
SEPA - DS Scoping and Impact Statement Preparation	1,000 + actual cost	2
SEPA - Appeal as part of underlying permit appeal	500 + fee for permit decision	
Street Vacation	680 + appraisal	1
Temporary Use	250	0
Time Extension Request	200	0
Tree Removal	50	0
Variance - Depends on application type (refer to HE agreement)	1,500 to 3,100	0
Zoning Text Amendment	0	0
HOURLY CHARGES	(subject to 10% administrative fee)	
City Staff	75/hr	

Was \$55

City Hired Consultants	Actual Cost	
*Fees cover staff staff costs associated with reviewing the land use application only.		
The fee does not cover other costs that must be borne by the applicant.		
**Engineering review that requires additional hours than included here shall be billed at the engineer's hourly rate plus a 10% administrative fee.		
***Dollar values are based on building permit valuations.		
**** SEPA review associated with land divisions, binding site plans or shoreline permits are included in the project application fee. SEPA threshold decisions for other non-exempt projects shall be billed separately as above.		
Any application requiring a public hearing or decision by the hearing examiner shall be based upon the fees as established in Exhibit A of the Agreement for Professional Services between the City and Sound Law Center.		