



# City of Woodinville 2021 Fee Schedule

## Development Services Fees

<b>LAND USE PERMITS</b> These fees are due at submittal of the permit.	
Fee Type	2021 Fee
Development Agreement	\$10,000
Binding Site Plan	\$8,250
Boundary Line Adjustment	\$2,400
<b>Conditional Use Permit</b>	
1. Type 3 Decision (Hearing)	\$6,350, plus Hearing Examiner actual cost
2. Type 2 Administrative Decision	\$1,800
<b>Critical Area Review</b>	
1. Alteration (standalone)	\$2,500
2. Determination	\$550
3. Exception	\$5,250, plus Hearing Examiner actual cost
4. Reasonable Use Permit (standalone)	\$7,000, plus Hearing Examiner actual cost
5. Reasonable Use Permit and Alteration (when review is consolidated)	\$8,000, plus Hearing Examiner actual cost
<b>Design Review Type 1 and Type 2 (when not consolidated with another permit)</b>	
1. Colors and Awning Review only	\$120
1. Design Review – minor construction or alteration	\$450
2. Design Review – major construction or alteration	\$3,800
<b>Home Industry Permit</b>	\$100
<b>Site Plan Review (Design Review included in cost when consolidated)</b>	
1. Site Plan Review Type 2	\$9,950
2. Site Plan Review Type 1	\$4,850
3. Site Plan Review Type 1 when consolidated with a building permit	None
<b>Master Signage Plan</b>	
1. Administrative	\$3,300
2. Planning Commission	\$4,650
3. Amendments	Actual cost
<b>State Environmental Policy Act (SEPA) Review</b>	
1. Threshold Determination (for change of use tenant improvements only)	\$300
2. Threshold Determination (when review is consolidated with other permits)	\$1,000
3. Threshold Determination (standalone)	\$1,750
4. Addendum	\$1,100
5. Threshold Determination for non-project	\$550
6. SEPA Exemption (may be combined with Shoreline Exemption)	\$300
7. Environmental Impact Statement	\$5,000, plus actual cost

<b>LAND USE PERMITS (continued)</b> These fees are due at submittal of the permit.	
<b>Shoreline Permits</b>	
1. Substantial Development	\$6,900
2. Exemption	\$300
3. Conditional Use and/or Variance (separate or combined)	\$12,900, plus Hearing Examiner actual cost
4. Shoreline Permit Revision	\$1,000
<b>Flood Improvement Permit</b>	\$2,500
<b>Flood Variance</b>	\$7,000, plus Hearing Examiner actual cost
<b>Special Use Permit</b>	\$8,500
<b>Subdivisions</b>	
1. Short Subdivision (4 lots or less)	\$7,135
2. Short Subdivision Final (4 lots or less)	\$2,000
3. Short Subdivision Modification	\$2,500
4. Preliminary Subdivision (5 lots or more)	\$18,500, plus Hearing Examiner actual cost
5. Major Modification	\$6,000, plus Hearing Examiner actual cost
6. Final Plat	\$6,000, plus Hearing Examiner actual cost
<b>Temporary Use Permit</b>	\$1,000
<b>Temporary Encampment Permit</b>	\$500
<b>Wireless Service Facility</b>	
1. New Facility	\$5,000
2. Substantial Modification to Existing Facility	\$3,000
<b>Variance</b>	\$9,400
<b>Annexation</b>	Actual cost \$10,000 deposit
<b>Comprehensive Plan Amendment</b>	
1. Housekeeping	\$0
2. Non-Housekeeping	\$6,600
<b>Zoning Code Amendment</b>	
1. Housekeeping	\$0
2. Non-Housekeeping	\$5,200
3. Pre-Annexation	\$5,200
<b>Zoning Map Amendment</b>	\$7,650
<b>Note:</b>	
<ol style="list-style-type: none"> <li>1. Applications that require a hearing by the City's Hearing Examiner are required to pay the Hearing Examiner deposit at the time of submittal. This deposit is required as part of the submittal fees for a complete application.</li> <li>2. Land Use Permit fees cover the cost of initial review and three resubmittal reviews. If the application is not approved after the third resubmittal review or there are significant changes to the scope of work, additional fees may apply.</li> <li>3. For permits requiring large noticing boards, the actual cost of the boards will be charged to the applicant. Projects requiring large notice boards include preliminary subdivisions of ten or more lots, multifamily residential projects exceeding 25 units and/or mixed-use and commercial projects having 20,000 or more square feet of gross floor area.</li> </ol>	

## BUILDING PERMITS

### Valuation

Building permit fees are based on the valuation of the project. The Building Official determines the valuation of all work, and will consider alternatives calculation to the Building Valuation Data (BVD) method of valuation, such as actual contracts or bids for the work. The valuation listed on the application is an estimate of the fair market value of construction including all labor and materials and may not be the same valuation determined by the Building Official during review. Where the valuation provided by the applicant is higher than the BVD, the Building Official has the option to accept the provided valuation. Use of the BVD is only an estimate.

The City estimates valuation using the most current edition of the BVD Square Foot Construction Costs Table published by the "Building Safety Journal" and gross square footage. The following percentages apply to the valuation of different work types:

- New construction, shell buildings, additions, etc.: 100% of BVD
- Alterations, repairs & equipment, change of use with minimal work: The valuation listed on the application shall be used concurrent with the approval by the Building Official
- Tenant Improvement, Interior Remodel: 20% of the BVD
- Garages, decks, porches, 100% of the "Utility, miscellaneous" rate in the BVD

### Building Permit Fee

These fees are due at issuance of the permit.

Value of the Project	2021 Fee
\$0 - \$10,000	\$185
\$10,000.01 - \$25,000	\$185 for the first \$10,000 plus \$20 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,000.01 - \$50,000	\$485 for the first \$25,000 plus \$15 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,000.01 - \$100,000	\$860 for the first \$50,000 plus \$10 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,000.01 - \$500,000	\$1,360 for the first \$100,000 plus \$8 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,000.01 - \$1,000,000	\$4,560 for the first \$500,000 plus \$7 for each additional \$1,000, or a fraction thereof, to and including \$1,000,000
\$1,000,000.01 and up	\$8,060 for the first \$1,000,000 plus \$6 for each additional \$1,000, or fraction thereof
<b>Exceptions – fees shall be as noted and not based on valuation</b>	
Re-roof (single-family residential only)	\$163
Re-roof (commercial/multi-family)	\$163 plus \$2 per 100 SF of Roof
Change of occupancy only	\$300

### Building Permit Plan Review

For building and combination building permits, these fees are due at submittal of the permit.

Fee Type	2021 Fee
1. Building Plan Review	65% of the building permit fee
2. Fire Plan Review	15% of the building plan review fee
3. Structural Review	Consultant Cost

#### NOTE:

1. Plan review fees cover the cost of the initial review and two (2) resubmittal reviews. If the application is not approved after the second resubmittal review or if there are significant changes to the scope of work, additional plan review fees may apply.
2. **Plan review fees do not cover the cost of outside consultant review.**
3. The plan review fee will not be charged for window replacements and other permits that do not require plan review as determined by the building official.

## SPECIAL EVENT PERMIT APPLICATIONS

Fee Type	2021 Fee
1. City Park Use, 31 to 100 participants	\$250
2. City Park Use, 101 to 200 participants	\$450
3. City Park Use, 201 or more participants	\$600
3. City Park Use, Special Expressive Event	\$150
4. Special event on private property (Outdoors >500 people; Indoors over listed occupancy)	\$300, plus \$50 per add'l occurrence
5. City Right-of-Way Use (72 or less continuous hours for fairs, assemblies, bike races, block parties, parades, processions, non-motorized vehicle races, street dances, which do not involve any physical disturbance of the right-of-way)	\$200
6. Youth not-for-profit fundraising	\$10

**Note:**

1. Above listed fees include fees for tents, canopies, and temporary signage for event.
2. Other fees may be required to cover the cost of City services necessary for the event, such as police and fire services.
3. \$2 million liability insurance policy is required for all events on public property or rights-of-way.
4. Events for nonprofit organizations providing proof of 501(c)(3) status are charged at 80 percent of above-listed rates.
5. Applications for special events must be submitted at least 30 days in advance. For applications less than 30 days in advance shall be charged an expedited review fee equal to 50 percent of the above-listed rates.

## DEMOLITION PERMITS (when not consolidated with another permit) These fees are due at issuance of the permit.

Fee Type	2021 Fee
Residential Demolition/Commercial Demolition (per lot)	\$250
Plan Review, if required	\$65

## MECHANICAL FEES

These fees are due at issuance of the permit.

Fee Type	2021 Fee
Base Mechanical Permit Fee	\$100
Fee per fixture or piping only (all fixtures include associated piping, duct work or piping only is charged as a single fixture)	\$21
Plan Review	Building Official Hourly

## PLUMBING FEES

These fees are due at issuance of the permit.

Fee Type	2021 Fee
Base Plumbing Permit Fee	\$100
Fee per fixture or piping only (all fixtures include associated piping, duct work or piping only is charged as a single fixture)	\$21
Plan Review	Building Official Hourly

## TREE REMOVAL PERMITS

These fees are due at submittal of the permit.

Fee Type	2021 Fee
Tree Removal Permit Not Associated with Other Construction Permit	\$20
Public Tree Exemption	\$20
Tree Removal Associated with Other Construction Permit	Included with other permit

<b>SIGN PERMIT FEES</b>		These fees are due at issuance of the permit.
Fee Type	2021 Fee	
<b>Permanent Sign</b>		
1. Permit fee		\$200
2. Plan review fee		\$100 per sign
<b>Permanent Sign Under Master Signage Plan</b>		
1. Permit fee		\$150
2. Plan review fee		None
<b>Temporary Sign</b>		
1. Portable and Limited Duration Sign Permit		\$75
2. Annual Renewal Fee (applicable if the same sign is used after initial permit and code has not changed)		\$20

<b>SITE DEVELOPMENT PERMIT</b>		These fees are due at issuance of the permit.
Fee Type	2021 Fee	
Construction Mitigation Plan Not consolidated with Other Construction Permit		\$500
Construction Mitigation Plan consolidated with Other Construction Permit		None

<b>SITE DEVELOPMENT PERMIT</b>		These fees are due at issuance of the permit.
Fee Type	2021 Fee	
Base fee (0 to 100 cubic yards)	\$200	
101 to 500 cubic yards	\$200 for the first 100 yards plus \$2 for each additional cubic yard or fraction thereof	
501 to 1,000 cubic yards	\$1,000 for the first 500 cubic yards plus \$1.50 for each additional cubic yard or fraction thereof	
1,001 cubic yards or more	\$1,750 for the first 1,000 cubic yards plus \$0.60 for each additional cubic yard or fraction thereof	

<b>RIGHT OF WAY PERMITS</b>		These fees are due at issuance of the permit.
Fee Type	2021 Fee	
Improvement to public right-of-way that is not a requirement of development, such as replacing a driveway or installing a small rockery		\$200
Improvement to, or installation of utilities in, public right-of-way as part of development		\$900 plus \$2 per foot after first 100 feet
Installation of utilities in right-of-way that includes only: 1) directional boring, 2) installing wires in existing conduits, overlash to existing aerials, or 3) window cuts less than 16 square feet each		\$800 plus \$2 per foot after first 100 feet up to 1,000 feet, and \$0.20 per foot after first 1,000 feet
Maintenance of existing utility in public right-of-way (no new utilities installed, no new improvements, no replacement)		\$350
Heavy Hauling		\$300 Annual renewal fee: \$70
Short Term Street Closure (72 hours or less, not associated with a special event permit)		\$300 \$2 million liability insurance policy also required
Installation of residential mailboxes		\$0
Right-of-Way Vacation		\$3,500
Right-of-Way Use Permit		\$1,500

<b>INSPECTION FEES</b>	
These fees are due prior to next inspection.	
Inspection Type	2021 Fee
Inspections greater than two hours	Hourly fee
Re-inspection (including work not ready for inspection when inspector arrives on-site)	Hourly fee
Inspections outside of normal business hours (minimum charge two-hours)	Hourly fee
Inspections for which no fee is specifically indicated	Hourly fee

<b>DEVELOPMENT SERVICES MISCELLANEOUS APPLICATIONS</b>	
Pre-Application	2021 Fee
First Pre-Application Meeting	\$0
Subsequent Meetings	\$150
Multi-Family Housing Property Tax Exemption	2021 Fee
Application	\$400
Annual Compliance Review	\$100
Other Types	2021 Fee
Mobile Vending Permit	\$100
Zoning Verification Letter	\$200
Individual Roadside Memorial Signs	\$230

<b>OTHER PERMIT ADMINISTRATION FEES</b>	
Permit Administration	2021 Fee
Administration Fee	An administration fee of 35%, plus a 2% technology surcharge, is added to all fees and charges listed whenever outside costs are incurred.
Outside Costs	Outside costs are extra costs of services and materials billed to the City that are not included in other permit fees. This includes, but is not limited to, extra costs for publication and posting; attorney fees; filing fees; reproduction costs; and outside engineering, surveying, environmental and other consulting services.
Post-Issuance Permit Revision: These fees are due at issuance of the revision. (Field Change)	\$112, plus hourly fee
Additional Plan Reviews (more than 2 revisions): These fees are due at issuance of the permit.	Hourly fee
Temporary Certificate of Occupancy: These fees are due at issuance of the TCO.	Single Family - \$250 Non-single family - \$500
Extension of Permit, Project Approval: These fees are due at renewal of the permit.	10% of permit fee
Special Investigative Fee for Work Initiated or Completed without a Permit: These fees are due at issuance of the permit and are paid in addition to the required permit fees.	Equal to permit fee (plan review fees not included)
Washington State Building Code Council Fee Residential	\$6.50 per residential building permit plus an additional \$2.00 per unit after the first
Washington State Building Code Council Fee Commercial	\$25 per commercial building permit plus an additional \$2.00 per residential unit.
Refunds	Except as noted otherwise, fees and charges are nonrefundable.

<b>ADVANCED DEPOSITS</b>		These fees are due at submittal of the permit.
Fee Type	2021 Fee	
1. Hearing Examiner	\$3,100	
2. City Attorney	\$2,500	
3. Other Consultant Reviews	\$1,500	
<b>Note:</b>		
<ol style="list-style-type: none"> <li>The Hearing Examiner deposit can be adjusted by the Development Services Director to reflect the fee stated in the Hearing Examiner contract with the City.</li> <li>The Hearing Examiner deposit can be adjusted by the Development Services Director to reflect the fee stated in the Hearing All deposits required in this resolution shall be held for a period of not to exceed three (3) months from the date of completion of the project to allow for all billings related to the event to be received by the City and billed against the deposit. Deposits are meant to reimburse the costs involved. When costs exceed the original deposit, an additional deposit will be required before any further work will be performed by the City. The amount of the additional deposit shall be determined by the City. No interest shall accrue to any deposit.</li> </ol>		

<b>IMPACT FEES</b>		These fees are due at issuance of the permit.
Fee Type	2021 Fee	
Park Impact Fee	\$3,175 per dwelling unit	
Traffic Impact Fee	\$440 per ADT	
School Impact Fee for single family homes and townhomes (collected by Northshore School District)	\$17,080 per single-family/townhouse and \$1,504 per multifamily (2+ bedrooms) dwelling unit	
Impact Fee Deferral Administration	\$345	

<b>APPEALS/INTERPRETATIONS</b>		These fees are due at submittal.
Fee Type	2021 Fee	
Appeal filing fee (administrative decisions)	\$1,680	
Building Official Decision or Public Works Decision: These fees are due at issuance of the permit.	\$100 plus, hourly fee	
Transportation Infrastructure Deviations	\$100 plus, hourly fee	
Development Services Director Interpretation	\$2,550	

<b>DEVELOPMENT SERVICES HOURLY RATES</b>	
Fee schedule for utilization of administrative review, which involves City staff time in excess of normal permit processing, and for any permit in which a fee is not established.	
Position	2021 Fee
Public Works Director, Development Services Director	\$149
Assistant Public Works Director, Planning Manager	\$127
Building Official	\$120
Senior Engineer	\$118
Building Plans Examiner, Engineer I	\$109
Building Inspector II, Fire Inspector, Planner	\$106
Senior AA, Engineering Technician	\$96
Permit Technician II	\$93
Any other staff	\$109

<b>FIRE PERMIT FEES</b>		These fees are due at issuance of the permit.
<b>Fire Alarm System</b>		<b>2021 Fee</b>
Modification (Monitoring, Device Swap, Tenant Improvement, etc.)		\$300
New Systems		\$500
<b>Fire Sprinkler System</b>		<b>2021 Fee</b>
Tenant Improvement (20 heads or less)		\$300
New Systems and Tenant Improvements over 20 heads (fee charged per riser)		\$500
<b>Fire Extinguishing/Suppression System</b>		<b>2021 Fee</b>
New Systems and Modifications		\$350
<b>Underground Supply Permits</b>		<b>2021 Fee</b>
Commercial/Residential Buildings (excludes single family residential)		\$465
<b>Standpipe Installation</b>		<b>2021 Fee</b>
Class I, II, or III		\$437
<b>Other Types of Permits/Inspections</b>		<b>2021 Fee</b>
Tents and Canopies, Temporary Membrane Structures (per tent)		None
Fire Pump Installation		\$350
Emergency Responder Radio		\$500
Stairway pressurization and smoke control plans		\$500
Permitted Hazardous Materials		\$500
Flammable/Combustible Liquids/Construction		
1. Tank Install		\$500
2. Tank Removal		\$300
LPG Construction		
1. Install or Modify LP-gas system/Construction		\$400
2. Tank Install - Residential (R-3) >500 gals only		\$200
Compressed Gas System, Install, Modify, or Remove		\$500
Inspection/Testing, if over 2 hours total per permit		Hourly fee



## ANNUAL OPERATIONAL FIRE PERMIT FEES

These fees are due at issuance of the permit.

An operational permit shall be required for any activity or operation listed in the International Fire Code (IFC) Section 105.6. No permit or fee shall be required for the use of candles in ceremonies by non-profit organizations. The following require an operational fire permit pursuant to IFC Section 105.6.1 through 105.6.48:

- Aerosol products
- Amusement Buildings
- Aviation facilities
- Carnivals and fairs
- Cellulose nitrate film
- Combustible dust-producing operations
- Combustible fibers
- Compressed gases
- Covered and open mall buildings
- Cryogenic fluids
- Cutting and welding
- Dry cleaning
- Exhibits and trade shows
- Explosives
- Fire hydrants and valves
- Flammable and combustible liquids
- Floor finishing
- Fruit and crop ripening
- Fumigation and insecticidal fogging
- Hazardous materials
- HPM facilities
- High-piled storage
- Hot work operations
- Industrial ovens
- Lumber yards and woodworking plants
- Liquid- or gas-fueled vehicles or equipment in assembly buildings
- LP-gas
- Magnesium
- Miscellaneous combustible storage
- Mobile food preparation vehicles
- Motor fuel-dispensing facilities
- On demand mobile fueling
- Open burning
- Open flames and torches
- Open flames and torches
- Open flames and candles
- Organic coatings
- Places of Assembly
- Plant Extraction Systems
- Private fire hydrants
- Pyrotechnic special effects material
- Pyroxylin plastics
- Refrigerated equipment
- Repair garages and motor fuel-dispensing facilities
- Rooftop heliports
- Spraying or dipping
- Storage of scrap tires and tire byproducts
- Tire-rebuilding plants
- Waste handling
- Wood products

Fee Type	2021 Fee
1 operation	\$200
2 operations	\$350
3 operations	\$500
4 operations	\$600
5 operations	\$700
6 operations	\$775
7 operations	\$825
8 operations	\$875
9 operations	\$925
10 operations	\$975
Reviews/Inspections/Renewals	2021 Fee
Special Inspections or Re-inspections (including work not ready for inspection when inspector arrives on-site, inspections outside of business hours, or where more than two inspections have occurred)	Hourly fee