

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6879

AN ORDINANCE regarding development services under the Bellevue City Code; fees for applications requiring construction, land use, fire, survey, sign, transportation, utility, and clearing & grading review and inspection services; establishing the school impact fee schedule for Issaquah School District No. 411 and Renton School District No. 403; providing for severability; and repealing Ordinance No. 6817.

WHEREAS, certain fees and charges are required and assessed by the City of Bellevue, Development Services Department for permits and services in the conduct of municipal services and business; and

WHEREAS, the City Council considers the following fees and charges established herein to be adequate and appropriate; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Scope of Ordinance

This Ordinance establishes fees collected by the Development Services Department for development services. Additional fees collected by the Development Services Department for other review authorities are established under separate ordinances or administrative rules as noted in this Ordinance. For the purpose of this Ordinance, the term "the Director" means the Director of the Development Services Department or the Director's authorized representative. The term "appropriate Director" means the Director of the appropriate reviewing authority or the appropriate Director's authorized representative. The term "each Director" means the Director of the Development Services Department, the Fire Chief, the Director of the Transportation Department, and/or the Director of the Utilities Department or authorized representatives. The term "Building Official" means the Building Official or the Building Official's authorized representative.

Section 2. Administration

Each Director is authorized to interpret the provisions of the appropriate section of this Ordinance and may issue rules for its administration. This includes, but is not limited to, correcting errors and omissions and adjusting fees to match the scope of the project. The fees established here will be reviewed annually, and, effective January 1 of each year, may be administratively increased or decreased by an adjustment to reflect the current published annual change in the Seattle

Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain the cost recovery objectives established by the City Council.

Section 3. Responsibility for Payment of Fees

For the purposes of this Ordinance, the term “applicant” means the person or organization who paid the fee and/or is responsible for the ongoing payment of the fees. Both the applicant and the owner of the property, for which the permit or approval is required, are individually responsible for the payment of the fees administered under this Ordinance.

1. Fee Requirements: The following applies to the payment of fees and charges:

a. No application for a permit, approval, or service under the Bellevue City Code will be accepted by the City unless all fees required at submittal by any City Code or regulation have been paid.

b. No plans or specifications relating to any application filed with the City under the Bellevue City Code will be reviewed by the City until all fees required for review by any City code or regulation have been paid.

c. No final decision on an application for a permit or approval will be made until all fees required by any City code or regulation have been paid, except as authorized by the appropriate Director.

d. No final inspection will be done nor temporary, or final certificate of occupancy issued, nor Utilities project acceptance granted until all fees required by any City code or regulation to be paid prior to such final inspection, issuance of certificate of occupancy, or acceptance have been paid.

e. All fees due on any application or permit that has expired by code are due thirty (30) days from the date of expiration.

2. Billings: Periodic billings for development services for the previous calendar month will be sent on or about the 10th of the current month and are due and payable by the 1st of the following month. The final payment is due at the time of issuance, as established in the conditions for the approval, prior to the issuance of the temporary or final certificate of occupancy, or as authorized by the appropriate Director.

3. Outstanding Fees and Charges: Any account receivable greater than 30 days past the due date is considered delinquent. The following provisions apply to delinquent payments:

a. Review of the application may be stopped. Review on any active application dependent on the suspended application may be stopped. Review will resume when all delinquent fees are paid in full.

b. If any required fee is not paid within ninety (90) days of the date due, the appropriate Director may cancel the application. Any active application dependent on the canceled application may also be canceled.

c. An issued permit or approval may be revoked. Review on any active application dependent on the revoked permit or approval may be stopped by the appropriate Director until all delinquent fees are paid in full.

d. If the work is underway, the appropriate Director may issue a stop work order.

e. Any account receivable balance sixty (60) days past the invoice date will be levied a late fee of \$25.00, or 1.0% of the outstanding balance, whichever is greater.

f. The City has no responsibility for any damages resulting to an applicant from a stop-work order or cessation of review.

g. The appropriate Director may take other appropriate actions to collect amounts due, including but not limited to, assignment of delinquent fees to a collection agency.

4. Collection Agency: If the City assigns a delinquent amount to a collection agency, the appropriate Director can add a reasonable fee in accordance with RCW 19.16.500.

5. Insufficient Funds: Any applicant whose payment of fees is returned to the City for Non-Sufficient Funds, or whose credit card payment is denied, will be charged the City standard insufficient funds fee. The original fees and the returned check fee are due and payable within five (5) working days of notification. Review of the project will be stopped or a stop-work order posted on the site. The appropriate Director may take other appropriate actions to collect amounts due.

6. Disputes: If a dispute arises as to the validity, or correct amount, of a fee, the fee determined by the City must be paid before the City will conduct any further review, inspection, or service. The fee may be paid under protest, in which case the applicant must specify, in writing within thirty (30) days of the date paid, the reason why such fee is not due or is due in a different amount than requested by the City. The written request must be submitted to the appropriate Director. Within thirty (30) days of the written request the appropriate Director will make a final determination of whether the fee is due, or if the dispute is as to the amount of the fee, a final determination as to the amount due. There is no administrative appeal of that decision.

7. Fee Responsibility Changes: If the original applicant or owner sells or otherwise transfers their interest in a project, they are required to notify the City. They remain liable for fees and charges associated with development services which were incurred prior to the date the City is notified in writing that the fee responsibility has changed. The new applicant or owner is also responsible for such fees and if the same are not paid the appropriate Director may stop review of the project or revoke any permit or approval.

8. Cancellation/Withdrawal/Denial/Expiration: When no permit or approval is issued, or when an applicant withdraws an application prior to approval, or when an application or permit expires by code, the applicant and owner remain individually responsible for payment of all appropriate fees.

9. Low-income Tenant Relocation Assistance: If a fee is owed pursuant to the City's low-income tenant relocation assistance ordinance, Chapter 9.21 of the Bellevue City Code, and permits are submitted to demolish, rehabilitate, or change the use of structures at the site, the Director may withhold review or issuance of the permits until the required relocation assistance fee is paid.

Section 4. General Provisions for all Permits, Approvals and Development Services Fees

1. Fee Calculation: The fees for applications for development services established or referenced in this Ordinance will be calculated using the fee schedule in effect at the time the review, inspection, or service is performed and/or due. Each application stands alone and is considered individually for the purpose of calculating fees.

2. City Projects: The Departments of Development Services, Fire, Transportation, and Utilities will collect all appropriate fees for utility-funded, Capital Investment Program, and Special Purpose Fund projects except as authorized by the appropriate Director.

3. Refunds: Any fee established in this Ordinance which was erroneously paid or collected will be refunded. Table 1 is used to calculate refunds for applications or issued permits or approvals which are withdrawn, canceled, denied or expired.

Table 1 – Calculating Refunds				
<u>Stage in Review Process</u>				
<u>Type of Fee</u>	<u>No time in Review</u>	<u>Review Started</u>	<u>Review Completed</u>	<u>Expired by Code</u>
Operations fee	No refund	No refund	No refund	No refund
Flat review fee or review fee based on valuation, fixtures, devices, size, lots	20% non-refundable, 80% refundable	20% non-refundable, % of review not completed refundable	No refund	No refund
Review fee based on hourly billing	Balance of deposit	Balance of deposit	Balance of deposit	No refund
<u>Stage in Construction Process</u>				
<u>Type of Fee</u>	<u>No Work Started</u>	<u>Work Started</u>	<u>Construction Completed</u>	<u>Expired By Code</u>
State Building Code	No refund	No refund	No refund	No refund
Flat inspection fee or inspection fee based on valuation, fixtures, devices, size	20% non-refundable, 80% refundable	20% non-refundable, % of inspections not completed refundable	No refund	No refund
Inspection fee based on hourly billing	Balance of deposit	Balance of deposit	Balance of deposit	No refund

a. Refunds for fees collected by the Development Services Department and not specifically mentioned herein will be refunded at the direction of the appropriate Director or specific ordinance.

b. No refund less than \$10.00 (combined from all departments) will be processed, except as authorized by the appropriate Director. No balance due on a canceled application or permit less than \$10.00 (combined from all departments) will be collected.

c. Before any refund is released to the applicant the following will be deducted from the refund amount: all fees or charges owed on the subject application or permit; all fees or charges owed on any associated application or permit; all monthly billed fees owed more than 60 days; any fees or charges that have been assigned to a collection agency.

4. Exempt Activities: No fee established by this Ordinance will apply in the following circumstances:

a. To a private project which is a part of a stream enhancement program approved by the Director or as authorized by the City Manager.

b. To a project utilizing the Affordable Housing Permit Review and Inspection Fee Reduction Program, now or as hereafter amended, as originally established under Ordinance No. 6747 and now re-established by this Ordinance as set forth in Attachment A to this Ordinance.

5. Over-the-Counter Issuance: If a permit that usually requires plan review is issued over-the-counter, the review fee is not charged.

6. Reinspection Fee: In instances where reinspection fees have been assessed, no additional inspection of the work is performed until the required fees are paid.

7. Expedited Review: The fee to expedite the review of an application, as approved by the appropriate Director, is determined by each Director in order to recover City costs.

8. Add-on Fees: Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within five (5) working days of notification.

9. Multi-building Projects: Separate building, mechanical, electrical, plumbing, fire protection, and side sewer permits are required for each building in a multi-building complex.

10. Work Without a Permit or Approval: It is unlawful to proceed with any work or any portion of any construction, installation, alteration, repair, or use when the required fee has not been paid and the permit or approval issued. When work for which a permit or approval is required by the Bellevue City Code, regulation, or standard is started or proceeded with prior to obtaining that permit or approval, a penalty may be levied in an amount up to double the fee required for the work unlawfully conducted, as determined by the appropriate Director. This provision does not apply to emergency work when it is proved to the satisfaction of the appropriate Director that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining the permit, a double fee (as provided in this Ordinance) will be charged. The payment of this double fee does not relieve any person from fully complying with the requirements of the Bellevue City Code in the execution of the work or from any other penalties prescribed by law. Such person may also be required to reimburse the City for all expenses related to any enforcement proceedings as determined by the appropriate Director.

11. Consultants: The applicant bears the cost of retaining consultants when the City determines it is necessary to obtain required technical expertise.

12. Recording Fees: The applicant bears the cost of fees associated with the recording of documents with King County.

13. Environmental Impact Statements: The applicant bears the cost of all City expenses related to the Environmental Impact Statement and the cost of retaining consultants.

14. Plat Engineering: The applicant bears the cost of all City expenses related to the engineering of the plat, including but not limited to, the cost of retaining consultants or special inspectors.

15. Definition of Development Service Fee-Based Activity: The fees established herein apply to any activity performed by development services staff required to reach a final decision on an application and to reach the final approval of the work authorized by an issued permit, commonly called “review” and “inspection”. This includes, but is not limited to, review of plans and specifications, site visits, public involvement and public hearings, preconstruction meetings, inspections, re-inspections, and occupancy requirements. Fees for staff activity related to appeals of decisions will be allocated in accordance with Subsection 16 below.

16. Fees for Activities Related to Appeals: Fees for staff time related to appeal hearings and resolution of administrative appeals will be charged to the City’s General Fund. Nothing in this Section limits the ability of the City to impose a fee, or award fees and costs, in connection with the processing of an administrative appeal as otherwise authorized by law.

17. School Impact Fees: The school impact fee schedule for Issaquah School District No. 411 and Renton School District No. 403, as originally established under Ordinance 4801 and Ordinance 6194, and as authorized by Section 22.18.100 of the Bellevue City Code, is re-established and updated by this Ordinance. The school impact fee schedule for Issaquah School District No. 411 and Renton School District No. 403 is set forth in Attachment B to this Ordinance.

Section 5. General Provisions for Construction Permit Fees

1. Scope: These general provisions apply to all permits issued by the Building Section of the Development Services Department.

2. Operations Fee: Table 2 is used to calculate the operations fee on permits issued by the Building Section of the Development Services Department. The fee is due at submittal.

Table 2 - Operations Fee	
<u>Type</u>	<u>Fee</u>
Commercial Construction Permits – major	\$710
Commercial Construction Permits – medium and minor	\$53
Demolition and Foundation Permits	\$53
Demolition – over the counter	\$21
Mechanical, Electrical, Plumbing Permits — plan review	\$53
Mechanical, Electrical, Plumbing Permits — over the counter	\$21
Wireless Communication Facility	\$53
Sign Permits	\$53
Single Family Construction Permits ^A	\$53

^A The operations fee for an application that usually requires plan review will be \$21.00 when the permit is issued over the counter.

3. Miscellaneous Inspections and Other Fees: Table 3 is used to calculate fees for miscellaneous inspections and additional plan review.

Table 3 - Miscellaneous Inspections and Other Fees			
<u>Type</u>	<u>Per Hour</u>	<u>Minimum Fee</u>	<u>Due</u>
Plan review resulting from changes to approved plans (in addition to the normal fees associated with a change in scope of work)	\$145	.5 hour	At revision issuance
Plan review for predevelopment services or when an applicant requests consulting services during a land use application.	\$145	N/A	2-hour deposit at application and in monthly billing
Inspection outside normal hours (in addition to the normal inspection fee)	\$145	N/A	Within 5 days of notification
Reinspection fee (in addition to the normal inspection fee)	\$145	N/A	Within 5 days of notification

Section 6. Building Permits

1. Scope: The fees and provisions established here apply to the installation, relocation, addition, demolition, or repair of construction work that requires a permit.

2. Determination of Value or Valuation: The determination of the value or valuation under any of the provisions of this Ordinance, unless otherwise noted, will be made on the basis of building valuation data published by a nationally recognized code organization, or other valuation criteria approved by the appropriate Director, including a regional modifier from a nationally recognized organization. The valuation to be used in computing the plan review and permit fees will be the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment. The "gross area" used in conjunction with the building valuations, means the total areas of all floors — measured from the exterior face, outside dimensions, or exterior column line of a building — including basements, cellars, and balconies but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be considered the edge of the roof. When the value is unknown it will be determined by the appropriate Director.

3. Inspection Fee Schedule: Table 4 is used to calculate the building inspection fee once the determination of value has been made. The inspection fee is due at issuance.

Table 4 – Building Inspection Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
\$1 to \$500	\$44.00
\$501 to \$2,000	\$44.00 for the first \$500 plus \$6.39 prorated for each additional \$100
\$2,001 to \$25,000	\$139.85 for the first \$2,000 plus \$25.60 prorated for each additional \$1,000
\$25,001 to \$50,000	\$728.65 for the first \$25,000 plus \$19.06 prorated for each additional \$1,000
\$50,001 to \$100,000	\$1,205.15 for the first \$50,000 plus \$12.33 prorated for each additional \$1,000
\$100,001 to \$1,000,000	\$1,821.65 for the first \$100,000 plus \$10.77 prorated for each additional \$1,000
\$1,000,001 to \$5,000,000	\$11,514.65 for the first \$1,000,000 plus \$6.39 prorated for each additional \$1,000

\$5,000,001 to \$50,000,000	\$37,074.65 for the first \$5,000,000 plus \$5.63 prorated for each additional \$1,000
\$50,000,001 and above	\$290,424.65 for the first \$50,000,000 plus \$4.83 prorated for each additional \$1,000

4. Plan Review Fees: When the plans and/or specifications describing the proposed construction are reviewed by the Building Official, the fee will be 65 percent of the building inspection fee as shown on Table 4 and is due at issuance. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

5. New One- and Two-Family Dwellings, and Middle Housing: The plan review and inspection fees for a new one- and two-family dwellings, and middle housing, are 85 percent of the total fees calculated per subsection 3 and 4 above.

6. State Building Code Fee: The state building code fee is collected at issuance for the state on all building, spa, satellite dish, antenna, and demolition permit at the rate of \$25.00 each. The fee for multi-family building permits is \$6.50 for the first unit and \$2.00 for each additional unit. The fee is due at issuance.

7. Rounding: The total of the inspection fee or plan review fee will be rounded to the nearest whole dollar.

8. Single Family Combination and Middle Housing New Construction Permits: The fee for the mechanical and plumbing inspections of a single-family combination new construction permit are each 11% of the building permit fee. The fee for the electrical inspections is 9% of the permit fee. These fees are due at issuance and are in addition to the building permit fee.

9. Fees for Miscellaneous Permits: Table 5 is used to calculate fees for miscellaneous construction permits.

Table 5 - Miscellaneous Permits		
<u>Type</u>	<u>Fee</u>	<u>Due at</u>
	Plan Review Fees	
Demolition Permit	\$103	Submittal
Mechanical, Electrical, Plumbing ^A	\$145	Submittal

Wireless Communication Facility	\$479	Submittal
	Inspection Fees	
Demolition Permit	\$58	Issuance
Re-roof Permit	\$290	Issuance
Wireless Communication Facility	\$117	Issuance

^A This fee is charged when the scope of the work requires building review.

Section 7. Electrical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of electrical work that requires a permit.

2. Inspection Fee Schedule: Table 6 is used to calculate inspection fees for the installation, replacement, relocation, or repair of each electrical service, system, circuit, appliance, and other electrical work once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work.

Table 6 – Electrical Inspection Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
up to \$500	\$79.00
\$501 to \$2,000	\$79.00 for the first \$500 plus \$11.82 prorated for each additional \$100 up to and including \$2,000
\$2,001 to \$25,000	\$256.30 for the first \$2,000 plus \$34.86 prorated for each additional \$1,000 up to and including \$25,000
\$25,001 to \$50,000	\$1,058.08 for the first \$25,000 plus \$31.26 prorated for each additional \$1,000 up to and including \$50,000
\$50,001 to \$100,000	\$1,839.58 for the first \$50,000 plus \$21.42 prorated for each additional \$1,000 up to and including \$100,000
\$100,001 and above	\$2,910.58 for the first \$100,000 plus \$18.51 prorated for each additional \$1,000 thereafter

3. Plan Review Fee: When plans and/or specifications describing the electrical installation are reviewed by the Building Official, the fee will be 10 percent, with a minimum of \$35.00, of the fee calculated for the electrical inspection based on such plans and/or specifications. The plan review fee is due at issuance and is in addition to the inspection fee. A plan review estimate is due at submittal, and any

excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

4. Miscellaneous Electrical Inspection Fees: Table 7 is used to calculate inspection fees for miscellaneous electrical permits. The fees are due at issuance.

Table 7 – Miscellaneous Electrical Inspection Fees	
<u>Type</u>	<u>Fee</u>
Carnivals - including art and street fairs, haunted houses, amusement rides, and other temporary events	\$202
Low Voltage Electrical Work	25% of Table 6, with a \$54 minimum
Signs - new circuit installation	\$79
Pool, Hot Tub, Spa, Sauna issued without plan review	\$94
Fire Alarm Pre-Wire / Transmitter	\$145
Temporary Power	\$79 125 amperes & below
	\$122 126-200 amperes
	\$174 201-400 amperes
	Table 6 over 400 amperes
Vehicle Charging Station	\$149
Work in Right of Way	\$297

Section 8. Mechanical Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of mechanical work that requires a permit.

2. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

3. Single-Family Inspection Fee Schedule: Table 8 is used to calculate the fees for miscellaneous single-family mechanical permits. The fees are due at issuance.

Table 8 – Mechanical Inspection Fees – Single Family	
<u>Type</u>	<u>Fee</u>
Air Conditioners with or without duct work	\$59 each
Appliance Vents	\$34 per vent
Bath, Laundry, Kitchen, or Whole House Fans	\$34 each

Duct Work Only	\$59 per permit
Furnace - up to and including 100,000 B.T.U.s - including duct work and piping	\$59
Furnace - over 100,000 B.T.U.s - including duct work and piping	\$79
Gas Piping Only - no fixture installation	\$59 per permit
Gas Appliances with gas piping	\$59 each appliance
Heat pumps with or without duct work	\$59 each
Wood Stoves or Heaters including gas piping	\$46

4. Fire Protection Sprinkler Systems: Table 9 is used to calculate fire inspection fees for water and chemical nozzle systems in a single-family residence. The inspection fee is due at issuance.

Table 9 – Fire Protection Sprinkler Systems – Single Family	
<u>Size</u>	<u>Fee</u>
1 to 50 heads	\$341
51 to 100 heads	\$227 plus \$1.74 per head
101 or more heads	\$191 plus \$1.27 per head

5. Commercial Inspection Fee Schedule: Table 10 is used to calculate inspection fees for the installation, replacement, relocation, or repair of each commercial heating, ventilation, air-conditioning, or freezing unit or system, and other mechanical equipment once the determination of value has been made. Valuation is determined based on the prevailing fair market value of the materials, labor, and equipment needed to complete the work. The inspection fee is due at issuance.

Table 10- Mechanical Inspection Fees Based on Valuation	
<u>Total Valuation</u>	<u>Fee</u>
up to \$1,000	\$59.00
\$1,001 to \$100,000	\$59.00 for the first \$1,000 plus \$33.52 prorated for each additional \$1,000 up to and including \$100,000
\$100,001 and above	\$3,376.50 for the first \$100,000 plus \$24.79 prorated for each additional \$1,000 thereafter

6. Commercial Plan Review Fee: When plans and/or specifications describing the mechanical installation are reviewed by the Building Official, the fee is 50 percent of the fee calculated for the mechanical inspection based on such plans and/or specifications. The plan review fee is due at issuance and is in addition to the inspection fee. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the

estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

7. Exemptions: A permit is not required for the replacement of range tops, gas dryers, or gas logs which have no additional gas piping.

Section 9. Plumbing Permits

1. Scope: The fees established here apply to the installation, relocation, addition, or repair of plumbing work that requires a permit.

2. Fixtures: For the purposes of this Ordinance, "fixture" means and includes any appliance which connects to water, drain, or vent.

3. Fee Schedule: Table 11 is used to calculate plumbing fees. The plan review fee is due at issuance and is in addition to the inspection fee. A plan review estimate is due at submittal, and any excess of the estimate over the plan review fee owed will be credited to the issuance fees. If the estimate is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance.

Table 11 — Plumbing Inspection Fees		
<u>Total Valuation</u>	<u>Fee</u>	<u>Due At</u>
First Fixture	\$50.00	Issuance
Each Additional Fixture	\$17.34	Issuance
Piping Fees		
<u>Pipe Size</u>	<u>Fee</u>	<u>Due At</u>
1/2', 3/4" and 1"	\$46.00	Issuance
1 ¼ " - 1 ½ "	\$60.00	Issuance
2"	\$80.00	Issuance
3"	\$99.00	Issuance
4"	\$126.00	Issuance
each additional inch over 4"	\$22.35	Issuance
Medical Gas Piping per system	\$21.27	Issuance
per outlet	\$1.52	Issuance
Plumbing Plan Review Fees		
Commercial - first 20 fixtures	\$50.00	Issuance
Each additional 10 fixtures or fraction thereof	\$24.63	Issuance

Each additional floor above the first floor	\$24.63	Issuance
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4. **Exemptions:** The replacement of a residential toilet, wash basin, drinking fountain, urinal, bidet, dishwasher, bar sink, laundry tub, or kitchen sink with a like fixture in the same location does not require a permit. The replacement of a commercial toilet, wash basin, drinking fountain, urinal, residential-type dishwasher, bar sink, or a residential-type kitchen sink (36" x 24" x 8" or smaller) with a like fixture in the same location does not require a permit.

Section 10. Clearing & Grading Fees

1. **Scope:** The fees established here apply to development services by the Clearing & Grading section of the Development Services Department.

2. **Operations Fee:** Table 12 is used to calculate the operations fee on clearing and grading permits. The operations fee is due at submittal.

Table 12 – Clearing and Grading Permits Operations Fee	
<u>Type</u>	<u>Fee</u>
Clearing & Grading and Vegetation Permits	\$53
Plat Infrastructure Permit	\$710

3. **Review Fee Schedule:** Table 13 is used to calculate fees for clearing and grading review of applications.

Table 13 – Clearing & Grading Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Boundary Line Adjustment	\$75			Submittal
Clearing & grading- commercial		\$145	\$435	Submittal and in monthly billings
Clearing & grading – residential minor ^A	\$203			Submittal
Clearing & grading in critical areas	\$290			Submittal
Commercial construction – major	\$203			Submittal
Commercial construction – medium ^A	\$681			Submittal
Commercial construction - minor	\$75			Submittal
Conditional Use		\$145	\$290	Submittal and in monthly billings
Critical Areas		\$145	\$290	Submittal and in monthly billings
Demolition Permit ^B	\$145			Submittal

Design Review		\$145	\$435	Submittal and in monthly billings
Detention Vault	\$130			Submittal
Environmental Impact Statement	\$145			Submittal
Landscape & Vegetation ^A	\$145			Submittal
Land Use Approval Amendment		\$145	\$290	Submittal and in monthly billings
Master Plan Development		\$145	\$435	Submittal and in monthly billings
Middle Housing – New Residence	\$220			Submittal
Planned Unit Development		\$145	\$1,015	Submittal and in monthly billings
Plat – final	\$75			Submittal
Plat – preliminary		\$145	\$725	Submittal and in monthly billings
Plat Infrastructure		\$145	\$2,174	Submittal and in monthly billings
Portable Building Foundation	\$218			Submittal
Predevelopment Services		\$145	\$145	Submittal and in monthly billings
Preliminary SEPA Determination	\$75			Submittal
Programmatic Vegetation	\$75			Submittal
Right-of-Way Use ^A	\$145			Issuance
Shoreline Exemption	\$75			Submittal
Shoreline Substantial Development	\$75			Submittal
Shoring	\$203			Submittal
Short plat – final	\$75			Submittal
Short Plat – preliminary		\$145	\$435	Submittal and in monthly billings
Single Family – addition ^A	\$145			Submittal
Single Family – new residence	\$220			Submittal

^A This fee is charged when the scope of the work requires clearing & grading review.

^B This fee is charged when the scope of the work includes SEPA.

4. Inspection Fee Schedule: Table 14 is used to calculate the fees for clearing & grading and vegetation inspections.

Table 14 — Clearing & Grading Inspections			
Type	Fee	Due At	
Clearing & Grading – with SEPA	\$149	Issuance	
Clearing & Grading – without SEPA	\$663	Issuance	
Clearing & Grading – in critical area	\$149	Issuance	
Commercial Construction – medium or minor ^A	\$149	Issuance	
Demolition Permit ^A	\$77	Issuance	
Detention Vault	\$149	Issuance	
Middle Housing – New Residence	\$680	Issuance	
Plat Infrastructure – short plat	\$740	Issuance	
Plat Infrastructure – subdivision	\$1,478	Issuance	
Portable Building Foundation	\$149	Issuance	
Programmatic Vegetation	\$149	Issuance	
Single Family – Additions ^A	\$149	Issuance	
Minor clearing and grading without building permit	\$331	Issuance	
Single Family – New Residence	\$680	Issuance	
Tree Removal	\$149	Issuance	
Vegetation – Single Family	\$149	Issuance	
Vegetation – Protected Area or Commercial	\$149	Issuance	
Wireless Communication Facility ^A	\$149	Issuance	
Miscellaneous Inspections			
Type	Per Hour	Minimum Fee	Due
Inspection outside normal hours (in addition to the normal inspection fee)	\$145	N/A	Within 5 days of notification
Reinspection fee (in addition to the normal inspection fee)	\$145	N/A	Within 5 days of notification

^A This fee is charged when the scope of the work requires clearing & grading inspections.

Section 11. Fire Prevention Fees

1. **Scope:** The fees established here apply to development services by the Fire Prevention Office of the Fire Department.

2. **Review Fee Schedule:** Table 15 is used to calculate the fees for Fire Department review of applications.

Table 15 – Fire Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Building Radio Coverage		\$227	\$589	Submittal

Commercial Construction – major		\$227	\$1,135	Submittal and in monthly billings
Commercial Construction – medium	\$930			Submittal
Commercial Construction – minor ^A	\$362			Submittal
Conditional Use		\$227	\$227	Submittal and in monthly billing
Demolition Permit	\$116			Submittal
Design Reviews		\$227	\$681	Submittal and in monthly billings
Detention Vaults	\$182			Submittal
Electrical Fire Alarms - valuation <=\$25,000 plus 1.05 per device	\$241			Submittal
Electrical Fire Alarms - valuation > \$25,000 plus 1.24 per device	\$499			Submittal
Firefighter Air Systems		\$227	\$454	Submittal and in monthly billings
Fixed Fire Suppression System	\$344			Submittal
Land Use Approval Amendment	\$227			Submittal
Master Plan Development		\$227	\$681	Submittal and in monthly billings
Mechanical ^A	\$839			Submittal
Middle Housing – New Residence	\$182			Submittal
Misc. residential/commercial	\$227			Submittal
Planned Unit Development		\$227	\$454	Submittal and in monthly billings
Plat - final	\$344			Submittal
Plat – preliminary		\$227	\$454	Submittal and in monthly billings

Plat Infrastructure		\$227	\$227	Submittal and in monthly billings
Portable Building Foundation	\$227			Submittal
Predevelopment Services		\$227	\$454	Submittal and in monthly billing
Preliminary SEPA Determination	\$227			Submittal
Short Plat – final	\$182			Submittal
Short Plat – preliminary	\$454			Submittal
Single Family – addition ^A	\$158			Submittal
Single Family – new residence	\$182			Submittal
Smoke Control System		\$227	\$5,675	Submittal and in monthly billings
Temporary Encampment	\$116			Submittal
Temporary Use	\$182			Submittal
Tenant Improvement ^A	\$363			Submittal
Tenant Improvement – Initial Build Out or Change of Use	\$568			Submittal
Underground Sprinkler Mains	\$843			Submittal
Utility Extension Agreements – Water		\$227	\$227	Submittal and in monthly billings
Wireless Communication Facility	\$135			Submittal
Fire Protection Sprinkler Systems				
		<u>Residential</u>	<u>Commercial</u>	<u>Due At</u>
1-25 Heads		\$227	\$116	Submittal
26 - 50 heads		\$227	\$227	Submittal
51 -100 heads		\$361	\$361	Submittal
101 - 1,000 heads		\$681	\$1,269	Submittal
over 1,000 heads		--	\$4,767	Submittal

^A This fee is charged when the scope of work requires Fire review.

3. Inspection Fee Schedule: Table 16 is used to calculate the fees for Fire Department inspections.

Table 16 – Fire Inspections				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Building Radio Coverage	\$1,022			Issuance
Commercial Construction – major		\$227	\$454	Issuance and in monthly billings
Commercial Construction – medium	\$454			Issuance
Commercial Construction – minor ^A	\$454			Issuance
Demolition Permit ^A	\$342			Issuance
Fire Alarm Transmitter	\$341			Issuance
Firefighter Air Systems		\$227	\$454	Issuance and in monthly billings
Fixed Fire Suppression System	\$454			Issuance
Mechanical ^A	\$361			Issuance
Misc. residential/commercial	\$227			Submittal
Portable Building Foundation	\$227			Issuance
Smoke Control System		\$227	\$1,135	Issuance and in monthly billings
Temporary Use ^A	\$227			Submittal
Tenant Improvement ^A	\$499			Issuance
Tenant Improvement – Initial Build Out or Change of Use	\$886			Issuance
Underground Sprinkler Mains		\$227	\$454	Issuance and in monthly billings
Utility Extension		\$227	\$227	Issuance and in monthly billings

^A This fee is charged when the scope of work requires Fire inspections.

4. Fire Alarm Device Inspection Fees: Table 17 is used to calculate the inspection fee for fire alarm devices based on valuation. A device is any system component intended or designed to initiate a signal, whether it be automatic or manual, as part of a fire alarm system. The inspection fee is due at issuance.

Table 17 – Fire Alarm Inspection Fees	
<u>Total Valuation</u>	<u>Fee</u>
Pre-wire	\$341.00

up to \$500	\$242.00
\$501 to \$2,000	\$242.00 for the first \$500 plus \$6.65 prorated for each additional \$100 up to and including \$2,000 plus 1.05 per device
\$2,001 to \$25,000	\$341.75 for the first \$2,000 plus \$22.97 prorated for each additional \$1,000 up to and including \$25,000 plus 1.05 per device
\$25,001 to \$50,000	\$870.06 for the first \$25,000 plus \$20.77 prorated for each additional \$1,000 up to and including \$50,000 plus 1.24 per device
\$50,001 to \$100,000	\$1,389.31 for the first \$50,000 plus \$14.11 prorated for each additional \$1,000 up to and including \$100,000 plus 1.24 per device
\$100,001 and above	\$2,094.81 for the first \$100,000 plus \$10.58 prorated for each additional \$1,000 plus 1.24 per device

5. Fire Protection Sprinkler Systems: Table 18 is used to calculate the inspection fee for water or chemical nozzle fire protection sprinkler systems. The inspection fee is due at issuance.

Table 18 – Fire Protection Sprinkler Systems – Commercial	
<u>Number of Heads</u>	<u>Fee</u>
1-15	\$336
16-50	\$421
51-100	\$572 plus \$1.63 each head over 50
101-1,000	\$846 plus \$1.42 for each head over 100
1,001 and above	\$3,590 plus \$1.30 for each head over 1,000
Table 18 – Fire Protection Sprinkler Systems – Residential	
<u>Number of Heads</u>	<u>Fee</u>
1-50	\$341
51-100	\$227 plus \$1.74 each head over 50
101-1,000	\$191 plus \$1.27 for each head over 100

6. Miscellaneous Inspections: Table 19 is used to calculate the fees for miscellaneous inspections.

Table 19 — Miscellaneous Inspections			
<u>Type</u>	<u>Per Hour</u>	<u>Minimum Fee</u>	<u>Due</u>
Plan review resulting from changes to approved plans on application types with other than hourly billing (in addition to the normal fees associated with a change in scope of work)	\$227	.5 hour	At revision issuance
Inspection outside normal hours	\$261	N/A	Within 5 days of notification
Reinspection fee (in addition to the normal inspection fee)	\$227	N/A	Within 5 days of notification

Section 12. Land Use Fees

1. Scope: The fees established here apply to development services by the Land Use section in the Development Services Department.
2. Certificate of Occupancy Inspections: The landscape inspection for the temporary or final certificate of occupancy is charged at the appropriate hourly rate.
3. Review Fee Schedule: Table 20 is used to calculate the fees for Land Use review of an application.

Table 20 — Land Use Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Boundary Line Adjustment ^{B C}		\$304	\$912	Submittal and in monthly billings
Childcare registration	\$459			Submittal
Clearing & grading – critical area	\$1,824			Submittal
Clearing & grading —commercial		\$304	\$608	Submittal and in monthly billings
Clearing & grading – residential minor	\$212			Submittal
Commercial construction – medium		\$304	\$608	Submittal and in monthly billings
Commercial construction – major		\$304	\$2,432	Submittal and in monthly billings
Commercial construction – minor	\$851			Submittal

Comprehensive Plan Amendment		\$304	\$1,216	Submittal and in monthly billings
Conditional Use		\$304	\$4,560	Submittal and in monthly billings
Critical Areas Permit		\$304	\$2,432	Submittal and in monthly billings
Demolition Permit	\$547			Submittal
Design Review		\$304	\$10,944	Submittal and in monthly billings
Detention Vault	\$212			Submittal
Environmental Impact Statement		\$304	\$10,944	Submittal and in monthly billings
Home Occupation	\$1,581			Submittal
Land Use Approval Amendment		\$304	\$4,560	Submittal and in monthly billings
Land Use Code Exemption		\$304	\$912	Submittal and in monthly billings
Land Use Code Interpretation		\$304	\$608	Submittal and in monthly billings
Master Plan Development		\$304	\$10,944	Submittal and in monthly billings
Mechanical ^A	\$479			Submittal
Mechanical-Quick Review ^A	\$155			Submittal
Middle Housing – New Residence	\$2,432			Submittal
Noise – Amplified Sound	\$304			Submittal
Planned Unit Development		\$304	\$10,944	Submittal and in monthly billings
Plat – final ^{BD}		\$304	\$4,560	Submittal and in monthly billings
Plat – preliminary ^B		\$304	\$10,944	Submittal and in monthly billings
Plat Infrastructure		\$304	\$1,216	Submittal and in monthly billings
Portable Building Foundation	\$243			Submittal
Predevelopment Services		\$304	\$608	Submittal and in monthly billings
Preliminary SEPA Determination		\$304	\$2,432	Submittal and in monthly billings
Rezone		\$304	\$2,432	Submittal and in monthly billings
Programmatic Vegetation	\$152			Submittal

Shoreline Exemption	\$547			Submittal
Shoreline Exemption – SEPA		\$304	\$608	Submittal and in monthly billings
Shoreline Substantial Development		\$304	\$1,520	Submittal and in monthly billings
Shoring	\$243			Submittal
Short Plat – final ^{B D}		\$304	\$1,520	Submittal and in monthly billings
Short Plat – preliminary ^B		\$304	\$3,040	Submittal and in monthly billings
Sign – temporary	\$543			Submittal
Sign – with Building Permit	\$457			Submittal
Sign Approval	\$457			Submittal
Single family – addition	\$1,216			Submittal
Single family – addition (quick review)	\$237			Submittal
Single family – new residence	\$2,432			Submittal
Single family – interior remodel ^A	\$304			Submittal
Current Zoning Status	\$608			Submittal
Temporary Use	\$242			Submittal
Temporary Encampment	\$243			Submittal
Tenant Improvement ^A	\$365			Submittal
Tenant Improvement – Initial Build out or Change in Use	\$1,155			Submittal
Tree Removal	\$153			Submittal
Variances		\$304	\$2,432	Submittal and in monthly billings
Vegetation – Commercial with or without Protected Area		\$304	\$608	Submittal and in monthly billings
Vendor Cart	\$608			Submittal
Wireless Communication Facility- in Row		\$304	\$1,520	Submittal and in monthly billings
Wireless Communication Facility on Private/Public Property		\$304	\$608	Submittal and in monthly billings

^A This fee is charged when the scope of work requires Land Use view.

^B The fee for Survey Review is hourly at \$190 per hour with a \$1,520 deposit. The fee is due at submittal and in monthly billings.

^C The fee deposit for Survey Review is charged only when the type of work is non-single family.

^D This fee is charged when the scope of work requires Survey review.

4. Public Notice Signs: The cost of the legally required public notice signs will be borne by the applicant.

Section 13. Transportation Department Fees

1. Scope: The fees established here apply to development services by the development review, survey, and right-of-way use sections of the Transportation Department.

2. Additional Fees and Charges: In addition to the fees established herein, applicants will pay location-specific traffic impact fees as established by separate ordinance.

3. Development Review Fee Schedule: Table 21 is used to calculate fees for the review of applications by the development review section of the Transportation Department.

Table 21 — Transportation Development Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Clearing & Grading – commercial		\$264	\$264	Submittal and in monthly billings
Commercial Construction – major		\$264	\$1,320	Submittal and in monthly billings
Commercial Construction – medium		\$264	\$135	Submittal and in monthly billings
Commercial Construction – minor ^A	\$633			Submittal
Comprehensive Plan Amendments		\$264	\$135	Submittal and in monthly billings
Conditional Use – administrative		\$264	\$1,584	Submittal and in monthly billings
Conditional Use - shoreline		\$264	\$264	Submittal and in monthly billings
Design Review		\$264	\$6,600	Submittal and in monthly billings
Detention Vaults	\$210			Submittal
Environmental Impact Statement		\$264	\$9,504	Submittal and in monthly billings
Land Use Approval Amendment		\$264	\$528	Submittal and in monthly billings
Land Use Code Exemption		\$264	\$135	Submittal and in monthly billings

Master Plan Development		\$264	\$6,600	Submittal and in monthly billings
Planned Unit Developments – with and without platting ^A		\$264	\$5,280	Submittal and in monthly billings
Plat Infrastructure		\$264	\$1,320	Submittal and in monthly billings
Portable Building Foundation	\$264			Submittal
Predevelopment Services		\$264	\$528	Submittal and in monthly billings
Preliminary SEPA Determination		\$264	\$528	Submittal and in monthly billings
Rezone		\$264	\$135	Submittal and in monthly billings
Shoring		\$264	\$135	Submittal and in monthly billings
Short Plat – final		\$264	\$264	Submittal and in monthly billings
Short Plat – preliminary ^A		\$264	\$1,320	Submittal and in monthly billings
Subdivision – final		\$264	\$528	Submittal and in monthly billings
Subdivision – preliminary ^A		\$264	\$2,640	Submittal and in monthly billings
Variance	\$160			Submittal
Tenant Improvement ^A	\$133			Submittal
Tenant Improvement – Initial Build Out or Change of Use	\$739			Submittal

^A This fee is charged when the scope of work requires Transportation review.

4. Traffic Model Run Fee: The fee for each traffic model run, which provides information used to analyze the traffic impacts of a proposed development, is \$3,805. The model run will not be processed until the fee is paid.

5. Right-of-Way Use Review Fee Schedule: Table 22 is used to calculate the fee for the review of applications by the right-of-way use section of the Transportation Department.

Table 22 – Right-of-Way Use Review				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due at</u>
Wireless Communication Facility in ROW	\$160			Submittal
Government City Project		\$264	\$0	Monthly billings

Commercial Project		\$243	\$528	Submittal and in monthly billings
Conditional Use ^B		\$264	\$264	Submittal and in monthly billings
Demolition Permit	\$104			Submittal
Franchise		\$264	\$0	Monthly billings
Middle Housing – New Residence	\$925			Submittal
Predevelopment Services		\$264	\$135	Submittal and in monthly billings
Single Family	\$925			Submittal
Single Family – Existing	\$661			Submittal
Street Use Lane Closure ^A	\$397			Submittal
Temporary Encampment	\$79			Submittal

^A Fees waived for Block Parties

^B This fee is charged when the scope of work requires Right-of-Way Use review.

6. Inspection Fee Schedule: Table 23 is used to calculate fees for Transportation Department inspections. The fees are due at issuance and in monthly billings.

Table 23 — Transportation Inspections and other Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Government City Project		\$264	\$0	Monthly billings
Commercial Development		\$264	\$1,056	Issuance and in monthly billings
Franchise		\$264	\$0	Monthly billings
Middle Housing – New Residence	\$1,453			
Street Use Lane Closure		\$264	\$0	Issuance and in monthly billings
Single Family – New Residence	\$1,453			Issuance
Single Family –Existing		\$264	\$264	Issuance and in monthly billings

Signal Crews		\$264	\$0	Issuance and in monthly billings
Inspections that require overtime by Transportation inspectors such as after normal hours, weekends, and holidays.		\$300	\$0	Monthly billings

7. Additional Fees and Charges for Right-of-Way Use: In addition to the review and inspection fees established herein, Table 24 is used to calculate additional fees and charges.

Table 24 – Additional Fees and Charges for Right-of-Way Use		
<u>Type</u>	<u>Fee</u>	<u>Due At</u>
Street Cut Fee ^A		
Less than 100 sq. feet or less than 100 linear feet	\$101	Issuance
More than 100 sq. feet or more than 100 linear feet for each 100 feet	\$206	Issuance
Lease Fees (not including Wireless Communication Facility Leases, which are addressed by separate Ordinance)	1% of the market value of the encumbered square feet	per Month
Planned Signal Outage	\$792 per 24 Hour occurrence/ intersection	Issuance

^A Fees doubled for streets less than 60 months old.

8. Reimbursement: In addition to the fees established herein, the applicant will reimburse the City for the actual costs of work performed by the City, or contractors employed by the City, to repair or replace damages.

Section 14. Utility Department Fees

1. Scope: The fees established here apply to development services by the Utility Department and to the installation of water services.

2. Review Fee Schedule: Table 25 is used to calculate fees for the review of applications by the Utilities Department.

Table 25 – Utility Review Fees				
<u>Type</u>	<u>Flat</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Boundary Line Adjustment	\$280			Submittal

Clearing & Grading – commercial		\$216	\$216	Submittal and in monthly billing
Critical Areas Permit		\$216	\$53	Submittal and in monthly billing
Commercial Construction – medium	\$326			Submittal
Commercial Construction – minor	\$432			Submittal
Commercial Construction –major	\$864			Submittal
Comprehensive Plan Amendments		\$216	\$110	Submittal and in monthly billings
Conditional Use		\$216	\$110	Submittal and in monthly billings
Demolition Permit	\$160			Submittal
Design Review		\$216	\$1,080	Submittal and in monthly billings
Detention Vault	\$304			Submittal
Environmental Impact Statement		\$216	\$110	Submittal and in monthly billings
Fire Protection Sprinkler System over 25 heads -Commercial	\$216			Submittal
Franchise ^A	\$432			Submittal
Land Use Approval Amendment		\$216	\$216	Submittal and in monthly billings
Master Plan Development		\$216	\$1,080	Submittal and in monthly billings
Middle Housing- New Residence	\$1,296			Submittal
Planned Unit Development		\$216	\$2,160	Submittal and in monthly billings
Plat – final		\$216	\$648	Submittal and in monthly billings
Plat – preliminary		\$216	\$2,160	Submittal and in monthly billings
Plat Infrastructure		\$216	\$110	Submittal and in monthly billings
Portable Building Foundation	\$110			Submittal

Predevelopment Services		\$216	\$326	Submittal and in monthly billings
Preliminary SEPA Determination	\$432			Submittal
Rezone		\$216	\$110	Submittal and in monthly billings
Shoreline Management Conditional Use		\$216	\$110	Submittal and in monthly billings
Shoreline - Substantial Development	\$216			Submittal
Shoreline Exemption with SEPA	\$162			Submittal
Shoreline Exemption without SEPA	\$110			Submittal
Shoring		\$216	\$110	Submittal and in monthly billings
Short plat – final		\$216	\$216	Submittal and in monthly billings
Short Plat – preliminary		\$216	\$648	Submittal and in monthly billings
Single Family — addition	\$367			Submittal
Single family - new residence	\$1,296			Submittal
Tenant Improvement ^A	\$216			Submittal
Tenant Improvement – Initial Build Out or Change of Use	\$389			Submittal
Underground Sprinkler Mains	\$325			Submittal
Utility Extension		\$216	\$4,320	Submittal and in monthly billings
Wireless Communication Facility	\$128			Submittal

^A This fee is charged when the scope of work requires Utility review.

3. Side Sewer and Storm Connection Permits: Table 26 is used to calculate fees for the review and inspection of connection permits by the Utility Department.

Table 26 — Side Sewer and Storm Connection Permits			
Review Fees			
	<u>Side Sewer</u>	<u>Storm Connection</u>	

<u>Type</u>	<u>Flat Fee</u>	<u>Flat Fee</u>	<u>Due at</u>
Single Family Residential	\$325	\$648	Submittal
Commercial, Multifamily, O/W Separator, Grease Interceptor, or any On-Site Multiuse	\$432	\$648	Submittal
Small Repair	\$0	N/A	Submittal
Inspection Fees			
	<u>Side Sewer</u>	<u>Storm Connection</u>	
<u>Type</u>	<u>Deposit</u>	<u>Deposit</u>	<u>Due at</u>
Single Family Residential	\$432	\$432	Submittal
Commercial, Multifamily, O/W Separator, Grease Interceptor, or any On-Site Multiuse	\$648	\$648	Submittal
	<u>Flat Fee</u>	<u>Flat Fee</u>	
Small Repair	\$216	N/A	Submittal

4. Utility Extension Inspections and Other Fees: Table 27 is used to calculate fees for Utility extension inspections and other fees for Utility Department Services.

Table 27 – Utility Extension Inspections and Other Fees			
<u>Type</u>	<u>Hourly Rate</u>	<u>Deposit</u>	<u>Due At</u>
Utility Extension	\$216	\$0	Monthly billings
Water main shutdown — when required in conjunction with a utility extension	\$216	\$0	Monthly billings
Any inspection on a Utilities permit that requires overtime by Utilities Inspectors such as after normal hours, weekends, and holidays ^A	\$252	N/A	Monthly billings
	<u>Flat Fee</u>		
One- and Two-Family Dwellings – New Residence	\$757		Issuance
Middle Housing – New Residence	\$757		Issuance

^A A two (2) hour minimum for night, weekend and holiday inspection is required.

5. Water Service and Meter Installation: Table 28 is used to calculate the fees for the installation, upgrade, or abandonment of water services and/or meters.

Table 28 Water Service and Meter Installation Fees			
<u>Type</u>	<u>Review</u>	<u>Installation</u>	<u>Due At</u>
¾" Drop-In Meter	\$325	\$455	Submittal
1" Drop-In Meter	\$325	\$700	Submittal
1 ½" Drop-In Meter	\$325	\$1,325	Submittal
2" Drop-In Meter	\$325	\$1,550	Submittal
¾" Full Service with Meter	\$325	\$2,400	Submittal
1" Full Service with meter	\$325	\$3,300	Submittal
1 ½" Full Service with meter	\$325	\$5,550	Submittal
2" Full Service with meter — Domestic or Combo Fire/Domestic	\$325	\$6,250	Submittal
Upgrade of ¾" X 1" service to 1" X 1" including meter	\$325	\$2,000	Submittal
Right-of-Way permit from King County		Current rate established by King County	Submittal

6. Additional Charges: In addition to the fees established herein, applicants will pay all appropriate direct or regional facility charges, as established by ordinance or administrative rule.

7. Latecomer Administrative Fee: The fee for the administration of the latecomer agreements is 3% of Latecomer Fee. This fee is collected from the applicant at the time of the latecomer payment.

Section 15. In the event of any conflict between this Ordinance and Ordinance No. 5009, the fees and provisions in this Ordinance shall prevail. If any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining parts of this Ordinance.

Section 16. Ordinance No. 6817 is repealed effective January 1, 2026.

Section 17. The fees and procedures adopted by this Ordinance shall take effect January 1, 2026.

Section 18. This Ordinance shall take effect and be in force five (5) days after passage and legal publication.

PASSED by the City Council this ____ day of _____, 2025 and signed in authentication of its passage this ____ day of _____, 2025.

(SEAL)

Lynne Robinson, Mayor

Approved as to form:
Trisna Tanus, City Attorney

Matthew McFarland, Supervising Civil Attorney

Attest:

Charmaine Arredondo, City Clerk
Published _____

Attachment A

Affordable Housing Permit Review and Inspection Fee Reduction Program

- A. **Applicability.** Development projects may apply for a 100 percent fee reduction for all Development Services Department permit and inspection fees if the development project satisfies all of the requirements outlined below.
1. The project must be entirely comprised of one or more of the following uses:
 - a. “Affordable Housing” as defined in LUC 20.50.010;
 - b. “Supportive Housing”, which may include “Emergency Housing – Nontransient” and accessory on-site “Supportive Services”, as defined in LUC 20.20.845.
 - c. “Homeless Services Uses” as defined in LUC 20.20.455.C.1.
 2. For the sole purpose of determining whether a project is entirely comprised of one or more of the uses listed in subsection A.1 above, the following provisions shall apply:
 - a. No more than two manager’s units may be included in the project, provided that each is reserved exclusively for occupancy of an onsite manger serving the project and said manager’s household. The manager’s units are not required to be income restricted.
 - b. Tenant incomes shall be determined at the time of initial tenant occupancy.
 - c. Rent limits shall be based on the imputed tenant incomes based on unit size as published periodically by ARCH or its successor agency.
 3. The use(s) listed in subsection A.1 must be guaranteed for the life of the project, which shall not be less than 50 years, through an agreement, in a form acceptable to the Director of the Development Services Department, recorded on title that runs with the land, and is binding on all assigns, heirs, and successors and to all subsequent owners of the project or of any interest therein.
 4. An application shall be submitted to the Development Services Department to receive a fee reduction. To ensure compliance with the

requirements of the Program, the Director of the Development Services Department may require an applicant to execute a program agreement, in a form acceptable to the Director of the Development Services Department, prior to receiving the fee reduction, with such program agreement to expire and be replaced upon the recording of a fully complete agreement meeting the requirements of subsection A.3.

5. Fee reductions under the Program are only available to projects when sufficient funds are available to off-set revenue otherwise collected from an applicant. Where funding is insufficient or unavailable, the Applicant may not receive a fee reduction under the Program even if the Applicant's project would otherwise qualify for a reduction under the Program.
6. Predevelopment fee reductions shall be limited as determined by the Director of the Development Services Department.
7. Operation of the Program does not alter the reduction of fees established under separate ordinances or by other agencies with jurisdictional authorities.

B. **Enforcement.** The requirements of the Program may be enforced, and penalties for violations assessed, as set forth in Chapter 1.18 BCC.

Attachment B

School Impact Fee Schedule: Issaquah School District No. 411 and Renton School District No. 403

As authorized by BCC 22.18.100, the following school impact fee schedule is hereby adopted:

A. School impact fees for Issaquah School District No. 411 are established as follows:

1. Impact fees per single-family dwelling unit: \$0.
2. Impact fees per multifamily dwelling unit: \$0.

B. School impact fees for Renton School District No. 403 are established as follows:

1. Impact fees per single-family dwelling unit: \$0.
2. Impact fees per multifamily dwelling unit: \$0.

C. School impact fees assessed on the construction of an accessory dwelling unit shall be 50 percent of the impact fees that would be imposed on the principal unit.