



Planning & Community
Development

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Fee Schedule 2017

TYPE OF PERMIT APPLICATION	Hourly Rate, \$187.00
BUILDING	
BUILDING PERMIT	
<i>Valuation - The Total Valuation is the "Building permit valuations" as delineated in section R108.3 of the International Residential Code and section 108.3 of the International Building Code.</i>	
\$0 - \$10,000.00	\$187.00
\$10,000.01 - \$25,000	\$75 for the first \$2,000.00 + \$14.00 for each additional 1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 - \$50,000.00	\$397 for the first \$25,000.00 + \$11.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00.
\$50,000.01 - \$100,000.00	\$672 for the first \$50,000.00 + \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00.
\$100,000.01 - \$500,000.00	\$1,122 for the first \$100,000.00 + \$7 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00.
\$500,000.01 - \$1,000,000.00	\$3,922 for the first \$500,000.00 + \$5 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 +	\$6,422 for the first \$1,000,000.00 + \$4 for each additional \$1,000.00, or fraction thereof.
Building/Structure Plan Review	65% of the building permit fee
Civil Plan Review, Commercial (if applicable)	Hourly rate, 12 Hour Minimum \$2,244.00
Civil Plan Review, Residential (if applicable)	Hourly rate, 4 Hour Minimum \$748.00
Floodplain Permit	\$200.00
Floodplain Variance	\$561.00
Demolition – Commercial	\$1,600.00
Demolition – Residential	\$600.00

Permit Processing Hours:
Monday to Friday
8:00 a.m. to 4:00 p.m.

Business Hours:
Monday to Friday
8:00 a.m. to 5:00 p.m.

Zoning Review	Hourly rate, 1-hour minimum \$187.00
Temporary Certificate of Occupancy (TCO) – Single Family	\$187.00
Temporary Certificate of Occupancy (TCO) – Other	\$561.00

ELECTRICAL	
Electrical Permit	Permit fee described in WAC 296-46B-905, plus a 20% administrative fee

FIRE	
Automatic Fire Alarm System	
Existing System	
• New or relocated devices up to 5	\$187.00
• New or relocated devices 6 up to 12	\$561.00
• Each additional new or relocated device over 12	\$6.50 per device
New System	\$748.00
Each additional new or relocated device over 30	\$6.50 per device
Fire Extinguishing Systems	
Commercial Cooking Hoods	
• 1 to 12 flow points	\$561.00
• More than 12	\$748.00
• Other Fixed System Locations	\$748.00
Fire Pumps	
Commercial Systems	\$748.00
Commercial Flammable/Combustible Liquids	
Aboveground Tank Installations	
• First tank	\$374.00
• Additional	\$187.00 per additional tank

Underground Tank Installations	
• First tank	\$374.00
• Additional	\$187.00 per additional tank
Underground Tank Piping (with new tank)	\$374.00
Underground Tank Piping Only (vapor recovery)	\$561.00
Underground Tank Removal	
• First tank	\$374.00
• Additional Tank	\$94.00 per additional tank
Compressed Gas Systems (medical gas systems require a plumbing permit)	
Excess of quantities in IFC Table 105.6.9	\$374.00
High-Piled Storage	
Class I – IV Commodities:	
• 501 – 2,500 square feet	\$374.00
• 2,501 – 12,000 square feet	\$561.00
• Over 12,000 square feet	\$748.00
High Hazard Commodities:	
• 501 – 2,500 square feet	\$561.00
• Over 2,501 square feet	\$935.00
Underground Fire Main & Hydrants	\$561.00
Industrial Ovens	
Class A or B Furnaces	\$374.00
Class C or D Furnaces	\$748.00
LPG (Propane) Tanks	
Commercial, less than 500-Gallon Capacity	\$374.00
Commercial, 500-Gallon+ Capacity	\$561.00
Residential 0 – 500-Gallon Capacity	\$187.00
Spray Booth	\$748.00

Sprinkler Systems (each riser)	
New Systems	\$935.00, plus \$3.00 per head
Existing Systems	
• 1 – 10 heads	\$561.00
• 11 – 20 heads	\$748.00
• More than 20 heads	\$935.00, plus \$3.00 per head
Residential (R-3) 13-D System	
• 1 – 30 heads	\$561.00
• More than 30 heads	\$561.00, plus \$3.00 per head
Voluntary 13-D Systems in residencies when not otherwise required	\$187.00
Standpipe Systems	\$748.00
Emergency Power Supply Systems	
• 10 kW – 50 kW	\$561.00
• > 50 kW	\$935.00
Temporary Tents and Canopies	\$187.00
Fire Review – Single Family	\$94.00
Fire Review – Other	Hourly rate, 1-hour minimum \$187.00
Fire Review – Subdivision	Hourly rate, 1-hour minimum \$187.00

MECHANICAL	
Residential Mechanical System	\$187.00 (including 4 pieces of equipment), \$12.00 per piece of equipment over 4
Commercial Mechanical System	\$500.00 (including 4 pieces of equipment), \$12.00 per piece of equipment over 4
All Other Mechanical Plan Review(Residential and Commercial)	Hourly rate, 1-hour minimum \$187.00

PLUMBING	
Plumbing System	\$187.00 (including 4 fixtures), \$12.00 per fixture over 4
Gas Piping System standalone permit	\$187.00 (including 4 outlets), \$12.00 per outlet over 4

Note: this handout is for informational use only and is not to be substituted for the Shoreline Municipal Code

Gas Piping as part of a plumbing or mechanical permit	\$12.00 per outlet (when included in outlet count)
Backflow Prevention Device - standalone permit	\$187.00 (including 4 devices), \$12.00 per device over 4
Backflow Prevention Device as part of a plumbing systems permit	\$12.00 per device (when included in outlet count)
All Other Plumbing Plan Review (Residential and Commercial)	Hourly rate, 1-hour minimum \$187.00

ENVIRONMENTAL REVIEW	
Single-Family SEPA Checklist	\$3,000.00
Multifamily/Commercial SEPA Checklist	\$4,500.00
Environmental Impact Statement Review	\$7,800.00

LAND USE	
Accessory Dwelling Unit	\$800.00
Administrative Design Review	\$1,500.00
Adult Family Home	\$450.00
Comprehensive Plan Amendment – Site Specific (Note: may be combined with Rezone public hearing.)	\$16,500.00, plus public hearing (\$3,500.00)
Conditional Use Permit (CUP)	\$7,000.00
Historic Landmark Review	\$380.00
Interpretation of Development Code	\$700.00
Master Development Plan	\$25,000.00, plus public hearing (\$3,500.00)
Changes to a Master Development Plan	\$12,500.00, plus public hearing (\$3,500.00)
Planned Action Determination	\$320.00
Rezone	\$16,200.00, plus public hearing (\$3,500.00)
SCTF Special Use Permit (SUP)	\$14,600.00, plus public hearing (\$3,500.00)
Sign Permit – Building Mounted, Awning, Driveway Signs	\$400.00
Sign Permit – Monument/Pole Signs	\$800.00
Special Use Permit	\$14,600.00, plus public hearing (\$3,500.00)

Street Vacation	\$10,300.00, plus public hearing (\$3,500)
Temporary Use Permit (TUP)	\$1,500.00
Deviation from Engineering Standards	Hourly rate, 8-hour minimum \$1496.00
Variances - Zoning	\$8,500.00
Transitional Encampment	\$0.00
Lot Line Adjustment	\$1,500.00
Lot Merger	\$374.00

CRITICAL AREAS FEES	
Critical Area Field Signs	\$6.50 per sign
Critical Areas Review	Hourly rate, 2-hour minimum \$374.00
Critical Areas Monitoring Inspections (Review of three reports and three inspections.)	\$1,800.00
Critical Areas Reasonable Use Permit (CARUP)	\$13,500.00, plus public hearing (\$3,500.00)
Critical Areas Special Use Permit (CASUP)	\$13,500.00, plus public hearing (\$3,500.00)

MISCELLANEOUS FEES	
Permit Fee for Work Commenced Without a Permit	Twice the Applicable Permit Fee
Expedited Review – Building or Site Development Permits	Twice the applicable plan review fee(s)
All Other Fees Per Hour	Hourly rate, 1-hour minimum \$187.00
Multiple Family Tax Exemption Application Fee	\$350.00 for processing land use permits, plus current King County Assessors fee for administering the Multiple Family Tax Exemption program
Extension of the Conditional Certificate for the Multiple Family Tax Exemption Application Fee	\$187.00
Pre-application Meeting	
<ul style="list-style-type: none"> • Mandatory Pre-application Meeting 	\$440.00
<ul style="list-style-type: none"> • Optional Pre-application Meeting 	\$187.00
Transportation Impact Analysis (TIA) Review (less than 20 trips)	\$200.00
Transportation Impact Analysis (TIA) Review (greater than 20 trips)	\$1,100.00

Transportation Impact Analysis (TIA) Review – additional review per hour	\$187.00
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RIGHT-OF-WAY	
Right-of-Way Utility Blanket Permits	\$187.00
Right-of-Way Use	Hourly rate, 3-hour minimum \$561.00
Right-of-Way Site	Hourly rate, 4-hour minimum \$748.00
Right-of-Way Special Events	\$935.00

SHORELINE SUBSTANTIAL DEVELOPMENT	
Shoreline Conditional Permit Use	\$7,200.00
Shoreline Exemption	\$470.00
Shoreline Variance	\$10,000.00, plus public hearing if required(\$3,500.00)
Substantial Development Permit (based on valuation)	
• up to \$10,000	\$2,500.00
• \$10,000 to \$500,000	\$6,000.00
• Over \$500,000	\$10,000.00

SITE DEVELOPMENT	
Clearing and/or Grading Permit	Hourly rate, 3-hour minimum \$561.00
Subdivision Construction	Hourly rate, 10-hour minimum \$1,870.00
Clearing and Grading Inspection – Sum of Cut and Fill Yardage:	
• 50-500 Cubic Yards without drainage conveyance	\$187.00
• 50-500 Cubic Yards with drainage conveyance	\$400.00
• 501 – 5,000 Cubic Yards	\$800.00
• 5,001 – 15,000 Cubic Yards	\$1,600.00
• More than 15,000 Cubic Yards	\$4,200.00

Tree Removal	\$187.00
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SUBDIVISIONS	
Binding Site Plan	\$5,700.00
Preliminary Short Subdivision	\$6,500.00 for two-lot short subdivision, plus (\$500.00) for each additional lot
Final Short Subdivision	\$1,900.00
Preliminary Subdivision	\$15,000.00 for ten-lot subdivision, plus (\$700.00) for each additional lot, and public hearing (\$3,500.00)
Final Subdivision	\$7,300.00
Changes to Preliminary Short or Formal Subdivision	\$3,700.00
Multiple Buildings	Hourly rate, 10-hour minimum \$1,870.00

SUPPLEMENTAL PERMIT FEES	
Additional review fees may be assessed if plan revisions are incomplete, corrections not completed, the original scope of the project has changed, or scale and complexity results in review hours exceeding the minimums identified in this schedule. Fees will be assessed at \$187.00 per hour, minimum of one hour.	
Reinspection fees may be assessed if work is incomplete, corrections not completed, or the allotted time is depleted. Fees will be assessed at \$187.00 per hour, minimum one hour.	
Investigation Inspection	\$250.00
FEE REFUNDS	
<p>The city manager or designee may authorize the refunding of:</p> <ol style="list-style-type: none"> 1. 100% of any fee erroneously paid or collected. 2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code. 3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled and minimal plan review work has been done. 4. The city manager or designee shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment. 	
FEE WAIVER	
The City Manager or designee may authorize the waiver of the double fee for work commenced without a permit for property owners not responsible for initiating the work without a permit. Any fee waiver request must be submitted in writing by the current property owner prior to permit issuance and detail the unpermitted work related to the dates of property ownership.	