

1 ADOPTED:09/29/21  
2 EFFECTIVE: 11/01/21

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4  
5 SNOHOMISH COUNTY COUNCIL  
6 SNOHOMISH COUNTY, WASHINGTON

7  
8 AMENDED ORDINANCE NO. 21-048

9  
10 RELATING TO DEVELOPMENT PERMIT FEES; AMENDING CHAPTER 13.110 SCC  
11 AND CHAPTER 30.86 SCC  
12

13 WHEREAS, the Snohomish County Council (“County Council”) and the  
14 Snohomish County Executive have identified regulation of development to ensure safe  
15 and quality construction as a high priority and have delegated the responsibility for  
16 administering the State Building Code, chapter 19.27 RCW, to the Snohomish County  
17 Department of Planning and Development Services (PDS); and  
18

19 WHEREAS, under RCW 82.02.020, the county may collect reasonable fees from  
20 an applicant to cover the cost to the county of processing applications, inspecting, and  
21 reviewing plans, or preparing detailed statements required by chapter 43.21C RCW;  
22 and  
23

24 WHEREAS, chapter 30.86 SCC establishes fees required to be paid by an  
25 applicant to cover county costs of administering the Unified Development Code (title 30  
26 SCC); and  
27

28 WHEREAS, chapter 13.110 SCC establishes fees for Type D permits, which  
29 relate to construction activities associated with land development which will disturb or  
30 impact the roadway and other related features; and  
31

32 WHEREAS, PDS administers Type D permits and permits issued under title 30  
33 SCC; and  
34

35 WHEREAS, PDS’s costs of processing permits are higher than current and  
36 projected revenue, and PDS is facing a budget deficit in its permitting division of \$3.6  
37 million in 2021 which will deplete PDS’s fund balance; and  
38

39 WHEREAS, periodic adjustments to fees are necessary to maintain financial self-  
40 sufficiency in providing permitting services and keep pace with inflation, to align the fees  
41 charged to applicants with the type and level of services provided, and to provide for  
42 improved cost recovery, fee equity, and predictability; and  
43

44 WHEREAS, as part of a multi-phase project to examine and analyze permitting  
45 and land use fees, PDS has identified certain permit fees in titles 13 and 30 SCC,  
46 identified in this ordinance, which have not been adjusted for several years and for  
47 which the cost of processing is significantly greater than the fee charged;

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30.86 SCC

1  
2 WHEREAS, on September 29, 2021, the County Council held a public hearing  
3 after proper notice, heard public testimony related to the proposed code amendments,  
4 and considered the entire record; and

5  
6 WHEREAS, following the public hearings, the County Council deliberated on the  
7 proposed code amendments.

8  
9 NOW, THEREFORE, BE IT ORDAINED:

10  
11 Section 1. The foregoing recitals are incorporated herein as findings of fact and  
12 conclusions as if set forth in full.

13  
14 Section 2. The County Council adopts the following additional findings in support  
15 of this ordinance:

16  
17 A. This ordinance will amend title 13 SCC by amending the fees for Type D permits in  
18 SCC 13.110.020.

19  
20 B. This ordinance will amend title 30 SCC as follows:

- 21  
22 1. Amend SCC 30.86.140 to amend the fees relating to boundary line  
23 adjustments.
- 24  
25 2. Amend SCC 30.86.145 to amend the fees relating to landscape and tree plan  
26 review and inspection fees.
- 27  
28 3. Amend SCC 30.86.220 to: 1) amend the fees relating to administrative  
29 conditional use permits; 2) split out the fees for temporary dwelling permits to  
30 distinguish between two different types of administrative conditional use  
31 permits; 3) eliminate fees for temporary woodwaste recycling and temporary  
32 woodwaste storage permits because these permits were removed in previous  
33 code amendments; and 4) remove a reference note about administrative  
34 conditional use permits for playing fields on designated recreational lands  
35 because these special permits are no longer in county code.
- 36  
37 4. Amend SCC 30.86.230 to: 1) amend the fees relating to standard variances;  
38 2) eliminate the fees for minor and major variance revisions because these  
39 permit types are no longer issued; and 3) make a housekeeping amendment  
40 to add a hyphen to a word.
- 41  
42 5. Amend SCC 30.86.300 to: 1) amend the fees relating to special flood hazard  
43 areas permits; 2) eliminate fees for flood hazard permits for playing fields on  
44 designated recreational land because these permits are no longer in county  
45 code; and 3) eliminate an empty reference note heading.
- 46

- 1           6. Amend SCC 30.86.400 to: 1) amend the base permit fees for commercial and  
2 residential permit applications in subsection (5); 2) eliminate the reference to  
3 commercial review fees for playing fields on designated recreational land in  
4 subsections (4) and (5) because these special permits are no longer in county  
5 code; 3) eliminate plan review fees for playing fields on designated  
6 recreational land in subsection (6) because these special permits are no  
7 longer in county code; 4) amend the fees for certificates of occupancy in  
8 subsection (8); 5) eliminate fees for commercial building change of use or  
9 occupancy, amending the header accordingly, and eliminating the related  
10 reference note in subsection (8) because this permit type is no longer issued;  
11 6) amend the fees relating to special inspections and investigative fees in  
12 subsection (9); 7) amend the miscellaneous review and permit fees in  
13 subsection (10); and 8) eliminate pre-application design review and  
14 completion permits in subsection (10) because these permit types are no  
15 longer issued.  
16
- 17           7. Amend SCC 30.86.410 to clarify that standalone commercial mechanical  
18 permits (not related to new building construction) fall under the permit fee  
19 table in SCC 30.86.400(7) based on valuation.  
20
- 21           8. Amend SCC 30.86.420 to clarify that standalone commercial plumbing  
22 permits (not related to new building construction) fall under the permit fee  
23 table in SCC 30.86.400(7) based on valuation.  
24
- 25           9. Amend SCC 30.86.450 to amend the fees relating to signs and to clarify that  
26 billboard sign fees apply to both digital and non-digital billboards.  
27
- 28           10. Amend SCC 30.86.600 to amend permit decision appeal fees for Type 1 non-  
29 shoreline permits and make housekeeping amendments to the reference note  
30 text.  
31

32 C. The code amendments in this ordinance will become effective on November 1,  
33 2021.  
34

35 D. Stakeholder feedback was solicited during the development of the proposed fee  
36 changes. On March 1, 2021, proposed fee amendments were sent to the  
37 representative for the Developers Builders Issues Committee which did outreach to  
38 committee members on the proposed fees and solicited member comment.  
39

40 E. The proposed amendments are consistent with the record.  
41

- 42           1. Amendments to chapter 30.86 SCC are necessary to establish fees to  
43 implement the State Building Code, keep up with inflation, and to better  
44 recoup the permitting expenses of PDS. Housekeeping amendments are also  
45 necessary to correct inconsistencies and remove from the permit fee tables  
46 references to permits that were eliminated by previous code amendments.

- 1
- 2 2. Amendments to chapter 13.110 SCC for Type D access permit fees, last
- 3 updated on November 21, 2000, are necessary because the current permit
- 4 fees do not provide for cost recovery based on inflation and an analysis of
- 5 the amount of time it takes to process these permits.
- 6
- 7 3. County policy is to use permit fees to cover only the direct and indirect costs
- 8 of permitting as allowed by state law, and to reasonably and consistently
- 9 allocate PDS overhead costs among all programs, regardless of the type of
- 10 revenue source supporting them.
- 11
- 12 4. In 2008, PDS developed a cost of services model to estimate the cost of
- 13 providing permitting services at the present level of service and the fees
- 14 necessary to recover permitting costs.
- 15
- 16 5. The PDS cost of services model, which provides the analytical framework
- 17 used to recover permitting costs, was updated in 2017 with the adoption of
- 18 fees related to fire systems, and has again been updated based on PDS's
- 19 2021 budget. The PDS cost of services model was used to update the fees in
- 20 the code amendments in this ordinance.
- 21
- 22 6. The PDS cost of services model consists of four main costs: labor expenses
- 23 (salary and benefits); direct (non-labor) expenses; department
- 24 overhead/indirect management costs; and county-wide overhead related to
- 25 development review and permits.
- 26
- 27 7. In 2020, PDS performed an analysis to estimate the time it takes staff to
- 28 perform the related permit functions and applied the average labor rates for
- 29 those positions.
- 30
- 31 8. Proposed updates to the fees are reasonable and will reimburse the County
- 32 for the staff time required to process permit applications.
- 33

34 Section 3. The County Council makes the following conclusions:

- 35
- 36 A. The proposed fees set forth in this ordinance are calculated in accordance with
- 37 RCW 82.02.020 and provide for improved cost recovery, equity, and fee
- 38 predictability and simplicity.
- 39
- 40 B. The proposed amendments are consistent with Washington state law, chapter 19.27
- 41 RCW, and the SCC.
- 42
- 43 C. The County Council concludes that this ordinance is related solely to government
- 44 procedures, not the Growth Management Act (chapter 36.70A RCW), and therefore
- 45 does not adopt development regulations under SCC 30.10.080. Therefore, notice to
- 46 the Washington State Department of Commerce of intent to adopt is not required

1 pursuant to RCW 36.70A.106 and Snohomish County Planning Commission review  
2 is not required pursuant to SCC 30.73.040(2)(c).

3  
4 D. Pursuant to SCC 30.61.020 and WAC 197-11-800(19), the proposed amendments  
5 in this ordinance are categorically exempt from review under the State  
6 Environmental Policy Act (SEPA) as being related solely to government procedures  
7 containing no substantive standards respecting use or modification of the  
8 environment.

9  
10 E. The regulations proposed by this ordinance do not result in an unconstitutional  
11 taking of private property for public purpose. The Washington State Attorney  
12 General last issued an advisory memorandum, as required by RCW 36.70A.370, in  
13 September 2018, entitled “Advisory Memorandum: Avoiding Unconstitutional  
14 Takings of Private Property” to help local governments avoid the unconstitutional  
15 taking of private property. The process outlined in the State Attorney General’s  
16 2018 advisory memorandum was used by Snohomish County in objectively  
17 evaluating the regulatory changes proposed by this ordinance.

18  
19 F. The proposed amendments are in the best interest of the county and promote the  
20 general public health, safety, and welfare.

21  
22 Section 4. The County Council bases its findings and conclusions on the entire  
23 record of the County Council, including all testimony and exhibits. Any finding, which  
24 should be deemed a conclusion, and any conclusion which should be deemed a finding,  
25 is hereby adopted as such.

26  
27 Section 5. Snohomish County Code Section 13.110.020, last amended by  
28 Ordinance No. 19-015 on May 22, 2019, is amended to read:  
29

30 **13.110.020 Fee schedule.**

<b>Permit Type</b>	<b>Description</b>	<b>Application Fee<sup>(1)</sup></b>	<b>Permit Fee<sup>(1)</sup></b>	<b>Total<sup>(1)</sup></b>
A	Parade/run			
	Application filed more than 60 days prior to the event:	\$75.00	\$90.00	\$165.00
	Application filed between 30 to 59 days prior to the event:	\$125.00	\$90.00	\$215.00

	Application filed less than 30 days prior to the event:	\$160.00	\$90.00	\$250.00
B1	Log tolerances	\$5.00	--	\$5.00
B2	Overweight	\$50.00	Costs per SCC 13.110.010	\$50.00 plus permit fee
	Add an overweight/oversize d load charge as required when county staff are required to assist the permittee	Actual hourly costs of labor, required for the department to determine the extent of county staff needed to assist the permittee, with a 3-hour minimum charge at \$50.00 per hour		Actual hourly costs of labor, and equipment if required, for county staff to assist the permittee, with a 3-hour minimum charge at \$50.00 per hour
B3	Oversize	\$50.00	Costs per SCC 13.110.010	\$50.00 plus permit fee
	Add an overweight/oversize d load charge as required when county staff are required to assist the permittee	Actual hourly costs of labor, required for the department to determine the extent of county staff needed to assist the permittee, with a 3-hour minimum charge at \$50.00 per hour		Actual hourly costs of labor, and equipment if required, for county staff to assist the permittee, with a 3-hour minimum charge at \$50.00 per hour
B4	Haul route	\$50.00	Costs per SCC 13.110.010	\$50.00 plus permit fee
B5	Road closure	\$50.00	\$120.00	\$170.00
C1	Bus stops/shelters/pads loading zones	\$50.00	\$90.00	\$140.00

C2	Construction site structures	\$50.00	\$90.00	\$140.00
C3	Landscaping/fences /gates/other special uses	\$50.00	\$90.00	\$140.00
C4	Recycling-- Structures	\$50.00	\$90.00	\$140.00
C5	Newspaper stands or drop boxes	\$50.00	\$90.00	\$140.00
C6	Temporary signs	\$50.00	\$90.00	\$140.00
C7	Temporary sales	\$50.00	\$90.00	\$140.00
C8	Business patrons or customers	\$50.00	\$90.00	\$140.00
C9	Tree trimming/removal/replacement	\$50.00	\$90.00	\$140.00
C10	Nonfranchised or single user utility purveyor	\$50.00	\$90.00	\$140.00
D1	Driveway access/culvert/curb cut	<del>(\$25.00)</del> <u>\$90.00</u>	<del>(\$55.00)</del> <u>\$260.00</u>	<del>(\$80.00)</del> <u>\$350.00</u>
	Driveway access/culvert/curb cut included in prior approved plat or subdivision	<u>\$50.00</u>	<u>\$100.00</u>	<u>\$150.00</u>
D2	Subdivision driveway access	<del>(\$25.00)</del> <u>\$50.00</u>	<del>(--)</del> <u>\$100.00</u>	<del>(\$25.00)</del> <u>\$150.00</u>
D3	Temporary trail access	<del>(\$125.00)</del> <u>\$150.00</u>	<del>(\$420.00)</del> <u>\$480.00</u>	<del>(\$545.00)</del> <u>\$630.00</u>
D4	Trail access	<del>(\$125.00)</del> <u>\$150.00</u>	<del>(\$540.00)</del> <u>\$600.00</u>	<del>(\$665.00)</del> <u>\$750.00</u>
D5	Major construction-- Other:	<del>(\$125.00)</del> <u>\$175.00</u>	<del>(\$340.00)</del> <u>\$430.00</u>	varies

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	Add per road front foot:	<del>(\$1.00)</del> <u>\$1.30</u> per foot		
D5P	Major construction-- Plat	<del>(\$125.00)</del> <u>\$175.00</u>	<del>(\$540.00)</del> <u>\$700.00</u>	varies
	Add per road front foot:	<del>(\$1.00)</del> <u>\$1.30</u> per foot		
D5C	Major construction-- Commercial	<del>(\$125.00)</del> <u>\$175.00</u>	<del>(\$540.00)</del> <u>\$700.00</u>	varies
	Add per road front foot:	<del>(\$1.00)</del> <u>\$1.30</u> per foot		
D5S	Major construction-- Short plat	<del>(\$125.00)</del> <u>\$175.00</u>	<del>(\$540.00)</del> <u>\$700.00</u>	varies
	Add per road front foot:	<del>(\$1.00)</del> <u>\$1.30</u> per foot		
D6	Minor construction-- Other	<del>(\$35.00)</del> <u>\$120.00</u>	<del>(\$60.00)</del> <u>\$150.00</u>	<del>(\$90.00)</del> <u>\$270.00</u>
D6P	Minor construction-- Plat	<del>(\$90.00)</del> <u>\$120.00</u>	<del>(\$130.00)</del> <u>\$250.00</u>	<del>(\$220.00)</del> <u>\$370.00</u>
D6C	Minor construction-- Commercial	<del>(\$90.00)</del> <u>\$120.00</u>	<del>(\$130.00)</del> <u>\$250.00</u>	<del>(\$220.00)</del> <u>\$370.00</u>
D6S	Minor construction-- Short plat	<del>(\$90.00)</del> <u>\$120.00</u>	<del>(\$130.00)</del> <u>\$250.00</u>	<del>(\$220.00)</del> <u>\$370.00</u>
D7	Blanket utility construction per each construction activity	None	<del>(\$80.00)</del> <u>\$100.00</u>	<del>(\$80.00)</del> <u>\$100.00</u>
D8	Major utility construction:	<del>(\$130.00)</del> <u>\$250.00</u>	<del>(\$390.00)</del> <u>\$450.00</u>	varies
	Open trench in road: Add per foot if road shoulder cut	<del>(\$0.35)</del> <u>\$.40</u>		
	or Add per foot if road asphalt/concrete cut:	<del>(\$1.00)</del> <u>\$1.30</u> per foot	<del>(\$390.00)</del> <u>\$450.00</u>	varies

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	Plowed cable road:	<del>(\$130.00)</del> \$250.00	<del>(\$390.00)</del> \$450.00	varies
	Add per foot:			
	0' to 2,000'	\$0.15 per foot		
	2,001' to 7,000'	\$0.10 per foot		
	7,001' and more	\$0.05 per foot		
E1	Private leases/right-of-way	\$100.00	--	\$100.00
E2	Road establishment	\$500.00	Costs per SCC 13.110.010	\$500.00 plus permit fee
E3C	Franchises--CATV	\$500.00	Costs per SCC 13.110.010	\$500.00 plus permit fee
E3U	Franchises--Utility	\$500.00	Costs per SCC 13.110.010	\$500.00 plus permit fee
E4	Road/right-of-way vacations	\$500.00 per petitioner	Costs per SCC 13.110.010	\$500.00 per petitioner plus permit fee
E5	Latecomers cost recovery	\$500.00	Costs per SCC 13.110.010	\$500.00 plus permit fee
E6	Road improvement district	\$500.00	Costs per SCC 13.110.010	\$500.00 plus permit fee

1 **Note:** All costs, including in excess of the above, associated with road establishments,  
2 right-of-way vacations, utility franchises, CATV franchises, road improvement district  
3 formation, or latecomers cost recovery programs will be itemized and presented as part  
4 of the associated ordinance for county council approval.

5 **(1)** Pursuant to SCC 30.86.030, a technology surcharge of three percent of each Type  
6 D fee transaction is required in addition to the fees listed in SCC 13.110.020.

7  
8 Section 6. Snohomish County Code Section 30.86.140, last amended by  
9 Amended Ordinance No. 12-018 on May 2, 2012, is amended to read:

10 **30.86.140 Boundary line adjustment fees.**

<b>APPLICATION FEE</b>	<del>(\$600)</del> \$920 plus <del>(\$78)</del> \$155 per lot for each lot over 2 lots
------------------------	--

11  
12 Section 7. Snohomish County Code Section 30.86.145, last amended by  
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1 Amended Ordinance No. 08-101 on January 21, 2009, is amended to read:

2

3 **30.86.145 Landscape and tree plan review and inspection fee.**

4 (1) A plan review fee in the amount of ~~(((\$400))~~\$640 shall be submitted to the  
5 department for any landscape plan, tree plan, or combination landscape and tree plan  
6 at the time of application for any permit or approval requiring a landscaping or tree plan.

7 (2) A landscape modification review fee of ~~(((\$200))~~\$315 shall be paid to the  
8 department at the time of application for a landscape modification.

9 (3) A landscape site inspection fee of ~~(((\$150))~~\$160 shall be paid to the department at  
10 or before permit issuance. An additional fee of ~~(((\$50))~~\$160 shall be paid prior to any re-  
11 inspection of required site landscaping.

12 Section 8. Snohomish County Code Section 30.86.220, last amended by  
13 Amended Ordinance No. 16-004 on March 16, 2016, is amended to read:

14 **30.86.220 Administrative conditional use permit fees.**

15 **Table 30.86.220 Administrative Conditional Use Permit (ACU) Fees<sup>((#))</sup>**

<b>PRE-APPLICATION CONFERENCE FEE</b>	\$480
<b>ADMINISTRATIVE CONDITIONAL USE (ACU) PERMIT, Except: ACU for Expansion of a nonconforming use as provided below</b>	<del>(((\$180))</del> <u>\$2,500</u>
<b>ACU FOR EXPANSION OF A NONCONFORMING USE</b>	
Base fee	<del>(((\$1,200))</del> <u>\$2,500</u>
Plus \$ per acre	<del>(((\$60))</del> <u>\$100</u>
Total maximum fee for expansion of a nonconforming use	<del>(((\$3,600))</del> <u>\$6,000</u>
<b><u>TEMPORARY DWELLING</u></b>	<u>\$300</u>
<b>MINOR REVISION REQUEST</b>	<del>(((\$240))</del> <u>\$500</u>
<b>MAJOR REVISION REQUEST</b>	<del>(((\$960))</del> <u>\$1,500</u>
<del>(((*<b>TEMPORARY WOODWASTE RECYCLING PERMIT</b>))</del>	<del>(((\$600))</del>
<del>(((*<b>TEMPORARY WOODWASTE STORAGE PERMIT</b>))</del>	<del>(((\$600))</del>
<b>ANNUAL RENEWAL FEE FOR ANY TEMPORARY USE</b>	<del>(((\$48))</del> <u>\$75</u>

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**((Reference note:))**  
 ((1) Administrative conditional use permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 shall be set at \$0.00.)

1  
 2 Section 9. Snohomish County Code Section 30.86.230, last amended by  
 3 Amended Ordinance No. 16-004 on March 16, 2016, is amended to read:  
 4

5 **30.86.230 Variance fees.**

6 **Table 30.86.230 Variance Fees**

<del>((PRE APPLICATION))</del> <b>PRE-APPLICATION CONFERENCE FEE</b>	\$480
<b>STANDARD VARIANCE</b>	<del>(((\$1,200))</del> <u>\$1,500</u>
<b>SINGLE FAMILY RESIDENCE REQUEST FOR A SINGLE REVISION TO A DIMENSIONAL REQUIREMENT</b>	\$600
<del>((MINOR REVISION REQUEST))</del>	<del>(((\$312))</del>
<del>((MAJOR REVISION REQUEST))</del>	<del>(((\$1,248))</del>

7  
 8 Section 10. Snohomish County Code Section 30.86.300, last amended by  
 9 Ordinance No. 15-005 on March 18, 2015, is amended to read:

10 **30.86.300 Special flood hazard areas permit fees.**

11 **Table 30.86.300 Special Flood Hazard Area Permit Fees**

<b>FLOOD HAZARD AREA PERMIT</b>	<del>(((\$300))</del> <u>\$1,050</u>
<b>FLOOD HAZARD AREA VARIANCE</b>	See Table 30.86.230
<b>PRE-APPLICATION CONFERENCE FEE</b>	<del>(((\$400))</del> <u>\$480</u>
<del>((FLOOD HAZARD AREA PERMIT FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076))</del>	<del>(((\$0))</del>
<b>FLOOD HAZARD AREA DETERMINATION</b>	<del>(((\$200))</del> <u>\$300</u>
<b>((Reference note:))</b>	

12  
 13

Section 11. Snohomish County Code Section 30.86.400, last amended by Ordinance No. 20-039 on September 9, 2020, is amended to read:

**30.86.400 Construction Code fees.**

(1) *Occupancies defined.* Fees established in this section shall be assessed based on whether an occupancy type is commercial or residential. SCC Table 30.86.400(3) defines the occupancy groups in these two occupancy types.

(2) *Outstanding fees.* Any outstanding fees or portions of fees shall be added to the required fee(s) of any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or remodeling of the move-in building shall be in addition to the pre-move fee. The fee for any factory built structure as approved by the Washington State Department of Labor and Industries is specified in SCC 30.86.440 under mobile homes.

(3) *Commercial and residential occupancies defined.*

**Table 30.86.400(3) Commercial And Residential Occupancies Defined**

OCCUPANCY TYPES	OCCUPANCY GROUPS
COMMERCIAL	A, I, R, E, H, F, M, S, B, and U
RESIDENTIAL	R-3, U

(4) *Commercial pre-application review*<sup>(1)</sup>.

**Table 30.86.400(4) Commercial Pre-Application Review**

REVIEW FEE <sup>(2)</sup>	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour
<del>((REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076))</del>	<del>(((\$0/hour))</del>
Reference notes:	

(1) Prior to making application for a commercial building permit, an applicant may request pre-application review to learn about submittal requirements. The department will provide a written outline of requirements, and may include identification of site-specific issues when known, depending on the detail and scope of the submitted materials.

(2) Includes a conference with only a senior planner in attendance, and does not include review of detailed construction plans and specifications.

1 (5) *Base permit fees*<sup>(1)</sup>.

2 **Table 30.86.400(5) Base Permit Fees**

<b>COMMERCIAL</b>	<del>(\$250)</del> <u>\$350</u>
<b>COMMERCIAL PLUMBING</b>	<del>(\$125)</del> <u>\$250</u>
<b>COMMERCIAL MECHANICAL</b>	<del>(\$125)</del> <u>\$250</u>
<b>COMMERCIAL MECHANICAL AND PLUMBING (not in conjunction with a commercial building permit)</b>	<del>(\$125)</del> <u>\$250</u>
<b><del>((MECHANICAL, PLUMBING, OR MECHANICAL, AND PLUMBING))</del></b>	<del>(\$80)</del>
<b>RESIDENTIAL</b>	<del>(\$80)</del> <u>\$150</u>
<b>RESIDENTIAL MECHANICAL, PLUMBING, OR MECHANICAL AND PLUMBING</b>	<u>\$150</u>
<b><del>((COMMERCIAL REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076))</del></b>	<del>(\$0)</del>
Reference notes: (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

3 (6) *Plan review fees*<sup>(1)</sup>.

4 **Table 30.86.400(6) Plan Review Fees**

<b>PLAN, DRAWING, OR DOCUMENT BEING REVIEWED</b>	
• R-3 and U Occupancies for residential purposes	65% of building permit fee

•	A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies	85% of building permit fee
<b>EXCEPTIONS</b>		
Successive construction (2) (3)		
•	Structures regulated by the IRC	20% of building permit fee
•	R-2 structures	45% of building permit fee
The plan review fee shall be supplemented for A, I, R-1, R-2, R-4, E, H, F, M, S, U and B Occupancies as follows:		
•	Commercial permit application for 1 or more buildings or additions requiring site review	\$640
•	Commercial permit application for 1 or more buildings or additions with a previously approved official site plan	\$500
•	Tenant improvements not requiring site plan review	\$100
<b>ADDITIONAL REVIEW (4)</b>		\$200 or 25% of the plan review fee, whichever is less.
<b><del>((PLAN REVIEW FEE FOR PLAYING FIELDS ON DESIGNATED RECREATIONAL LAND IN ACCORDANCE WITH SCC 30.28.076))</del></b>		<del>(((\$0))</del>
<b>APPLICATION EXTENSION</b>		The fee for the permit application extension includes a percentage of the original plan review fee equal to the percentage of work completed plus a \$400 administration fee.
Reference notes:		
<p>(1) Plan review fees shall compensate the department for the plan review necessary to determine compliance with the adopted construction codes and other county regulations.</p> <p>(2) A plan review fee for successive construction will be assessed where more than one building or structure is proposed to be constructed in accordance with a single basic plan for the following classifications of buildings and structures:</p> <p>(a) Group R occupancies.</p>		

(b) Garages, carports, storage buildings, agricultural buildings, and similar structures for private use.

(3) Procedures for approval of basic plans for successive construction shall be established by the director.

(4) This fee is charged whenever an applicant re-submits documents failing to make county-required corrections noted on "markup" plans, drawings, or such other documents during plan review; or whenever as a result of changes, additions, or revisions to previously approved plans, drawings or such other documents, a subsequent plan review is required.

1 (7) *Building permit fees*<sup>(1)</sup>.

2 **Table 30.86.400(7) Building Permit Fees**

<b>TOTAL BUILDING/STRUCTURAL VALUATION <sup>(2)</sup></b>	<b>PERMIT FEE <sup>(3)(4)</sup></b>
\$1-\$500	\$45.00
\$501-\$2,000	\$45.00 for the first \$500 plus \$3.70 for each additional \$100 or fraction thereof, including \$2,000
\$2,001-\$25,000	\$100.50 for the first \$2,000 plus \$17.50 for each additional \$1,000 or fraction thereof, including \$25,000
\$25,001-\$50,000	\$503.00 for the first \$25,000 plus \$10.50 for each additional \$1,000 or fraction thereof, including \$50,000
\$50,001-\$100,000	\$765.50 for the first \$50,000 plus \$9.75 for each additional \$1,000 or fraction thereof, including \$100,000
\$100,001-\$500,000	\$1,253.00 for the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof, including \$500,000
\$500,001-\$1,000,000	\$4,053.00 for the first \$500,000 plus \$6.50 for each additional \$1,000 or fraction thereof, including \$1,000,000
\$1,000,001-\$5,000,000	\$7,453.00 for the first \$1,000,000 plus \$4.30 for each additional \$1,000 or fraction thereof.
Over \$5,000,000	\$24,503.00 for the first \$5,000,000 plus \$4.00 for each additional \$1,000 or fraction thereof.

<b>PERMIT EXTENSION</b>	The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.
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Reference notes:

(1) Permit fees shall compensate the department for inspections necessary to determine compliance with the adopted construction codes, other county regulations, and the approved plan. The fee table shall be applied separately to each building within a project and used for the calculation of all plan review and permit fees, except those for which a separate permit fee is required to be paid in accordance with this title.

(2) The department shall use the building valuation multipliers provided in the most current building valuation data (BVD) published by the International Code Council.

(3) Permit fees for playing fields on designated recreational land in accordance with SCC 30.28.076 shall be set at \$0.00, regardless of valuation. All buildings on the site shall be permitted on one permit.

(4) For new construction of Group R-3 occupancies, a fee of 11 percent of the building permit fee shall apply for mechanical and plumbing inspections. (See SCC 30.86.410 and 30.86.420)

1 (8) *Certificates of occupancy(~~(/changes of use)~~) fees.*

2 **Table 30.86.400(8) Certificates of Occupancy(~~(/Change of Use)~~) Fees**

<b>CERTIFICATE OF OCCUPANCY</b>	
Home occupation in detached accessory structures	<del>(((\$100))</del> <u>\$140</u>
Temporary or final, when applicant requests phased issuance for each structure or structures	<del>(((\$100))</del> <u>\$140</u>
<b><del>((COMMERCIAL BUILDING CHANGE OF USE OR OCCUPANCY (1)))</del></b>	
<del>((Under 10,000 square feet))</del>	<del>(((\$250))</del>
<del>((Over 10,000 square feet))</del>	<del>(((\$500))</del>
<del>((Reference note:</del>	
<del>((1) This fee shall be deducted from the permit fee if a permit is required.))</del>	

3 (9) *Special inspections and investigation fees.*

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**Table 30.86.400(9) Special Inspections and Investigation Fees**

<b>BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS</b>	
Snohomish County inspection	<del>(\$60)</del> <u>\$140</u> /hour - 2 hour min
Outside Snohomish County inspection for move to Snohomish County	<del>(\$120)</del> <u>\$140</u> /hour plus County's standard mileage rate/mile
<b>INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS</b>	<del>(\$60)</del> <u>\$140</u> /hour - 2 hour min
<b>INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED</b>	<del>(\$60)</del> <u>\$140</u> /hour - 2 hour min
<b>REINSPECTION FEE</b> <sup>(1)</sup>	<del>(\$60)</del> <u>\$140</u>
<b>INVESTIGATION PENALTY</b> <sup>(2)</sup>	100% of permit fee
<b>Reference notes:</b>	
(1) A fee assessed for work requiring an inspection or re-inspection when said work is not complete at the last inspection or re-inspection. No further inspection or re-inspection of the work will be performed until the required fees have been paid.	
(2) A penalty charged for work requiring a permit, which is commenced without first obtaining said permit. This penalty shall be collected regardless of whether a permit is subsequently issued or not.	

3 (10) *Miscellaneous review and permit fees*<sup>(1)</sup>.

4 **Table 30.86.400(10) Miscellaneous Review and Permit Fees**

<b>PRE-APPLICATION SITE REVIEW</b> (\$200 to be applied towards site review/permit fees at time of application)	<del>(\$250)</del> <u>\$320</u>
<b>ACCESSORY BUILDINGS LESS THAN 1,000 SQUARE FEET</b>	50% of site review fee
<b>BUILDING ADDITIONS</b>	50% of site review fee
<del><b>(COMPLETION PERMIT)</b></del>	<del>(\$50)</del>
<b>CONDOMINIUM CONVERSION PERMIT</b> (per unit)	<del>(\$50)</del> <u>\$140</u>
<b>DECK PERMIT</b>	<del>(\$50)</del> <u>\$140</u>
<b>DEMOLITION PERMIT</b>	<del>(\$50)</del> <u>\$140</u>

AMENDED ORDINANCE NO. 21-048  
RELATING TO DEVELOPMENT PERMIT FEES;  
AMENDING CHAPTER 13.110 SCC AND CHAPTER  
30.86 SCC

<b>DOCK PERMIT</b>	<del>(((\$50))</del> <u>\$140</u>
<b>FIREPLACE PERMIT</b>	<del>(((\$50))</del> <u>\$140</u>
<b>SWIMMING POOL PERMIT</b>	<del>(((\$50))</del> <u>\$140</u>
<b>TEMPORARY BUILDING PERMIT</b>	<del>(((\$50))</del> <u>\$140</u>
<b>TITLE ELIMINATION</b>	<del>(((\$30))</del> <u>\$50</u>
<b>LOT STATUS DETERMINATION</b>	<del>(((\$120))</del> <u>\$255</u> per ((tax parcel)) <u>lot requested</u> ((researched)). No fee if submitted <u>concurrently</u> with a ((subdivision)) <u>land use or building permit application.</u>
<del>((PRE-APPLICATION DESIGN REVIEW))</del>	<del>(((\$2,500))</del>
<b>ROOFING PERMIT</b>	<u>\$140</u>
<del>((11 to 25 squares))</del>	<del>(((\$37))</del>
<del>((More than 25 squares))</del>	<del>(((\$55))</del>
<b>SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS<sup>2</sup></b> <del>((2))</del>	<del>(((\$100))</del> <u>\$320</u>
<b>SUCCESSIVE CONSTRUCTION SET-UP FEE</b>	<u>\$200</u>
<b>Reference notes:</b> (1) These fees are charged in addition to building/structural plan and permit fees. (2) If permits are sought for more than one lot within the same subdivision and the subdivision has been recorded within the previous year, and all the permit applications are submitted at the same time, the first lot's site review fee shall be for the full amount and the site review fee for each of the other lots shall be one-half the full fee amount.	

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Section 12. Snohomish County Code Section 30.86.410, last amended by Amended Ordinance No. 08-122 on Nov 10, 2008, is amended to read:

5 **30.86.410 Mechanical permit fees.**

6 **Table 30.86.410 Mechanical Permit Fees**

<u>COMMERCIAL MECHANICAL PERMITS NOT ASSOCIATED WITH NEW BUILDING CONSTRUCTION</u>	<u>For mechanical permits on commercial projects not related to new building</u>
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AMENDED ORDINANCE NO. 21-048  
RELATING TO DEVELOPMENT PERMIT FEES;  
AMENDING CHAPTER 13.110 SCC AND CHAPTER  
30.86 SCC

	<u>construction, the fee table in SCC 30.86.400(7) applies based on the valuation.</u>
<b>MECHANICAL INSPECTION FEES FOR CONSTRUCTION OF NEW GROUP R- 3 OCCUPANCIES (ONE-AND TWO-FAMILY RESIDENTIAL).</b>	For new construction of Group R-3 occupancies, 11 percent of the building permit fee shall apply for mechanical and plumbing inspections.
<u>The per-fixture fees below apply to: (1) standalone mechanical permits related to Group R-3 occupancies, and (2) mechanical permits associated with new commercial building construction.</u>	
<b>GAS-PIPING SYSTEM</b>	\$5 per outlet
<b>VENTILATION FAN OR SYSTEM</b> - installed, which is not a portion of any heating or air conditioning system authorized by permit	\$5
<b>AIR-HANDLING UNIT</b> - install, and including ducts attached thereto	\$15 each
<b>APPLIANCE VENT TO THE OUTSIDE</b> - install or relocate, and not included in an appliance permit	\$15
<b>BOILER, COMPRESSOR, OR ABSORPTION SYSTEM</b> - install or relocate <sup>(1)</sup>	\$15
<b>DOMESTIC OR INDUSTRIAL-TYPE INCINERATOR</b> - install or relocate	\$15
<b>FLOOR FURNACE</b> - install or relocate, including exhaust vent, suspended heater, recessed wall heater, or floor-mounted unit heater	\$15
<b>FURNACE OR BURNER</b> - forced air or gravity-type: install or relocate, including ducts and vents attached	\$15
<b>HOOD</b> - install, which is served by mechanical exhaust, including the ducts for such hood	\$15
<b>INSTALLED APPLIANCE, or PIECE OF EQUIPMENT</b>	
Regulated by this code, but not classed in other appliance categories, or for which no other fee is listed in this code	\$15

AMENDED ORDINANCE NO. 21-048  
 RELATING TO DEVELOPMENT PERMIT FEES;  
 AMENDING CHAPTER 13.110 SCC AND CHAPTER  
 30.86 SCC

<b>SOLID FUEL BURNING APPLIANCE</b> - install, relocate, replace	\$25 each
<b>TANK</b> - above-ground, underground, or LPG in a residential application <sup>(2)</sup>	
125-250 gallon capacity	\$25 each
over 250 gallon capacity	\$50 each

**Reference notes:**

(1) This fee shall not apply to an air-handling unit, which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in this code.

(2) No permit is required for tanks with less than a 125-gallon capacity.

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2 Section 13. Snohomish County Code Section 30.86.420, last amended by  
3 Amended Ordinance No. 08-122 on Nov 10, 2008, is amended to read:

4 **30.86.420 Plumbing permit fees.**

5 **Table 30.86.420 Plumbing Fees**

<u>COMMERCIAL PLUMBING PERMITS NOT ASSOCIATED WITH NEW BUILDING CONSTRUCTION</u>	<u>For plumbing permits on commercial projects not related to new building construction, the fee table in SCC 30.86.400(7) applies based on the valuation.</u>
PLUMBING INSPECTION FEES FOR THE CONSTRUCTION OF NEW GROUP R-3 OCCUPANCIES (ONE-AND TWO-FAMILY RESIDENTIAL).	For new construction of Group R-3 occupancies, 11 percent of the building permit fee shall apply for mechanical and plumbing inspections.
<u>The per-fixture fees below apply to: (1) standalone plumbing permits related to Group R-3 occupancies, and (2) plumbing permits associated with new commercial building construction.</u>	

<b>FOR FACTORY-BUILT MODULAR STRUCTURES</b> (the fee will be assessed for each fixture built into the structure by the manufacturer)		\$3.50
<b>FOR EACH:</b>		
>	Backflow protective devices,	\$7
>	Industrial waste pre-treatment interceptor, including its trap and vent,	\$7
>	Installation, alteration, or repair of water piping,	\$7
>	Plumbing fixture,	\$7
>	Rainwater systems-per drain (inside building) repair or alteration of drainage or vent piping,	\$7
>	Set of fixtures on one trap, (including water, drainage, piping)	\$7
>	Trap,	\$7
>	Water heater or vent,	\$7
>	Water treating equipment.	\$7
<b>FOR EACH BUILDING SEWER AND EACH TRAILER PARK SEWER</b>		\$15

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2 Section 14. Snohomish County Code Section 30.86.450, last amended by  
3 Amended Ordinance No. 12-018 on May 2, 2012, is amended to read:

4 **30.86.450 Sign fees.**

5 **Table 30.86.450 Sign Fees<sup>(1)(2)</sup>**

<b>WALL SIGN</b>	<del>(\$50)</del> <u>\$250</u>
<b>POLE, MONUMENT OR ROOF SIGN</b>	<del>(\$100)</del> <u>\$350</u>
<b>BILLBOARD (DIGITAL AND NON-DIGITAL)</b>	<del>(\$150)</del> <u>\$850</u>
<b>Reference notes:</b>	
(1) A permit is not required for signs four square feet or less in area.	
(2) A SEPA threshold determination may be required.	

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7 Section 15. Snohomish County Code Section 30.86.600, last amended by  
8 Amended Ordinance No. 08-122 on November 10, 2008, is amended to read:

AMENDED ORDINANCE NO. 21-048  
RELATING TO DEVELOPMENT PERMIT FEES;  
AMENDING CHAPTER 13.110 SCC AND CHAPTER  
30.86 SCC

1 **30.86.600 Permit decision appeal fees.**

2 **Table 30.86.600 Appeal Fees**

PERMIT TYPE	APPEAL FEE
TYPE 1-NON-SHORELINE <sup>(1)</sup>	<del>(\$500)</del> <u>\$1,500</u>
TYPE 2 <sup>(1)</sup>	\$500

**Reference note:**

(1) This filing fee shall not be charged to a department of the county (~~provided that the~~).  
The filing fee shall be refunded in any case where an appeal is dismissed in whole without hearing pursuant to SCC 30.71.060 or 30.72.075.

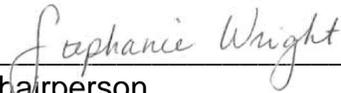
3  
4 Section 16. Effective date.

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6 This ordinance shall take effect November 1, 2021.

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8 Section 17. Severability and Savings. If any section, sentence, clause or phrase  
9 of this ordinance shall be held to be invalid or unconstitutional by a court of competent  
10 jurisdiction, such invalidity or unconstitutionality shall not affect the validity or  
11 constitutionality of any other section, sentence, clause or phrase of this ordinance.  
12 Provided, however, that if any section, sentence, clause or phrase of this ordinance is  
13 held to be invalid by the court of competent jurisdiction, then the section, sentence,  
14 clause or phrase in effect prior to the effective date of this ordinance shall be in full force  
15 and effect for that individual section, sentence, clause or phrase as if this ordinance had  
16 never been adopted.

17  
18 PASSED this 29<sup>th</sup> day of September, 2021.

19  
20 SNOHOMISH COUNTY COUNCIL  
21 Snohomish County, Washington

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23 \_\_\_\_\_  
24 Chairperson

25 ATTEST:

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27 \_\_\_\_\_  
28 Clerk of the Council  
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(X) APPROVED  
( ) EMERGENCY  
( ) VETOED

Date: October 12, 2021



\_\_\_\_\_  
County Executive

ATTEST:

Melissa Geraghty

Approved as to form only:

\_\_\_\_\_  
Deputy Prosecuting Attorney