

**FINAL Index of Records**

**Townhouse Permit Fees Ordinance 26-005 (ECAF 2026-0024)**

**Hearing Date: Wednesday, February 25, 2026 @ 10:30 a.m.**

**Council Staff: Deb Bell**

**PDS Staff: Julie Mass**

**DPA: Christina Richmond**

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**Executive/Council Action Form (ECAF)**

**ITEM TITLE:**

Ordinance 26-005, relating to Development Permit Fees for Townhouses; amending Chapter 30.86 SCC

**DEPARTMENT:** Planning and Development Services

**ORIGINATOR:** Julie Mass

**EXECUTIVE RECOMMENDATION:** Approved by Ken Klein 1/13/26

**PURPOSE:** To update fees related to townhouses in SCC 30.86 to streamline the permitting and inspection process for townhomes.

**BACKGROUND:** Chapter 30.86 SCC establishes the permit fees required to be paid by applicants to cover the cost of administering title 30 SCC. PDS is proposing amendments to the fees related to townhomes in order to streamline the permit and inspection process. The proposal eliminates the need for separate mechanical and plumbing permits on townhouses, and aligns the townhouse mechanical and plumbing fees with residential building permits. This will result in a reduction in the cost of permitting a new townhouse. The changes will also result in significant efficiencies in the inspection process since all structural, mechanical, and plumbing work will be under one townhouse permit.

**FISCAL IMPLICATIONS:**

EXPEND: FUND, AGY, ORG, ACTY, OBJ, AU	CURRENT YR	2ND YR	1ST 6 YRS
None			
<b>TOTAL</b>			

REVENUE: FUND, AGY, ORG, REV, SOURCE	CURRENT YR	2ND YR	1ST 6 YRS
193-3055134580 Commercial revenue	(\$44,000)	(\$53,000)	(\$362,000)
<b>TOTAL</b>	(\$44,000)	(\$53,000)	(\$362,000)

**DEPARTMENT FISCAL IMPACT NOTES:** There are no fiscal impacts to PDS expenditures as the ordinance only affects revenue.

**CONTRACT INFORMATION:**

ORIGINAL \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_  
 AMENDMENT \_\_\_\_\_ CONTRACT# \_\_\_\_\_ AMOUNT \_\_\_\_\_

**Contract Period**

ORIGINAL	START	_____	END	_____
AMENDMENT	START	_____	END	_____

**OTHER DEPARTMENTAL REVIEW/COMMENTS:** Reviewed/approved by Finance – Nathan Kennedy 1/12/26. AATF: Christina Richmond

1 Adopted: \_\_\_\_\_, 2026  
2 Effective: \_\_\_\_\_, 2026

3  
4  
5 SNOHOMISH COUNTY COUNCIL  
6 SNOHOMISH COUNTY, WASHINGTON

7  
8 ORDINANCE NO. 26-005

9  
10 RELATING TO DEVELOPMENT PERMIT FEES FOR TOWNHOUSES; AMENDING  
11 CHAPTER 30.86 SCC  
12

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

18  
19 WHEREAS, under RCW 82.02.020, the county may collect reasonable fees from an  
20 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; and

22  
23 WHEREAS, chapter 30.86 SCC establishes fees required to be paid by an applicant  
24 to cover county costs of administering the Unified Development Code (title 30) SCC; and

25  
26 WHEREAS, periodic adjustments to fees are necessary to maintain financial self-  
27 sufficiency in providing permitting services and keep pace with inflation, to align the fees  
28 charged to applicants with the type and level of services provided, and to provide for  
29 improved cost recovery, fee equity, and predictability; and

30  
31 WHEREAS, townhouses are considered an R-3 residential occupancy type under  
32 the International Residential Code (IRC) but can be built under the IRC or the International  
33 Building Code (IBC); and

34  
35 WHEREAS, PDS currently permits townhouses under a commercial building permit  
36 type and charges a commercial plan check fee of 85% of the permit fee for townhouses;  
37 and

38  
39 WHEREAS, PDS currently requires separate permits for the building construction,  
40 mechanical work and plumbing work; and

41  
42 WHEREAS, as part of PDS’s continuous improvement program and efforts to  
43 streamline the commercial building permit process, townhouses have been identified a  
44 permit type for which combining multiple permits into one townhouse permit would achieve  
45 savings of time and cost for both builders and PDS staff; and

1  
2 WHEREAS, the proposed code amendments would create a new permit type for  
3 townhouses regardless of whether they are built under the IRC or the IBC; and  
4

5 WHEREAS, the proposed code amendments would eliminate the need for separate  
6 mechanical and plumbing permits for the construction of townhouses by charging the fee  
7 for mechanical and plumbing inspections along with the building permit, consistent with  
8 how these fees are charged for other residential structures such as single family  
9 residences and duplexes; and  
10

11 WHEREAS, the proposed code amendments would provide better cost recovery for  
12 the inspection of mechanical and plumbing work associated with townhouses by charging  
13 a flat fee of 11% instead of charging a price per fixture; and  
14

15 WHEREAS, the proposed code amendments would clarify that all other fees for  
16 townhouse construction such as the base fee, plan review fee and permit fee will continue  
17 to be charged at the existing rates; and  
18

19 WHEREAS, on \_\_\_\_\_, 2026, the County Council held a public hearing after  
20 proper notice, heard public testimony related to the proposed code amendments, and  
21 considered the entire record; and  
22

23 WHEREAS, following the public hearings, the County Council deliberated on the  
24 proposed code amendments.  
25

26 NOW, THEREFORE, BE IT ORDAINED:  
27

28 Section 1. The foregoing recitals are incorporated herein as findings of fact and  
29 conclusions as if set forth in full.  
30

31 Section 2. The County Council adopts the following additional findings in support of  
32 this ordinance:  
33

34 A. This ordinance will amend title 30 SCC as follows:  
35

- 36 1. Amend SCC 30.86.400 to clearly identify the base fee, plan review fees, site  
37 review fees, and permit fees related to townhouses.  
38
- 39 2. Amend SCC 30.86.410 to amend the fees relating to mechanical permits for  
40 townhouses to be consistent with other residential types of construction.  
41
- 42 3. Amend SCC 30.86.420 to amend the fees relating to plumbing permits for  
43 townhouses to be consistent with other residential types of construction.  
44

1 B. The code amendments in this ordinance will become effective on January 1, 2026.

2  
3 C. Stakeholder feedback was solicited during the development of the proposed fee  
4 changes. On July 23, 2025, proposed fee amendments were provided to the  
5 representative for the Snohomish County Builders Council (SCBC) of the Master  
6 Builders Association of King and Snohomish Counties who did outreach to committee  
7 members on the proposed fees and solicited member comment. A presentation was  
8 given to SCBC on September 3, 2025, and additional meetings with SCBC  
9 representatives were held on September 15, 2025, October 2, 2025, and November  
10 12, 2025.

11  
12 D. The proposed amendments are consistent with the record.

- 13  
14 1. Amendments to chapter 30.86 SCC are necessary to establish fees to  
15 implement the State Building Code, keep up with inflation, and to better recoup  
16 the permitting expenses of PDS.  
17  
18 2. County policy is to use permit fees to cover only the direct and indirect costs of  
19 permitting as allowed by state law, and to reasonably and consistently allocate  
20 PDS overhead costs among all programs, regardless of the type of revenue  
21 source supporting them.  
22  
23 3. In 2008, PDS developed a cost of services model to estimate the cost of  
24 providing permitting services at the present level of service and the fees  
25 necessary to recover permitting costs. That model has been updated based on  
26 PDS's 2025-2026 biennial budget and this ordinance is consistent with that cost  
27 of services model.  
28  
29 4. The proposed updates to fees through the amendments in this ordinance are  
30 reasonable and will reimburse the County for the staff time required to process  
31 permit applications.  
32

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

- 34  
35 A. The proposed changes to townhouse, mechanical, and plumbing fees set forth in this  
36 ordinance are calculated in accordance with RCW 82.02.020 and provide for improved  
37 cost recovery, equity, and fee predictability and simplicity.  
38  
39 B. The proposed changes to fees set forth in this ordinance will help streamline the permit  
40 process for builders of townhouses, resulting in less time spent by contractors who pull  
41 multiple county permits and by county building inspectors who perform inspections on  
42 townhouses. The time saved will mean that townhouses can be more efficiently and  
43 effectively inspected during construction due to the reduced time spent on  
44 administrative tasks related to tracking multiple permits for each townhouse.

- 1  
2 C. The proposed amendments are consistent with Washington state law, chapter 19.27  
3 RCW, and the SCC.  
4  
5 D. The County Council concludes that this ordinance is related solely to government  
6 procedures, not the Growth Management Act (chapter 36.70A RCW), and therefore  
7 does not adopt development regulations under SCC 30.10.080. Therefore, notice to  
8 the Washington State Department of Commerce of intent to adopt is not required  
9 pursuant to RCW 36.70A.106 and Snohomish County Planning Commission review is  
10 not required pursuant to SCC 30.73.040(2)(c).  
11  
12 E. Pursuant to SCC 30.61.020 and WAC 197-11-800(19), the proposed amendments in  
13 this ordinance are categorically exempt from review under the State Environmental  
14 Policy Act (SEPA) as being related solely to government procedures containing no  
15 substantive standards respecting use or modification of the environment.  
16  
17 F. The regulations proposed by this ordinance do not result in an unconstitutional taking  
18 of private property for public purpose. The Washington State Attorney General last  
19 issued an advisory memorandum, as required by RCW 36.70A.370, in October 2024,  
20 entitled “Advisory Memorandum and Recommended Process for Evaluating Proposed  
21 Regulatory or Administrative Actions to Avoid Unconstitutional Takings of Private  
22 Property” to help local governments avoid the unconstitutional taking of private  
23 property. The process outlined in the State Attorney General’s 2024 advisory  
24 memorandum was used by Snohomish County in objectively evaluating the regulatory  
25 changes proposed by this ordinance.  
26  
27 G. The proposed amendments are in the best interest of the county and promote the  
28 general public health, safety, and welfare.  
29

30 Section 4. The County Council bases its findings and conclusions on the entire  
31 record of the County Council, including all testimony and exhibits. Any finding, which  
32 should be deemed a conclusion, and any conclusion which should be deemed a finding, is  
33 hereby adopted as such.  
34

35 Section 5. Snohomish County Code Section 30.86.400, last amended by Amended  
36 Ordinance No. 22-073 on Jan. 11, 2023, is amended to read:  
37  
38

39 **30.86.400 Construction Code fees.**  
40

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

1 (2) *Outstanding fees.* Any outstanding fees or portions of fees shall be added to the required fee(s) of  
 2 any future plan review or permit prior to application acceptance or permit issuance. Any fee shall not  
 3 relieve the applicant from a duty to obtain permits for moving buildings upon roads and/or highways  
 4 from the appropriate authorities. The permit fee for construction of a new foundation, enlargement, or  
 5 remodeling of the move-in building shall be in addition to the pre-move fee. The fee for any factory built  
 6 structure as approved by the Washington State Department of Labor and Industries is specified in SCC  
 7 30.86.440 under mobile homes.

8 (3) *Commercial and residential occupancies defined.*

9 **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

10

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

12 **Table 30.86.400(4) Commercial and Townhouse Pre-Application Review**

REVIEW FEE <sup>(2)</sup>	\$400
SITE REVIEW (at applicant's request)	\$100
ADDED SERVICES REQUEST	\$60/hour

**Reference notes:**

(1) Prior to making application for a commercial building or townhouse 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.

13

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

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

<b>COMMERCIAL</b>	\$350
<b>COMMERCIAL PLUMBING</b>	\$250
<b>COMMERCIAL MECHANICAL</b>	\$250
<b>COMMERCIAL MECHANICAL AND PLUMBING</b> (not in conjunction with a commercial building permit)	\$250
<b><u>TOWNHOUSE</u></b>	<u>\$350</u>
<b>RESIDENTIAL</b>	\$150
<b>RESIDENTIAL MECHANICAL, PLUMBING, OR MECHANICAL AND PLUMBING</b>	\$150
Reference notes:  (1) Base fees shall compensate the department for preliminary application screening and the establishment and administration of the permit application file.	

3

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

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

<b>PLAN, DRAWING, OR DOCUMENT BEING REVIEWED</b>		
•	R-3 and U Occupancies for residential purposes, <u>excluding townhouses</u>	65% of building permit fee
	<u>R-3 Occupancies for townhouses</u>	<u>85% of building permit fee</u>

•	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, <u>R-3 for Townhouses</u> , R-4, E, H, F, M, S, U and B Occupancies as follows:		
•	Commercial <u>or townhouse</u> permit application for 1 or more buildings or additions requiring site review	\$640
•	Commercial <u>or townhouse</u> 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>APPLICATION EXTENSION</b>		\$500
Reference notes:  (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.		

(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:

(a) Group R occupancies.

(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

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

3

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

<b>TOTAL BUILDING/STRUCTURAL VALUATION <sup>(2)</sup></b>	<b>PERMIT FEE <sup>(3)</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>	\$500

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) For new construction of Group R-3 occupancies, including townhouses, 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

2 (8) *Certificates of occupancy fees.*

3

**Table 30.86.400(8) Certificates of Occupancy Fees**

<b>CERTIFICATE OF OCCUPANCY</b>	
Home occupation in detached accessory structures	\$140

Temporary or final, when applicant requests phased issuance for each structure or structures	\$140
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1

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

3

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

<b>BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS</b>	
Snohomish County inspection	\$140/hour - 2 hour min
Outside Snohomish County inspection for move to Snohomish County	\$140/hour plus county's standard mileage rate/mile
<b>INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS</b>	\$140/hour - 2 hour min
<b>INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED</b>	\$140/hour - 2 hour min
<b>REINSPECTION FEE</b> <sup>(1)</sup>	\$140
<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.	

4

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

6

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

<b>PRE-APPLICATION SITE REVIEW</b>  ( <b>\$200 to be applied towards site review/permit fees at time of application</b> )	\$320
<b>ACCESSORY BUILDINGS LESS THAN 1,000 SQUARE FEET</b>	50% of site review fee
<b>BUILDING ADDITIONS</b>	50% of site review fee
<b>CONDOMINIUM CONVERSION PERMIT (per unit)</b>	\$140
<b>DECK PERMIT</b>	\$140
<b>DEMOLITION PERMIT</b>	\$140
<b>DOCK PERMIT</b>	\$140
<b>FIREPLACE PERMIT</b>	\$140
<b>SWIMMING POOL PERMIT</b>	\$140
<b>TEMPORARY BUILDING PERMIT</b>	\$140
<b>TITLE ELIMINATION</b>	\$50
<b>LOT STATUS DETERMINATION</b>	\$255 per lot requested. No fee if submitted concurrently with a land use or building permit application.
<b>ROOFING PERMIT</b>	\$140
<b>SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS<sup>2</sup></b>	\$320
<b>SUCCESSIVE CONSTRUCTION SET-UP FEE</b>	\$200
<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.

Section 6. Snohomish County Code Section 30.86.410, last amended by Amended Ordinance No. 21-048 on Sept. 29, 2021, is amended to read:

**30.86.410 Mechanical permit fees.**

**Table 30.86.410 Mechanical Permit Fees**

COMMERCIAL MECHANICAL PERMITS NOT ASSOCIATED WITH NEW BUILDING CONSTRUCTION	For mechanical permits on commercial projects not related to new building construction, the fee table in SCC 30.86.400(7) applies based on the valuation.
MECHANICAL INSPECTION FEES FOR CONSTRUCTION OF NEW GROUP R- 3 OCCUPANCIES (ONE-AND TWO-FAMILY RESIDENTIAL <u>AND TOWNHOUSES</u> ).	For new construction of Group R-3 occupancies, 11 percent of the building permit fee shall apply for mechanical and plumbing inspections.
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.	
<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
<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
<b>Reference notes:</b>	
(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.	

1  
2           Section 7. Snohomish County Code Section 30.86.420, last amended by Amended  
3 Ordinance No. 21-048 on Sept. 29, 2021, is amended to read:

1 **30.86.420 Plumbing permit fees.**

2 **Table 30.86.420 Plumbing Fees**

COMMERCIAL PLUMBING PERMITS NOT ASSOCIATED WITH NEW BUILDING CONSTRUCTION	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.
PLUMBING INSPECTION FEES FOR THE CONSTRUCTION OF NEW GROUP R-3 OCCUPANCIES (ONE-AND TWO-FAMILY RESIDENTIAL <u>AND TOWNHOUSES</u> ).	For new construction of Group R-3 occupancies, 11 percent of the building permit fee shall apply for mechanical and plumbing inspections.
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.	
<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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Section 8. Effective date.

This ordinance shall take effect March 1, 2026.

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

PASSED THIS \_\_\_\_ day of \_\_\_\_\_, 2026.

SNOHOMISH COUNTY COUNCIL

Snohomish County, Washington

\_\_\_\_\_  
Chairperson

ATTEST:

\_\_\_\_\_  
Clerk of the Council

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- ( ) APPROVED
- ( ) EMERGENCY
- ( ) VETOED

Date: \_\_\_\_\_, 2026

ATTEST:

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

\_\_\_\_\_

Approved as to form only:

*Christa Richmond* 11/13/25  
\_\_\_\_\_  
Deputy Prosecuting Attorney

**Planning & Development Services**  
**Staff Report**  
**Proposed Amendment to PDS Permit Fees: Townhouses**

Snohomish County Department of Planning and Development Services charges a variety of application and permit fees to recover its costs of regulating development. Most of these fees are currently listed in Chapter 30.86 of the Snohomish County Code (SCC). Other fees charged by PDS are found in SCC Chapter 13.

In the 2025-2026 biennium, PDS expects to recover 84% of permitting costs from charges for services and permit fees at their current levels and 11% from non-permit revenue. The budgeted gap of 5% between revenue and expense (net loss) is \$2.17 million<sup>1</sup>. Thus far into 2025, PDS is on track with these projections. In addition, the number of new permit applications is down significantly from prior years which will negatively impact PDS's revenue in the coming months.

In 2020, PDS began a multi-phase effort called the "PDS Fee Alignment Project" to examine and update permit fees. Phase I was completed in 2020, through Ord. No. 20-039, when PDS updated the fees in the Building Permit Fee Table in SCC 30.86.400(7), which had not been updated since 1997. Phase II, adopted in 2021 through Am. Ord. No. 21-048, examined miscellaneous permit fees that were simple to analyze, had not been updated in decades, and for which PDS did not achieve cost recovery. Phase III will address reviews for which PDS does not currently charge a fee as well as the more complex land use fees. The Phase III ordinance will be coming to Council soon via a separate ordinance. Phase IV will address fire-related fees and other fees which need an adjustment due to the higher costs of doing business.

This ordinance addressing townhouses is not part of any of the Phases in the PDS Fee Alignment Project. The purpose of this ordinance is to clarify and slightly change how townhouses are permitted in Snohomish County. This change will help streamline one type of permit that is currently handled very inefficiently. It also meets PDS's goal of having a fee structure that is fair and equitable, while achieving cost recovery on all types of permits.

Over the past seven years, PDS has worked hard to streamline the permit process. In 2018, PDS implemented online permitting for all building permits and land use applications. In 2019, PDS undertook a formal review of the permitting process through a project called Electronic Permitting Process Improvements (EPPI). From 2017-2022, PDS worked on a series of small process improvements as part of the County's STEP program. In 2023, PDS hired an Operational Improvement Program Manager to help formalize PDS's continuous improvement efforts and embed it into the PDS culture. For the past several years, staff have been highly engaged in making improvements to PDS's permitting process. In 2024, PDS implemented a new online permit portal to streamline the intake of building permits, land use applications, and other permits. All of PDS's efforts to make its permitting system more efficient has coincided with the State of Washington's recent mandate to speed up the permit review process. Through Senate Bill 5290 adopted by the legislature in 2023, the State implemented mandatory review time frames for certain permit types. PDS also increased staffing levels to meet the new time frames. PDS has been able to reduce time frames, improve the level of customer service, and streamline the permitting process for both staff and customers.

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<sup>1</sup> Excludes the Technology Reserve Fund revenue and expenses which is a separate, restricted fund.

## Proposed Permit Fee Amendments – SCC Chapter 30.86

Snohomish County’s fee code for building permits breaks structures out into two categories: residential and commercial. A townhouse is a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof. Typically, the number of townhouse units in each building is between three and eight units. Townhouses are considered a type “R-3” residential occupancy in the International Residential Code (IRC); the International Building Code (IBC) is silent on townhouses. Although townhouses can be built under the IBC, nearly all are built under the IRC due to the rigorous commercial construction requirements in the IBC.

PDS has permitted townhouses as a commercial building permit and required separate permits for the mechanical and plumbing systems in each building. It costs the builders both time and money to apply for separate mechanical and plumbing permits, and it takes PDS staff time to review and issue each one. Extra process steps are needed on the front end at intake (by PDS staff) to ensure all the permits are linked, to make it easier on the Building Inspectors. In many instances it is difficult to determine which permits go with which townhouse building on the site plan, so it can take a lot of time to research and figure out which permits go together.

It also takes more time for the Building Inspector to inspect townhouses because the approved plans are on the building permit, the mechanical system information is on one or more commercial mechanical permits, and the plumbing system information is on a commercial plumbing permit. It takes longer to find the correct information in the Inspector Application (the Amanda software the inspectors use) and document the inspection results because the inspector has to flip back and forth between the various permits. Combining separate permits into one main townhouse permit would achieve a savings of time and cost for both builders and PDS staff.

Townhouse building and trade permit fees are amended to provide for a new Townhouse permit type by providing clarity on how fees are charged on townhouse building permits. Below is a summary of the actions proposed in ordinance:

<b>Code Reference</b>	<b>Type of Permit Fee</b>	<b>Action</b>
SCC 30.86.400	Base Permit Fees	Amended to separate out the base fee on townhouse permits (remains the same as commercial <sup>2</sup> )
	Plan Review Fees	Amended to separate out the plan review fees and site review fees for townhouse permits (remains the same as commercial <sup>2</sup> )
	Plumbing and Mechanical Fees	Added townhouses to the method of charging 11% of the building permit fee instead of separate commercial mechanical and plumbing permits (like residential building permits)
SCC 30.86.410	Commercial mechanical	Eliminates commercial

<sup>2</sup> Keeping the commercial base fee and plan review fee of 85% of the permit fee is warranted because townhouse structural plans are more complex and take more time to review compared to single family residences.

		mechanical permits for townhouses by changing the way mechanical work is permitted for townhouses. Fees to be included in the building permit and charged 11% like other residential building permits in SCC 30.86.400(7).
SCC 30.86.420	Commercial plumbing	Eliminates commercial plumbing permits for townhouses by changing the way mechanical work is permitted for townhouses. Fees to be included in the building permit and charged 11% like other residential building permits in SCC 30.86.400(7).

***Permit Fees Charged by Other Jurisdictions***

A comparison of other jurisdictions was conducted to determine how other jurisdictions permit townhouses. The method for charging mechanical and plumbing permits varies from jurisdiction to jurisdiction and there is little consistency on how townhouses are permitted. Some jurisdictions permit townhouses as commercial structures, while others treat them as residential. Some jurisdictions include the mechanical and plumbing fixtures with the building permit fee, while others issue separate mechanical and plumbing permits like at Snohomish County. Below are a few examples:

- Pierce County – Townhouses are permitted as commercial structure with commercial fees (they have two separate fee tables based on valuation<sup>3</sup>, one for residential and one for commercial). They issue separate mechanical and plumbing permits with a base fee plus unit fee charged for each fixture.
- Kitsap County – Townhouses are permitted as a residential structure and mechanical/plumbing are included in the building permit fee.
- City of Lynnwood – Townhouses are permitted as a commercial structure with mechanical/plumbing fees based on per fixture but of a more limited scope than Snohomish County.
- City of Everett – Townhouses are permitted as a residential structure. (Note: Plan review fees are same for residential and commercial so this is really a distinction without meaning.) It appears that no separate plumbing and mechanical permits are required.

**Fiscal Framework**

The permitting divisions within the Department of Planning and Development Services (PDS) operate as a special revenue fund, which means that (a) there is no revenue from

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<sup>3</sup> Snohomish County has one building valuation fee table in SCC 30.86.400(7).

taxes or the County's General Fund, and (b) a separate fund balance that carries over from year to year is maintained.<sup>4</sup>

### ***Financial Impact of Change in Townhouse Permit***

PDS has done an analysis on what the fiscal impact will be on the proposed code amendments. Based on a review of completed 2024 townhouse permits, it appears that on average, the overall combined fees to permit a new townhouse will decrease. This will result in cost savings to the applicant, and a loss of revenue for PDS. Based on the sample reviewed, the cost savings ranges from \$250 to \$1,500, with an average savings of \$600 per townhouse permit. The lost revenue for PDS is estimated to be around \$53,000 per year. However, the amount of staff time saved by both intake staff and building inspectors is significant and will offset the loss of revenue. The benefit to the applicants is overall lower cost to build and a more streamlined construction process.

### **Summary**

PDS needs to update its permit fees to improve its recovery of the costs of processing, reviewing, issuing and inspecting various types of permits handled by PDS, while simultaneously ensuring that the fees are equitable and reasonable. The proposed changes to the fees related to townhouses will result in some cost savings to builders and therefore reduced revenue to PDS. However, the efficiency benefits outweigh the loss of revenue.

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<sup>4</sup> The discussion in this report is limited to the special revenue fund for PDS's permitting divisions (known as Fund 193). PDS has other divisions that do receive funding from the County's General Fund, such as the Long Range Planning, Code Enforcement, and the Fire Marshal's Office investigation divisions. PDS accounts for the activities and expenses of those divisions separately from the special revenue fund for PDS's permitting divisions.





# Planning and Community Development

SNOHOMISH COUNTY COUNCIL

Deb Bell

Council Initiated:

Yes

No

EXHIBIT # 3.2.001

ORD 26-005

FILE

**ECAF:** 2026-0024  
**Ordinance:** 26-005

**Type:**

- Contract
- Board Appt.
- Code Amendment
- Budget Action
- Other

**Requested Handling:**

- Normal
- Expedite
- Urgent

**Fund Source:**

- General Fund
- Other
- N/A

**Executive Rec:**

- Approve
- Do Not Approve
- N/A

**Approved as to**

**Form:**

- Yes
- No
- N/A

**Subject:** Relating to Development Permit Fees for Townhouses, Snohomish County Code Chapters 30.86.

**Scope:** The proposed amendment to Snohomish County Code would assist in streamlining the current permitting process for townhomes and would create a new type of permit for townhouses regardless of whether they are built under the IRC or the IBC. This change would eliminate the need for separate mechanical and plumbing permits, making this process more consistent with residential permitting. This would also clarify all other permit fees for townhouse construction, such as the base fee and plan review fee. The proposed ordinance would allow for the combining of multiple permits into one townhouse permit, saving time and cost for both builders and PDS staff.

**Duration:** NA

**Fiscal Impact:**  Current Year  Multi-Year  N/A

**Authority Granted:** The County Council adopts the recitals as findings of fact and conclusions as set forth in Ordinance 26-005, under Snohomish County Charter 2.110.

**Background:** Townhouses are considered an R-3 residential occupancy type under the International Residential Code (IRC) but can be built under the IRC or the International Building Code (IBC). Currently, PDS permits townhomes under a commercial building permit and charges the commercial plan check fee for these permits, including separate mechanical and plumbing permits.

The goal is to streamline the permitting process for townhome construction. To accomplish this, the proposed would amend SCC 30.86.400 to clarify the base fee, plan review fees, and site review fees and permit fees related to townhomes. This includes amending SCC 30.86.410; these are the fees relating to mechanical permits for townhouses to be consistent with other residential types of construction and amend SCC 30.86.420 to update fees relating to plumbing permits for townhouses to be consistent with other residential types of construction.

**Action Requested:** For Council to move Ordinance 26-005 to GLS on Wednesday February 4, 2026, to set time and date for a Public Hearing, with the suggested date and time of February 25th, 2026, at 10:30 am.

Exhibit 3.2.002

Planning and Community Development Committee – 02/03/26

[Video](#)



**Snohomish County Council**  
**Planning and Community Development Committee**  
**Agenda**

Nate Nehring, Committee Chair  
Strom Peterson, Committee Vice-Chair  
Committee Members: Sam Low, Megan Dunn, Jared Mead

Deb Bell, Legislative Analyst  
Russell Wiita, Legislative Aide  
Lisa Hickey, Assistant Clerk of the Council

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**Tuesday, February 3, 2026**                      **11:00 AM**                      **Jackson Board Room - 8th Floor**  
**Robert J. Drewel Building**  
**& Remote Meeting**

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**Webinar Link: <https://zoom.us/j/94846850772>**

Attend in person at 3000 Rockefeller Ave, Jackson Board Room, 8th Floor, Everett, WA  
Join remotely using the Zoom link above or call 1-253-215-8782 or 1-206-337-9723  
and enter Meeting ID 948-4685 0772

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

**ACTION ITEMS**

1. Ordinance 26-002, relating to Growth Management; concerning the Regulation of Uses in Commercial and Industrial Zones; amending Chapters 30.31a and 30.31b and Sections 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200 of the Snohomish County Code [2026-0173](#)

*Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.*

2. Ordinance 26-003, relating to Development Permit Fees for [2026-0025](#)  
Transportation Review; amending SCC 13.110.030

***Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.***

3. Ordinance 26-004, related to Miscellaneous Permit Fees Amending [2026-0026](#)  
Chapter 30.86 SCC

***Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.***

4. Ordinance 26-005, relating to Development Permit Fees for [2026-0024](#)  
Townhouses; amending Chapter 30.86 SCC

***Proposed Action: Move to General Legislative Session February 4th to set time and date for a public hearing.***

5. Motion 26-041, authorizing the County Executive to execute a [2026-0152](#)  
formal Task Assignment to the Public Works On-Call Agreement  
for professional services with Haley & Aldrich for environmental  
due diligence at Snohomish County Airport

***Proposed Action: Move to General Legislative Session February 11th for consideration.***

6. Motion 26-047, authorizing the Snohomish County Executive to [2026-0185](#)  
sign contract Amendment 3 with Hillis Clark Martin & Peterson,  
P.S. for environmental legal services for the Snohomish County  
Airport

***Proposed Action: Move to General Legislative Session February 11th for consideration.***

7. Motion 26-048, authorizing the Snohomish County Executive to [2026-0188](#)  
sign contract Amendment 4 with Hillis Clark Martin & Peterson,  
P.S. for environmental legal services for the Snohomish County  
Airport

***Proposed Action: Move to General Legislative Session February 11th for consideration.***

8. Motion 26-046, authorizing the Snohomish County Executive to sign contract Amendment 7 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0191](#)

*Proposed Action: Move to General Legislative Session February 11th for consideration.*

9. Motion 26-058, approving Amendment 15 with Puget Sound Energy for the Weatherization Program [2026-0276](#)

*Proposed Action: Move to General Legislative Session February 11th for consideration.*

10. Motion 26-050, approving 2026 Contract Amendment 16 with Puget Sound Energy for the Weatherization Program [2026-0193](#)

*Proposed Action: Move to General Legislative Session February 11th for consideration.*



**Snohomish County Council**  
**Planning and Community Development Committee**  
**Meeting Minutes**

Nate Nehring, Committee Chair  
Strom Peterson, Committee Vice-Chair  
Committee Members: Sam Low, Megan Dunn, Jared Mead

Deb Bell, Legislative Analyst  
Russell Wiita, Legislative Aide  
Lisa Hickey, Assistant Clerk of the Council

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**Tuesday, February 3, 2026**

**11:00 AM**

**Jackson Board Room - 8th Floor  
Robert J. Drewel Building  
& Remote Meeting**

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**PRESENT:**

Committee Chair Nehring  
Committee Vice-Chair Peterson (*not present*)  
Committee Member Low (*remote*)  
Committee Member Dunn  
Committee Member Mead  
Deb Bell, Council Staff  
Michael Saponaro, Planning and Development Services  
Lisa Hickey, Assistant Clerk of the Council

**CALL TO ORDER**

Committee Chair Nehring called the meeting to order at 11:00 a.m.

**ROLL CALL**

The clerk called the roll and stated that four members were present.

**PUBLIC COMMENT**

There were no persons present wishing to provide public comment.

## ACTION ITEMS

Deb Bell, Sr. Legislative Analyst, provided a staff report for the following items:

1. Ordinance 26-002, relating to Growth Management; concerning the Regulation of Uses in Commercial and Industrial Zones; amending Chapters 30.31a and 30.31b and Sections 30.21.025, 30.22.100, 30.23.010, 30.70.025, 30.70.050, 30.70.140, 30.70.300, and 30.86.200 of the Snohomish County Code [2026-0173](#)

Michael Saponaro, Planning and Development Services, provided a PowerPoint Presentation and responded to questions.

**ACTION:** Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

2. Ordinance 26-003, relating to Development Permit Fees for Transportation Review; amending SCC 13.110.030 [2026-0025](#)

**ACTION:** Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

3. Ordinance 26-004, related to Miscellaneous Permit Fees Amending Chapter 30.86 SCC [2026-0026](#)

**ACTION:** Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

4. Ordinance 26-005, relating to Development Permit Fees for Townhouses; amending Chapter 30.86 SCC [2026-0024](#)

**ACTION:** Move to Regular Agenda, General Legislative Session February 4th to set time and date for a public hearing.

Cynthia Foley, Legislative Analyst, provided a staff report for the following items:

5. Motion 26-041, authorizing the County Executive to execute a formal Task Assignment to the Public Works On-Call Agreement for professional services with Haley & Aldrich for environmental due diligence at Snohomish County Airport [2026-0152](#)

**ACTION:** Move to Consent Agenda, General Legislative Session February 11th for consideration.

6. Motion 26-047, authorizing the Snohomish County Executive to sign contract Amendment 3 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0185](#)

**ACTION:** Move to Consent Agenda, General Legislative Session February 11th for consideration.

7. Motion 26-048, authorizing the Snohomish County Executive to sign contract Amendment 4 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0188](#)

**ACTION:** Move to Consent Agenda, General Legislative Session February 11th for consideration.

8. Motion 26-046, authorizing the Snohomish County Executive to sign contract Amendment 7 with Hillis Clark Martin & Peterson, P.S. for environmental legal services for the Snohomish County Airport [2026-0191](#)

**ACTION:** Move to Consent Agenda, General Legislative Session February 11th for consideration.

Nicole Gorle, Sr. Legislative Analyst, provided a staff report for the following items:

9. Motion 26-058, approving Amendment 15 with Puget Sound Energy for the Weatherization Program [2026-0276](#)

**ACTION:** Move to Consent Agenda, General Legislative Session February 11th for consideration.

10. Motion 26-050, approving 2026 Contract Amendment 16 with Puget Sound Energy for the Weatherization Program [2026-0193](#)

**ACTION:** Move to Consent Agenda, General Legislative Session February 11th for consideration.

Committee Chair Nehring adjourned the Council for the day at 11:24 a.m.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF INTRODUCTION OF ORDINANCE  
AND  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on February 25, 2026, at the hour of 10:30 a.m. in the Henry M. Jackson Board Room, 8<sup>th</sup> Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington to consider proposed Ordinance No. 26-005, titled: RELATING TO DEVELOPMENT PERMIT FEES FOR TOWNHOUSES; AMENDING CHAPTER 30.86 SCC.

**Zoom Webinar Information:**

Join online at <https://zoom.us/j/94846850772>  
or by telephone call 1-253-215 8782 or 1-301-715 8592

**Background:** This ordinance adopts amendments to the table of fees for county review of townhouse permits in SCC 30.86.

A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 26-005

Sections 1, 2, 3, and 4. Adopt recitals, findings, conclusions, and state that the Snohomish County Council bases those findings and conclusions on the entire record.

Section 5. Amends SCC 30.86.400 to revise construction code fees related to townhomes.

Section 6. Amends SCC 30.86.410 to revise mechanical permit fees related to townhomes.

Section 7. Amends SCC 30.86.420 to revise plumbing permit fees related to townhomes.

Section 8. Sets an effective date of March 1, 2026.

Section 9. Contains a severability and savings section.

At the hearing, the County Council may also consider alternatives/amendments to the proposed ordinance.

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**State Environmental Policy Act:** Pursuant to WAC 197-11-800(19), this proposal is categorically exempt from State Environmental Policy Act (SEPA) requirements.

**Where to Get Copies of the Proposed Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Website Access:** This ordinance can be accessed through the Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

**Range of Possible Actions the County Council May Take on This Proposal:** At the conclusion of its public hearing(s), the County Council may make one of the following

decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

**Public Testimony:** Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 388-3496 or e-mailed to [Contact.Council@snoco.org](mailto:Contact.Council@snoco.org). Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

**Party of Record:** You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

**Americans with Disabilities Act Notice:** Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa Hickey at 425-388-3494, 1-800-562-4367 x3494, or TDD #1-800-877-8339.

QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Julie Mass in the Department of Planning and Development Services at 425-388-3970.

DATED this 6<sup>th</sup> day of February 2026.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/Megan Dunn  
Council Chair

ATTEST:

/s/Lisa Hickey  
Asst. Clerk of the Council

PUBLISH: February 11, 2026

Send Affidavit to: Council  
Send Invoice to: Planning #107010

# Everett Daily Herald

## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1026356 NO. 26-005 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 02/11/2026 and ending on 02/11/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$133.30. [Signature]

Subscribed and sworn before me on this 11th day of February 2026.

[Signature: Randie Pospical]



SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON  
NOTICE OF INTRODUCTION OF ORDINANCE

AND  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN, that the Snohomish County Council will hold a public hearing on February 25, 2026, at the hour of 10:30 a.m. in the Henry M. Jackson Board Room, 8th Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, Washington to consider proposed Ordinance No. 26-005, titled: RELATING TO DEVELOPMENT PERMIT FEES FOR TOWNHOUSES; AMENDING CHAPTER 30.86 SCC.

Zoom Webinar Information: Join online  
at <https://zoom.us/j/94846850772>

or by telephone call 1-253-215 8782 or 1-301-715 8592

Background: This ordinance adopts amendments to the table of fees for county review of townhouse permits in SCC 30.86. A summary of the proposed ordinance is as follows:

PROPOSED ORDINANCE NO. 26-005

Sections 1, 2, 3, and 4. Adopt recitals, findings, conclusions, and state that the Snohomish County Council bases those findings and conclusions on the entire record.

Section 5. Amends SCC 30.86.400 to revise construction code fees related to townhomes.

Section 6. Amends SCC 30.86.410 to revise mechanical permit fees related to townhomes.

Section 7. Amends SCC 30.86.420 to revise plumbing permit fees related to townhomes.

Section 8. Sets an effective date of March 1, 2026.

Section 9. Contains a severability and savings section.

At the hearing, the County Council may also consider alternatives/amendments to the proposed ordinance.

State Environmental Policy Act: Pursuant to WAC 197-11-800(19), this proposal is categorically exempt from State Environmental Policy Act (SEPA) requirements.

Where to Get Copies of the Proposed Ordinance: Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 368-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

Website Access: This ordinance can be accessed through the Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

Range of Possible Actions the County Council May Take on This Proposal: At the conclusion of its public hearing(s), the County Council may make one of the following decisions regarding the proposed actions: (1) adopt the proposed ordinance; (2) adopt an amended version of the proposed ordinance; (3) decline to adopt the proposed ordinance; (4) adopt such other proposals or modification of such proposals as were considered by the council at its own hearing; or (5) take any other action permitted by law.

Public Testimony: Anyone interested may testify concerning the above described matter at the time and place indicated above or by remote participation in the meeting. The County Council may continue the hearing to another date to allow additional public testimony thereafter, if deemed necessary. Written testimony is encouraged and may be sent to the office of the Snohomish County Council at 3000 Rockefeller Ave M/S 609, Everett, WA 98201; faxed to (425) 368-3496 or e-mailed to [Contact.Council@snoco.org](mailto:Contact.Council@snoco.org). Submitting public comments 24 hours prior to the hearing will ensure that comments are provided to the Council and appropriate staff in advance of the hearing.

Party of Record: You may become a party of record on this matter by sending a written request to the Clerk of the County Council at the above address, testifying at the public hearing, or entering your name and address on a register provided for that purpose at the public hearing.

Americans with Disabilities Act Notice: Accommodations for persons with disabilities will be provided upon request. Please make arrangements one week prior to the hearing by calling Lisa

# Classified Proof

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Hickey at 425-388-3494, 1-800-562-4367 x3494, or TDD #1-800-877-8339.  
QUESTIONS: For additional information or specific questions on the proposed ordinance, please call Julie Mass in the Department of Planning and Development Services at 425- 388-3970.  
DATED this 6th day of February 2026.  
SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/Megan Dunn  
Council Chair

ATTEST:  
/s/Lisa Hickey  
Asst. Clerk of the Council  
107010  
Published: February 11, 2026. EDH1026356

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on February 25, 2026, the Snohomish County Council adopted Amended Ordinance No. 26-005, which shall be effective March 1, 2026. This notice complies with RCW 36.70A.290.

**A summary of the ordinance is as follows:**

ORDINANCE NO. 26-005

RELATING TO DEVELOPMENT PERMIT FEES FOR TOWNHOUSES; AMENDING CHAPTER 30.86 SCC

Sections 1, 2, 3, and 4. Adopt recitals, findings, conclusions, and state that the Snohomish County Council bases those findings and conclusions on the entire record.

Section 5. Amends SCC 30.86.400 to revise construction code fees related to townhomes.

Section 6. Amends SCC 30.86.410 to revise mechanical permit fees related to townhomes.

Section 7. Amends SCC 30.86.420 to revise plumbing permit fees related to townhomes.

Section 8. Sets an effective date of March 1, 2026.

Section 9. Contains a severability and savings section.

=====  
**State Environmental Policy Act:** Pursuant to WAC 197-11-800(19), this proposal is categorically exempt from State Environmental Policy Act (SEPA) requirements.

**Where to Get Copies of the Proposed Ordinance:** Copies of the full ordinance and other documentation are available upon request by calling the Snohomish County Council Office at (425) 388-3494, 1-(800) 562-4367x3494, TDD (425) 877-8339 or by e-mailing [contact.council@snoco.org](mailto:contact.council@snoco.org).

**Website Access:** This ordinance can be accessed through the Council website at: <http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 4<sup>th</sup> day of March 2026.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington

/s/Lisa Hickey  
Asst. Clerk of the Council

PUBLISH: March 11, 2026

Send Affidavit to: Council  
Send Invoice to: Planning #107010

# Everett Daily Herald

## Affidavit of Publication

State of Washington }  
County of Snohomish } ss

Michael Gates being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Everett Daily Herald a daily newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice hereinafter referred to, published in the English language continually as a daily newspaper in Snohomish County, Washington and is and always has been printed in whole or part in the Everett Daily Herald and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Snohomish County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of EDH1027698 NOE ORD 26-005 as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 03/11/2026 and ending on 03/11/2026 and that said newspaper was regularly distributed to its subscribers during all of said period.

The amount of the fee for such publication is \$63.55.  
[Signature]

Subscribed and sworn before me on this 11th day of March, 2026.

[Signature]



Notary Public in and for the State of Washington.

SNOHOMISH COUNTY COUNCIL  
SNOHOMISH COUNTY, WASHINGTON  
NOTICE OF ENACTMENT

NOTICE IS HEREBY GIVEN, that on February 25, 2026, the Snohomish County Council adopted Amended Ordinance No. 26-005, which shall be effective March 1, 2026. This notice complies with RCW 36.70A.290.

A summary of the ordinance is as follows:

ORDINANCE NO. 26-005  
RELATING TO DEVELOPMENT PERMIT FEES FOR  
TOWNHOUSES; AMENDING CHAPTER 30.86 SCC

Sections 1, 2, 3, and 4. Adopt recitals, findings, conclusions, and state that the Snohomish County Council bases those findings and conclusions on the entire record.

Section 5. Amends SCC 30.86.400 to revise construction code fees related to townhomes.

Section 6. Amends SCC 30.86.410 to revise mechanical permit fees related to townhomes.

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Section 9. Contains a severability and savings section.

State Environmental Policy Act. Pursuant to WAC 197-11-800(19), this proposal is categorically exempt from State Environmental Policy Act (SEPA) requirements.

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Website Access: This ordinance can be accessed through the Council website at:  
<http://www.snohomishcountywa.gov/2134/County-Hearings-Calendar>.

DATED this 4th day of March 2026.

SNOHOMISH COUNTY COUNCIL  
Snohomish County, Washington  
/s/Lisa Hickey  
Asst. Clerk of the Council

107010  
Published: March 11, 2026. EDH1027698



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

03/04/2026

Ms. Lisa Hickey  
Asst. Clerk of the Council  
Snohomish County  
3000 Rockefeller Ave  
Everett, WA 98201

Sent Via Electronic Mail

Re: Snohomish County--2026-S-11583--Notice of Final Adoption

Dear Ms. Hickey:

Thank you for sending the Washington State Department of Commerce the Notice of Final Adoption as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**Adopted Ordinance 26-005, relating to Development Permit Fees for Townhouses;  
amending Chapter 30.86 SCC**

We received your submittal on 03/04/2026 and processed it with the Submittal ID 2026-S-11583. Please keep this letter as documentation that you have met this procedural requirement.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Jeff Aken, (360) 725-2869.

Sincerely,

Review Team  
Growth Management Services