

1 Adopted: 1/11/2023
2 Effective: 1/22/2023

3 SNOHOMISH COUNTY COUNCIL
4 Snohomish County, Washington

5
6 AMENDED ORDINANCE NO. 22-073

7
8 RELATING TO GROWTH MANAGEMENT AND DEVELOPMENT PERMIT FEES; AMENDING
9 CHAPTERS 30.70 AND 30.86 SCC RELATED TO APPLICATION AND APPROVAL OR PERMIT EXPIRATION
10 TERMS AND FEES ASSOCIATED WITH PERMIT AND PERMIT APPLICATION EXTENSIONS, AND AMENDING
11 SCC 30.86.400
12

13 WHEREAS, counties and cities that are required to plan under the Growth Management Act
14 (GMA), Chapter 36.70A RCW, must ensure their permit processing is done in a timely and fair manner to
15 ensure predictability; and

16
17 WHEREAS, the Snohomish County (“County”) GMA Comprehensive Plan (GMACP) - General
18 Policy Plan (GPP) includes a policy requiring the county to periodically review the permitting process to
19 eliminate unnecessary administrative procedures that do not respond to legal requirements for public
20 review and citizen input; and

21
22 WHEREAS, application expiration dates translate into the amount of time applicants have to
23 demonstrate to County staff that their application is in compliance with all applicable code
24 requirements, and when the application expiration dates of all the required permits for one project are
25 out of alignment, this can result in some applications expiring while other permit applications still have
26 remaining time left for review; and

27
28 WHEREAS, pursuant to Snohomish County Code (SCC) 30.70.140 Land Disturbing Activity (LDA),
29 Flood Hazard, Flood Hazard Variance, and building permit applications expire 18 months after submittal,
30 although the expiration date for building permit applications can be extended by the County building
31 official by up to 18 months; and

32
33 WHEREAS, LDA, Flood Hazard, and Flood Hazard Variance permit applications are subject to mis-
34 matched expiration timelines with associated building permit application and permit expiration times,
35 which has resulted in LDA, Flood Hazard, and Flood Hazard Variance permit applications expiring before
36 the related building permit or land use applications have expired; and

37
38 WHEREAS, if the building permit application is extended to allow for more review time, this may
39 cause applicants to need to re-apply for LDA, Flood Hazard, or Flood Hazard Variance permits which
40 expire after only 18 months, and are not subject to extensions; and

1
2 WHEREAS, when an applicant must re-submit materials for LDA, Flood Hazard, and Flood Hazard
3 Variance permit applications due to mismatched expiration times, delays occur as the new application
4 materials must be processed, a new public notice may be required, the application is subject to
5 additional fees, and permit application processing and review time for Planning and Development
6 Services (PDS) staff is increased; and

7
8 WHEREAS, aligning application extensions for LDA, Flood Hazard, and Flood Hazard Variance
9 permit applications with the current process for building permit applications would resolve this issue;
10 and

11
12 WHEREAS, Snohomish County Department of Public Works (DPW) has identified that their LDA
13 permit application and LDA permit expiration timelines often need to be extended due to the unique
14 nature of DPW projects and the substantial regulatory and funding requirements associated with them;
15 and

16
17 WHEREAS, under SCC 30.86.510, fee rates for LDA permit applications range from \$375 to
18 \$34,700, depending on specified levels of drainage and grading, and may be subject to additional fees
19 for security device administration, and under SCC 30.86.300, fee rates for Flood Hazard applications
20 range from \$300 to \$1,500; and

21
22 WHEREAS, permit application and permit extension fees do not consistently reflect the amount
23 of work required for PDS staff to review applications and to provide predictability for applicants; and

24
25 WHEREAS, the fees and timelines for LDA, Flood Hazard, and Flood Hazard Variance permit
26 applications were last changed in 2016 by Amended Ordinance No. 16-004, in which LDA application
27 extensions were removed and Flood Hazard Variance permit applications were assigned an expiration
28 timeline; and

29
30 WHEREAS, prior to amendments under Amended Ordinance No. 16-004, LDA permit
31 applications expired after 18 months, however there was an option for the PDS Director to grant one
32 extension up to 18 months and the renewal fee was \$400 plus a percentage of the original application or
33 permit fee equal to the percentage of approved or permitted activity to be completed; and

34
35 WHEREAS, building permit extensions under SCC Table 30.70.140(1), SCC 30.50.140, SCC Table
36 30.86.400(6), and SCC Table 30.86.400(7) have an application extension fee of a \$400 administration fee
37 plus a percentage of the original plan review fee equal to the percentage of work completed; and

38
39 WHEREAS, PDS staff find that it is difficult to consistently determine the percentage of work that
40 has been completed when calculating the permit application extension and permit extension fees,
41 causing inconsistencies and a lack of predictability for applicants; and

42
43 WHEREAS, Preliminary Subdivisions and Preliminary Short Subdivisions allow an extension of up
44 to two years for the expiration of approval or permit with flat fees that are both \$500 under SCC
45 30.86.100 and SCC 30.86.110; and

1
2 WHEREAS, a flat fee is an efficient process because it is consistent for all applications, it does not
3 require additional staff time to determine, and it is reflective of the amount of work required to process
4 permit applications; and
5

6 WHEREAS, in order to maintain consistency between fees related to specific permitting work,
7 PDS staff recommends that Building Permit application extensions (SCC Table 30.86.400(6)) and Building
8 Permit extensions (SCC Table 30.86.400(7)) be assigned the same cost as the proposed LDA, Flood
9 Hazard, and Flood Hazard Variance application extensions of \$500; and
10

11 WHEREAS, SCC Table 30.70.140(1) lists extension language for Subdivisions and Short
12 Subdivisions that were approved on or before December 31, 2007, and conditions for permit extensions
13 that were approved on or after January 1, 2008; and
14

15 WHEREAS, there are no existing Subdivision or Short Subdivision permits that are valid for the
16 conditions for extensions for permits that were approved on or before December 31, 2007; and
17

18 WHEREAS, the proposed code amendments contained in this ordinance will amend chapters
19 30.70 and 30.86 SCC to increase consistency between permit application expirations and fees,
20 streamline reviews, and clean up dated expiration language in SCC Table 30.70.140 for Subdivisions and
21 Short Subdivisions, and other housekeeping measures; and
22

23 WHEREAS, on June 28, 2022, the Snohomish County Planning Commission (the “Planning
24 Commission”) was briefed by PDS staff about the proposed code amendments contained in this
25 ordinance; and
26

27 WHEREAS, the Planning Commission held a public hearing on July 26, 2022, to receive public
28 testimony concerning the proposed code amendments contained in this ordinance; and
29

30 WHEREAS, at the conclusion of the Planning Commission’s public hearing, the Planning
31 Commission deliberated on the proposed ordinance and voted to recommend approval of code
32 amendments relating to development application and permit expiration extensions as shown in its
33 approval letter dated August 10, 2022; and
34

35 WHEREAS, on January 11, 2023, the Snohomish County Council (“County Council”) held a public
36 hearing after proper notice, and considered public comment and the entire record related to the code
37 amendments contained in this ordinance; and
38

39 NOW, THEREFORE, BE IT ORDAINED:
40

41 Section 1. The County Council adopts the following findings in support of this ordinance:
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43 A. The foregoing recitals are adopted as findings as if set forth in full herein.
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- 1 B. This ordinance amends SCC Table 30.70.140(1) to add an 18 month application extension to Flood
2 Hazard Permit, Flood Hazard Variance, and LDA approval types.
3
- 4 C. This ordinance also amends SCC Table 30.70.140(1) to provide an expiration of LDA application of 36
5 months, and expiration of LDA approval or permit timeline of 60 months for Snohomish County
6 Public Works Department projects only.
7
- 8 D. This ordinance amends SCC Table 30.70.140(1) to remove dated expiration of approval or permit
9 language for Subdivisions and Short Subdivisions approved on or before December 31, 2007, and
10 retains and streamlines language for existing two year extensions for Subdivisions and Short
11 Subdivisions.
12
- 13 E. This ordinance amends SCC Table 30.86.300 to add a Flood Hazard Permit and Flood Hazard
14 Variance Application Extension fee of \$500.
15
- 16 F. This ordinance amends SCC Table 30.86.510(2) to add a LDA Application Extension fee of \$500.
17
- 18 G. This ordinance amends SCC Table 30.86.400(6) to amend the Building Permit Plan Review fee for
19 application extensions to \$500.
20
- 21 H. This ordinance amends SCC Table 30.86.400(7) to amend the Building Permit fee for permit
22 extensions to \$500.
23
- 24 I. This ordinance amends permit application expiration terms for LDA, Flood Hazard, and Flood Hazard
25 Variance permits, and permit expiration fees to match the proposed permit application expirations.
26 This code amendment also proposes limited code clean-up associated with permitting fee tables.
27 The code works to increase the consistency between permit application expiration timelines within
28 Title 30 chapters and make fees and code language for permit application and permit extensions
29 consistent among permit types.
30
- 31 J. In developing the proposed amendments, the County considered the GMA goals related to permit
32 processing times:
33
- 34 GMA Goal 7 – “Permits. Applications for both state and local government permits should be
35 processed in a timely and fair manner to ensure predictability”
36
- 37 The proposed amendments would support the permitting goal by reducing cost and time for
38 applicants to re-apply for application extensions and time for PDS staff to re-process applications.
39 The proposed amendments would also add fee consistency for similar fee types, which increases
40 code predictability and accessibility.
41
- 42 K. The proposed amendments are consistent with the following multicounty planning policies (MPPs)
43 from Puget Sound Regional Council VISION 2050:
44

1 MPP-H-10 – Encourage jurisdictions to review and streamline development standards and
2 regulations to advance their public benefit, provide flexibility, and minimize additional costs to
3 housing.
4

5 The proposed changes would streamline the permitting process for applicants who submit building
6 permit applications in coordination with LDA, Flood Hazard, and Flood Hazard Variance permits,
7 allowing for the timelines of all permits associated with building permits for a project to be aligned.
8 These proposed amendments would also add consistency between fees for permit application
9 extensions and permit extensions for similar permit types.
10

11 L. The proposed amendments are consistent with the following countywide planning policies (CPPs):
12

13 HO-11 - The county and cities should consider the economic implications of proposed building
14 and land use regulations so that the broader public benefit they serve is achieved with the least
15 additional cost to housing.
16

17 The proposed changes would streamline the permitting process that could encourage increased
18 housing development through reducing costs and providing predictability and consistency for
19 developers.
20

21 M. The proposed amendments are consistent with and help implement a number of policies contained
22 within the County’s GMACP GPP. The following policy applies to the code amendments as proposed
23 in this ordinance:
24

25 Policy ED 2.A.3 – To ensure timeliness, responsiveness, and increased efficiency, the county shall
26 develop and maintain a program of periodic review of the permitting process to eliminate
27 unnecessary administrative procedures that do not respond to legal requirements for public
28 review and citizen input.
29

30 The proposed code amendments would work to increase the efficiency of the permitting process
31 through uniting permitting application timelines, and would reduce the amount of unnecessary
32 administrative procedures caused by application re-submittal.
33

34 N. Procedural requirements.
35

- 36 1. Under Snohomish County Code, this ordinance is a Type 3 legislative action pursuant to SCC
37 30.73.010.
- 38 2. As required by RCW 30.70A.106(1), a notice of intent to adopt the proposed code amendments
39 was transmitted to the Washington State Department of Commerce for distribution to state
40 agencies on June 8, 2022.
- 41 3. State Environmental Policy Act (SEPA), chapter 43.21C RCW, requirements with respect to this
42 non-project action have been satisfied through the completion of an environmental checklist
43 and the issuance of a determination of non-significance on June 8, 2022.
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4. The public participation process used in the adoption of this ordinance complies with all applicable requirements of the GMA and the SCC, including but not limited to, RCW 36.70A.035, RCW 36.70A.140, and chapter 30.73 SCC.
 5. The Planning Commission was briefed on the proposed amendments at its June 28, 2022, meeting and conducted a public hearing on the proposed amendments at its July 26, 2022, meeting resulting in its letter of August 10, 2022, recommending approval of the code amendments contained in this ordinance.
 6. The Washington State Attorney General last issued an advisory memorandum, as required by RCW 36.70A.370, in September of 2018 entitled “Advisory Memorandum: Avoiding Unconstitutional Takings of Private Property” to help local governments avoid the unconstitutional taking of private property. The process outlined in the State Attorney General’s 2018 advisory memorandum was used by Snohomish County in objectively evaluating the regulatory changes proposed by this ordinance.
- O. This ordinance is consistent with the record.
1. LDA, Flood Hazard, and Flood Hazard Variance Permit applications currently are mismatched in permit application expiration timelines with associated building permits, causing an issue with applicants needing to resubmit permit applications that is a burden to applicants and causes additional staff time to process the application. In adding an application extension to these permit applications, expiration times for building permits are matched up. This will increase the efficiency of reviews and reduce the burden of resubmittal on both the applicant and on PDS staff.
 2. LDA permit application and permit approval timelines are currently out of sync with average Snohomish County DPW project timelines. DPW has identified the need to increase the LDA permit application expiration to 36 months and permit approval expiration to 60 months for its projects, to better align with the average timeline needs to complete its projects due to the unique nature of the projects and the substantial regulatory and funding requirements associated with them.
 3. In order to maintain consistency between fees related to specific permitting work associated with application extensions, adding a \$500 fee for LDA, Flood Hazard, and Flood Hazard Variance Permits represents similar work for the same fee as permit expiration extensions of Preliminary Subdivisions and Preliminary Short Subdivisions. In order to unite similar fees that reflect the same permitting work, changing Building Permit application extensions, and Building Permit Extensions from a fee representing a percentage of work done to a flat \$500 fee provides consistency and predictability.

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2 4. To ensure consistency with permit extension timelines for Subdivision and Short Subdivisions
3 and to reduce burden on PDS Staff and re-submittal burden on applicants, PDS staff recommend
4 consolidating the current allowance for multiple extensions that could equal up to two years,
5 and to instead allow a one-time permit extension of two years.
6
7 5. PDS recommends a housekeeping item removing a reference note related to permit fees set at
8 zero dollars (\$0.00) for playing fields on designated recreational land in SCC Table 30.86.400(7).
9 That reference note was adopted by Amended Ordinance No. 06-004 and linked to a chapter of
10 code, chapter 30.33B SCC, that has sunset as provided in that chapter and is no longer
11 operative. The related fee provisions were determined to have sunsetted as well, as
12 contemplated in Section 3.E. of Amended Ordinance No. 06-004. In Amended Ordinance No. 21-
13 048, the County removed a number of similar playing field fee provisions but missed the
14 reference noted in SCC Table 30.86.400(7) that is proposed for removal in this ordinance.
15
16 6. The code amendments proposed by this ordinance provide further clarity in language
17 consistency in the fee table through removing dated expiration extension language, and
18 merging two separate allowed extensions into a single two-year extension, which provides
19 reduced review burden on PDS Staff and extension submittal burden on applicants in order to
20 achieve the same timeline of permit extensions.
21

22 Section 2. The County Council makes the following conclusions:

- 23
24 A. The proposal complies and is consistent with the GMA, Washington State law and the SCC.
25
26 B. The proposal complies and is consistent with the GMACP.
27
28 C. The County has complied with all SEPA requirements with respect to this non-project action.
29
30 D. The public participation process used in the adoption of this ordinance complies with all applicable
31 requirements of the GMA and title 30 SCC.
32
33 E. The amendment proposed by this ordinance does not result in an unconstitutional taking of private
34 property for a public purpose.
35

36 Section 3. The Snohomish County Council bases its findings and conclusions on the entire record
37 of the County Council, including all testimony and exhibits. Any finding, which should be deemed a
38 conclusion, and any conclusion which should be deemed a finding, is hereby adopted as such.
39

40 Section 4. Snohomish County Code Section 30.70.140, last amended by Amended Ordinance No.
41 20-019 on June 24, 2020, is amended to read:
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2 **30.70.140 Expiration of applications, approvals, and permits**

3
4 (1) This section shall apply to:

5
6 (a) New applications, approvals, and permits set forth in SCC Table 30.70.140(1); and

7
8 (b) Existing applications set forth in SCC Table 30.70.140(1) that were deemed complete but
9 that were not approved or denied prior to April 1, 2016, provided that the department shall
10 provide notice to the applicant one year prior to the expiration date of the application.

11
12 (2) SCC Table 30.70.140(1) establishes the expiration period for applications, approvals, and permits,
13 except that:

14
15 (a) When an EIS is required, the expiration period of an application will be suspended until the
16 FEIS is issued. The suspension of the expiration period for an application shall not exceed 18
17 months unless approved by the director; and

18
19 (b) Expiration of permits and approvals (but not of applications) may be modified by the
20 hearing examiner at the time the hearing examiner issues a decision on the application for the
21 permit or approval.

22
23 (3) The applicant is responsible for monitoring the expiration periods for an application, approval, or
24 permit. The county is not required to inform an applicant when an application, approval, or permit will
25 expire or has expired.

26
27 (4) For minor revisions under SCC 30.70.210 and major revisions under SCC 30.70.220, the term of
28 expiration for an application shall be 12 months and shall not extend the term of the corresponding
29 development application approval or concurrency determination.

30
31 Table 30.70.140(1)

Approval Type	Expiration of application	Expiration of approval or permit
Administrative Conditional Use Permit	36 months	5 years to commence construction or use
Administrative Conditional Use Permit – Temporary Dwelling During Construction	12 months	As determined in decision
Administrative Conditional Use Permit – Temporary Dwelling For Relative	12 months	Shall be subject to annual renewal
Administrative Conditional Use Permit – Other Temporary Uses	12 months	As determined in decision

Administrative Site Plan (pursuant to chapter 30.23A SCC)	36 months	5 years to commence construction or use
Binding Site Plan	36 months	6 months to record
Boundary Line Adjustment	12 months	12 months to record. The department may grant up to one 12-month extension.
Building Permit	Per subtitle 30.5 SCC	Per subtitle 30.5 SCC
Conditional Use Permit	36 months	5 years to commence construction or use
Cottage Housing (pursuant to chapter 30.41G SCC)	36 months	5 years to commence construction or use
Flood Hazard Permit & Flood Hazard Variance	18 months, <u>but may be extended for an additional 18 months.</u> ⁽¹⁾	18 months from the date of issuance. Start of construction, as defined in SCC 30.91S.570, must commence within 180 days.
Forest Practices (Class IV-General)	18 months	36 months
Land Disturbing Activity	18 months, <u>but may be extended for an additional 18 months.</u> ⁽²⁾	36 months
	<u>36 months, for Snohomish County Department of Public Works projects only</u>	<u>60 months, for Snohomish County Department of Public Works projects only</u>
Official Site Plan and Site Plans (pursuant to chapters 30.31A and 30.31B SCC)	36 months	5 years to commence construction or use
Planned Residential Development	36 months	5 years to commence construction or use
Pre-application Concurrency Determination	6 months	Per SCC 30.66B.155
Rezoning	36 months	Not applicable
Shoreline Conditional Use Permit	36 months	Per chapter 30.44 SCC
Shoreline Substantial Development Permit	36 months	Per chapter 30.44 SCC
Single Family Detached Units	36 months	5 years to commence construction or use

Special Use Permit (pursuant to chapter 30.42F SCC)	36 months	5 years to commence construction or use
Subdivisions	48 months	Per RCW 58.17.140, except that: ((For preliminary subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.)) <u>May be extended for an additional two years.⁽³⁾</u>
		((For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.100.))
Short Subdivisions	48 months	60 months, except that: ((For preliminary short subdivisions that were approved on or after January 1, 2008, one or more extensions not to exceed a total extension time of two years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.)) <u>May be extended for an additional two years.⁽⁴⁾</u>

		((For preliminary subdivisions that were approved on or before December 31, 2007, one or more extensions up to a total term of 12 years may be granted by the department. Such request must be received by the director at least 30 days prior to the expiration of the preliminary subdivision approval or prior extension. The applicant shall pay a fee for each extension pursuant to SCC 30.86.110.))
Urban Center Development	36 months	5 years to commence construction or use
Variance	36 months	Not applicable

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Reference notes for SCC Table 30.70.140(1):

(1) The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.300.

(2) The department may grant a one-time 18-month extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.510.

(3) The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.100.

(4) The department may grant a one-time two-year extension. The applicant must submit the extension request to the department prior to the expiration. The applicant shall pay a fee for the extension pursuant to SCC 30.86.110.

Section 5. Snohomish County Code Section 30.86.300, last amended by Amended Ordinance No. 21-048 on September 29, 2021, is amended to read:

30.86.300 Special flood hazard areas permit fees.

Table 30.86.300 Special Flood Hazard Area Permit Fees

FLOOD HAZARD AREA PERMIT	\$1,050
FLOOD HAZARD AREA VARIANCE	See Table 30.86.230
PRE-APPLICATION CONFERENCE FEE	\$480
FLOOD HAZARD AREA DETERMINATION	\$300
FLOOD HAZARD PERMIT & FLOOD HAZARD VARIANCE APPLICATION EXTENSION ⁽¹⁾	\$500
<u>(1) This fee applies to Flood Hazard Permit and Flood Hazard Variance application extensions pursuant to SCC Table 30.70.140(1).</u>	

Section 6. Snohomish County Code Section 30.86.400, last amended by Amended Ordinance No. 21-048 on September 29, 2021, 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⁽¹⁾.*

Table 30.86.400(4) Commercial Pre-Application Review

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

(5) *Base Permit Fees⁽¹⁾.*

Table 30.86.400(5) Base Permit Fees

COMMERCIAL	\$350
COMMERCIAL PLUMBING	\$250
COMMERCIAL MECHANICAL	\$250

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

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(6) *Plan Review Fees*⁽¹⁾.

Table 30.86.400(6) Plan Review Fees

PLAN, DRAWING, OR DOCUMENT BEING REVIEWED		
•	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
EXCEPTIONS		
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
ADDITIONAL REVIEW (4)		\$200 or 25% of the plan review fee, whichever is less.
APPLICATION EXTENSION		<u>\$500</u> (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: (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.

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(7) *Building permit fees*⁽¹⁾.

Table 30.86.400(7) Building Permit Fees

TOTAL BUILDING/STRUCTURAL VALUATION⁽²⁾	PERMIT FEE ⁽³⁾((4))
\$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.
PERMIT EXTENSION	<u>\$500</u> ((The fee for the permit extension includes a percentage of the original permit fee equal to the percentage of work to be completed.))

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))~~(3) 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.)

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(8) *Certificates of occupancy fees.*

Table 30.86.400(8) Certificates of Occupancy Fees

CERTIFICATE OF OCCUPANCY	
Home occupation in detached accessory structures	\$140
Temporary or final, when applicant requests phased issuance for each structure or structures	\$140

(9) *Special inspections and investigation fees.*

Table 30.86.400(9) Special Inspections and Investigation Fees

BUILDING AND MOBILE HOME PRE-MOVE INSPECTIONS	
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
INSPECTIONS OUTSIDE NORMAL COUNTY BUSINESS HOURS	\$140/hour – 2 hour min
INSPECTIONS FOR WHICH NO FEE IS OTHERWISE INDICATED	\$140/hour – 2 hour min
REINSPECTION FEE⁽¹⁾	\$140
INVESTIGATION PENALTY⁽²⁾	100% of permit fee
Reference notes: (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.	

(10) *Miscellaneous review and permit fees⁽¹⁾.*

Table 30.86.400(10) Miscellaneous Review and Permit Fees

PRE-APPLICATION SITE REVIEW (\$200 to be applied towards site review/permit fees at time of application)	\$320
ACCESSORY BUILDINGS LESS THAN 1,000 SQUARE FEET	50% of site review fee

BUILDING ADDITIONS	50% of site review fee
CONDOMINIUM CONVERSION PERMIT (per unit)	\$140
DECK PERMIT	\$140
DEMOLITION PERMIT	\$140
DOCK PERMIT	\$140
FIREPLACE PERMIT	\$140
SWIMMING POOL PERMIT	\$140
TEMPORARY BUILDING PERMIT	\$140
TITLE ELIMINATION	\$50
LOT STATUS DETERMINATION	\$255 per lot requested. No fee if submitted concurrently with a land use or building permit application.
ROOFING PERMIT	\$140
SITE REVIEW FOR NEW BUILDINGS OR ADDITIONS²	\$320
SUCCESSIVE CONSTRUCTION SET-UP FEE	\$200
Reference notes: (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 7. Snohomish County Code Section 30.86.510, last amended by Amended Ordinance No. 19-021 on June 19, 2019, is amended to read:

30.86.510 Drainage and land disturbing activity fees.

(1) This section establishes drainage and land disturbing activity fees that apply when drainage or land disturbing activity review is a required component of a permit application or is a condition of a land use approval. Such fees are in addition to any other fees required by law. Construction applications referenced in this code section include applications for grading permits submitted prior to September 30, 2010, and building, right-of-way and land disturbing activity permit applications.

(2) Fees for plan review and inspection of drainage plans and land disturbing activities are established in SCC Table 30.86.510(2)(A) and (B). SCC Table 30.86.510(2)(A) and (B) includes fees for plan review and inspection of independent activities as well as fees for plan review and inspection of multiple activities. Whenever two or more proposed activities subject to fees in SCC Table 30.86.510(2) are submitted concurrently as part of the same project, the applicant shall only pay one fee; the applicable fee shall be the one associated with the proposed activity that meets the highest threshold level in SCC Table 30.86.510(2)(A) and (B).

(3) Drainage and land disturbing activity fees shall be based upon the fee table in effect at the time of payment.

1 (4) For complete applications submitted to the department on or after September 30, 2010, the
 2 applicable drainage and land disturbing activity fees in SCC Table 30.86.510(2)(A) and (B) shall be paid as
 3 follows:

4
 5 (a) For applications that require preliminary land use approval or for which site plan approval
 6 is required or requested prior to the submittal of construction applications, the following
 7 percentages of the fees shall be paid as follows:

8
 9 (i) Fifty percent of the fees shall be paid upon submittal of the initial application(s) for land
 10 use or site plan approval;

11
 12 (ii) Twenty-five percent of the fees shall be paid upon submittal of the construction
 13 application(s); and

14
 15 (iii) Twenty-five percent of the fees shall be paid prior to permit issuance;

16
 17 (b) For all other applications, except single-family residential building permit applications, 75
 18 percent of the fees shall be paid upon submittal of the construction application(s) and 25
 19 percent of the fees shall be paid prior to permit issuance; and

20
 21 (c) For single-family residential building permit applications, 50 percent of the fees shall be
 22 paid upon submittal of the construction application(s) and 50 percent of the fees shall be paid
 23 prior to permit issuance.

24
 25 (5) When inspection services are requested for complete construction applications submitted to the
 26 department before September 30, 2010, and for which permits or approvals are issued on or after
 27 September 30, 2010, the following percentages of the applicable fees in SCC Table 30.86.510(2)(A) shall
 28 be paid as follows:

29
 30 (a) Fifty percent of the fees shall be paid prior to single-family residential building permit
 31 issuance when the permit application included the submittal of a stormwater site plan or
 32 stormwater pollution prevention plan; and

33
 34 (b) Twenty-five percent of the fees shall be paid prior to permit issuance for all applications,
 35 except as provided in subsection (5)(a) of this section.

36
 37 **Table 30.86.510(2) Fees for Drainage and Land Disturbing Activities**

(A) FEE LEVELS FOR PLAN REVIEW AND INSPECTION	DRAINAGE (new, replaced, or new plus replaced hard surface in square feet)	GRADING (cut or fill in cubic yards, whichever is greater)	FEE	
			\$	
Level 1(a): Drainage only	1 – 1,999		\$	375

Level 1(b): Grading only		1 - 500	\$	350
Level 1(a)+(b): Drainage and Grading	1 – 1,999	and	1-500	\$ 725
Level 2	2,000 – 4,999	and	0 - 500	\$ 1,575
Level 3	5,000 – 9,999	and/or	501 – 4,999	\$ 2,450
Level 4	10,000 – 39,999	and/or	5,000 – 14,999	\$ 4,800
Level 5	40,000 - 99,999	and/or	15,000 – 69,999	\$ 12,700
Level 6	100,000 or more	and/or	70,000 or more	\$ 34,700
(B) FEE LEVELS FOR PLAN REVIEW AND INSPECTION⁽¹⁾	CLEARING⁽²⁾			FEE
Level 1	1 – 6,999 sq. ft.			\$ 750
Level 2	7,000 sq. ft. or more			\$ 1,650
Level 3: Conversion only	Converts three-quarters of an acre (32,670 sq. ft.) or more of vegetation to lawn/landscaped areas, or converts 2.5 acres (108,900 sq. ft.) or more of native vegetation to pasture.			\$ 2,800
(C) FEES FOR ACTIVITIES NOT OTHERWISE LISTED:				
Pre-application site review				\$ 250
Subsequent plan review ⁽³⁾				\$ 350
LDA Application Extension ⁽⁴⁾				\$ 500
Field revisions ^{((4)) (5)}				\$ 350
Modification, waiver, or reconsideration issued pursuant to SCC 30.63A.830 through 30.63A.842				See SCC 30.86.515
Investigation penalty ^{((6)) (7)}				100% of the applicable drainage and land disturbing activity fee
Dike or levee construction or reconstruction grading plan review and inspection fee when implementing a Snohomish County approved floodplain management plan				\$ 60 per hour
Drainage plan review for mining operations ^{((5)) (6)}				\$156 per acre
Monitoring associated with drainage plan review for mining operations				\$ 141 per hour
Consultation pursuant to SCC 30.63B.030(2) or 30.63B.100(2)				
Land Use				\$ 850
Engineering				\$ 975
Land Use and Engineering Combination				\$ 1,655
(D) SECURITY DEVICE ADMINISTRATION FEES:				

Performance Security	\$ 19.50 per subdivision or short subdivision lot or \$0.005 per square foot of impervious area for all other permits
Maintenance Security	\$ 15.00 per subdivision or short subdivision lot or \$0.003 per square foot of impervious area for all other permits
REFERENCE NOTES:	
(1) Drainage and land disturbing activity reviews associated with projects administered by Snohomish Conservation District shall not be subject to plan review and inspection fees.	
(2) Fee includes drainage plan review and inspection for clearing activity only. When clearing is combined with other land disturbing activities in SCC Table 30.86.510(2)(A), fee levels 1 - 6 for drainage and/or grading plan review and inspection also apply.	
(3) These fees apply on third and subsequent plan review submittals when an applicant fails to submit required corrections noted on "markup" plans, drawings, or other required submittal documents.	
(4) This fee applies to LDA application extensions pursuant to SCC Table 30.70.140(1).	
((4)) (5) These fees apply whenever an applicant proposes changes, additions, or revisions to previously approved plans, drawings, or other required submittal documents.	
((5)) (6) Acreage for drainage plan review for mining operations is based on mined area. Mined area includes all area disturbed in conjunction with the mining operation which shall include, but is not limited to, areas cleared, stock piles, drainage facilities, access roads, utilities, mitigation areas, and all other activity which disturbs the land. Fees for phased mine developments and mining site restoration plans of phased mine developments shall be calculated separately for each phase of mining based upon the area for each phase.	
((6)) (7) Any person who commences any land disturbing activity before obtaining the necessary permits shall be subject to an investigation penalty in addition to the required permit fees.	

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Section 8. Severability and Savings. If any section, sentence, clause or phrase of this ordinance shall be held to be invalid by the Growth Management Hearings Board (Board), 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 Board or 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 11th day of January 2023.

SNOHOMISH COUNTY COUNCIL
Snohomish County, Washington



Council Chair

1 ATTEST:

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4 Lisa Campfield

5 Asst. Clerk of the Council

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7 APPROVED

8 EMERGENCY

9 VETOED

DATE: January 12, 2023

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[Signature]

County Executive

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14 ATTEST:

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16 Melissa Geraghty

17

18 Approved as to form only:

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20 _____

21 Deputy Prosecuting Attorney