



Legislation Text

File #: 2022-0385, **Version:** 1

Clerk 09/28/2022

AN ORDINANCE relating to development permitting fees; amending Ordinance 10662, Section 45, as amended, and K.C.C. 27.02.040, Ordinance 13332, Section 4, as amended, and K.C.C. 27.06.010, Ordinance 13332, Section 17, as amended, and K.C.C. 27.10.020, Ordinance 17923, Section 45, as amended, and K.C.C. 27.10.035, Ordinance 17923, Section 46, as amended, and K.C.C. 27.10.037, Ordinance 13332, Section 20, as amended, and K.C.C. 27.10.050, Ordinance 13332, Section 22, as amended, and K.C.C. 27.10.070, Ordinance 18000, Section 83, as amended, and K.C.C. 27.10.075, Ordinance 13332, Section 23, as amended, and K.C.C. 27.10.080, Ordinance 13332, Section 24, as amended, and K.C.C. 27.10.090, Ordinance 13332, Section 28, as amended, and K.C.C. 27.10.130, Ordinance 13332, Section 30, as amended, and K.C.C. 27.10.150, Ordinance 13332, Section 31, as amended, and K.C.C. 27.10.160, Ordinance 13332, Section 32, as amended, and K.C.C. 27.10.170, Ordinance 13332, Section 33, as amended, and K.C.C. 27.10.180, Ordinance 13332, Section 34, as amended, and K.C.C. 27.10.190, Ordinance 13332, Section 35, as amended, and K.C.C. 27.10.200, Ordinance 13332, Section 36, as amended, and K.C.C. 27.10.210, Ordinance 13332, Section 37, as amended, and K.C.C. 27.10.220, Ordinance 13332, Section 40, as amended, and K.C.C. 27.10.320, Ordinance 13332, Section 42, as amended, and K.C.C. 27.10.350, Ordinance 13332, Section

43, as amended, and K.C.C. 27.10.360, Ordinance 13332, Section 46, as amended, and K.C.C. 27.10.380, Ordinance 17224, Section 43, as amended, and K.C.C. 27.10.425, Ordinance 13332, Section 53, as amended, and K.C.C. 27.10.510, Ordinance 13332, Section 54, as amended, and K.C.C. 27.10.550, Ordinance 17682, Section 46, as amended, and K.C.C. 27.10.560 and Ordinance 17682, Section 48, as amended, and K.C.C. 27.10.580 adding a new section to K.C.C. chapter 27.02, establishing an effective date and establishing an expiration date.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. A. Sections 2 through 29 of this ordinance update fees currently charged related to the department of local services, permitting division and road services division, and the department of natural resources and parks.

B. These fees are assessed under K.C.C. 2.99.030.G.1.

SECTION 2. Ordinance 10662, Section 45, as amended, and K.C.C. 27.02.040 are hereby amended to read as follows:

A. The director shall have the discretion to waive all or a portion of the fees administered by the department and required pursuant to this title, provided, the waiver is warranted in the director's judgment. A fee shall be waived if one or more of the following conditions applies to the service for which the fee was assessed:

1. The service was not performed;
2. The service is duplicative; that is, a service of similar body of work was already performed and fees were collected for that service;
3. The service is not required for permit approval;
4. The service was based on a professional or processing error caused by the department;

5. ~~((The service is limited to permit approval for the seismic retrofit of a single family residence with the following characteristics: wood frame construction; light weight roof of regular shape; reinforced concrete foundation; no more than two stories in height; and situated on a relatively level lot;~~

6-)) The service was in response to a natural disaster as declared by the ~~((E))~~ executive in accordance with K.C.C. 12.52.030; or

~~((7-))~~ 6. The service was in response to a public health or safety emergency, for which in the judgement of the director the public benefit of permitting services exceeds the fee for the services.

B. An applicant must file a fee waiver request in writing no later than twenty-one days after final approval of the permit by the department.

C. Any fee waiver decision shall be in writing and shall state a compelling need or public purpose to be served by the waiver, if granted. The need or purpose must be consistent with standards established in subsection A. of this section and under K.C.C. chapter 2.98.

D. The director's fee waiver decision is final unless the applicant then files with the director a statement of appeal, together with the required appeal fee, and complies with the appeal provisions in K.C.C. 20.22.080. The applicant may appeal a fee waiver decision only if the director has denied all or a portion of the applicant's request.

E. In an appeal of a fee waiver decision, the burden is on the applicant to prove that the particular fee was unreasonable or inconsistent with this title. If the applicant fails to meet that burden, the examiner shall affirm the decision of the director. If the examiner determines that a particular fee was unreasonable or inconsistent with the provisions of this title, the examiner shall modify the fee, order the department to modify the fee in accordance with the examiner's ruling or provide such other relief as reasonably necessary. If the examiner determines that the applicant is the substantially prevailing party, the department shall waive and refund the appeal fee. The examiner's decision is final.

F. In an appeal under this section, the applicant may only challenge the department's application of the

development permit fees provided for in this title to the applicant's permit and approval. The applicant may not challenge in an appeal under this section the development permit fees in this title.

SECTION 3. Ordinance 13332, Section 4, as amended, and K.C.C. 27.06.010 are hereby amended to read as follows:

A. A fee shall be charged for preapplication services as follows:

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| 1. Preapplication conference: already built
construction for residential use | \$ ((751.00)) <u>853.00</u> |
| 2. Preapplication conference: already built
construction for commercial use | \$ ((3,001.00)) <u>3,412.00</u> |
| 3. Preapplication conference: other
development type, per county staff participant | \$ ((751.00)) <u>853.00</u> |
| 4. Cancellation of a conference without notification
before its scheduled start time or failure to attend | \$50.00 |

B. The total preapplication conference fee under subsection A. of this section shall be credited against any required application or permit fees for a subsequent permit application to address work commenced without permits, but only if the subsequent permit application is filed within one hundred eighty days of the preapplication conference or within sixty days of public health department or other agency approval required for a complete development permit application.

C. The fee for a zoning certification letter confirming an existing zoning designation or development rights is two hundred ~~((fifty))~~ eighty-four dollars. The fee for zoning certification requiring historic research or review of other information is ~~((seven hundred fifty-one))~~ eight hundred fifty-three dollars.

D. A fee of ~~((three hundred seventy-five))~~ four hundred twenty-six dollars shall be charged for each inspection of structures for housing code compliance, damage from flood, storm, fire or other natural disaster, or for each site visit conducted before permit application.

SECTION 4. Ordinance 13332, Section 17, as amended, and K.C.C. 27.10.020 are hereby amended to read as follows:

A. Except as otherwise provided in this section, fees for the review of buildings and structures, including additions, modifications and mechanical equipment, shall be calculated using valuations published by the International Code Council or other current nationally recognized standards. The building official shall establish the final valuation. The fee charged shall be based on the valuation established under this subsection as follows:

	Valuation	Fee
1.	\$1.00 to \$25,000.00	\$(50.00) <u>60.00</u> plus \$(14.00) <u>16.00</u> for each \$1,000.00, or fraction thereof, to \$25,000.00
2.	\$25,000.01 to \$50,000.00	\$(400.00) <u>460.00</u> for the first \$25,000.00 plus \$(11.00) <u>12.00</u> for each additional \$1,000.00, or fraction thereof, to \$50,000.00
3.	\$50,000.01 to \$100,000.00	\$(675.00) <u>760.00</u> for the first \$50,000.00 plus \$(7.00) <u>8.00</u> for each additional \$1,000.00, or fraction thereof, to \$100,000.00
4.	\$100,000.01 to \$500,000.00	\$(1,025.00) <u>1,160.00</u> for the first \$100,000.00 plus \$(6.00) <u>7.00</u> for each additional \$1,000.00, or fraction thereof, to \$500,000.00
5.	\$500,000.01 to \$1,000,000.00	\$(3,425.00) <u>3,960.00</u> for the first \$500,000.00 plus \$(4.00) <u>4.50</u> for each

- additional \$1,000.00, or fraction thereof, to
\$1,000,000.00
6. \$1,000,000.01 to ~~\$(5,425.00))~~ 6,210.00 for the first
\$5,000,000.00 \$1,000,000.00 plus ~~\$(3.50))~~ 4.00 for each
additional \$1,000.00, or fraction thereof,
to \$5,000,000.00
7. \$5,000,000.01 or ~~\$(19,425.00))~~ 22,210.00 for the first
more \$5,000,000.00 plus ~~\$(3.00))~~ 3.50 for each
additional \$1,000.00, or fraction thereof

B. Fees shall be charged for reviewing applications to construct or modify buildings, structures, and equipment as follows:

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|--|--|
| 1. Electronic communication antenna | \$(1,738.00)) <u>1,976.00</u> |
| 2. Electronic communication tower or pole | \$(3,240.00)) <u>3,684.00</u> |
| 3. Sign | \$(825.00)) <u>938.00</u> |
| 4. Portable classroom, per group of three units
or fraction thereof | \$(2,722.00)) <u>3,095.00</u> |
| 5. Trail bridge, per lineal foot | \$(22.00)) <u>25.00</u> |
| 6. Building change of use only | \$(501.00)) <u>570.00</u> |

C. Resubmittal of plans or revisions to an issued permit shall be charged a fixed fee that is a fraction of the original building plan review fee proportionate to the changes from the original plan submittal, as determined by the department.

SECTION 5. Ordinance 17923, Section 45, and K.C.C. 27.10.035 are hereby amended to read as follows:

Fees shall be charged for reviewing applications and inspecting or extending permits to construct new

single family dwellings as follows:

A.	Building, zoning and site application review	
1.	Custom home	\$(4,199.00) <u>4,774.00</u>
2.	Modular home	\$(1,250.00) <u>1,421.00</u>
3.	Mobile or manufactured home	\$(1,000.00) <u>1,137.00</u>
4.	Accessory dwelling unit	\$(2,354.00) <u>2,676.00</u>
5.	Basic home permit	\$(1,000.00) <u>1,137.00</u>
6.	Registered basic home plan - building and mechanical plan review only	\$(2,753.00) <u>3,130.00</u>
B.	Drainage, right-of-way or critical area review	
1.	Custom home	\$(2,397.00) <u>2,725.00</u>
2.	Modular home	\$(2,397.00) <u>2,725.00</u>
3.	Mobile or manufactured home	\$(2,397.00) <u>2,725.00</u>
4.	Accessory dwelling unit	\$(1,869.00) <u>2,125.00</u>
5.	Basic home	\$(1,299.00) <u>1,477.00</u>
C.	Permit inspection	
1.	Custom home, per square foot	\$(1.27) <u>1.45</u>
2.	Modular home	\$(1,106.00) <u>1,258.00</u>
3.	Mobile or manufactured home	\$(912.00) <u>1,037.00</u>
4.	Accessory dwelling unit, per square foot	\$(1.27) <u>1.45</u>
5.	Basic home, per square foot	\$(1.27) <u>1.45</u>
D.	Sprinkler system	
1.	Review	\$(578.00) <u>657.00</u>
2.	Inspection	\$(1,032.00) <u>1,173.00</u>

E. Each plan resubmittal or revision to an issued permit shall be charged a portion of the application review fee listed in subsection A. of this section, based on the plan changes as a portion of the entire project, as determined by the department.

F. Additional inspection or reinspection ((~~\$160.00~~))

Minimum fee amount in K.C.C. 27.10.320.A.1.

G. Permit extension

1. First extension ((~~\$160.00~~))

Minimum fee amount in K.C.C. 27.10.320.A.1.

2. Second or subsequent extension, each ((~~\$437.00~~))

Twice the minimum fee amount in K.C.C. 27.10.320.A.1.

SECTION 6. Ordinance 17923, Section 46, and K.C.C. 27.10.037 are hereby amended to read as follows:

Fees shall be charged for reviewing applications and inspecting or extending permits to construct additions or alterations to existing single family dwellings as follows:

A. Building alteration or addition

1. Mechanical installation only ((~~\$160.00~~))

Minimum fee amount in K.C.C. 27.10.320.A.1.

2. In-kind building repair or replacement only:

Building plan review \$((~~187.00~~)) 213.00

Building inspection \$((~~289.00~~)) 329.00

3. Alteration without addition, limited to either the roof or truss structure; or the foundation or footings; or the walls, ceiling, floor, beams, columns, doors, windows, stairs, or fireplace; or pool or spa

	Building plan review	\$((412.00)) <u>468.00</u>
	Building inspection	\$((635.00)) <u>722.00</u>
4.	Alteration without addition, involving two of the structural elements listed in subsection A.3. of this section	
	Building plan review	\$((713.00)) <u>811.00</u>
	Building inspection	\$((1,096.00)) <u>1,246.00</u>
5.	Alteration without addition, involving all of the structural elements listed in subsection A.3. of this section	
	Building plan review	\$((1,236.00)) <u>1,405.00</u>
	Building inspection	\$((1,902.00)) <u>2,163.00</u>
6.	Addition of deck, or accessory structure 500 square feet or smaller	
	Building plan review	\$((399.00)) <u>454.00</u>
	Building inspection, per square foot	\$((1.27)) <u>1.45</u>
7.	Addition of accessory structure larger than 500 square feet	
	Building plan review	\$((841.00)) <u>956.00</u>
	Building inspection, per square foot	\$((1.27)) <u>1.45</u>
8.	Addition of living space or garage, inclusive of alterations	
	Building plan review	\$((1,606.00)) <u>1,826.00</u>
	Building inspection, per square foot	\$((1.27)) <u>1.45</u>
9.	Building demolition, relocation	\$((289.00)) <u>329.00</u>
B.	Site development	
1.	Title or easement review only	\$((250.00)) <u>284.00</u>
2.	Basic critical area or site review with standardized conditions	\$((1,050.00)) <u>1,194.00</u>

3. Other site or critical area review, \$((~~1,869.00~~)) 2,125.00
or combination thereof

C. Sprinkler system

1. Review \$((~~501.00~~)) 570.00

2. Inspection \$((~~599.00~~)) 681.00

D. Each plan resubmittal or revision to an issued permit shall be charged a portion of the application review fee listed in this section, based on the plan changes as a portion of the entire project, as determined by the department.

E. Permit extension

1. Mechanical installation only ((~~\$32.00~~))

Twenty-five percent of the minimum fee amount per K.C.C. 27.10.320.A.1

2. Other alteration or addition ((~~\$160.00~~))

Minimum fee amount per K.C.C. 27.10.320.A.1.

F. Additional inspection or reinspection ((~~\$160.00~~))

Minimum fee amount per K.C.C. 27.10.320.A.1.

SECTION 7. Ordinance 13332, Section 20, as amended, and K.C.C. 27.10.050 are hereby amended to read as follows:

A fee shall be charged to cover the costs of the department to review fire systems and tank systems as follows:

A. ~~((Fire alarm systems~~

~~1. Systems with more than 10 devices, each system \$1,350.00~~

~~2. Systems with 10 devices or fewer No Fee~~

B.)) Automatic sprinkler or fire alarm systems - new installation or alteration, per riser or system

with more than 10 heads or devices: \$570.00

1. System with more than 10 heads, each riser	\$1,142.00
2. System with 10 heads or fewer	No Fee
C.) B. Monitoring transmitter, each system	\$(501.00) <u>570.00</u>
(D.) C. Tank installation, removal or abandonment, each:	\$(501.00) <u>570.00</u>
(E.) D. All other system construction or installation, each system	\$(820.00) <u>932.00</u>

SECTION 8. Ordinance 13332, Section 22, as amended, and K.C.C. 27.10.070 are hereby amended to read as follows:

Review of variance requests shall be charged fees as follows:

A. Road variance review	
1. Department of local services, road services division	
(if required):	\$1,978.00
2. Department of local services, permitting division:	\$(1,601.00) <u>1,820.00</u>
3. Plan resubmittal:	\$(501.00) <u>570.00</u>
B. Surface Water Design Manual adjustment review	
1. Standard	\$(2,351.00) <u>2,673.00</u>
2. Complex or criteria exception	\$(5,103.00) <u>5,802.00</u>

SECTION 9. Ordinance 18000, Section 83, and K.C.C. 27.10.075 are hereby amended to read as follows:

Temporary noise variance request review filed under K.C.C. 12.86.550.B. shall require the following fees:

A. Simple review:	\$(252.00) <u>287.00</u>
B. Medium review:	\$(504.00) <u>573.00</u>
C. Complex review:	\$(1,008.00) <u>1,146.00</u>

SECTION 10. Ordinance 13332, Section 23, as amended, and K.C.C. 27.10.080 are hereby amended to read as follows:

Site engineering review includes review for code compliance with road design, drainage, erosion and sedimentation control, and right-of-way improvements. Review fees shall be charged as follows.

- A. Plan review - basic or standard:
 - 1. Minor repair, maintenance or drainage improvements not maintained by King County \$((~~501.00~~)) 570.00
 - 2. Basic review with standardized conditions \$((~~1,050.00~~)) 1,194.00
 - 3. Standard review \$((~~1,869.00~~)) 2,125.00
- B. Plan review - complex
 - 1. Nonengineered plans; minimal road improvements; minimal drainage review \$((~~3,752.00~~)) 4,266.00
 - 2. Engineered plans; private or minor public road improvements; small project drainage, dispersion, flow control best management practices, conveyance only or detention only, or any combination thereof \$((~~7,505.00~~)) 8,533.00
 - 3. Engineered plans; private or public road improvements; full drainage review with detention or water quality, or both \$((~~11,257.00~~)) 12,799.00
 - 4. Engineered plans; private or public road improvements; full drainage review with detention infiltration or water quality, or any combination

thereof	\$((15,008.00)) <u>17,064.00</u>
5. Engineered plans; private or public road improvements; full drainage review with multiple basins	\$((22,512.00)) <u>25,596.00</u>
6. Engineered plans; large private or public road improvements; full drainage review with multiple basins	\$((30,015.00)) <u>34,127.00</u>
7. Engineered plans; large and complex private or public road improvements; full drainage review with multiple basins	\$((37,519.00)) <u>42,659.00</u>

SECTION 11. Ordinance 13332, Section 24, as amended, and K.C.C. 27.10.090 are hereby amended to read as follows:

Grading or clearing site plan review includes review for compliance with King County grading and clearing code requirements. Grading or clearing site plan review fees shall be charged as follows:

A. Grading up to 2,000 square feet, or clearing up to 0.2 acre	\$((501.00)) <u>570.00</u>
B. Grading between 2,001 square feet and 0.2 acres	\$((876.00)) <u>996.00</u>
C. Grading or clearing from 0.21 to 1.0 acres	\$((2,126.00)) <u>2,417.00</u>
D. Grading or clearing from 1.01 to 20.0 acres: base fee	\$((1,732.00)) <u>1,969.00</u>
E. Grading or clearing from 1.01 to 20.0 acres: fee per acre	\$((394.00)) <u>448.00</u>
F. Grading or clearing over 20.0 acres	\$((9,637.00)) <u>10,929.00</u>
G. Periodic review of surface mine and	Applicable fee in

material processing facility	subsections A. through F. of this section
H. Forest practices act - class IV review - residential	\$((876.00)) <u>996.00</u>
I. Forest practices act - class IV review - nonresidential	\$((1,752.00)) <u>1,992.00</u>
J. Forest practices act - release of moratorium, excluding engineering or critical areas review	\$((7,505.00)) <u>8,533.00</u>
K. Forest practices act - conversion option harvest plan: base fee	\$((1,502.00)) <u>1,708.00</u>
L. Forest practices act - conversion option harvest plan: fee per acre	\$((125.00)) <u>142.00</u>
M. Forest practices act - activities with approved forest management plan - 5 acres or less	\$((250.00)) <u>284.00</u>
N. Forest practices act - activities with approved forest management plan - more than 5 acres	\$((626.00)) <u>712.00</u>
O. Hazard tree removal only, ten or fewer	\$((250.00)) <u>284.00</u>
P. Farm pad or agricultural drainage maintenance in accordance with county and state approved best management practices; significant tree retention; or street tree, critical area mitigation, recreation facility or landscape installation	\$((501.00)) <u>570.00</u>

SECTION 12. Ordinance 13332, Section 28, as amended, and K.C.C. 27.10.130 are hereby amended to read as follows:

Fees for critical areas review, critical area designation, critical area alteration, flood hazard certification and variances for floodplain development or sea level rise risk area shall be charged as follows:

- A. Critical areas review
 - 1. Critical area notice on title only \$((~~250.00~~)) 284.00
 - 2. Nonresidential review, basic, per discipline \$((~~1,374.00~~)) 1,562.00
 - 3. Nonresidential review, complex, per discipline \$((~~2,251.00~~)) 2,559.00
 - 4. Stewardship planning \$((~~2,001.00~~)) 2,275.00
- B. Critical area designations
 - 1. Minimum fee per application \$((~~849.00~~)) 965.00
 - 2. Fee per discipline if the parcel or parcels for which designations are requested have one or more critical areas, excepting critical aquifer recharge, seismic hazard, or erosion hazard area \$((~~626.00~~)) 712.00
 - 3. Fee for resubmittal of critical area study, per Discipline \$((~~626.00~~)) 712.00
- C. Critical area alteration exception
 - 1. Review, per discipline \$((~~5,503.00~~)) 6,257.00
 - 2. Base fee \$((~~2,001.00~~)) 2,275.00
 - 3. Extension of approval \$((~~1,125.00~~)) 1,279.00
 - 4. If applications for a shoreline permit and critical area alteration exception are reviewed concurrently, the critical area alteration exception application shall be charged fifty percent of the fees required by this section.
- D. Flood plain development: flood hazard certificate review
 - 1. Section A \$((~~250.00~~)) 284.00

2.	Section B.1, FEMA floodway	\$((250.00)) <u>284.00</u>
3.	Section B.2	\$((750.00)) <u>853.00</u>
E.	Flood plain development: inspection	\$((375.00)) <u>426.00</u>
F.	Flood plain development review: floodway and channel migration zone	
1.	Screening and verification	\$((250.00)) <u>284.00</u>
2.	Review of a request for FEMA floodway letter-of-map-amendment shall be charged at actual cost to the department including consultant costs, administrative costs and cost of review by other county departments and governmental agencies.	
G.	Flood plain development review: mapped flood plain	\$((125.00)) <u>142.00</u>
H.	Flood plain development review: unmapped flood plain	
1.	Qualitative flood plain study	\$((125.00)) <u>142.00</u>
2.	Minor flood plain study	\$((250.00)) <u>284.00</u>
3.	Major flood plain study	\$((750.00)) <u>853.00</u>
I.	Review of variances for development in a floodplain or sea level rise risk area or for nonresidential elevation and dry floodproofing under K.C.C. 21A.24.228 shall be charged at actual cost to the department including consultant costs, administrative costs and cost of review by other county departments and governmental agencies.	

SECTION 13. Ordinance 13332, Section 30, as amended, and K.C.C. 27.10.150 are hereby amended to read as follows:

Review of environmental checklists and preparation of threshold determinations of nonsignificance and mitigated determinations of nonsignificance and supplemental reviews shall be charged fees as follows:

- A. Review of environmental checklists and preparation of threshold determinations of nonsignificance
 - 1. Minor new construction, including single family \$((1,250.00)) 1,421.00

residential and agricultural buildings	
2. Class IV forest practices	\$((1,250.00)) <u>1,421.00</u>
3. Minor clearing or grading permits	\$((1,250.00)) <u>1,421.00</u>
4. Other construction	\$((3,502.00)) <u>3,982.00</u>
B. Review of environmental checklists and preparation of threshold determinations of mitigated determinations of nonsignificance	\$((3,502.00)) <u>3,982.00</u>
C. Supplemental reviews	
1. Addendum	\$((626.00)) <u>712.00</u>
2. Expanded checklist	\$((1,125.00)) <u>1,279.00</u>
D. Exemption	\$((437.00)) <u>497.00</u>

E. Preparation of an environmental impact statement shall be charged at actual cost to the department including consultant costs, administrative costs and cost of review by other county departments and governmental agencies.

SECTION 14. Ordinance 13332, Section 31, as amended, and K.C.C. 27.10.160 are hereby amended to read as follows:

A. Fees for review of shoreline exemption applications shall be charged as follows:

1. Repair and maintenance - programmatic	\$((250.00)) <u>284.00</u>
2. Repair and maintenance - other	\$((751.00)) <u>853.00</u>
3. Agricultural activities	\$((501.00)) <u>570.00</u>
4. Timber harvest operations within the forest production district	\$((501.00)) <u>570.00</u>
5. Boring or moorage buoy	\$((501.00)) <u>570.00</u>
6. Stream-lined joint aquatic resources permit	No Fee

application

- | | | |
|----|--|---|
| 7. | Watershed restoration | No Fee |
| 8. | Other | \$(1,502.00) <u>1,708.00</u> |
| 9. | Supplemental review of mitigation plan and amendment of conditions | \$(250.00) <u>284.00</u> |

B. Fees for review of a shoreline substantial development permit, conditional use permit or variance application shall be charged as follows:

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| 1. | Value of work: \$10,000.00 or less | \$(6,602.00) <u>7,506.00</u> |
| 2. | Value of work: \$10,000.01 to \$100,000.00 | \$(6,853.00) <u>7,792.00</u> |
| 3. | Value of work: \$100,000.01 to \$500,000.00 | \$(7,604.00) <u>8,646.00</u> |
| 4. | Value of work: \$500,000.01 to \$1,000,000.00 | \$(8,354.00) <u>9,498.00</u> |
| 5. | Value of work: more than \$1,000,000.00 | \$(9,354.00) <u>10,635.00</u> |

6. If multiple permit applications are reviewed concurrently, one application shall be charged the fee required by this section; the other application or applications shall be charged fifty percent of the fee required by this section.

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|----|-----------------------|-------------------------------------|
| 7. | Extension of approval | \$(250.00) <u>284.00</u> |
|----|-----------------------|-------------------------------------|

SECTION 15. Ordinance 13332, Section 32, as amended, and K.C.C. 27.10.170 are hereby amended to read as follows:

Fees for use permits shall be charged as follows:

A. Conditional use permit

- | | | |
|----|-------------------------------------|--|
| 1. | Residential or home industry | \$(3,351.00) <u>3,810.00</u> |
| 2. | Cell tower | \$(3,351.00) <u>3,810.00</u> |
| 3. | Commercial | \$(6,853.00) <u>7,792.00</u> |
| 4. | Industrial, institutional, or other | \$(9,354.00) <u>10,635.00</u> |

B.	Transfer of development rights sending site	
	Certification	\$((599.00)) <u>681.00</u>
C.	Special use permit	\$((9,354.00)) <u>10,635.00</u>
D.	Temporary Use Permit	
1.	Medical Hardship Mobile Home Placement	\$((125.00)) <u>142.00</u>
2.	Homeless Encampment	\$((2,677.00)) <u>3,044.00</u>
3.	Other	\$((5,352.00)) <u>6,085.00</u>
4.	Annual permit extension	\$((751.00)) <u>853.00</u>

SECTION 16. Ordinance 13332, Section 33, as amended, and K.C.C. 27.10.180 are hereby amended to read as follows:

Fees for zoning or Comprehensive Plan or map modification shall be charged as follows:

A.	Variance	
1.	Review	\$((6,853.00)) <u>7,792.00</u>
2.	Extension of approval	\$((250.00)) <u>284.00</u>
B.	Site-specific amendment of land use map, plan, code or shoreline environment redesignation	\$((2,288.00)) <u>2,601.00</u>
C.	Other zoning reclassification requests including Shoreline environment redesignation, deletion of special district overlay, or amendment or deletion of p-suffix conditions	\$((9,354.00)) <u>10,635.00</u>

D. If a site-specific amendment is implemented as part of a Comprehensive Plan update, the application fee will be credited toward the zoning reclassification fee, provided that the application for zoning reclassification is filed within one year of the effective date of the site-specific land use map amendment.

SECTION 17. Ordinance 13332, Section 34, as amended, and K.C.C. 27.10.190 are hereby amended to

read as follows:

Preliminary subdivision, short subdivision, urban planned development or binding site plan applications shall be charged fees for planning, fire flow and access, site engineering, critical area, survey and state

Environmental Policy Act review as follows:

A.	Short plat - urban 2 to 4 lots, simple	\$((20,179.00)) <u>22,944.00</u>
B.	Short plat - urban 2 to 4 lots, complex	\$((23,681.00)) <u>26,925.00</u>
C.	Short plat - urban 5 to 9 lots	\$((29,935.00)) <u>34,036.00</u>
D.	Short plat - rural	\$((23,681.00)) <u>26,925.00</u>
E.	Subdivision, urban planned development, or binding site plan - base fee	\$((37,092.00)) <u>42,174.00</u>
F.	Subdivision - additional fee per lot	\$((125.00)) <u>142.00</u>
G.	Minor plan revisions before or after preliminary approval	
1.	Short plat	\$((2,126.00)) <u>2,417.00</u>
2.	Subdivision, urban planned development or binding site plan	\$((5,441.00)) <u>6,186.00</u>
H.	Extension of plat approval	\$((250.00)) <u>284.00</u>

SECTION 18. Ordinance 13332, Section 35, as amended, and K.C.C. 27.10.200 are hereby amended to read as follows:

Final subdivision, short subdivision, urban planned development, binding site plan, subdivisional legal description or title review, approval and resubmittal shall be charged fees as follows:

A.	Final plan review and approval	
1.	Short plat - urban 2 to 4 lots, simple	\$((6,353.00)) <u>7,223.00</u>
2.	Short plat - urban 2 to 4 lots, complex	\$((8,855.00)) <u>10,068.00</u>
3.	Short plat - urban 5 to 9 lots	\$((13,607.00)) <u>15,471.00</u>

4.	Short plat - rural	\$((8,855.00)) <u>10,068.00</u>
5.	Subdivision, binding site plan, or urban planned development	\$((13,607.00)) <u>15,471.00</u>
B.	Final plan resubmittal	
1.	Short plat - urban 2 to 4 lots, simple	\$((876.00)) <u>996.00</u>
2.	Short plat - urban 2 to 4 lots, complex	\$((1,250.00)) <u>1,421.00</u>
3.	Short plat - urban 5 to 9 lots	\$((2,502.00)) <u>2,845.00</u>
4.	Short plat - rural	\$((1,250.00)) <u>1,421.00</u>
5.	Subdivision, binding site plan or urban planned development	\$((2,502.00)) <u>2,845.00</u>
C.	Alteration after recordation	
1.	Short plat - urban 2 to 4 lots, simple	\$((4,252.00)) <u>4,835.00</u>
2.	Short plat - urban 2 to 4 lots, complex	\$((6,003.00)) <u>6,825.00</u>
3.	Short plat - urban 5 to 9 lots	\$((9,129.00)) <u>10,380.00</u>
4.	Short plat - rural	\$((6,003.00)) <u>6,825.00</u>
5.	Subdivision, binding site plan or urban planned development	\$((10,881.00)) <u>12,372.00</u>
D.	Subdivisional legal description review	
1.	1-50 lots - base fee	\$((600.00)) <u>700.00</u>
2.	1-50 lots - per lot	\$((148.00)) <u>168.00</u>
3.	51-100 lots - base fee	\$((8,000.00)) <u>9,100.00</u>
4.	51-100 lots - per lot	\$((60.00)) <u>68.00</u>
5.	More than 100 lots - base fee	\$((11,000.00)) <u>12,500.00</u>
6.	More than 100 lots - per lot	\$((14.00)) <u>16.00</u>

7. Name change \$((455.00)) 517.00

SECTION 19. Ordinance 13332, Section 36, as amended, and K.C.C. 27.10.210 are hereby amended to read as follows:

A fixed fee shall be charged for separate lot recognitions, subdivision exemptions, and innocent purchaser reviews as follows:

- A. Innocent purchaser - review \$((1,024.00)) 1,164.00
- B. Separate lot
 - 1. minimum review fee \$((600.00)) 682.00
 - 2. review fee per lot \$((751.00)) 853.00
- C. Miscellaneous lot exemption - review \$((2,650.00)) 3,013.00
- D. Condominium conversion - application \$((2,351.00)) 2,673.00

SECTION 20. Ordinance 13332, Section 37, as amended, and K.C.C. 27.10.220 are hereby amended to read as follows:

Boundary line adjustments and lot mergers shall be charged fixed fees as follows, plus the cost of recording documents:

- A. Boundary line adjustment - basic - review \$((3,702.00)) 4,209.00
- B. Boundary line adjustment - complex - review \$((5,702.00)) 6,483.00
- C. Boundary line adjustment - deferred submittal of \$((501.00)) 570.00
final, signed and notarized Mylar more than ninety
days after approval of adjustment
- D. Lot merger - review \$((1,351.00)) 1,536.00

E. Concurrent review of additional applications for contiguous parcels shall be charged fifty percent of the review fees listed in this section.

SECTION 21. Ordinance 13332, Section 40, as amended, and K.C.C. 27.10.320 are hereby amended to

read as follows:

A. Except as otherwise provided in this section, permit fees for the inspection of buildings and other structures, including additions, modifications, and mechanical equipment, shall be calculated using valuations published by the International Code Council or other current nationally recognized standards. The building official shall establish the final valuation. The permit inspection fee charged shall be based on the valuation established under this subsection as follows:

	Valuation	Fee
1.	1.00 to \$25,000.00	\$160.00 plus \$(22.00) <u>26.00</u> for each \$1,000.00, or fraction thereof, to \$25,000.00
2.	\$25,000.01 to \$50,000.00	\$(710.00) <u>810.00</u> for the first \$25,000.00 plus \$(16.00) <u>18.00</u> for each additional \$1,000.00, or fraction thereof, to \$50,000.00
3.	\$50,000.01 to \$100,000.00	\$(1,110.00) <u>1,260.00</u> for the first \$50,000.00 plus \$(11.00) <u>13.00</u> for each additional \$1,000.00, or fraction thereof, to \$100,000.00
4.	\$100,000.01 to \$500,000.00	\$(1,660.00) <u>1,910.00</u> for the first \$100,000.00 plus \$(9.00) <u>10.00</u> for each

- additional \$1,000.00, or fraction thereof,
to \$500,000.00
5. \$500,000.01 to ~~\$(5,260.00))~~ 5,910.00 for the
first
\$1,000,000.00 \$500,000.00 plus ~~\$(7.00))~~ 8.00 for each
additional \$1,000.00, or fraction thereof,
to \$1,000,000.00
6. \$1,000,000.01 to ~~\$(8,760.00))~~ 9,910.00 for the
first
\$5,000,000.00 \$1,000,000.00 plus ~~\$(5.00))~~ 6.00 for each
additional \$1,000.00, or fraction thereof,
to \$5,000,000.00.
7. \$5,000,000.01 or ~~\$(28,760.00))~~ 33,910.00 for the
first
more \$5,000,000.00 plus ~~\$(4.00))~~ 4.50 for each
additional \$1,000.00, or fraction thereof.

B. Fees shall be charged for inspecting permits to construct or modify buildings, structures, and equipment as follows:

- | | |
|--|--|
| 1. Electronic communication antenna | \$(782.00)) <u>889.00</u> |
| 2. Electronic communication tower or pole | \$(2,211.00)) <u>2,514.00</u> |
| 3. Sign | \$(381.00)) <u>433.00</u> |
| 4. Portable classroom, per group
of three units or fraction thereof | \$(2,183.00)) <u>2,482.00</u> |
| 5. Trail bridge, per lineal foot | \$(33.00)) <u>38.00</u> |

6. Building change of use only	\$((216.00)) <u>246.00</u>
7. Building demolition or relocation only	\$((412.00)) <u>468.00</u>
C. Additional inspection or reinspection of a building, fire, mechanical, or sign construction permit or demolition permit	(((\$160.00)) <u>minimum fee amount in K.C.C. 27.10.320.A.1.</u>

SECTION 22. Ordinance 13332, Section 42, as amended, and K.C.C. 27.10.350 are hereby amended to read as follows:

Fees shall be charged to cover the costs of physical inspections to assure that projects are constructed in accordance with approved plans as follows.

A. ((Fire alarm systems — new installation or alteration	
1. System with more than 10 devices, each device	\$15.40
2. System with 10 devices or fewer	\$599.00
B.)) Automatic sprinkler <u>or fire alarm</u> systems - new installation or alteration	
1. ((System with more than 10 heads,)) <u>Fee for each device</u> , head or plug	\$((8.70)) <u>14.00</u>
2. ((System with 10 heads or fewer)) <u>Fee for each system or riser</u>	\$((599.00)) <u>681.00</u>
((C.)) B. Monitoring Transmitter, each system	\$((501.00)) <u>570.00</u>
((D.)) C. Tank installation, removal or abandonment, each	\$((501.00)) <u>570.00</u>
((E.)) D. All other system construction or installation, each system	\$((884.00)) <u>1,005.00</u>

SECTION 23. Ordinance 13332, Section 43, as amended, and K.C.C. 27.10.360 are hereby amended to read as follows:

Fees shall be charged for reviewing applications and inspecting permits for special events, and building

demolition, relocation and occupancy as follows:

A. ~~((Fireworks stand~~ Maximum allowed
under chapter ~~70.77~~
~~RCW~~

~~B.))~~ Special event or fireworks display

1. Application fee \$~~((250.00))~~ 284.00

2. Inspection fee, per site visit \$~~((412.00))~~ 468.00

~~((C.))~~ B. Building occupancy inspection, per building

per site visit \$~~((216.00))~~ 246.00

~~((D.))~~ C. Inspection for an operational permit under the International Fire Code

1. Initial permit, per code item \$150.00

2. Permit renewal , per code item \$100.00

SECTION 24. Ordinance 13332, Section 46, as amended, and K.C.C. 27.10.380 are hereby amended to

read as follows:

Site inspections of grading, clearing, drainage systems, landscaping and other site development, site monitoring and pre-site work engineering meetings shall be charged as follows:

A. Inspection of land disturbing activity or site development not requiring engineered plan

1. Base fee \$~~((504.00))~~ 573.00

2. Fee per acre \$~~((247.00))~~ 281.00

B. Inspection of land disturbing activity or site development

requiring engineered plans

1. Minimal \$~~((5,439.00))~~ 6,184.00

road improvements; minimal drainage review

2. Private or minor public road \$~~((10,191.00))~~ 11,587.00

	improvements; small project drainage, dispersion, flow control BMPs, conveyance only or detention only, or any combination thereof	
3.	Private or public road improvements; full drainage review with detention or water quality, or any combination thereof	\$((17,446.00)) <u>19,836.00</u>
4.	Private or public road improvements; full drainage review with detention, infiltration or water quality, or any combination thereof	\$((24,073.00)) <u>27,371.00</u>
5.	Private or public road improvements; full drainage review with multiple basins	\$((28,952.00)) <u>32,918.00</u>
6.	Large private or public road improvements; full drainage review with multiple basins	\$((35,705.00)) <u>40,597.00</u>
7.	Large and complex private or public road improvements; full drainage review with multiple basins	\$((42,458.00)) <u>48,275.00</u>
C.	Inspection of landscape, street tree, significant tree, recreation facility, or critical area mitigation installation only	\$((751.00)) <u>853.00</u>
D.	Site condition inspection, additional inspection, or reinspection, per site visit	\$((375.00)) <u>426.00</u>
E.	Monitoring inspections of surface	

mines, material processing facilities and other
long-term industrial operations

1. Inactive sites	\$(1,313.00) <u>1,493.00</u>
2. Semiactive sites - 20 acres or less	\$(2,314.00) <u>2,631.00</u>
3. Semiactive sites - more than 20 acres	\$(5,316.00) <u>6,044.00</u>
4. Active sites - 20 acres or less	\$(5,316.00) <u>6,044.00</u>
5. Active sites - more than 20 acres	\$(11,318.00) <u>12,869.00</u>

SECTION 25. Ordinance 17224, Section 43, as amended, and K.C.C. 27.10.425 are hereby amended to read as follows:

A. Whenever any work for which a permit or application approval required under K.C.C. Title 16, 19A, 20 or 21A has commenced without first obtaining the required permit or application approval or has proceeded without obtaining necessary inspections, a fixed fee shall be charged for investigation of work done without a required permit or approval whether or not a permit or application approval is subsequently issued.

B. Fees for residential buildings shall be charged as follows:

1. Interior alterations only	\$(412.00) <u>468.00</u>
2. Addition of deck or accessory structure 500 square feet or smaller	\$(399.00) <u>454.00</u>
3. Addition of accessory structure larger than 500 square feet	\$(841.00) <u>956.00</u>
4. Garage or living space addition or conversion	\$(1,606.00) <u>1,826.00</u>
5. New accessory dwelling unit	\$(2,354.00) <u>2,676.00</u>
6. New mobile home	\$(1,000.00) <u>1,137.00</u>
7. New custom home	\$(4,199.00) <u>4,774.00</u>

C. Fees for commercial buildings shall be charged as follows:

- | | |
|---|---|
| 1. Alterations to an existing structure | \$(1,000.00) <u>1,137.00</u> |
| 2. New structure | \$(4,199.00) <u>4,774.00</u> |

D. Fees for site development shall be charged as follows:

- | | |
|--|---|
| 1. Minor drainage improvement not maintained by the county | \$(501.00) <u>570.00</u> |
| 2. Basic with standardized conditions | \$(1,050.00) <u>1,194.00</u> |
| 3. Other | \$(1,869.00) <u>2,125.00</u> |

E. Fees for land disturbance shall be charged as follows:

- | | |
|---|---|
| 1. Clearing less than 0.2 acre | \$(501.00) <u>570.00</u> |
| 2. Grading less than 2,000 square feet | \$(501.00) <u>570.00</u> |
| 3. Grading between 2,000 square feet and 0.2 acre | \$(876.00) <u>996.00</u> |
| 4. Grading or clearing more than 0.2 acre | \$(2,126.00) <u>2,417.00</u> |

F. Property owners not responsible for initiating work without a permit shall be exempted from the fees in this section.

SECTION 26. Ordinance 13332, Section 53, as amended, and K.C.C. 27.10.510 are hereby amended to read as follows:

Certificates of compliance or completion shall require a fixed fee to cover the administrative and clerical costs to the department of processing and issuing the certificate.

- | | |
|---|-------------------------------------|
| A. Temporary occupancy permit per building or tenant space | \$(501.00) <u>570.00</u> |
| B. Occupancy permit when more than one building per permit | \$(501.00) <u>570.00</u> |
| C. Occupancy permit for individual townhouses or other portions of building | \$(229.00) <u>260.00</u> |

- D. Letter of completion for shell construction when more than one building per permit \$~~((501.00))~~ 570.00

SECTION 27. Ordinance 13332, Section 54, as amended, and K.C.C. 27.10.550 are hereby amended to read as follows:

A fee of one thousand (~~((seven hundred fifty-two))~~) nine hundred ninety-two dollars shall be charged for processing and review of preissuance construction authorization. Building and site inspections shall be charged the regular fees adopted by this title.

SECTION 28. Ordinance 17682, Section 46, as amended, and K.C.C. 27.10.560 are hereby amended to read as follows:

Requests for address or road name changes where no site visit is required shall be charged (~~((ninety-nine))~~) one hundred thirteen dollars per address affected by the requested change.

SECTION 29. Ordinance 17682, Section 48, as amended, and K.C.C. 27.10.580 are hereby amended to read as follows:

Fees shall be charged for permit processing, clerical services, contractor certification, title elimination, permit extension, review of resubmitted plans and permit revisions, expedited review and after-hours inspection as follows:

A. A fee of seventy-five dollars shall be charged for re-issuing a public notice.

B. The department may charge fees for clerical services unrelated to permits including, but not limited to, making copies, scanning documents, notarizing documents, gathering, preparing and publishing special request reports and providing publications. The fees shall be the actual cost to the department and shall be collected at the time services are requested. The department shall publish a schedule of these fees on the internet and in the public areas of its offices.

C. The fee for annual certification of a tank removal contractor (~~((is two hundred fifty dollars))~~) shall be the minimum fee amount in K.C.C 27.10.320.A.1.

D. The fee for a title elimination is sixty dollars.

E. The fee for extension of a non-residential building, fire, mechanical, sign, demolition, grading, site development or conditional use permit (~~(is one hundred sixty dollars)~~) shall be the minimum fee amount in K.C.C 27.10.320.A.1.

F. The fee for the third or subsequent intake screening of an application submittal prior to acceptance is fifty dollars for each screening. Unless otherwise specified in this title, the review of resubmitted of plans or revisions to an issued building, fire, or grading permit shall be charged a fee of twenty-five percent of the original application fee.

G. The fee for expedited review shall be one hundred fifty percent of the regular review fee, and shall be charged in lieu of the regular review fee in this title.

H. When building or land use inspections outside regular business hours are required by the construction schedule or otherwise requested by a permit holder, excluding inspections for fireworks stands, fireworks displays and other special events, the overtime labor cost of county personnel shall be charged in addition to the regular inspection fees.

NEW SECTION. SECTION 30. There is hereby added to K.C.C. chapter 27.02 a new section to read as follows:

A. Except as otherwise provided in subsection B. of this section, the department shall assess a surcharge of two and five tenths percent on all fees established in K.C.C. chapters 27.06 and 27.10. The surcharge shall only be used to fund:

1. Customer service enhancements to the department's permitting processes and systems.
2. The department's undesignated fund balance for working capital in order to achieve an undesignated fund balance of forty-five days of operating and maintenance expenses.

B. The following fees shall not be subject to the surcharge established in subsection A. of this section:

1. Road variance review under K.C.C. 27.10.070.A.1;

2. Stormwater facility engineering review under K.C.C. 27.10.082;
3. Road engineering review under K.C.C. 27.10.084;
4. Road constructability review under K.C.C. 27.10.085;
5. Stormwater facility constructability review under K.C.C. 27.10.087;
6. Stormwater facility site inspection under K.C.C. 27.10.385;
7. Road construction inspection under K.C.C. 27.10.395; and
8. Financial guarantee monitoring and administration under K.C.C. 27.10.570.

C. The surcharge amount shall be rounded to the nearest whole dollar for each fee that is a whole dollar amount.

D. The surcharge applies to fee assessments made between January 1, 2023, and December 31, 2024.

E. This section expires January 1, 2025.

SECTION 31. Severability. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances is not affected.

SECTION 32. This ordinance takes effect January 1, 2023.