

**CIVIL ENGINEERING CONSTRUCTION DEVELOPMENT
AND
LAND USE AND ENVIRONMENTAL FEES**

Fees are based on Resolution No. 670
Effective July 1, 2011

Engineering and Landscape Plan Check and Construction Permits (Does not include grading plan review)	Fees (\$132 per hour)*
Construction value less than \$30,000	12.7% of construction value, minimum \$132
Construction value \$30,000-39,999.99	Base fee of \$3,960 includes up to 30-hours + \$2,600 deposit for additional hours
Construction value \$40,000-49,999.99	Base fee of \$5,280 includes up to 40-hours + \$2,600 deposit for additional hours
Construction value \$50,000-59,999.99	Base fee of \$6,600 includes up to 50-hours + \$2,600 deposit for additional hours
Construction value \$60,000-69,999.99	Base fee of \$7,920 includes up to 60-hours + \$3,900 deposit for additional hours
Construction value \$70,000-79,999.99	Base fee of \$9,240 includes up to 70-hours + \$3,900 deposit for additional hours
Construction value \$80,000-89,999.99	Base fee of \$10,560 includes up to 80-hours + \$3,900 deposit for additional hours
Construction value \$90,000-99,999.99	Base fee of \$11,880 includes up to 90-hours + \$3,900 deposit for additional hours
Construction value \$100,000 or more	Base fee equal to one hour per \$1,000 of construction value. \$5,200 deposit required for actual hours, in addition to the base fee hours
*Final fee based on actual hours, but no less than the base fee.	

Grading Plan Review	Fees (\$132 per hour)
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$66
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$101
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$132
10,001 to 100,000 cubic yards (7646.3 m ³ to 76,455 m ³)	\$132 for the first 10,000 cubic yards (7645.5 m ³), + \$32 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof

Grading Permit	Fees (\$132 per hour)*
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$66
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$132 for the first 100 cubic yards (76.5 m ³) + \$23 for each additional 100 cubic yards (76.5 m ³) or fraction thereof
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$264 for the first 1,000 cubic yards (764.6 m ³) + \$19 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof

Grading Permit	Fees (\$132 per hour)*
10,001 to 100,000 cubic yards (7646.3 m ³ to 76,455 m ³)	\$396 for the first 10,000 cubic yards (7645.5 m ³) + \$86 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof
* The fee for a grading permit authorizing additional work to a valid permit shall be the difference between the original permit fee and the amended fee.	

Other Permits	Fees (\$132 per hour)
Erosion control (TESC) plan check and construction fee	12.7% of value
Hydrant use	\$198 + \$132 administration fee + \$2,050 deposit
Residential driveway plan check and construction fee	12.7% of value (minimum fee \$132; maximum fee \$264)
Right-of-way encroachment	Base fee of \$528 includes up to 4-hours + \$520 deposit for additional hours
Sanitary side sewer Repair New	\$132 \$132 administration fee + capital improvement fee (see separate fee schedule)
Water meter installation	\$132 administration fee + \$150 installation fee + capital improvement fee (see separate fee schedule)

Performance Guarantee Deposits	Fees (\$132 per hour)
Erosion control	\$1,000 for each acre of development site area or fraction thereof
Street invasion	\$1,500 for each invasion of improved public right-of-way

Plan Checking and Construction Permit for Public and Privately Owned Utilities	Fees (\$132 per hour)
Overhead services Individual Distribution line (with or without services)	\$118 per installation \$135 per installation, or 2.2% of value of construction, whichever is greater
Underground services Individual, disturbing an improved portion of the right-of-way Individual, not disturbing an improved portion of the right-of-way Distribution line (with or without services)	\$335 per installation + \$1,500 street invasion deposit (deposit not applicable to companies with city franchise) \$236 per installation \$243 per installation including extensions, repairs or modifications, or 4.4% of value of construction, whichever is greater

Land Use and Development Fee	Fees (\$132 per hour)
Accessory dwelling unit	\$507 + recording fee (TBD)
Annexation petition	\$1,320

Land Use and Development Fee	Fees (\$132 per hour)
Appeal of final decisions to Hearing Examiner	Hourly, 4-hour minimum \$528 + actual hours for Hearing Examiner (\$1,000 deposit)
Comprehensive Plan amendment (text or map)	Hourly, 30-hour minimum \$3,960 + \$3,000 deposit
Conditional use Accessory Primary	Hourly, 10-hour minimum, \$1,320 Hourly, 60-hour minimum \$7,920 + \$3,000 deposit + actual cost of Hearing Examiner
Environmental (SEPA) review Critical area checklist (standard) Minor (checklist and DNS only) Major (MDNS, EIS or Critical areas application review) Planned Action Ordinance (PAO) confirmation With concurrent site plan Without concurrent site plan Reasonable use exception SEPA appeal	\$132 \$1,320 Hourly, 15-hour minimum \$1,980+ \$2,000 deposit N/A, included in site plan application fee Hourly, 10-hour deposit \$1,320 Hourly, 30-hour minimum \$3,960 + \$3,000 deposit + actual cost of Hearing Examiner See Appeal, above
Filing fee (for documents to be recorded with Snohomish County Auditor Office)	\$100
Hold harmless agreement	Hourly, 4-hour minimum \$528 + \$528 deposit
Home occupation Administrative review Hearing Examiner	\$101 Hourly, 4-hour minimum \$528 + actual cost of Hearing Examiner
Hourly rate (one hour minimum)	\$132
Lot line adjustment	Hourly, 15-hour minimum \$1,980 + \$500 deposit
Planned unit development (PUD)	Hourly, 60-hour minimum \$7,920 + \$3,000 deposit
Pre-application conference Single family resident Commercial/multi-family development	No fee \$264
Right-of-way use, temporary Road closure for block party Other temporary right-of-way use	\$132 Hourly, 2-hour minimum \$264 + \$1,000 deposit
Shoreline substantial development Major Minor	Hourly, 20-hour minimum \$2,640 + \$2,000 deposit Hourly, 10-hour minimum \$1,320
Signs Permanent On site (private property), wall, freestanding or monument sign Permanent Off-premise directional sign On private property In public right-of-way	Building fee schedule applies Hourly, 10-hour minimum \$1,320 \$528 (4-hour minimum) + any additional cost to purchase and install + \$500 deposit

Land Use and Development Fee	Fees (\$132 per hour)
Temporary signs Grand opening, new business, or special event Banners over right-of-way	\$66 each per event, \$198 maximum See Resolution No. 613
Site plan amendment Minor Major	Hourly, 30-hour minimum \$3,960 + \$3,000 deposit Refer to original application fee
Site plan review Larger scale (Administrative) Larger scale (Hearing Examiner) Smaller scale (Administrative)	Hourly, 60-hour minimum \$7,920 + \$3,000 deposit Hourly, 60-hour minimum \$7,920 + \$3,000 deposit + actual cost of Hearing Examiner Hourly, 30-hour minimum \$3,960 + \$3,000 deposit
Special Event	See Signs and Temporary Uses
Street vacation	Hourly, 60-hour minimum \$7,920 + \$3,000 deposit
Subdivision Binding site plan or fee simple unit subdivision or preliminary plat Final plat Short plat or plat alteration	Hourly, 60-hour minimum \$7,920 + \$3,000 deposit Hourly, 10-hour minimum \$1,320 + \$2,000 deposit Hourly, 30-hour minimum \$3,960 + \$3,000 deposit
Telecommunications (Wireless Communication Facilities): Antenna co-location (on existing structure; administrative) Monopole, pole replacement or not administrative) Other	Hourly, 25-hour minimum \$3,300 + \$2,000 deposit Hourly, 30-hour minimum \$3,960 + \$2,000 deposit + actual cost of Hearing Examiner Additional fees apply when a franchise agreement is required. See Resolution No. 647, as amended. Contact the Administrative Department
Temporary uses (accessory or special event)	\$264 (includes any signage used for the special event) Separate fire permit and fee may also apply
Time extensions (to approved applications or permits)	Hourly, 2-hour minimum \$264, per application or permit
Tree removal plan	Hourly, 2-hour minimum \$264 + \$520 deposit
Variance Single family Commercial and multi-family Reasonable use exception Other	\$2,640 Hourly, 20-hour minimum \$2,640 + actual cost of Hearing Examiner See Environmental review fees Hourly, 5-hour minimum \$660
Verification	Hourly, 2-hour minimum \$264
Zoning amendment Text or map Map amendment (rezone) not associated with a Comprehensive Plan amendment	Hourly, 30-hour minimum \$3,960 Hourly, 30-hour minimum \$3,960 + \$2,000 deposit + actual cost of Hearing Examiner