



CITY OF WOODINVILLE

Development Services Department

425-489-2754 • 17301 133rd Avenue NE • Woodinville, WA 98072

Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

2017 DEVELOPMENT SERVICES FEES

LAND USE PERMITS *These fees are due at submittal of the permit.*

Fee Type	2017 Fee
Development Agreement	Actual cost \$10,000 deposit
Binding Site Plan	\$8,229
Boundary Line Adjustment	\$2,398
Conditional Use Permit	
1. New construction	\$6,048 + HE deposit
2. Existing Building or HIP	\$2,278 + HE deposit
Critical Area Review	
1. Alteration	\$2,462
2. Determination	\$535
3. Exception	\$3,941 + HE deposit
4. Reasonable Use Permit	\$7,067 + HE deposit
Design Review (when no other permit is submitted)	
1. Colors and Awning Review only	\$118
2. Design Review – minor construction or alteration	\$427
3. Design Review – major construction or alteration	\$3,810
Home Industry Permit	\$108
Land Use Project Approval (Commercial, Industrial, Multi-Family, Public)	
1. New building	\$9,948
2. Existing building/development	\$4,828
Master Signage Plan	
1. Administrative	\$3,282
2. Planning Commission	\$4,660
State Environmental Policy Act (SEPA) Review	
1. Determination	\$1,554
2. Addendum	\$1,097
3. Determination for restoration or non-construction	\$543
4. SEPA Exemption (may be combined with Shoreline Exemption)	\$331
5. Environmental Impact Statement	\$4,580, plus cost
Shoreline Permits	
1. Substantial Development	\$6,456
2. Exemption	\$331
3. Conditional Use	\$11,098 + HE deposit
4. Variance	\$13,335 + HE deposit
Special Use Permit	\$8,446
Subdivisions	
1. Short Subdivision (4 lots or less)	\$9,135
2. Preliminary Subdivision (5 lots or more)	\$18,494 + HE deposit
3. Major Modification	\$9,240
4. Final Plat	\$5,993
Temporary Use Permit	\$976

Fee Type	2017 Fee
Wireless Service Facility	
1. New Facility	\$4,977
2. Substantial Modification to Existing	\$2,929
Variance	\$9,346
Annexation	Actual cost \$10,000 deposit
Comprehensive Plan Amendment	
1. Housekeeping	\$706
2. Non-Housekeeping	\$6,623
Zoning Code Amendment	
1. Housekeeping	\$706
2. Non-Housekeeping	\$5,184
3. Pre-Annexation	\$5,184
Zoning Map Amendment	\$7,640

DEPOSITS *These fees are due at submittal of the permit.*

Fee Type	2017 Fee
1. Hearing Examiner	\$2,000
2. City Attorney	\$2,500
3. Other Consultant Reviews	\$1,500

Note: All deposits required shall be held for a period of not to exceed three (3) months from the date of completion of the project to allow for all billings related to the event to be received by the City and billed against the deposit. Deposits are meant to reimburse the costs involved. When costs exceed the original deposit, an additional deposit will be required before any further work will be performed by the City. The amount of the additional deposit shall be determined by the City. No interest shall accrue to any deposit.

APPEALS/INTERPRETATIONS *Fees are due at submittal.*

Fee Type	2017 Fee
Appeal filing fee	\$1,680
Building Official Decision or Public Works Decision: These fees are due at issuance of the permit.	\$92 plus, hourly fee
Planning Director Interpretation: These fees are due at submittal of the permit.	Actual Cost \$2,550 Deposit

SPECIAL EVENT PERMIT APPLICATIONS

Fee Type	2017 Fee
1. City Park Use, less than 100 participants	\$336
2. City Park Use, 100 or more participants	\$556
3. City Park Use, Special Expressive Event	\$145
4. Special event on private property (Outdoors >500 people; Indoors over listed occupancy)	\$300, plus \$50 per additional occurrence
5. City Right-of-Way Use (72 or less continuous hours for fairs, assemblies, bike races, block parties, parades, processions, non-motorized vehicle races, street dances, which do not involve any physical disturbance of the right-of-way)	\$186
6. Youth not-for-profit fundraising	\$10

BUILDING, PLUMBING, MECHANICAL, DEMOLITION, SIGNS, TREE REMOVAL

Description

Building permit fees are based on the valuation of the project. The Building Official determines the valuation of all work, and will consider alternatives calculation to the Building Valuation Data (BVD) method of valuation, such as actual contracts or bids for the work. The valuation listed on the application is an estimate of the fair market value of construction including all labor and materials and may not be the same valuation determined by the Building Official during review. Where the valuation provided by the applicant is higher than the BVD, the Building Official has the option to accept the provided valuation. Use of the BVD is only an estimate.

The City estimates valuation using the August 2015 edition of the BVD Square Foot Construction Costs Table published by the "Building Safety Journal" and gross square footage. The following percentages apply to the valuation of different work types:

- New construction, shell buildings, additions, etc.: 100% of BVD
- Alterations, repairs & equipment, change of use with minimal work: The valuation listed on the application shall be used concurrent with the approval by the Building Official
- Tenant Improvement, Interior Remodel: 20% of the BVD
- Garages, decks, porches, 100% of the "Utility, miscellaneous" rate in the BVD

BUILDING PERMIT FEES Fees are due at issuance of the permit

Value of the Project	2017 Fee
\$0 - \$10,000	\$185
\$10,000.01 - \$25,000	\$185 for the first \$10,000 plus \$20 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,000.01 - \$50,000	\$485 for the first \$25,000 plus \$15 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,000.01 - \$100,000	\$860 for the first \$50,000 plus \$10 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,000.01 - \$500,000	\$1,360 for the first \$100,000 plus \$8 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,000.01 - \$1,000,000	\$4,560 for the first \$500,000 plus \$7 for each additional \$1,000, or a fraction thereof, to and including \$1,000,000
\$1,000,000.01 and up	\$8,060 for the first \$1,000,000 plus \$6 for each additional \$1,000, or fraction thereof
Re-roof (single-family residential)	\$163
Re-roof (commercial)	Building Permit Fee based on valuation.
Change of occupancy only	\$299
Washington State Building Code Council Fee	\$4.50 per building, demolition, or sign permit. For multi-family units additional \$2.00 per unit.

BUILDING PERMIT PLAN REVIEW

For BLD and COB permits, these fees are due at submittal

Fee Type	2017 Fee
1. Building Plan Review	65% of the building permit fee
2. Fire Plan Review	15% of the building plan review fee
3. Structural Review	Consultant Cost

NOTE: Plan review fees cover the cost of the initial review and two (2) resubmittal reviews. If the application is not approved after the second resubmittal review or if there are significant changes to the scope of work, additional plan review fees may apply. **Plan review fees do not cover the cost of outside consultant review.**

TEMPORARY CERTIFICATE OF OCCUPANCY

Temporary Certificate of Occupancy: These fees are due at issuance of the TCO.	10% of permit fee, minimum \$250
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MECHANICAL FEES Fees are due at issuance of the permit.

Fee Type	2017 Fee
Base Mechanical Permit Fee	\$90
Fee per fixture or piping only (all fixtures include associated piping, duct work or piping only is charged as a single fixture)	\$21
Plan Review, if required	<10 fixtures: \$32 >11 fixtures: \$63

PLUMBING FEES Fees are due at issuance of the permit.

Fee Type	2017 Fee
Base Plumbing Permit Fee	\$90
Fee per fixture or piping only (all fixtures include associated piping, duct work or piping only is charged as a single fixture)	\$21
Plan Review, if required	<10 fixtures: \$32 >11 fixtures: \$63

DEMOLITION PERMITS Fees are due at issuance of the permit.

Fee Type	2017 Fee
Residential Demolition (per structure)	\$144
Commercial Demolition (per structure)	\$476
Plan Review, if required	\$65

SIGN PERMIT FEES Fees are due at issuance of the permit.

Fee Type	2017 Fee
Permanent Sign	
1. Permit fee	\$199
2. Plan review fee	\$116 per sign
Permanent Sign Under Master Signage Plan	
1. Permit fee	\$129
2. Plan review fee	None
Temporary Sign	
1. Portable and Limited Duration Sign Permit	\$75
2. Annual Renewal Fee (applicable if the same sign is used after initial permit and code has not changed)	\$17

DEVELOPMENT SERVICES MISCELLANEOUS APPLICATIONS

Pre-Application	2017 Fee
First Pre-Application Meeting	\$0
Subsequent Meetings	\$150
Other Types	2017 Fee
Mobile Vending Permit	\$94
Zoning Verification Letter	\$170
Individual Roadside Memorial Signs	\$228

TREE REMOVAL PERMITS Fees are due at issuance of the permit.

Fee Type	2017 Fee
Tree Removal Under Tree Plan IV	\$20

GRADING AND RIGHT-OF-WAY PERMITS

RIGHT OF WAY PERMITS *Fees are due at issuance of the permit.*

Fee Type	2017 Fee
Improvement to public right-of-way that is not a requirement of development, such as replacing a driveway or installing a small rockery	\$90
Improvement to, or installation of utilities in, public right-of-way as part of development	\$891 plus \$2 per ft after first 100 feet
Installation of utilities in right-of-way that includes only: 1) directional boring, 2) installing wires in existing conduits, overlash to existing aerials, or 3) window cuts less than 16 square feet each	\$820 plus \$2 per ft after first 100 ft up to 1,000 ft, and \$0.20 per ft after first 1,000 ft
Maintenance of existing utility in public right-of-way (no new utilities installed, no new improvements, no replacement)	\$327
Heavy Hauling	\$327 Annual renewal: \$70

Short Term Street Closure (72 hours or less, not associated with a special event permit)	\$306 \$2 million liability insurance policy required
Installation of residential mailboxes	\$0
Right-of-Way Vacation	\$3,339
Right-of-Way Use Permit	\$1,337

GRADING PERMITS *These fees are due at issuance of the permit. Fees are based on an approved Site Quantity Worksheet*

Grading Qty	2017 Fee
25 to 100 cubic yards	\$197
101 to 500 cubic yards	\$197 for the first 100 yards plus \$2 for each additional cubic yard or fraction thereof
501 to 1,000 cubic yards	\$917 for the first 500 cubic yards plus \$1.50 for each additional cubic yard or fraction thereof
1,001 cubic yards or more	\$1667 for the first 1,000 cubic yards plus \$0.60 for each additional cubic yard or fraction thereof

MISCELLANEOUS FEES

INSPECTION FEES *These fees are due prior to next inspection.*

Inspection Type	2017 Fee
Inspections greater than two hours	Hourly fee
Re-inspection (including work not ready for inspection when inspector arrives on-site)	Hourly fee
Voluntary Inspection - Inspections requested by the owner's or representative not associated with a permit or land use application (i.e., Group Homes, etc.)	\$119
Inspections outside of normal business hours (minimum charge two-hours)	Hourly fee
Inspections for which no fee is specifically indicated	Hourly fee

IMPACT FEES *These fees are due at issuance of the permit.*

Fee Type	2017 Fee
Park Impact Fee	Per Municipal Code
Traffic Impact Fee	Per Municipal Code
Impact Fee Deferral Administration	\$345

SECURITIES/MONITORING

Fee Type	2017 Fee
Security/monitoring amounts	Per Municipal Code
Security/monitoring administration	Hourly fee
Security/monitoring inspection	Hourly fee

Note: If the City finds it necessary to utilize funds provided for a guarantee, and incurs expenses in obtaining and administering such funds, a portion of these monies shall also be used to reimburse the City for such recovery costs. If the guarantee is not adequate to cover all necessary costs, the developer/owner is required to make up the deficit in cash within 30 days of receipt of written notice from the City.

OTHER PERMIT ADMINISTRATION FEES

Permit Administration	2017 Fee
Administration Fee	An administration fee of 35%, plus a 2% technology surcharge, is added to all fees and charges listed whenever outside costs are incurred.

Permit Administration	2017 Fee
Outside Costs	Outside costs are all costs of services and materials billed to the City and shall include but are not limited to costs of publication and posting; attorney fees; filing fees; reproduction costs; outside engineering, surveying, and consulting services; and third party review.
Post-Issuance Permit Revision: These fees are due at issuance of the revision. (Field Change)	\$112, plus hourly fee
Additional Plan Reviews (more than 2 revisions): These fees are due at issuance of the permit.	Hourly fee
Extension of Permit, Project Approval: These fees are due at renewal of the permit.	10% of permit fee
Special Investigative Fee for Work Initiated or Completed without a Permit: These fees are due at issuance of the permit, and are paid in addition to the required permit fees.	Equal to permit fee (plan review fees not included)
Refunds	Except as may be noted otherwise, fees and charges are nonrefundable.
Technology Surcharge: To acquire, replace, update, and operate computers and related systems, a 2% technology surcharge is added to all fees collected as part of a project, permit or review. The applicant is responsible for paying the technology surcharge.	2%

CONSTRUCTION FIRE PERMIT FEES	
<i>These fees are due at issuance of the permit.</i>	
Fire Alarm System	2017 Fee
Modification (Monitoring, Device Swap, Tenant Improvement, etc.)	\$293
New Systems	\$415
Fire Sprinkler System (one permit per riser required)	2017 Fee
Tenant Improvement	
1. 2-5 heads	\$295
2. 6-10 heads	\$377
3. 11-20 heads	\$437
New Systems and Tenant Improvements over 20 heads (fee charged per zone)	
1. 0 – 2,499 square feet	\$437
2. 2,500 – 14,999 square feet	\$476
3. 15,000 – 39,999 square feet	\$556
4. 40,000 or more square feet	\$599
Fire Extinguishing/Suppression System	2017 Fee
Modifications to Existing System	\$266
New Systems	\$350
Underground Supply Permits	2017 Fee
Commercial Buildings	\$465
Residential Buildings	\$345
Standpipe Installation	2017 Fee
Class I or II	\$346
Class III	\$526
Other Types of Permits/Inspections	2017 Fee
Fire Pump Installation	\$346
Power Generators	\$315
Permitted Hazardous	\$506
Flammable/Combustible Liquids/Construction	
1. Flam/Comb Pipeline Repair or Modify	\$387
2. Tank Install/Construction first tank	\$505
3. Tank Install/Construction each additional tank	\$315
4. Modify or Alter Equipment	\$418
5. Tank Removal/Abandon (>500 gals only) first tank	\$315
6. Tank Removal/Abandon (>500 gals only) second and each additional tank	\$220
7. Tank Removal/Abandon (<500 gals only) per tank	\$243
LPG Construction	
1. Install or Modify LP-gas system/Construction	\$387
2. Tank Install - Residential (R-3) >500 gals only	\$214
Compressed Gas System, Install, Modify, or Remove	\$556
Inspection/Testing, if over 2 hours total per permit	Hourly fee
OPERATIONAL FIRE PERMIT FEES	
<i>These fees are due at issuance of the permit.</i>	
Fee Type	2017 Fee
A permit shall be required for any activity, operation or location not specifically described below, but listed in IFC Section 105.6. No permit or fee shall be required for the use of candles in ceremonies by non-profit organizations.	\$222

Fee Type	2017 Fee
6.1 Aerosol Products	\$222
6.6 Combustible Dust-producing Ops	\$222
6.7 Combustible Fibers Ops	\$222
6.8 Compressed Gases Storage, Use or Handling (Includes medical gas/systems)	\$222
6.10 Cryogenic Fluids Operations	\$222
6.12 Dry Cleaning Plants	\$222
6.16.2 Class I Liquids	\$222
6.16.3 Class II-III A Liquids	\$222
6.20 Hazardous Materials	\$222
6.22 High Piled Storage > 500 SQ FT	\$222
6.23 Hot Work Operations & 6.11 Cutting and Welding Operations	\$222
6.24 Industrial Ovens Operations	\$222
6.25 Lumberyard and Woodworking Plants	\$222
LPG, Storage, Use or Transport: Aggregate Water Capacity/Ops = 125 to <500 gal	\$222
6.32 Open Flames and Candles, Assembly Areas, Dining Areas & Drinking Establishments	\$222
6.38 Refrigeration Equipment	\$222
6.39 Repair Garage/Fuel Dispensing Facilities* (*Except see Flammable and Combustible Liquids/Ops)	\$222
6.41 Spraying or Dipping Operations	\$222
6.42 Scrap tires and Tire Byproducts Storage	\$222
Places of Assembly	2017 Fee
Places of Assembly – Operational Permits	
1. Listed Occupancy 50-199	\$245
2. Listed Occupancy 200-499	\$268
3. Listed Occupancy 500-999	\$294
4. Listed Occupancy 1000 or more	\$320
5. Non-profit Status	\$211
Tents and Canopies, Temporary Membrane Structures	\$222
Reviews/Inspections/Renewals	2017 Fee
Special Inspections or Re-inspections	Hourly fee
Annual Inspections	2017 Fee
Annual Inspection Fee	Hourly fee

DEVELOPMENT SERVICES HOURLY RATES	
<i>Fee schedule for utilization of administrative review, which involves City staff time in excess of normal permit processing, and for any permit in which a fee is not established.</i>	
Position	2017 Fee
Public Works and Development Services Director	\$159
Assistant Public Works Director	\$138
Building Official	\$132
Senior Engineer, Senior Planner	\$130
Building Plans Examiner, Engineer I	\$122
Building Inspector II, Fire Inspector, Planner	\$118
Senior AA, Engineering Technician	\$109
Permit Technician II	\$111
Any other staff	\$123