

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

Fees are based on Resolution No. 670
Effective January 1, 2009

Engineering and Landscape Plan Check and Construction Permits (Does not include grading plan review)	Fees (\$130 per hour)*
Construction value less than \$30,000	12.7% of construction value, minimum \$130
Construction value \$30,000-39,999.99	Base fee of \$3,900 includes up to 30-hours + \$2,600 deposit for additional hours
Construction value \$40,000-49,999.99	Base fee of \$5,200 includes up to 40-hours + \$2,600 deposit for additional hours
Construction value \$50,000-59,999.99	Base fee of \$6,500 includes up to 50-hours + \$2,600 deposit for additional hours
Construction value \$60,000-69,999.99	Base fee of \$7,800 includes up to 60-hours + \$3,900 deposit for additional hours
Construction value \$70,000-79,999.99	Base fee of \$9,100 includes up to 70-hours + \$3,900 deposit for additional hours
Construction value \$80,000-89,999.99	Base fee of \$10,400 includes up to 80-hours + \$3,900 deposit for additional hours
Construction value \$90,000-99,999.99	Base fee of \$11,700 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 (\$130 per hour)
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$65
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$100
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³)	\$130
10,001 to 100,000 cubic yards (7646.3 m ³ to 76,455 m ³)	\$130 for the first 10,000 cubic yards (7645.5 m ³), + \$31.21 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof

Grading Permit	Fees (\$130 per hour)*
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$65
101 to 1,000 cubic yards (77.2 m ³ to 764.6 m ³)	\$130 for the first 100 cubic yards (76.5 m ³) + \$22.39 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)	\$260 for the first 1,000 cubic yards (764.6 m ³) + \$18.60 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof

Grading Permit	Fees (\$130 per hour)*
10,001 to 100,000 cubic yards (7646.3 m ³ to 76,455 m ³)	\$390 for the first 10,000 cubic yards (7645.5 m ³) + \$84.49 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof
* The fee for a grading permit authorizing additional work to that under a valid permit shall be the difference between the fee paid for the original permit and the fee shown for the entire project.	

Other Permits	Fees (\$130 per hour)
Erosion control TESC plan check and construction fee	12.7%
Hydrant use	\$195 + \$130 administration fee
Residential driveway plan check and construction fee	12.7% Minimum fee \$130, maximum fee \$260
Right-of-way encroachment	Base fee of \$520 includes up to 4-hours + \$520 deposit for additional hours
Sanitary sewer	\$130
Side sewer	
Repair	\$130
New	\$130 administration fee + capital improvement fee (see separate fee schedule)
Water meter installation	\$130 administration fee + capital improvement fee (see separate fee schedule)

Performance Guarantee Deposits	Fees (\$130 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 (\$130 per hour)
Individual overhead services	\$116.33, per installation
Individual underground service disturbing an improved portion of the right-of-way	\$330.08, per installation + \$1,500 street invasion deposit (deposit not applicable to companies with city franchise)
Individual underground service not disturbing an improved portion of the right-of-way	\$232.98, per installation
Overhead distribution lines (with or without services)	\$133.03 per installation, or 2.2% of value of construction, whichever is greater
Underground distribution lines (with or without services)	\$239.28 per installation including extensions, repairs or modifications, or 4.4% of value of construction, whichever is greater

Land Use and Development Fee	Fees (\$130 per hour)
Accessory dwelling unit	\$500 + \$50 recording fee
Annexation petition	\$1,300
Appeal of final decisions to Hearing Examiner	Hourly, 4-hour minimum \$520 + actual hours for Hearing Examiner (\$1,000 deposit)

Land Use and Development Fee	Fees (\$130 per hour)
Comprehensive Plan amendment (text or map)	Hourly, 30-hour minimum \$3,900
Conditional use Accessory Primary	Hourly, 10-hour minimum, \$1,300 Hourly, 60-hour minimum \$7,800 + \$3,000 deposit + actual cost of Hearing Examiner
Environmental review Critical area checklist (standard) Minor (checklist and DNS only) Major (MDNS, EIS or Critical areas application review) Planned Action Ordinance (PAO) confirmation Reasonable use exception SEPA appeal	\$130 \$1,300 Hourly, 15-hour minimum \$ 1,950 + \$2,000 deposit Hourly, 10-hour deposit \$1,300 without concurrent site plan application. Up to 10 hours included in concurrent site plan review fee Hourly, 30-hour minimum \$3,900 + \$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 \$520 + deposit
Home occupation Administrative review Hearing Examiner	\$100 Hourly, 4-hour minimum \$520 + actual cost of Hearings Examiner
Hourly rate (one hour minimum)	\$130
Lot line adjustment	Hourly, 15-hour minimum \$1,950 + \$500 deposit
Planned unit development (PUD)	Hourly, 60-hour minimum \$7,800 + \$3,000 deposit
Pre-application conference Single family resident Commercial/multi-family development	No fee \$260
Right-of-way use, temporary Road closure for block party Other temporary right-of-way use	\$130 Hourly, 2-hour minimum \$260 + \$1,000 deposit
Shoreline substantial development Major Minor	Hourly, 20-hour minimum \$2,600 + \$2,000 deposit Hourly, 10-hour minimum \$1,300
Signs Permanent, on site (private property) wall, freestanding and monument Permanent, off premise directional sign On private property In public right-of-way Temporary signs Grand opening or new business Special event Banners over right-of-way	Building fee schedule applies Hourly, 10-hour minimum \$1,300 \$520 (4-hour minimum) + any additional cost to purchase and install + \$500 deposit \$65 each, \$195 maximum \$65 per event, \$195 maximum See Resolution No. 613

Land Use and Development Fee	Fees (\$130 per hour)
Site plan amendment (minor)	Hourly, 30-hour minimum \$3,900 + \$3,000 deposit
Site plan review Large scale (administrative) Large scale (Hearing Examiner) Small scale (administrative) or minor amendment Major amendment	Hourly, 60-hour minimum \$7,800 + \$3,000 deposit Hourly, 60-hour minimum \$7,800 + \$3,000 deposit + actual cost of Hearing Examiner Hourly, 30-hour minimum \$3,900 + \$3,000 deposit Refer to original application fee
Special Event	See signs and temporary uses
Street vacation request	Hourly, 60-hour minimum \$7,800 + \$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 \$7,800 + \$3,000 deposit Hourly, 10-hour minimum \$1,300 + \$2,000 deposit Hourly, 30-hour minimum \$3,900 + \$3,000 deposit
Telecommunications special use wireless*: Antenna co-location (on existing structure; administrative) Monopole, pole replacement or not administrative)	Hourly, 25-hour minimum \$3,250 + \$2,000 deposit Hourly, 30-hour minimum \$3,900 + \$2,000 deposit + actual cost of Hearing Examiner
Temporary uses (accessory or special event) – includes any signage used for the special event	\$260 (separate fire permit may apply)
Time extension requests (on approved applications or permits)	Hourly, 2-hour minimum \$260
Tree removal plan	Hourly, 2-hour minimum \$260 + \$520 deposit
Variance Single family Commercial and multi-family Reasonable use exception Other	\$2,600 Hourly, 20-hour minimum \$2,600 + actual cost of Hearing examiner See Environmental fee schedule Hourly, 5-hour minimum \$650
Verification	Hourly, 2-hour minimum \$260
Zoning amendment Text or map Map amendment (rezone) not associated with a Comprehensive Plan amendment	Hourly, 30-hour minimum \$3,900 Hourly, 30-hour minimum \$3,900 + \$2,000 deposit + actual cost of Hearing Examiner
* Additional fees apply when a franchise agreement is required. See Resolution No. 647, as amended, for applicable fees.	