RESOLUTION NO. 06-406

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, ADOPTING A GENERAL SERVICES FEE SCHEDULE

WHEREAS, the City charges for certain services provided by the City; and

WHEREAS, the Fee Schedule authorized in Black Diamond Municipal Code Section 2.62.010 requires amendment from time to time in order to reflect the reasonable costs for said services; now, therefore

The City Council of the City of Black Diamond hereby resolves as follows:

1. The Fee Schedule attached hereto as Exhibit "A" and by reference incorporated herein is hereby adopted as the official Fee Schedule for the City of Black Diamond, and hereby replaces the general Fee Schedule adopted by Resolution 04-359.

2. The Staff is directed to charge said fees for the services listed in the Fee Schedule.

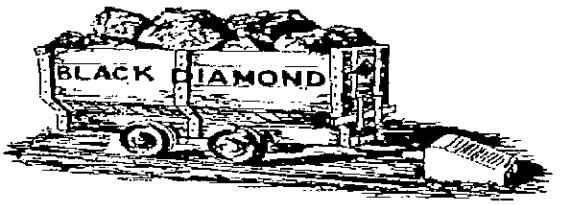
ADOPTED by the City Council at an open public meeting held on the 19th day of October, 2006.

Howard Botts, Mayor

Attest:

Brenda L. Streepy, City Clerk

City of Black Diamond



2006 Fee Schedule

Fee Schedule
Passed October, 2006

POLICE	DESCRIPTION	FEE
Animal License		By King County Ordinance
Fingerprinting	Non-Resident	$15.00
Fingerprinting	Resident	$10.00
Fingerprinting (FBI Fee)	For original permits only	$24.00
Commitments Fee's	Per Day, payable in advance	Current Rate + 20%
Electronic Monitoring	Per Day, payable in advance	$17.00
Hook Up Fee	One Time Charge	Current IRS Rate
	within 20 mile radius	$25.00
Deposit		$350.00
Hook Up Fee	One Time Charge	Current IRS Rate
	outside 20 mile radius	
Concealed Weapons Permit	See Fingerprint fees above	
Original	Original Permit, see above	$60.00
Renewal	Valid Permit Renewal	$32.00
Late	Within 90 days after expiration	$42.00
Replacement		$10.00
Process Service		$25.00
Mileage for process service	$0.445/Per Mile as of 01/01/06	Current IRS Rate
False Alarm Responses	First Occurrence	None
	Second Occurrence per year	$50.00
	Third or more per year	$75.00
Discovery	No charge for one copy of	
	documents provided in	
	compliance with defense	
	request on Muni Court cases	
	others:	$0.25
Civil Service Testing	Per Applicant	Public Safety Testing
Work Release	Per day, payable in advance	Contract Amount
Booking Processing Fee	Per booking	Contract Rate
Police Reports	Per Case Reports	$7.00
Photographs		
Copies	each	$0.25
Originals	each	$8.00
Video Tape Reproduction	each	$50.00
Audio Tape Reproduction	each	$10.00
Expurngements		$35.00
Firearms Clearance Letter	For Foreign Countries	$15.00
Vehicle Storage	For other PD only, per day	$1.50
COURT	DESCRIPTION	FEE
Traffic Safety School	Participant Fee	$150.00
STREETS	DESCRIPTION	FEE
Right of Way Use Permit	Permit Fee	$250.00
Non-Franchised	Deposit	$350.00
	Additional Inspections	$95.00 per hour, 1 hr minimum

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	City Staff Review	$50.00 per hour, 1/2 hr minimum
Street Cleaning Fee		Cost plus 20%
Franchise Right of Way Use	Franchise Only	$250.00
Permit	City Staff Review	$50.00 per hour, 1/2 hr minimum
Public Works Varience	Application Fee	$500.00
Public Works Varience	Review Deposit	$500.00
VARIOUS WATER CHARGES		
Unauthorized turn on of meter	On placed meter	$1,000.00
Unauthorized connection	No meter present or bypassing	$1,200.00
Meter Testing charge		Costs plus actual staff time
Customer Requested Turn Off	After Business Hours	2 Hour Minimum
Installation Inspection Fees		Hourly rates, 30 min. minimum
Door Hanger Charge, Warning		$10.00
Door Hanger w/Shut Off		$20.00
Unpaid Account Reconnect		
Fee	During Working Hours	$25.00
	After Working Hours	1 1/2 time, 2hr. minimum
	Holidays	Double time, 2hr. minimum
Reservoir Surcharge	Per month, per unit	$2.30
Meter Rental/water purchase	Deposit, kept during rental	$1,000.00
	Rental, per day	$25.00
	Rental, per week	$100.00
	Rental, per month	$250.00
Water Investigation Certificates		
Residential		$100.00
Multi Family, Commercial		
Industrial, Public Use		$200.00
Hydraulic Model for Water System	Deposit	$500.00
Non Account Water Purchase		Double out of city rates
Water Equipment and Parts		Actual Cost plus 20%
VARIOUS SEWER CHARGES		
Sewer Investigation Certificates		
Residential		$100.00
Multi-Family, Commercial,		
Industrial, Public Use		$200.00
Engineered Hydraulic Flows to	Deposit	$1,000.00
Sewer System		
Side Sewer Re-inspection Fees		Hourly rate, 30 min. minimum
ALL UTILITY EMERGENCY CALL OUT CHARGES		
Emergency Repair	Working hours, if prior locate	Time and materials
	Working hours, if no locate	3 times, time and materials
	After hours, if prior locate	1 1/2 Time and materials
	After hours, no locate	3 Times, 1 1/2 time and material

	Holidays	Double time to above rates
Equipment Fee without Operator	City Dump Truck	$50.00 per hour
	City Vehicle	$40.00 per hour
	City Backhoe	$60.00 per hour
	Miscellaneous Utility Equipment	$25.00 per hour
	Parts	Cost plus 20%
CEMETERY	**DESCRIPTION**	**FEE**
Opening and Closing	For Normal Lots	$500.00
Opening and Closing	For Cremation	$100.00
Single Lot Purchase		$1,500.00
Double Lot Purchase		$2,500.00
Cremation Lot Purchase	2' by 2'	$100.00
Saturday Service - Burial	11 a.m. to 1 p.m.	$600.00
Saturday Service - Cremation	11 a.m. to 1 p.m.	$250.00
Liner		Actual Cost plus 20%
Liner Setting Fee		$250.00
Vault		Actual Cost plus 20%
Vault Setting Fee		$250.00
Niche	Single	$325.00
	Double	$425.00
Head Stone Placement	Normal, up to 44" x 20"	$100.00
	Oversized Stone	.15 per square inch
Exhumation		Lesser of $5,000.00
		or Actual Contract Cost
PLANNING, LAND USE	**DESCRIPTION**	**FEE**
Preliminary Long Plat	Permit Fee	$1,500.00
	Per Lot Charge	$50.00
	Review Deposit	$10,000.00
Final Long Plat	Permit Fee	$1,500.00
	Per Lot Charge	$50.00
	Review Deposit	$7,500.00
Short Plat	Permit Fee	$500.00
	Per Lot Charge	$50.00
	Review Deposit	$1,500.00
Long Plat Extensions	1 Year Extensions	$2,000.00
	Review Deposit	$1,500.00
Plat Inspections	Construction	Actual Staff Hours
	Inspection Deposit	$5,000.00
Lot Line Adjustments	Per Affected Parcel	$150.00
	Review Deposit	$300.00
Mobile Home Park Application	Permit Fee	$5,000.00
	Per Lot Charge	$50.00
	Review Deposit	$2,500.00
Master Plan Application	Permit Fee	$7,500.00
	Per Lot Charge	$60.00

Fee Schedule
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	Review Deposit	Determined by City Administrator
Annexation Filing Fee	Less than 50% developed	$2,000.00
	More Than 50% developed	None
Conditional Use Permit	Permit Fee f/Home Occupation	$120.00
	Review Deposit	$300.00
	All Others	$600.00
	Review Deposit	$500.00
Accessory Dwelling Unit	Permit Fee	$150.00
	Review Deposit	$300.00
Variance	Single Family	$120.00
	Review Deposit	$300.00
	All others	$500.00
	Review Deposit	$500.00
Preliminary Shoreline App	Permit Fee	$50.00
Exemption Determination		
Shorelines Sub Dev Permit	Permit Fee	$500.00
	Deposit	$1,000.00
Shorelines Variance	Permit Fee	$500.00
	Deposit	$300.00
Shorelines CUP	Permit Fee	$500.00
	Deposit	$1,000.00
Summary Site Plan Review	If formal site plan application	$240.00
	submitted within 12 months, fee	
	credited back to applicant	
Formal Site Plan Review	Residential	$1,000.00
	Review Deposit	$2,000.00
	Commercial Fee	$1,000.00
	Review Deposit	$2,000.00
Comprehensive Plan Amend-	Fee	$150.00
ment Request	Review Deposit	$500.00
Rezone Application	Permit Fee	$500.00
	Review Deposit	$1,000.00
Temporary Watchmans	1st Six Months	$275.00
Quarters	Seven to Twelve Months	$525.00
	Thirteen to Eighteen Months	$1,050.00
	Doubling in succeeding 6 month	$2,100.00 and up
SEPA Checklist	Checklist w/planning permit	$200.00
	Checklist w/o planning permit	$500.00
	Review Deposit	$1,000.00
SEPA Appeals		$440.00
Appeal on Land Use	Appeal Fee	$500.00
Environmental Impact Statem.	City Review Time Charged	Consultant + 20%
	Deposit	$75,000.00
Lien Release		$120.00
Temporary Use Permit	Permit for first 6 months	$120.00
	1 Six month extension	$240.00
	(not to exceed 12 total months)	

TDR Application		$250.00
Each TDR Development Credit		$50.00
Critical Area Modification	Permit	$550.00
Permit	Review Deposit	$500.00
U.L.I.D. or L.I.D.	City Costs	Actual costs plus 20%
Street Signs Charge	Sign Purchase	Actual costs plus 20%
	Installation	Hourly Rates
Street, Alley, City Property	Application Fees	$275.00
Vacations	Review Deposit	$500.00
Mobile Homes Landing	Landing Permit	Refer to 18.56.030f in Muni code
Livability Inspection	Deposit	$200.00
	First Hour on site	$100.00
	Each Hour Thereafter	$75.00
CITY STAFF FEES	**DESCRIPTION**	**FEE PER HOUR**
City Administrator	Per Hour	$68.00
City Clerk	Per Hour	$47.00
Finance Director	Per Hour	$47.00
Building Official-Compliance	Per Hour	$47.00
Public Works Representative	Per Hour	$40.00
Construction Inspection	Per Hour	$95.00
Police Chief	Per Hour	$65.00
Police Officer w/vehicle	Per Hour	$60.00
Police Officer w/o vehicle	Per Hour	$45.00
City Planner	Per Hour	$25.00
Clerical Staff	Per Hour	$19.00
City Engineer		Per Contract + 20%
City Attorney		Per Contract + 20%
Landscape Architect		Per Contract + 20%
Consultant Planner		Per Contract + 20%
Other Consult. or Contractors		Per Contract + 20%
Contract Administration		Per Contract + 20%
BUILDING DEPARTMENT	**DESCRIPTION**	**FEE**
Building Permits		$ Based on Currently Adopted
Plan Check Fees		Uniform Building Code, Uniform
Plumbing & Mechanical Fees		Plumbing Code and
Others		Uniform Mechanical Code
		and Uniform Fire Code
Single Family Res. Review	Deposit	$400.00
Residential LPG Tanks	Base Fee	$102.00
	Tank Under 125 gallons, add.	$45.00
	126 to 500 gallons, additional	$70.00
	501 gallons and up, additional	$95.00
	Each 500 gallons additional	$120.00
BUSINESS LICENSE	**DESCRIPTION**	**FEE**
Initial Fee	1st Year Business License	$60.00
Renewal Fee	With valid previous year license	$18.00
Duplicate Business License		$5.00
Penalty, Late Payment	Per each late month	$5.00

Fee Schedule
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SPECIAL LICENSES	DESCRIPTION	FEE
Carnivals, circus and shows	Per Event	$50.00
Cabaret	Per Event	$75.00
	Per Year	$150.00
Solicitors and Mobile Vendors	Per Day	$15.00
	Per Month	$50.00
	Per Year	$150.00
Amusement Devices	Per Machine, per year	$25.00
Adult Entertainment License	Per Establishment	$1,000.00
	Operator License	$100.00
	Employees License	$50.00
Pawnbrokers	Yearly License	$100.00
Firearms Dealers License	Federal Firearms License, yearly	$250.00
Outdoor Advertising		See Sign Ordinance
Temp. Fireworks Stand	Permit	$100.00
	Removal Bond	$750.00
MISC. FEES/PLAN COPIES	**DESCRIPTION**	**FEE**
Photocopying	Per Page	$0.25
Duplication Audio Tapes	Per Tape	$10.00
Notary Public Work		$4.00
Return Check Fee		$25.00
Computer Printout List	Set Up Fee	$25.00
	1st 100 pages of Printout	$0.20
	All Additional Pages	$0.20
City of Black Diamond Maps		$5.00
Black Diamond Zoning Map		$5.00
Zoning Ordinance		$35.00
Comprehensive Plan		$75.00
Comp Plan EIS		$20.00
Water Comp. Plan		$80.00
Sewer Comp. Plan		$80.00
Municipal Code		Current Publishing Price
Public Works Standards		$25.00
Stormwater Ordinance		$25.00
BD Design Standards+Guildlines		$25.00
- Each Section		$10.00
TYPE OF SIGN	**DESCRIPTION**	**FEE**
Wall Sign, non electric	25-50sq ft, 51-99sq ft, 100+ sq ft	$100.00, $150.00, $200.00

Wall Sign, electric	25-50sq ft, 51-99sq ft, 100+ sq ft	$120.00, $170.00, $220.00
Ground, nonelectric	25-50sq ft, 51-99sq ft, 100+ sq ft	$140.00, $190.00, $240.00
Ground, electric	25-50sq ft, 51-99sq ft, 100+ sq ft	$160.00, $210.00, $260.00
All signs less than 25 sq feet		$90.00
Change of sign, all sizes		$90.00
Variance application		Per Fee Schedule
Sign Permit Review	Per Hour	$47.00
CLEARING AND GRADING	**DESCRIPTION**	**FEE**
Clearing and Grading Fees	Per King County Chapter 27	King County Fees + 20%
	Clearing and Grading Fees	

Title 27
DEVELOPMENT PERMIT FEES

Chapters:

27.02 Purpose - General Provisions
27.04 Definitions
27.06 Preapplication and Counter Service Fees
27.10 Fees
27.36 Zoning and Land Use Permit
27.44 School Impact Fees
27.46 Urban Plan Development Permit Fees

Chapter 27.02
PURPOSE - GENERAL PROVISIONS

Sections:

27.02.010 Purpose.
27.02.015 Relationship to Comprehensive Plan and Growth Management Act.
27.02.020 General provisions.
27.02.025 Rules.
27.02.030 Late penalty.
27.02.040 Fee waivers.
27.02.050 Fee assessment.
27.02.060 Refunds.
27.02.067 Fee increases.
27.02.070 Code enforcement fees.
27.02.080 Financial guarantees fee.
27.02.085 Drainage defect and maintenance financial guarantee program fees.
27.02.090 Expedited review fees.
27.02.100 General service fee.
27.02.110 Contract fees.
27.02.130 Educational services fees.
27.02.140 Work without a permit - investigation fee.
27.02.150 Plan revision fees.
27.02.160 Nonpermit - related fees - late penalties – insufficient funds charge — addressing charge.
27.02.190 Hourly fees.
27.02.200 Fees due.
27.02.210 Deposits.
27.02.220 Disaster response expenditures.

Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067

27.02.010 Purpose. The purpose of this title is: to prescribe equitable fees and fee collection for all development and environmental review services provided by the department of development and environment services; and to prescribe school impact fees to cover the proportionate share of the cost of new school facilities needed to serve new growth and development. (Ord. 13332 § 55, 1998: Ord. 10662 § 42, 1992).

27.02.015 Relationship to Comprehensive Plan and Growth Management Act. This title of the King County Code is hereby enacted to be consistent and implement the comprehensive plan in accordance with RCW 36.70A. (Ord. 11623 § 1, 1994).

27.02.020 General provisions. This chapter deals with provisions general to the administration of this title and includes late penalties, fee waivers, fee assessments, refunds, code enforcement fee, overtime fees, general research, and financial guarantees. (Ord. 11141 § 37, 1993: Ord. 10662 § 43, 1992).

27.02.025 Rules. The department may adopt rules pursuant to K.C.C. chapter 2.98 to implement the provisions of this title. (Ord. 14683 § 4, 2003).

27.02.030 Late penalty. All invoiced fees shall be due and payable on or before the thirtieth day after receipt of an invoice. A late penalty payment equal to one and one-half percent of the delinquent unpaid balance, compounded monthly, shall be assessed on the delinquent unpaid balance. (Ord. 10662 § 44, 1992).

27.02.040 Fee waivers. The director shall have the discretion to waive all or a portion of the development review fees administered by the department and required pursuant to this title, provided, the waiver is warranted in the director's judgment. Any fee waiver shall be in writing and shall state a compelling need or public purpose to be served by the waiver. (Ord. 13332 § 56, 1998: Ord. 11141 § 38, 1993: Ord. 10662 § 45, 1992).

27.02.050 Fee assessment. Unless otherwise required by this title, development permit and environmental review fees shall be assessed at the fee rate in effect at the time the fee is collected. (Ord. 10662 § 46, 1992).

27.02.060 Refunds. Counter service and administrative fees are not refundable. Other service fees are refundable in proportion to the amount of work performed as of the date of application withdrawal by the applicant. (Ord. 13332 § 57, 1998: Ord. 10662 § 47, 1992).

27.02.067 Fee increases - January 1, 2004, and January 1, 2005.

A. Effective January 1, 2004, except for fees based on either valuation tables or fee rate tables, the fees authorized in the following sections, each as amended, shall increase five percent:

1. K.C.C. 27.02.190,
2. K.C.C. 27.06.020,
3. K.C.C. 27.06.030,
4. K.C.C. 27.10.030,
5. K.C.C. 27.10.040,
6. K.C.C. 27.10.050,
7. K.C.C. 27.10.060,
8. K.C.C. 27.10.070,
9. K.C.C. 27.10.080,
10. K.C.C. 27.10.090,
11. K.C.C. 27.10.120,
12. K.C.C. 27.10.130,
13. K.C.C. 27.10.210,
14. K.C.C. 27.10.220,
15. K.C.C. 27.10.230,
16. K.C.C. 27.10.330,
17. K.C.C. 27.10.350,
18. K.C.C. 27.10.390,
19. K.C.C. 27.10.420,
20. K.C.C. 27.10.430,

21. K.C.C. 27.10.450,
22. K.C.C. 27.10.460,
23. K.C.C. 27.10.500; and
24. K.C.C. 27.06.510.

B.1. Except for fees based on either valuation tables or fee rate tables or as otherwise provided in subsection B.2. of this section, the fees authorized in the following sections, each as amended and in effect on December 31, 2004, shall increase five percent on January 1, 2005:

a. K.C.C. 27.02.190,
b. K.C.C. 27.06.020,
c. K.C.C. 27.06.030,
d. K.C.C. 27.10.030,
e. K.C.C. 27.10.040,
f. K.C.C. 27.10.050,
g. K.C.C. 27.10.060,
h. K.C.C. 27.10.070,
i. K.C.C. 27.10.080,
j. K.C.C. 27.10.090,
k. K.C.C. 27.10.120,
l. K.C.C. 27.10.130,
m. K.C.C. 27.10.210,
n. K.C.C. 27.10.220,
o. K.C.C. 27.10.230,
p. K.C.C. 27.10.330,
q. K.C.C. 27.10.350,
r. K.C.C. 27.10.390,
s. K.C.C. 27.10.420,
t. K.C.C. 27.10.430,
u. K.C.C. 27.10.450,
v. K.C.C. 27.10.460,
w. K.C.C. 27.10.500; and
x. K.C.C. 27.06.510.

2. If the director determines that a fee increase of less than five percent will meet the department's financial goals for the calendar year 2005, not later than November 1, 2004, the director shall file with the clerk of the council the written determination of the percent of the fee increase, not to exceed five percent, that will be effective beginning January 1, 2005. (Ord. 14683 § 3, 2003).

27.02.070 Code enforcement fees. A fee assessed at the current hourly rate shall be charged for department staff time associated with code enforcement actions on all permits and reviews covered by this title. (Ord. 13332 § 58, 1998: Ord. 10662 § 58, 1992).

27.02.080 Financial guarantees fee. A fee assessed at the department's current hourly rate shall be charged for department staff time associated with all work done in conjunction with the setting, intake, monitoring, inspection, release and enforcement of financial guarantees for development permits. A minimum of one hour's fee shall be charged for intake or release of any guarantee. (Ord. 13332 § 59, 1998: Ord. 10662 § 49, 1992).

27.02.085 Drainage defect and maintenance financial guarantee program fees. A minimum of one hour's fee shall be charged by the departments of natural resources and parks and transportation for any financial guarantee work performed by those departments related to storm water drainage and roadway improvements. The fee shall be less than or equal to the department of development and environmental service's current hourly rate. (Ord. 14199 § 248, 2001: Ord. 13659 § 2, 1999).

27.02.090 Expedited review fees. Customer requested expedited review shall be charged at the department's current hourly rate, in addition to the normal review fee. If the normal review fee is an hourly fee, then the rate shall equal two hundred percent of the department's current hourly fee. (Ord. 13332 § 60, 1998: Ord. 11141 § 39, 1993).

27.02.100 General service fee. (Effective through December 31, 2003). A general service fee assessed at the department's current hourly rate shall be charged for each of the following services:

A. Research performed outside the context of a pending application review; and

B. Professional services to other governments under adopted interlocal agreement with the jurisdiction requesting the service. (Ord. 13996 § 11, 2000: [13664 § 12, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 61, 1998: Ord. 11141 § 40, 1993).

27.02.100 General service fee. (Effective January 1, 2004, and thereafter). A general service fee assessed at the department's current hourly rate shall be charged for each of the following services:

A. Research performed outside the context of a pending application review;

B. Professional services to other governments under adopted interlocal agreement with the jurisdiction requesting the service; and

C. Project management. (Ord. 14683 § 36, 2003: Ord. 13996 § 11, 2000: [Ord. 13664 § 12, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 61, 1998: Ord. 11141 § 40, 1993).

27.02.110 Contract fees. An applicant may elect to have a review, inspection, or permit approval completed by a department approved and hired contractor. For reviews, inspections, and permit approvals completed by a department approved contractor, the department is authorized to charge the applicant the contract amount in addition to the required review, inspection, or permit fee. (Ord. 11141 § 41, 1993).

27.02.130 Educational services fees.

A. Education and training fees may be charged for classes or training provided by department of development and environmental services staff. The fees shall be charged at competitive market rates, and educational income may be less than or greater than all costs of preparing and presenting class. Class and training costs include, but are not limited to, the costs for planning, research, class preparation, class materials, notification, advertising, facility arrangements, related meetings, printing, presenting, follow-up and similar costs as applicable to the total cost of providing the service.

B. Fees for classes shall range from approximately twenty-five dollars daily per attendee to one hundred thirty-five dollars daily per attendee depending upon class content, length of class and number of attendees. Individual training may be provided at the department's current hourly rate. (Ord. 13332 § 8, 1998).

27.02.140 Work without a permit - investigation fee. Whenever any work for which a permit or application approval required under K.C.C. Title 16, 19, 20, 21A or 25 has commenced without first obtaining the required permit or application approval or has proceeded without obtaining necessary inspections, an investigation fee, in addition to the permit or application review fee, shall be collected whether or not a permit or application approval is subsequently issued. The investigation fee shall be equal to the amount of the permit or application fee required by this title. (Ord. 13332 § 10, 1998).

27.02.150 Plan revision fees. All plan revisions submitted by the applicant shall be charged a fee at the department's hourly rate. (Ord. 13332 § 12, 1998).

27.02.160 Nonpermit-related administrative fees - late penalties - insufficient funds charge. (Effective through December 31, 2003).

A. The department may collect nonpermit-related administrative fees for copies, unpaid balances, letters of zoning certification, notarization and publications. The fees shall be at actual cost to the department. The director shall publish a schedule of these fees annually.

B. Late penalties shall be one and one-half percent of the delinquent unpaid balance, compounded monthly.

C. Insufficient funds charge: $25.00. (Ord. 13332 § 13, 1998).

27.02.160 Nonpermit-related fees - late penalties - insufficient funds charge — addressing charge. (Effective January 1, 2004, and thereafter).

A. The department may collect nonpermit-related fees for services including, but not limited to, making copies, providing letters of zoning certification, notarizing documents, gathering, preparing, and publishing special request reports, and providing publications. The fees shall be at actual cost to the department and shall be collected at the time services are requested. The department shall publish an annual schedule of these fees.

B. Late penalties for unpaid balances shall be one and one-half percent of the delinquent unpaid balance, compounded monthly.

C. Insufficient funds charge: twenty-five dollars.

D. Special requests concerning addressing issues that require staff time for research or site visits shall be charged at the department's current hourly rate. (Ord. 14683 § 37, 2003: Ord. 13332 § 13, 1998).

27.02.190 Hourly fees. (Effective July 1, 2003, through December 31, 2003).

A. Except as otherwise provided in subsections B, C and D of this section, the department's current hourly rate shall be assessed under this title at a rate of one hundred thirty-eight dollars per hour.

B. Land use permits for agricultural activities on lands within the agricultural production district shall be subject to an hourly rate of fifty-seven dollars fifty cents to a maximum of four hundred two dollars fifty cents.

C. Nonresidential building permits for agricultural activities on lands within the agricultural production district shall be subject to an hourly rate of fifty-seven dollars fifty cents.

D. Building permits associated with residential additions, remodels and decks of one thousand square feet or less shall be an amount which is equal to thirty-five percent of the ICBO table-computed fee. (Ord. 14683 § 5, 2003: [Ord. 13664 § 2, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 9, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.02.190 Hourly fees. (Effective January 1, 2004, and thereafter).

A. Except as otherwise provided in subsections B and C of this section, the department's current hourly rate shall be assessed under this title at a rate of one hundred thirty-eight dollars per hour.

B. Land use permits for agricultural activities on lands within the agricultural production district shall be subject to an hourly rate of fifty-seven dollars fifty cents to a maximum of four hundred two dollars fifty cents.

C. Nonresidential building permits for agricultural activities on lands within the agricultural production district shall be subject to an hourly rate of fifty-seven dollars fifty cents. (Ord. 14683 § 38, 2003: Ord. 14683 § 5, 2003: [Ord. 13664 § 2, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 9, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.02.200 Fees due. Fees are due at the time of application for service, or when the department's current hourly rates are accumulated, within fifteen days of receipt of an invoice from the department. (Ord. 13332 § 11, 1998).

27.02.210 Deposits. (Effective through December 31, 2003). The department may require a deposit at the time of application. The deposit may be twenty percent to eighty percent of the total cost of the review and inspection of a permit application. (Ord. 13332 § 63, 1998).

27.02.210 Deposits. (Effective January 1, 2004 and thereafter). The department may require a deposit at the time of application. The deposit shall not exceed one hundred percent of the total actual or estimated cost of the review and inspection of a permit application. (Ord. 14683 § 39, 2003: Ord. 13332 § 63, 1998).

27.02.220 Disaster response expenditures. Expenditures drawn from the development and environmental services (DES) fund for disaster response, which are not recovered through the assessment of fees or reimbursement from the Federal Emergency Management Administration (FEMA), shall be reimbursed to the DES fund by the current expense fund within twelve months of when the expenses were incurred. (Ord. 14238 § 32, 2001).

Chapter 27.04
DEFINITIONS

Sections:

27.04.003 Building official.
27.04.005 Department.
27.04.010 Development permits.
27.04.015 Director.
27.04.025 Impact fee.
27.04.028 Environmental review.
27.04.040 Permit fee.
27.04.050 Valuation.

Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.04.003 Building official. "Building official" means the director of the department of development and environmental services or the director's designee. (Ord. 13332 § 14, 1998).

27.04.005 Department. "Department" means the department of development and environmental services. (Ord. 14683 § 6, 2003: Ord. 10662 § 51, 1992).

27.04.010 Development permits. "Development permits" mean all permits, reviews, and approvals administered by the department of development and environment services including, but not limited to, right-of-way use permits, grading permits, building permits, uniform fire code permits, subdivisions, short subdivisions, binding site plans, planned unit developments, zoning permits, master plan development permits, current use permits, boundary line adjustments, and environmental review and shoreline permits. (Ord. 10662 § 53, 1992: Ord. 8330 § 31, 1987).

27.04.015 Director. "Director" means the director of the department of development and environment services or his/her designee. (Ord. 10662 § 52, 1992).

27.04.025 Impact fee. "Impact fee" means a payment of money authorized by state law and county ordinance to be imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development. Impact fees include but are not limited to roads mitigation payment fees and school impact fees. "Impact fees" do not include fees imposed to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 22, 1991).

27.04.028 Environmental review. "Environmental review" means all permits, reviews, and approvals administered pursuant to K.C.C. 20.44. (Ord. 10662 § 50, 1992).

27.04.040 Permit fee. "Permit fee" means a payment of money imposed upon development as a condition of application for or approval of development to cover the costs of processing applications, inspecting and reviewing plans or other information required to be submitted for purpose of evaluation of an application, or inspecting or monitoring development activity. (Ord. 10162 § 23, 1991).

27.04.050 Valuation. "Valuation" means the determination of value made by the building official. In determining the applicable fee based on valuation, total valuation shall be determined based on current nationally recognized valuation tables, such as R.S. Means cost data publications, Dodge cost data publications or the current valuation data published by the International Conference of Building Officials. In determining the valuation for permit and plan review fees, the valuation includes the total value of all construction work for which the permit is issued, including all finish work, painting, roofing, electrical, plumbing, heating, ventilation and air conditioning, elevators, fire systems and any other permanent fixtures. (Ord. 13996 § 2, 2000: [Ord. 13664 § 3, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 15, 1998).

Chapter 27.06
PREAPPLICATION AND COUNTER SERVICE FEES

Sections:

27.06.005 Purpose.
27.06.010 Preapplication fees.
27.06.020 Counter service fees - building services division.
27.06.030 Counter service fees – land use services division.

Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.06.005 Purpose. (Effective through December 31, 2003). The purpose of this chapter is to establish preapplication and administrative fees for the department. Preapplication fees shall compensate the department for preliminary review and evaluation of projects and for advising permit applicants before submittal of a formal application. Preapplication fees shall be collected at the time preapplication review services are rendered. Counter service fees shall compensate the department for land use and building counter services for application intake, calculation of fees, creation of manual and electronic files, preparing applications for routing to review stations, packaging final permits, issuance of final permits and providing fee and submittal information to applicants. Administrative fees shall be collected at the time administrative services are rendered. (Ord. 13332 § 3, 1998).

27.06.005 Purpose. (Effective January 1, 2004, and thereafter). The purpose of this chapter is to establish preapplication and administrative fees for the department. Preapplication fees shall compensate the department for preliminary review and evaluation of projects and for advising permit applicants before submittal of a formal application. Counter service fees shall compensate the department for land use and building counter services for application intake, calculation of fees, creation of manual and electronic files, preparing applications for routing to review stations, packaging final permits, issuance of final permits and providing fee and submittal information to applicants. Administrative fees shall be collected at the time administrative services are rendered. (Ord. 14683 § 40, 2003: Ord. 13332 § 3, 1998).

27.06.010 Preapplication fees. (Effective through December 31, 2003). An hourly preapplication fee, charged at the department's hourly rate, shall be charged for all professional time spent by department personnel based on an applicant's request for service. Except for urban planned developments, fifty percent of the fee assessed for the first preapplication conference for any permit application for which a preapplication conference is required pursuant to K.C.C. 20.20.030 shall be credited to the permit application. (Ord. 13332 § 4, 1998).

27.06.010 Preapplication fees. (Effective January 1, 2004, and thereafter). An hourly preapplication fee, charged at the department's hourly rate, shall be charged for all professional time spent by department personnel based on an applicant's request for service. (Ord. 14683 § 41, 2003: Ord. 13332 § 4, 1998).

27.06.020 Counter service fees - building services division.

A.	Group 1: small, simple, easy-to-administer applications including residential mechanical, registered plans, special inspections, fire tank, extensions, basics and basic accessories and residential revisions:	$97.75
B.	Group 2: applications more complex than group 1, including already built construction, fire system permits, accessories to residence, signs, shell modifications, commercial mechanical, additions, mobile homes and other applications not included in groups 1 and 3:	$195.50
C.	Group 3: applications more complex than groups 1 and 2, including new residences, small nonbuilding permits, commercial tenant improvements and revisions, permits issued "subject to field inspection" and agricultural buildings:	$270.25
D.	Group 4: applications more complex and difficult than other groups, including small and large new commercial buildings, multifamily buildings, large nonbuilding structures or other permits with complex processing such as commercial site plans:	$828.00 plus, per hour after six hours

(Ord. 14683 § 7, 2003: Ord. 13332 § 5, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.06.030 Counter service fees – land use services division.

A. Group 1: small, simple applications, affidavits including short plats, revisions, shoreline exemptions, right-of-way use, lot line adjustments, all extensions, road and drainage variances and other miscellaneous services: $97.75

B. Group 2: applications more complex than group 1, including clearing and grading, final plats and final public utility district applications, alterations to final plats, or public utility districts and engineering plans: $195.50

C. Group 3: applications more complex than groups 1 and 2, including variances, shoreline, preliminary short plats, and SAO utility exceptions: $270.25

D. Group 4: the most complex applications, including preliminary plats, variances, conditional use permits, special use permits and zone and shoreline reclassifications: $460.00

(Ord. 14683 § 8, 2003: Ord. 13332 § 6, 1998).

Note: Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

Chapter 27.10
FEES

Sections:

27.10.010 Application review fees - applicability.
27.10.020 Building plan review fees - revision fees. (Effective through December 31, 2003)
27.10.020 Building plan review fees - revision fees — nonstandard methods or materials review fees. (Effective January 1, 2004, and thereafter).
27.10.030 Building review fees - mechanical.
27.10.040 Fire flow and fire access review - uniform fire code.
27.10.050 Fire systems and tank reviews.
27.10.060 Zoning, landscape, parking. (Effective July 1, 2003, through December 31, 2003).
27.10.060 Zoning, landscaping, parking. (Effective January 1, 2004, and thereafter).
27.10.070 Roads variance requests requiring department of transportation review.
27.10.080 Site engineering review. (Effective July 1, 2003, through December 31, 2003).
27.10.080 Site engineering review. (Effective January 1, 2004, and thereafter).
27.10.090 Grading site plan review. (Effective July 1, 2003, through December 31, 2003).
27.10.090 Grading or clearing site plan review. (Effective January 1, 2004, and thereafter).
27.10.100 Clearing site plan review. (Effective through December 31, 2003).
27.10.110 Forest practice policy compliance.
27.10.120 Right-of-way application review.
27.10.130 Sensitive area review. (Effective July 1, 2003, through December 31, 2003).
27.10.130 Critical areas review. (Effective January 1, 2004, and thereafter).
27.10.140 Sensitive area exceptions and variances. (Effective through December 31, 2003).
27.10.140 Critical areas exceptions and variances. (Effective January 1, 2004, and thereafter).
27.10.150 SEPA review - preparation of environmental impact statement.
27.10.160 Shoreline review.
27.10.170 Zoning application review.
27.10.180 Site-specific land use amendment.
27.10.190 Subdivision - preliminary review.
27.10.200 Subdivision - final review.
27.10.210 Separate lot recognitions and subdivision exemptions - recorded building envelope modification and name change request.
27.10.220 Boundary line adjustment review.
27.10.230 Current use permit reviews.
27.10.310 Construction and site development inspection fees – applicability.

27.10.320 Building construction inspection.
27.10.330 Structural-mechanical system inspections.
27.10.350 Fire system and fire tank inspections - conformance with approved plan.
27.10.360 Hazardous materials and public assembly inspections.
27.10.380 Site development inspections.
27.10.390 Grading inspections.
27.10.400 Clearing inspections.
27.10.410 Zoning, SEPA, sensitive area or shoreline condition and compliance.
27.10.420 Extensions of permits and approvals.
27.10.430 General inspections.
27.10.450 Mobile home fees.
27.10.460 Condominium conversion inspections.
27.10.500 Supplemental inspection and reinspection.
27.10.510 Certification of compliance or completion.
27.10.550 Partial development - preissuance construction authorization (PICA) inspections.

Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.010 Application review fees - applicability. Plan review fees shall compensate the department for the plan review necessary to determine compliance with adopted uniform codes and other county regulations. The fees may be based on valuation and may be fixed, hourly or a combination thereof. The fees shall be collected to compensate the building services and land use services divisions for the review of:

A. Commercial and residential building permit applications under K.C.C. chapters 16.04, 16.70, 16.74, 16.78 and 17.04 and K.C.C. Titles 20 and 21A;

B. Grading and clearing permit applications under K.C.C. chapter 16.82 or its successor;

C. Shoreline permit applications and exemptions under K.C.C. Title 25 or its successor;

D. State Environmental Policy Act compliance under K.C.C. chapter 20.48 or its successor;

E. Sensitive areas under K.C.C. chapter 21A.24 or its successor;

F. Preliminary and final subdivisions under K.C.C. Title 19 or its successor;

G. Binding site plan review under K.C.C. Title 19 or its successor;

H. Boundary line adjustments under K.C.C. Title 19 or its successor; and

I. Variance requests, conditional use permits, zone reclassification requests, special use permits and temporary use permits under K.C.C. Title 21A or its successor. (Ord. 13332 § 16, 1998).

27.10.020 Building plan review fees - revision fees. (Effective through December 31, 2003).

A. Fees for the review of building and structures, including additions and modifications, shall be calculated using the current valuation table and fee rate table published by the International Conference of Building Officials. For those items not covered by the valuation table, the department shall use other current nationally recognized publications, such as R.S. Means cost data or Dodge cost data, to determine the valuation and use the current International Conference of Building Officials fee rate tables to determine the amount. The building official shall establish the final valuation. The fee charged shall be at seventy percent of the calculated amount, unless otherwise specified in this title.

B. Revisions to a permit application shall be charged at the current department hourly rate.

C. Additional plan review required when issuing a basic permit from a registered plan shall be charged at the department's current hourly rate. (Ord. 13996 § 3, 2000: [Ord. 13664 § 4, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 17, 1998).

27.10.020 Building plan review fees - revision fees — nonstandard methods or materials review fees. (Effective January 1, 2004, and thereafter).

A. Fees for the review of buildings and structures, including additions and modifications, shall be calculated using the current valuation table and fee rate table published by the International Conference of Building Officials or other current nationally recognized standards. For those items not covered by the valuation table, the department shall use other current nationally recognized publications, such as R.S. Means cost data or Dodge cost data, to determine the valuation and use the current International Conference of Building Officials fee rate tables or other current nationally recognized standards to determine the amount. The building official shall establish the final valuation. The fee charged shall be at sixty-five percent of the calculated amount, unless otherwise specified in this title.

B. Revisions to a permit application shall be charged at the current department hourly rate.

C. Additional plan review required when issuing a basic permit from a registered plan shall be charged at the department's current hourly rate.

D. Additional review required for applications using nonstandard methods, materials, or design shall be charged at the department's current hourly rate in addition to the standard fees. (Ord. 14683 § 42, 2003: Ord. 13996 § 3, 2000: [Ord. 13664 § 4, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 17, 1998).

27.10.030 Building review fees - mechanical. Mechanical review fees are distinguished by residential mechanical systems and commercial mechanical systems. Residential mechanical system fees shall be charged a flat fee of one hundred twenty-six dollars fifty cents if the review is necessary. Commercial mechanical system fees shall be calculated based on the current valuation and fee rate tables published by the International Conference of Building Officials. (Ord. 14683 § 9, 2003: Ord. 13996 § 4, 2000: [Ord. 13664 § 5, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 18, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.040 Fire flow and fire access review - uniform fire code. A flat fee shall be charged for uniform fire code review as follows:

A.	Commercial buildings (excluding large)	$299.00
B.	Commercial revisions/multifamily	$316.25
C.	Large commercial	$517.50
D.	Single-family residential	$172.50
E.	Short subdivisions	$132.25
F.	Subdivisions	$201.25
G.	Boundary line adjustments	$74.75
H.	Other applications	$69.00

(Ord. 14683 § 10, 2003: Ord. 13332 § 19, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

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

	System	Fee
A.	Fire alarm systems	
1.	One to four zones	$184.00
2.	Each additional zone	$34.50
3.	Each addressable panel	$655.50
4.	Plus for each device	$2.53
B.	Fire extinguishing systems	$368.00
	plus for each nozzle)	$19.55
C.	Automatic sprinkler systems	
1.	Commercial - each riser	$350.75
	(plus for each head or plug)	$3.45
2.	Residential - each riser	$281.75
	(plus for each head or plug)	$2.30
D.	Standpipe systems	
1.	Class I	$368.00
2.	Class II	$368.00
3.	Class III	$1,013.15
4.	Each outlet for Class I or II	$69.00
5.	Fire pump	$327.75
E.	Flammable or combustible liquids storage tanks:	
1.	Underground, first tank	$184.00
	(plus each additional tank)	$98.90
2.	Above ground, each tank	$184.00
F.	Hazardous materials storage tanks:	
1.	Less than 500 gallons - each	$247.25
2.	500 to 1,199 gallons - each	$502.55
3.	1,200 gallons or more - each	$749.00
G.	Liquefied petroleum tanks	
1.	Less than 500 gallons	$184.00
2.	500 - 9,999 gallons	$368.00
3.	10,000 gallons or more	$724.50
H.	Gaseous oxygen systems	
1.	Less than 6,000 cubic feet	$111.55
2.	6,000 - 11,999 cubic feet	$204.70
3.	12,000 cubic feet or more	$368.00
I.	Nitrous oxide systems	$195.50
	(plus each outlet)	$14.95
J.	Medical gas systems	
1.	Gaseous system	$391.00
	(plus each outlet)	$14.95
2.	Liquefied system	$841.80
	(plus each outlet)	$14.95
K.	Hazardous material recycling systems:	
1.	110 gallons or less per day capacity	$247.25
2.	More than 110 gallons per day capacity	$749.80
L.	Vapor recovery systems: (per tank)	
1.	Phase I - tank truck and tank	$200.10
2.	Phase II - vehicle fueled and tank	$248.40
M.	Cryogenic tanks (each)	$200.10

	System	Fee
N.	Flammable liquids devices:	
	1. Spray booths-updraft (each)	$200.10
	2. Dip tank (each)	$179.40
	3. Spray booths-downdraft (each)	$333.50
	4. Flow coaters (each)	$379.50
	5 Mixing/handling room	$494.50
O.	Fiberglass work systems:	
	1. Spray or chopper booth	$333.50
	2. Lay-up areas	$388.70
P.	Organic peroxide storage facility	$388.70
Q.	Explosives storage magazines:	
	1. Class I	$388.70
	2. Class II	$247.25
R.	Compressed natural gas systems (each)	$379.50
S.	Liquefied natural gas systems	$722.20
T.	High piled storage racks	$379.50
U.	Smoke removal systems	$388.70
V.	High rise emergency evacuation plans	$388.70
W.	Commercial candle holding devices	$247.25
X	Computer rooms	$388.70
Y.	Floor or layout plans required by the fire code for public assembly, special sales, outdoor storage of flammable liquids in drums or indoor storage of combustibles	$379.50
Z.	Fire clearances when requested of the fire marshal including but not limited to the following:	
	1. State funding of school projects	$247.25
	2. State or federal school, hospital, nursing home, rehabilitative facilities or custodial facilities accreditation	$247.25
	3. State licensing of mini-day care, day care, foster home, boarding home	$247.25
	4. State liquor license	$247.25
	5. State gambling license	$247.25
	6. Special out-of-occupancy uses	$247.25
	7. County house moving permits	$247.25
	8. Fire clearance for King County business license	$247.25
AA.	Approval of carpet samples or decorative materials	$247.25
BB.	Special inspections for occupancy determinations or change of use requirements	$247.25
CC.	Requested preliminary inspections	$247.25
DD.	Each retest or reinspection of a fire protection or hazardous materials system prior to acceptance of the system, issuance of a permit or issuance of a certificate of occupancy (the first test or inspection will be made without charge)	$502.55
EE.	Witnessing tests of used underground flammable liquids storage tanks before installation	$247.25
FF.	Investigating and processing leaking underground storage tanks or hazardous materials spills and the subsequent containment and recovery of lost product	- current hourly rate
GG.	Underground piping to flammable or combustible liquid storage tanks	$247.25

	System	Fee
HH.	Installation, removal or abandonment, or any combination thereof, of flammable or combustible liquid storage tanks:	
	1. First tank (commercial)	$247.25
	2. Each additional tank (commercial)	$128.80
	3. Contractor's permit for removal or abandonment of residential underground fuel tanks (annual)	$172.50
II.	Witnessing tests of underground flammable or combustible liquid storage tanks for tank tightness	$247.25
JJ.	Conducting fire flow tests or analysis	$884.35
KK.	Fuel tanks for oil burning equipment:	
	1. Commercial	$184.00
	2. Residential	$88.55
LL.	Monitoring transmitters	$248.40
	(plus each device)	$2.53
MM.	Sprinkler system supply mains (public main to sprinkler riser) (each)	$247.25
NN.	Emergency or standby power systems	$247.25
OO.	Plan review of construction fire safety plans	$247.25
PP.	Confidence testing of fire protection systems	
QQ.	High rise fire system review	$247.25
RR.	Fire protection plan review:	
	1. Review of either water main extension, or replacement, or both	$264.50
	(plus per hydrant)	$74.75
	2. Review of hazardous material management plan	$517.50

(Ord. 14683 § 11, 2003: Ord. 13996 § 5, 2000: [Ord. 13664 § 6, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 20, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.060 Zoning, landscape, parking. (Effective July 1, 2003, through December 31, 2003). Review for compliance with zoning, landscape, and parking standards shall be charged fees as follows:

A. Each review of small projects such as residential additions, mobile homes, signs, shell modifications, tenant improvements and other small or simple applications: three hundred forty-five dollars base fee plus department's current hourly rate after two and one half hours.

B. Review of all other projects including new residential construction, large buildings, msall and largenonbuilding structures and multifamily buildings, commercial site plans and other large, complex projects, including grading permits or other development permits: department current hourly rate. (Ord. 14683 § 12, 2003: Ord. 13996 § 6, 2000: [Ord. 13664 § 7, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 21, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.060 Zoning, landscape, parking. (Effective January 1, 2004, and thereafter). Review for compliance with zoning, landscape, parking and shoreline master program standards shall be charged fees as follows:

A. Each review of small projects such as residential additions, mobile homes, signs, shell modifications, tenant improvements and other small or simple applications: three hundred forty-five dollars base fee plus department's current hourly rate after two and one half hours.

B. Review of all other projects including new residential construction, large buildings, small and large nonbuilding structures and multifamily buildings, commercial site plans and other large, complex projects, including grading permits or other development permits: department current hourly rate. (Ord. 14683 § 43, 2003: Ord. 14683 § 12, 2003: Ord. 13996 § 6, 2000: [Ord. 13664 § 7, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 21, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.070 Roads variance requests requiring department of transportation review. Roads standards variance requests requiring department of transportation review shall be charged fees as follows and others shall be charged a fee at department's current hourly rate.

A.	Review by King County department of transportation:	$897.00
B.	Review by King County department of development and environmental services:	Hourly rate

(Ord. 14683 § 13, 2003: Ord. 13332 § 22, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.080 Site engineering review. (Effective July 1, 2003, through December 31, 2003). Site engineering review includes review for code compliance with road design, drainage, erosion and sedimentation control, and right-of-way improvements. Review fees shall include a base fee and an hourly charge at the department's current hourly rate. Fees for short subdivisions, subdivisions or planned unit developments, right-of-way use, clearing or grading, and drainage plans shall include a deposit and an hourly charge at the department's current hourly rate.

A.	Commercial buildings	$828.00 plus hourly rate after six hours
B.	Residential buildings	$345.00 plus hourly charge after two and one-half hours
C.	Subdivisions, short subdivision and planned unit developments, right-of-way use and grading and clearing permits (including alteration or vacation of final short plats and plats)	Current department hourly rate

(Ord. 14683 § 14, 2003: Ord. 13332 § 23, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.080 Site engineering review. (Effective January 1, 2004, and thereafter). Site engineering review includes review for code compliance with road design, drainage, erosion and sedimentation control, and right-of-way improvements. Review fees shall include a base fee and an hourly charge at the department's current hourly rate. Fees for short subdivisions, subdivisions or planned unit developments, right-of-way use, clearing or grading, and drainage plans shall include a deposit and an hourly charge at the department's current hourly rate.

A.	Commercial buildings		$828.00 plus hourly rate after six hours
B.	Residential buildings	Basic Review	$345.00 plus hourly charge after two and one-half hours
		Standard Review	$690.00
		Complex Review	$1,380.00
C.	Subdivisions, short subdivision and planned unit developments, right-of-way use and grading and clearing permits (including alteration or vacation of final short plats and plats)		Current department hourly rate
D.	Preconstruction meetings and postpermit issuance inspections or monitoring		Current department hourly rate

(Ord. 14683 § 44, 2003: Ord. 14683 § 14, 2003: Ord. 13332 § 23, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.090 Grading site plan review. (Effective July 1, 2003, through December 31, 2003). Grading site plan review includes review for compliance with King County grading code requirements, and with the surface mine interlocal agreement. Grading site plan review shall include a base fee plus the department's current hourly rate as follows:

		Area in Acres	Base	Hourly
A.	Grading review fees			
	1. Grading review of residential site plan not subject to State Environmental Policy Act	0.00 to 0.10	$189.75	NA
		0.11 to 0.30	$379.50	NA
		0.31 to 1.00	$759.00	Over four hours
		1.01 to 5.00	$1,138.50	Over six hours
		over 5.00	$1,518.00	Over eight hours
	2. Grading review of residential site plan subject to State Environmental Policy Act	Minimum	$759.00	Over four hours
	3. Grading review of nonresidential site plan	0.00 to 0.10	$379.50	Over two hours
		0.11 to 0.30	$759.00	Over four hours
		0.31 to 1.00	$1,518.00	Over eight hours
		1.01 to 5.00	2,640.00	Over sixteen hours
			$3,036.00	
		5.01 to 10.00	$6,072.00	Over thirty-two hours
		10.01 to 20.00	$9,108.00	Over forty-eight hours
		over 20.00	$12,144.00	Over sixty-four hours
	4. Review of permit applications for residential development		$189.75	plus per hour
	5. Review of all other development proposals for other than single family residential development is one-half the rate specified above for grading review		One-half	One-half
B.	1. Plan revision fee – each occurrence		$189.75	plus per hour
	2. Adjustments to grading permit base fees:			

a. base fees may be doubled for work started without a permit;

b. base fees may be increased by fifty percent if permit includes activities affecting sensitive areas; and

c. base fees may be increased by fifty percent if the applicant requests priority review.

(Ord. 14683 § 15, 2003: Ord. 13332 § 24, 1998).

Note: Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.090 Grading or clearing site plan review. (Effective January 1, 2004, and thereafter). Grading or clearing site plan review includes review for compliance with King County grading and clearing code requirements, and with the surface mine interlocal agreement. Grading or clearing site plan review shall include a base fee plus the department's current hourly rate as follows:

		Disturbed Acres	Base Fee	Hourly Fee
A.	Grading or clearing permit application base review — residential development not subject to state environmental policy act review	0.0 to .20	$276.00	N/A*
		.21 to 1.0	$552.00	After 6 hours
		Over 1.0	$966.00	After 9 hours
B.	Grading or clearing permit application base review — residential development subject to state environmental policy act review	N/A	$966.00	After 9 hours
C.	Grading or clearing permit application base review — non-residential	0.0 to .20	$690.00	After 7 hours
		.21 to 1.0	$2,070.00	After 17 hours
		1.01 to 5.0	$4,140.00	After 32 hours
		5.01 to 10.0	$5,520.00	After 42 hours
		10.01 to 20.0	$8,280.00	After 62 hours
		Over 20.0	$11,040.00	After 82 hours
D.	Review of other residential development permit applications or consultation with customer	N/A	$276.00	No hourly
E.	Review of other non-residential development permit applications		One-half the base fee	One-half the hourly credits
F.	Plan revision fee	N/A	$276.00	After 4 hours
G.	Hazardous tree removal or other miscellaneous grading or clearing	N/A	None	Hourly
H.	Moratorium			
	Basic relief	N/A	$414.00	After 4 hours
	Complex	N/A	$1,656.00	After 14 hours
I.	Adjustment to grading or clearing base fees		Base fees may be doubled for work started without a permit	

*Hourly fees apply after two hours for applications resulting from work done without a permit.

(Ord. 14683 § 45, 2003: Ord. 14683 § 15, 2003: Ord. 13332 § 24, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.100 Clearing site plan review. (Effective through December 31, 2003). Clearing site plan review includes review for compliance with King County clearing code requirements and with the surface mine interlocal agreement. Clearing site plan review shall include a base fee plus the department's current hourly rate as follows:

	Area in Acres	Base	Hourly
A. Clearing review fees:			
1. Clearing review of residential site plan not subject to state Environmental Policy Act	0.00 to 0.20	$189.75	NA
	0.20 to 2.00	$517.50	NA
	over 2.00	$759.00	Over four hours
2. Clearing review of residential site plan subject to state Environmental Policy Act		$759.00	Over four hours
3. Clearing review of nonresidential site plan	0.00 to 0.20	$575.00	Over three hours
	0.20 to 2.00	$1,138.00	Over six hours
	over 2.00	$2,277.00	Over twelve hours
4. Hazardous tree removal or other miscellaneous clearing			Current hourly rate
5. Moratorium relief – Basic		$379.00	Over two hours
Complex		$2,277.00	Over twelve hours
6. Review of permit applications for residential developments		$189.75	Plus per hour
7. Review of all other development proposals for other than single family residential development is one-half of the rates specified above for clearing review		One-half	One-half
B. Miscellaneous clearing review fees:			
1. Plan revision fee – each occurrence		$189.75	Plus per hour

2. Adjustments to clearing permit base fees:

a. base fees may be doubled for work stared without a permit.

b. base fees may be increased by fifty percent if permit includes activities affecting sensitive areas.

c. base fees may be increased by fifty percent if the applicant requests priority review.

(Ord. 14683 § 16, 2003: Ord. 13996 § 7, 2000; [Ord. 13664 § 8, 1999, repealed by Ord. 13996, § 13, 2000]: Ord. 13332 § 25, 1998).

F. Critical areas inquiries or designations — Hourly

*Hourly fee deposits based on the project manager's estimate.

(Ord. 14683 § 46, 2003: Ord. 14683 § 18, 2003: Ord. 14187 § 4, 2001: Ord. 13332 § 28, 1998).

Note: Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.140 Sensitive area exceptions and variances. (Effective through December 31, 2003). Sensitive area exception and variances shall require a deposit and charge an hourly fee based on the department's current hourly rate. (Ord. 13332 § 29, 1998).

27.10.140 Critical areas exceptions and variances. (Effective January 1, 2004, and thereafter). Critical areas exception and variances shall require a deposit, based on the project manager's estimate, and charge a fee based on the department's current hourly rate. (Ord. 14683 § 47, 2003: Ord. 13332 § 29, 1998).

27.10.150 SEPA review - preparation of environmental impact statement.

A. State Environmental Policy Act review fees for environmental check lists, environmental impact statements, mitigated determinations of nonsignificance and supplemental reviews shall be an hourly charge at department's current hourly rate.

B. 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. (Ord. 13332 § 30, 1998).

27.10.160 Shoreline review. Shoreline application fees shall require a deposit and charge an hourly fee based on the department's current hourly rate. (Ord. 13332 § 31, 1998).

27.10.170 Zoning application review. Zoning application reviews shall require a deposit and an hourly fee based on the department's current hourly rate, except as otherwise specified herein. Transfer of development rights (TDR) Sending Site Certification Applications to qualify a proposed sending site and determine the number of rights available for transfer per application in accordance with K.C.C. chapter 21A.37 shall be based on the current hourly fee to a maximum of five hundred dollars. (Ord. 14683 § 19, 2003: Ord. 14190 § 39, 2001: Ord. 13332 § 32, 1998).

27.10.180 Site-specific land use amendment. Applicant generated site-specific land use map amendments shall be charged an application fee of one thousand five hundred dollars. If the amendment is implemented as part of the comprehensive plan amendment process, 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 land use map amendment. (Ord. 13332 § 33, 1998).

27.10.190 Subdivision - preliminary review. Preliminary subdivision, short subdivision or planned unit development review including initial applications, revisions and alterations shall require a deposit and be charged an hourly fee based on the department's current hourly rate. (Ord. 13332 § 34, 1998).

27.10.200 Subdivision - final review. Final subdivision, short subdivision or planned unit development review including alterations or vacations shall require a deposit and be charged an hourly fee based on the department's current hourly rate. (Ord. 13332 § 35, 1998).

27.10.210 Separate lot recognitions and subdivision exemptions - recorded building envelope modification and name change request. Separate lot recognitions and subdivision exemptions shall be charged an hourly fee based on the department's current hourly rate. Modification of a recorded building envelope or request for name change shall be charge a fixed fee as follows:

A. Modification of building envelope — $690.00

B. Name change $230.00

(Ord. 14683 § 20, 2003: Ord. 13332 § 36, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.220 Boundary line adjustment review. Boundary line adjustment fees shall be five hundred fifty-two dollars plus an hourly charge after four hours at the department's current hourly rate. (Ord. 14683 § 21, 2003: Ord. 13332 § 37, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.230 Current use permit reviews. A fixed fee for the processing of current use permits shall be charged as follows:

A. Farm and agricultural land classification	$172.50
B. Open space and timber less than twenty acres	$230.00
C. Open space and timber greater than twenty acres	$460.00

(Ord. 14683 § 22, 2003: Ord. 13332 § 38, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.310 Construction and site development inspection fees - applicability. Construction and site development inspection fees shall compensate the department for inspections necessary to determine compliance with adopted uniform codes and other county regulations. The fees may be based on valuation as defined in this title, fixed, hourly or a combination thereof. Fees shall be collected for reinspections and supplemental inspections, as well as being collected to compensate the building services and land use services divisions for inspection of:

A. Commercial and residential buildings, additions, and under K.C.C. chapters 16.04, 16.70, 16.74 and 16.78 and K.C.C. Titles 20 and 21A;

B. Grading and clearing sites under K.C.C. chapter 16.82;

C. Site development, which is roads and drainage and erosion control, under K.C.C. Titles 9 and 14;

D. Shoreline permit approvals under K.C.C. Title 25;

E. State Environmental Policy Act condition compliance under K.C.C. chapter 20.48;

F. Zoning condition compliance under K.C.C. Title 21A; and

G. Monitoring drainage and sensitive area conditions. (Ord. 13332 § 39, 1998).

27.10.320 Building construction inspection. (Effective through December 31, 2003). Fees for the inspection of buildings and other structures, including additions and modifications, shall be calculated from the current valuation table and the current fee rate table published by the International Conference of Building Officials. For those items not covered by the valuation tables, the department shall use other current nationally recognized publications such as R.S. Means cost data and Dodge costs data, to determine the valuation and use the current International Conference of Building Officials fee rate tables to determine the amount. The building official shall establish the final valuation. The fee charged shall be seventy percent of the calculated amount, unless otherwise specified in this title. (Ord. 13996 § 8, 2000: [Ord. 13664 § 9, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 40, 1998).

27.10.320 Building construction inspection. (Effective January 1, 2004, and thereafter).

A. Permit fees for the inspection of buildings and other structures, including additions and modifications, shall be calculated from the current valuation table and the current fee rate table published by the International Conference of Building Officials or other current nationally recognized standards. For those items not covered by the valuation tables, the department shall use other current nationally recognized publications such as R.S. Means cost data and Dodge costs data, to determine the valuation and use the current International Conference of Building Officials or other current nationally recognized standards fee rate tables to determine the amount. The building official shall establish the final valuation. The permit fee charged shall be one-hundred percent of the calculated amount, unless otherwise specified in this title.

B. Additional inspections required for applications using nonstandard methods, materials, or design shall be charged at the department's current hourly rate in addition to the standard fees.

C. On single family residence construction sites to ensure required erosion control measures are in place and functioning, the limited site inspection fee shall be thirty-five dollars, plus the department's current hourly rate beyond 0.25 hours. If the department determines erosion problems are present on the construction site, additional inspections shall be charged at the department's current hourly rate. (Ord. 14683 § 48, 2003: Ord. 13996 § 8, 2000: [Ord. 13664 § 9, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 40, 1998).

27.10.330 Structural-mechanical system inspections. (Effective July 1, 2003, through December 31, 2003). Fees shall be collected to cover the costs to the department of performing inspections of residential and commercial structural-mechanical systems. Structural-mechanical system inspections shall be as follows:

A. All separate residential mechanical permits for which inspections are required: one hundred twenty-six dollars and fifty cents.

B. Commercial mechanical fees shall be calculated based on the valuation and fee rate tables published by the international conference of building officials. For those items not covered by these valuation tables, the department shall use other nationally recognized publications, such as R.S. Means cost data and Dodge cost data, to determine the valuation and use of the international conference of building officials fee rate tables to determine the amount. (Ord. 14683 § 23, 2003: Ord. 13332 § 41, 1998).

Note: Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.330 Structural-mechanical system inspections. (Effective January 1, 2004, and thereafter). Fees shall be collected to cover the costs to the department of performing inspections of residential and commercial structural-mechanical systems. Structural-mechanical system inspections shall be as follows:

A. All separate residential mechanical systems for which inspections are required: one hundred twenty-six dollars and fifty cents.

B. Commercial mechanical fees shall be calculated based on the valuation and fee rate tables published by the international conference of building officials or other current nationally recognized standards. For those items not covered by these valuation tables, the department shall use other nationally recognized publications, such as R.S. Means cost data and Dodge cost data, to determine the valuation and use of the international conference of building officials fee rate tables or other current nationally recognized standards to determine the amount. (Ord. 14683 § 49, 2003: Ord. 14683 § 23, 2003: Ord. 13332 § 41, 1998).

Note: Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.350 Fire system and fire tank inspections - conformance with approved plan. 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	
1. One to four zones	$184.00
2. Each additional zone	$39.40
3. Each addressable panel	$560.00
4. Plus each device	$3.27
B. Fire extinguishing systems	$405.00
plus for each nozzle	$21.50
C. Automatic sprinkler systems	
Each riser	$372.15
plus for each head or plug	$1.00
D. Standpipe systems	
1. Class I	$405.00
2. Class II	$405.00

3. Class II	$1,114.45
4. Each outlet for Class I or II	$75.90
E. Liquefied Petroleum Tanks	
1. 1 to less than 125 gallons for residential	No Fee
2. 125 to less than 500 gallons	$220.00
3. 500 to less than 10,000 gallons	$300.00
4. 10,000 gallons or more	$590.00
F. Inspection of either water main extension, or replacement, or both	$185.15
plus per hydrant	$52.35

G. Monitoring transmitters	$248.40
plus each device	$2.53
H. Sprinkler system supply mains (public main to sprinkler riser) (each)	$264.50

Inspections for situations not listed above shall be charged two hundred forty-five dollars per system or apparatus, as appropriate. (Ord. 14683 § 24, 2003: Ord. 13996 § 9, 2000: [Ord. 13664 § 10, 1999, repealed by Ord. 13996 § 13, 2000]: Ord. 13332 § 42, 1998).

Note: Fee increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.360 Hazardous materials and public assembly inspections. Uniform fire code inspections, mitigations and code enforcement fees shall be based on the department's current hourly rate, with the following exceptions:

A. Fireworks stands and displays	Maximum allowed under chapter 70.77 RCW
B. Liquefied petroleum gas serving single family residences	N/C
C. Parade floats	N/C
D. Use of candles for ceremonial purposes by churches or nonprofit groups	N/C

(Ord. 14683 § 25, 2003: Ord. 13332 § 43, 1998).

27.10.380 Site development inspections. Fees for site inspections of construction of roads and drainage systems, landscaping and other site improvements and review of changes to approved plans shall be an hourly charge at department's current hourly rate. (Ord. 13332 § 46, 1998).

27.10.390 Grading inspections. Grading inspection includes review for compliance with King County grading code requirements, and with the surface mine interlocal agreement. Grading inspections shall be based on the department's current hourly rate with a minimum number of hours as follows:

	Area in Acres	Minimum
A. Field monitoring or inspection of grading residential site:	NA	NA
B. Field monitoring or inspection of grading nonresidential site	0.00 to 0.10	two hours
	0.11 to 0.30	two hours
	0.31 to 1.00	four hours
	1.01 to 5.00	four hours
	5.01 to 10.00	eight hours
	10.01 to 20.00	eight hours
	over 20.00	twelve hours
C. Miscellaneous inspections		
1. Reclamation bond release inspection:		$316.25
2. Reinspection of nonbonded actions:		$316.25

(Ord. 14683 § 26, 2003: Ord. 13332 § 45, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005; K.C.C. 27.02.067.

27.10.400 Clearing inspections. Clearing inspection includes review for compliance with King County grading code requirements and with the surface mine interlocal agreement. Clearing inspection shall be based on the department's current hourly rate with a minimum number of hours as follows:

		Area in Acres	Minimum
A.	Field monitoring or inspection of clearing residential site:	NA	NA
B.	Inspection of clearing nonresidential site:	0.00 to 0.20	two hours
		0.20 to 2.00	four hours
		over 2.00	four hours

(Ord. 13332 § 44, 1998).

27.10.410 Zoning, SEPA, sensitive area or shoreline condition and compliance. Postapproval or postdevelopment monitoring or inspection, or both, for p-suffix conditions, or compliance with conditional use permits, special use permits, State Environmental Policy Act conditions, shoreline development permit conditions, sensitive areas conditions, drainage conditions or other conditions or mitigation associated with project approval shall be charged at the department's hourly rate. (Ord. 13332 § 47, 1998).

27.10.420 Extensions of permits and approvals. (Effective July 1, 2003, through December 31, 2003). Permit and approval extension fees shall be charged to cover the costs of administering permit extension applications and for final inspections. The hourly rates where applicable shall be charged at the department's current hourly rate.

A.	Final Inspections	
	1. Single-family residential	$287.00
	2. All other permits	$402.50
B.	All other extensions (more than final inspection):	
	1. Single family residential	$402.50
	2. Temporary mobile home	$207.00
	3. Temporary hardship mobile home	$126.50
	4. All other building permits	$828.00 plus hourly
C.	Mechanical permits:	
	1. Single Family residential	$126.50
	2. Other permits final only	$230.00
	3. Other permits full mechanical system inspection	20% of original permit fee
D.	Fire system permits:	
	1. Single family residential	$143.75
	2. Final and correction inspections	$230.00
	3. Full fire inspection	20% of original permit fee
E.	Sign permits	$143.75
F.	Short plats	$166.75
G.	Extensions of clearing permits:	
	1. Field monitoring or inspection of clearing residential site	$189.75 plus hourly
	2. Field monitoring/inspection of clearing nonresidential site	$379.50 plus hourly
H.	Extensions of grading permits:	
	1. Field monitoring or inspection of grading residential site — two-hour minimum	$189.75 plus hourly
	2. Field monitoring or inspection of grading nonresidential site:	
	a. commercial, multifamily, and multilot sites — four-hour minimum	$379.50 plus hourly
	b. industrial or mineral extraction sites:	$862.50 plus hourly
I.	Right-of-way use permits	Hourly
J.	Conditional use permits	$258.75
K.	Variances	Hourly
L.	Shoreline permits	$638.25 plus hourly

(Ord. 14683 § 27, 2003: Ord. 13332 § 48, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.420 Extensions of permits and approvals. (Effective January 1, 2004, and thereafter). Permit and approval extension fees shall be charged to cover the costs of administering permit extension applications and for final inspections. The hourly rates where applicable shall be charged at the department's current hourly rate.

A. Final Inspections	
1. Single-family residential	$287.00
2. All other permits	$402.50
B. All other extensions (more than final inspection):	
1. Single family residential	$402.50
2. Temporary mobile home	$207.00
3. Temporary hardship mobile home	$126.50
4. All other building permits	$828.00 plus hourly
C. Mechanical permits:	
1. Single Family residential	$126.50
2. Other permits final only	$230.00
3. Other permits full mechanical system inspection	20% of original permit fee
D. Fire system permits:	
1. Single family residential	$143.75
2. Final and correction inspections	$230.00
3. Full fire inspection	20% of original permit fee
E. Sign permits	$143.75
F. Short plats	$166.75
G. Extensions of clearing permits:	
1. Field monitoring or inspection of clearing residential site	$189.75 plus hourly
2. Field monitoring/inspection of clearing nonresidential site	$379.50 plus hourly
H. Extensions of grading permits:	
1. Field monitoring or inspection of grading residential site — two-hour minimum	$189.75 plus hourly
2. Field monitoring or inspection of grading nonresidential site:	
a. commercial, multifamily, and multilot sites — four-hour minimum	$379.50 plus hourly
b. industrial or mineral extraction sites:	$862.50 plus hourly
I. Right-of-way use permits	Hourly
J. Conditional use permits	Hourly
K. Variances	Hourly
L. Shoreline permits	$638.25 plus hourly

(Ord. 14683 § 50, 2003: Ord. 14683 § 27, 2003: Ord. 13332 § 48, 1998).

Note: Fee Increases - January 1, 2004, and January 1, 2005: K.C.C. 27.02.067.

27.10.430 General inspections. A flat fee shall be charged to cover the costs of inspection services when buildings are damaged, require code compliance and verification, are being relocated or demolished.

base fee of nine hundred ..venty dollars and an hourly fee based on the department's current hourly rate. (Ord. 14683 § 33, 2003: Ord. 13332 § 54, 1998).

27.10.550 Partial development - preissuance construction authorization (PICA) inspections. (Effective January 1, 2004, and thereafter). A flat fee of nine hundred sixty-six dollars shall be charged for inspections of construction under partial development, preissuance construction authorization. (Ord. 14683 § 51, 2003: Ord. 14683 § 33, 2003: Ord. 13332 § 54, 1998).

Chapter 27.36
ZONING AND LAND USE PERMIT

Sections:

27.36.030 Site-specific land use map amendment fee.
27.36.040 Site-specific shorelines redesignation fee.

27.36.030 Site-specific land use map amendment fee. Applicant generated site-specific land use map amendments shall be charged an application fee of one thousand five hundred dollars. If the amendment is implemented as part of the comprehensive plan amendment process, the application fee will be credited toward the zoning reclassification fee required pursuant to K.C.C. 27.36.020, provided that the application for zoning reclassification is filed with one year of the effective date of the land use map amendment. (Ord. 13147 § 35, 1998).

27.36.040 Site-specific shorelines redesignation fee. A site-specific shorelines redesignation, whether generated by an applicant or initiated by motion, is subject to application and review fees as provided in this title. The property owner shall be responsible for payment of the fees unless the council approves an appropriation ordinance to fund the review. If the property owner does not agree to payment of the fees, the redesignation shall not be processed. (Ord. 13687 § 8, 1999).

Chapter 27.44
SCHOOL IMPACT FEES

Sections:

27.44.010 School impact fees.
27.44.100 Severability.

27.44.010 School impact fees. The following school impact fees shall be assessed for the indicated types of development:

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTIFAMILY per dwelling unit
Auburn, No. 408	$4,529	$1,213
Enumclaw, No. 216	0	0
Federal Way, No. 210	3,269	940
Fife, No. 417	2,133	1,213
Highline, No. 401	0	0
Issaquah, No. 411	4,617	680
Kent, No. 415	4,292	2,643
Lake Washington, No. 414	3,231	95
Northshore, No. 417	0	0

Riverview, No. 407	998	470
Snoqualmie Valley, No. 410	3,986	984
Tahoma, No. 409	3,427	1,166

B. The county's costs of administering the school impact fee program shall be sixty-five dollars per dwelling unit and shall be paid by the applicant to the county as part of the development application fee.

C. The school impact fees established in subsection A of this section take effect on January 1, 2004. (Ord. 14802 § 12, 2003: Ord. 14525 § 13, 2002: Ord. 14258 § 13, 2001: Ord. 14009 § 13, 2000: Ord. 13686 § 1, 1999: Ord. 13673 § 14, 1999: Ord. 13338 § 14, 1998: Ord. 12928 § 13, 1997: Ord. 12532 § 13, 1996: Ord. 12063 § 12, 1995: Ord. 11569 § 11, 1994: Ord. 11148 § 3, 1993: Ord. 11037 § 6, 1993: Ord. 10982 § 3, 1993: Ord. 10790 § 3, 1993: Ord. 10722 § 4, 1993: Ord. 10633 § 3, 1992: Ord. 10472 § 3, 1992: Ord. 10470 § 3, 1992: Ord. 10162 § 20, 1991: Ord. 10122 § 2, 1991).

27.44.100 Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this chapter or its application to any person or circumstance be held to be unconstitutional or invalid for any reason, such decision shall not affect the validity of the remainder of the chapter or the application of the invalidated provision to other persons or circumstances. (Ord. 10470 § 4, 1992).

Chapter 27.46
URBAN PLAN DEVELOPMENT PERMIT FEES

Sections:

27.46.010 Urban plan development permit fees.

27.46.010 Urban Plan Development permit fees. Fees shall be assessed and collected to compensate King County for the review and monitoring of all urban plan development permit and associated applications when combined in a single coordinated review, pursuant to the provisions of K.C.C. Title 21A. Such fees compensate for preapplication review, application, and monitoring and compliance.

A. Preapplication fees. Preapplication fees shall compensate the department for preliminary review and evaluation of urban plan development permits and for advising the permit applicant prior to the submittal of a formal application for a permit. Preapplication fees shall be collected at the time preapplication review services are rendered and shall be an hourly charge at the department's current hourly rate.

B. Urban plan development permit application fees. Urban plan development application fees shall be an hourly fee to cover the costs of application intake, development of a scope of work and all work performed under the scope of work. A deposit shall be made at the time of application as a guarantee of work billed in arrears. The hourly fee shall be billed monthly. The scope of work shall include a complete description of the required reviews and products to be prepared by all affected county agencies, or contract agents for such agencies, specifying the amount and type of work task up to the final decision on the all urban plan development permit by the council. The scope of work shall be agreed upon in writing by the applicant and the department before starting any review work on the all urban plan development permit application.

KING COUNTY RECORDS & ELECTIONS

RECORDING FEES effective 8/1/2005

BASIC RECORDING FEES (RCW 36.18.010, 36.22.170 & 36.22.175)
(Real estate and miscellaneous documents)

First page, legal size or less	$ 32.00
Exceptions:	
Deed of Trust	$33.00
Assignment of Deed of Trust	12.00
Appointment of Successor Trustee	12.00
Resignation of Successor Trustee	12.00
Each additional page, legal size or less	1.00

PLATS (RCW 36.18.010, 36.22.170, 36.22.175 & 58.24.070)

Minimum fee per plat	$52.00
State Surcharge	46.00
Plat acknowledgment, dedications & descriptions	1.00
Each lot (except cemetery plots)	.50
Each lot cemetery lots	.25

CONDOMINUMS (RCW 36.18.010, 36.22.170, 36.22.175 & 58.24.070)

Minimum fee per condo	$52.00
State Surcharge	46.00
Each acknowledgment, dedication & description	1.00
Each Unit	.50

SURVEYS (RCW 36.22.170, 36.22.175, 58.09.100, 58.24 070 & KCC 2.12.120 & Ord.#13331)

Minimum fee per survey	$52.00
State Surcharge	46.00
Each additional sheet	5.00

SHORT PLATS (RCW 36.22.170, 36.22.175, 59.09.100, 58.24.070 & 36.18.010 & Ord.#13331)

Survey Format 18" x 24" Mylar	See Survey Fees
8½" x 14" legal size or less	See Basic Recording Fees
Surcharge	$46.00

UNIFORM COMMERCIAL CODE (RCW 36.22.170, 36.22.175 & 62A.9.405)

UCC's	See Basic Recording Fees
UCC-11R Searches	$ 8.00
UCC-11R Copies, per page	1.00
Certified Copies, first page	3.00
Each Additional Page	1.00
Non-Certified Copies, each page	1.00

COPIES-RECORDED DOCUMENTS (RCW 36.18.010)

Standard Copies, per page	$1.00
Certified Copies, first page	3.00
Each Additional Page	1.00
Standard copies of non recorded documents, per page	0.15
Map copies 18"x24", each page	3.00
Map copies (certified) 18"x 24", each page	5.00
Conformed Copy Label, per instrument	$1.00

SEARCH (RCW 36.18.010)

Searching records per hour	$8.00

Documents that contain two or more transactions in the title and/or require multiple indexing will be charged $32.00 for each transaction for non exempt and $12.00 for exempt. Additional pages will be charged only once for each document. A cover sheet is considered an additional page and will be charged the additional per-page recording fee ($1.00).

RCW 65.04 allows recording of nonstandard documents for an additional fee of $50.00. "Nonstandard" refers to documents that do not meet margin and format requirements. The legislation does not include recording of documents that do not meet legibility requirements. Those documents submitted for recording that are not legible as defined RCW 65.04.015 will not be accepted for recording under any circumstances. All nonstandard documents must have a **cover sheet** which meets 1st page margin requirements and contain a statement signed by the requester to read substantially as follows: "I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document."

Rev 07/28/2003

CITY OF BLACK DIAMOND UTILITY CONNECTION FEES

CITY WATER SERVICE

RESIDENTIAL WATER SERVICE:

WATER HOOK-UP FEES:

Meter Size	ERU Equivalent	Total
5/8"	1	$5,976.39
3/4"	1.5	$8,964.58
1"	2.5	$14,940.97
1-1/2"	5	$29,881.94
2"	8	$47,811.10
3"	16	$95,662.19
4"	25	$149,409.68
6"	50	$298,819.35

METER SETTING CHARGES:

Drop in Meters:

5/8"	$500.00	City Installed
3/4"	$500.00	City Installed
1"	$600.00	City Installed
1-1/2" through 6"	meter cost + 20%	City Installed
irrigation 5/8" meter	$500.00	City Installed

CITY SEWER SERVICE

RESIDENTIAL SEWER SERVICE

$0.14 x s.f. of lot _____ = $_____

MINIMUM FEE ON S.F. SITE AREA: $1,600.00 (11,430 S.F LOT)

MAXIMUM FEE ON S.F SITE AREA: $2,250.00 (16,071 S.F LOT)

COMMERCIAL SEWER SERVICE

$0.50 x s.f of lot _____ = $_____

MINIMUM FEE ON S.F. SITE AREA $2,250.00 (4,500 S F LOT)

MAXIMUM FEE ON S.F. SITE AREA $4,000.00 (8,000 S F LOT)