



OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
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SCHEDULE OF FEES

Rev. 3-14-2018

The fees described below are the minimum fees specific to the identified activities. Other fees may apply and will be added to the minimum fee. Plan Review and Application Fees are due at time of application. **All applicable fees must be paid prior to permit issuance.**

Building permit fees are calculated based on valuations established in the Square Foot Construction Cost table published and updated periodically by the International Code Council. A current copy of this table is available from the Office of Planning and Community Development. Building-related projects that are not included in the table will be valued as follows:

Structure or Improvement	Valuations
Remodel - by square footage	25%, 50% or 75% of valuation according to Remodel Valuation table.
Remodel - by contractor's valuation	This method is only used if calculating by square footage does not apply
Basements - semi-finished Basements - Unfinished (no heat or insulation)	\$44.02 per Square foot \$22.01 per Square foot
Conversions	Difference in valuation between proposed and existing structures
Carports	\$16.10 per Square foot
Foundations	\$35.00 per linear foot
Fences greater than 6' in height	\$12.84 per linear foot
Bulkheads (Concrete)	\$60.00 per linear foot
Bulkheads (Wood)	\$30.00 per linear foot
Decks	\$12.84 per Square foot
Post Frame Buildings	\$16.10 per Square foot
Commercial Signs	Contractor Price to Install
Water Storage Tanks	\$0.75/gallon 1-100,000 gallons; or \$0.50/gallon 100,001 to 1,000,000 gallons; or \$0.30/gallon over 1,000,000 gallons, whichever is higher

Building Fees Based On Valuation

(1997 U.B.C. Table 1-A)

TOTAL VALUATION	FEE
\$1 TO \$500	\$23.50
\$501 TO \$2,000	\$23.50 for the first \$500. Plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2000.
\$2,001 to \$25,000	\$69.25 for the first \$2000 plus \$14.00 for each additional \$1000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$391.75 for the first \$25,000 plus \$10.10 for each additional \$1000 or fraction thereof, to and including \$50,000
50,001 to \$100,000	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000 for fraction thereof, to and including \$500,000
\$100,001 to \$500,000	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$ 1000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$ 1000 or fraction thereof, to and including \$1,000,000
\$1,000,001 or more	\$5,608.75 for the first \$1,000,000 or fraction thereof plus \$4.75 for each additional \$1000 or fraction thereof

Manufactured Homes

Manufactured Homes	\$350.00
Modular Homes	\$350.00 plus foundation and/or basement fee

Other Building Related Fees

Plans Examination Review Fee	65% of assessed building permit fee
Inspections outside of normal business hours	\$50.00/hour (1 hour minimum)
Re-inspection fees	\$50.00/hour (1 hour minimum)
Inspections for which no fee is indicated	\$50.00/hour (1 hour minimum)
Additional plan review or inspection required by changes, additions, or revisions to plans	\$50.00/hour (1 hour minimum)
For use of outside consultants for plan review, inspections, environmental, archaeological, or other reviews	\$50.00/hour plus the resulting consultant fees
Administrative Permit fee based on \$50/hour plan review, inspection, processing and records management.	\$50.00/hour (1 hour minimum)
Building Permit Decision Appeal	\$250.00
Demolition Permits	\$50.00 Application Fee \$50.00 Permit Fee For projects that require more than 2 hours of staff time, applicant will be billed at \$50/hour plus consultant fees
Mechanical Permits	\$23.50 (Refer Table 1-A of the 1997 UMC for all other related mechanical fees)
Mechanical Plan Review	25% of the total mechanical permit fee
Plumbing Permits	\$23.50 (Refer Table 1-1 of the 2003 UPC for all other related plumbing fees)

Renewal of Building Permits	50% of the cost of a current permit. If plans have been modified from the original permit approvals, the applicant shall pay additional plan review fees of \$50.00 per hour with not less than the minimum 1-hour rate. \$100.00 for expired non-commercial projects requiring only a final inspection.
Fuel Gas Permit	\$23.50 (Refer to Table 101 of the 2003 UPC and table 1-A of the 1997 UMC for all other related fees).

Remodel Valuation		
Extent of Alteration	% of Valuation ¹	Alteration Items ²
Minor	25%	<ul style="list-style-type: none"> • Addition, removal or repair of some walls or partitions • Minor mechanical, electrical or plumbing work, such as for remodel of bathrooms and kitchens • Some refinishing of existing walls, ceilings and floors • Replacement of some windows • Replacement of ceiling grid system
Major	50%	<ul style="list-style-type: none"> • Addition or removal of many walls • Extensive mechanical, electrical or plumbing work • Significant refinishing of walls, ceilings and floors • Replacement of many windows • Limited structural modifications
Full	75%	<ul style="list-style-type: none"> • Demolition of all non-structural portions of building leaving a structural shell • Installation of new or substantial replacement of mechanical, electrical or plumbing • Significant structural upgrading • Extensive structural repair
<p>¹ Percentage of new construction valuation as calculated per published ICC data.</p> <p>² Extent of alteration includes one or more of the listed items. Floor area will be calculated based on the entire area of rooms where alterations are proposed. If different extents of alterations are proposed for different areas, valuation for such areas may be calculated separately.</p>		

On-Site Sewage System Permits	
OSS Permit (New or Repair)	\$350.00
Redesign or renewal	\$50.00/hour 1 h our minimum
Site Evaluation/Inspection	\$100.00
Multiple site evaluations at same locations	\$125.00 per site
Report on Individual Sewage System Disposal System for lenders	\$225.00
Site Consultation	\$100.00
Tank replacement permit	\$150.00
Replacement or repair (parts other than tank)	\$150.00
Appeal of Health Officer's determination or waiver of on-site sewage or water regulations to the Tribal Board of Health	\$200.00

Environmental Fees	
Shorelines and Sensitive Areas (SSA) Permit	Application Fee \$50.00 Permit Fee \$150.00
Professional services for contractual plan review and/or inspections	\$50.00/hour plus consultant fees
Land Clearing Permit	\$200.00 (includes site visit)
Stormwater Discharge Permit Application Fee	\$50.00
Stormwater Discharge Permit Fee: 2,000 to 3,499 sq. ft. of impervious surface 3,500 to 4,999 sq. ft. of impervious surface 5,000 sq. ft. or more of impervious surface If SITC-approved LID techniques used	\$150.00 \$250.00 \$500.00 \$100 (regardless of area)
Tribal Environmental Policy Act (TEPA) Checklist Review	Checklist Review \$100.00 Site Visit \$100.00
Tribal Environmental Policy Act Environmental Impact Statement (E.I.S.)	\$500.00 (up to 10 hours of staff time; time in excess of 10 hours will be billed at \$50/hour)
TEPA E.I.S. Appeal	\$1000.00 plus consultant and/or attorney fees
Shoreline Variance	\$200.00
Shoreline and Sensitive Areas Appeal	\$500.00
Substantial Shoreline or Sensitive Areas Development	\$500.00 (up to 10 hours of staff time; time in excess of 10 hours will be billed at \$50/hour)
Outdoor Burning	
Logging Slash	\$50.00 per day until extinguished
Agricultural Burning By Special Use Permit Only	\$25.00 plus \$2.00 per acre
Demolition by Fire (For Training Purposes Only)	\$50.00
Water Resource Protection	
Water evaluation for individual well for building permit water supply	\$50.00/hour (1 hour minimum)
Aquifer and Groundwater Protection Review	\$50.00/hr (1 hour minimum)
Aquifer assessment evaluation	\$100.00 Billing after 2 hours at \$50.00/hour
Water supply review for development approval	\$100.00 Billing after 2 hours at \$50.00/hour
Water Quality Certification	\$250.00

Planning	
Lot line adjustment	\$350.00. Staff time in excess of 10 hours will be billed at \$50.00/hour plus any consultant fees.
Comprehensive Plan Amendment	\$650.00. Staff time in excess of 10 hours will be billed at \$50.00/hour plus any consultant fees.
Major Development, including but not limited to: Long Plats, Binding Site Plans, Master Planned Resorts, Planned Unit Developments	\$900.00 plus \$50.00/lot. Staff time in excess of 10 hours will be billed at \$50.00/hour plus any consultant fees.
Non-residential Development under \$150,000 in total project valuation.	\$200.00. Staff time in excess of 10 hours will be billed at \$50.00.00/hour plus any consultant fees
Short Plat	\$400.00 plus \$50.00/lot. Staff time in excess of 10 hours will be billed at \$50.00/hour plus any consultant fees.
Rezone	\$500.00. Staff time in excess of 10 hours will be billed at \$50.00/hour plus any consultant fees.
Zoning Variance Request	\$200.00
Accessory Dwelling Unit	\$200.00

Fire Code Fees	
Fire Code Operations Permit (pursuant to 2015 IFC 105.6)	\$250.00 plus \$50.00/hr plan review fee plus consultant fees.
Fire Code Construction Permit (pursuant to 2015 IFC 105.7)	\$250.00 plus \$50.00/hr plan review fee plus consultant fees.
Temporary Occupation/Use Permit	\$250.00
Fire Code Violation Investigation Fee	\$50.00/hr minimum 1 hour
Fire Code Compliance Review Fee and Report	\$100.00 plus consultant fees
Fire Investigation Fee	\$50.00/hr plus consultant fees.

Grading Plan Review Fees (U.B.C Table A-33A)	
50 cubic yards (38.2m ²)	No fee
51 to 100 cubic yards (40m ³ to 76.5m ³)	\$23.50
101 TO 1,000 cubic yards (77.2m ³ to 764.6m ³)	\$37.00
1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³)	\$49.25
10,001 to 100,000 (97646.3m ³ to 76,455m ³)	\$49.25 for the first 10,000 cubic yards plus \$24.50 for each additional 10,000 yards or fraction thereof.
100,001 to 200,000 (76,456m ³ to 152,911m ³)	\$269.75 for the first 100,000 cubic yards plus \$13.25 for each additional 10,000 yards or fraction thereof.
200,001 cubic yards or more (152.912m ³)	\$402.25 for the first 200,000 cubic yards plus \$7.25 for each additional 10,000 yards or fraction thereof.
Additional plan review required by changes, additions or revisions to approved plans	\$50.00/hour minimum one-half hour

Grading Permit Fees	
The fee for an Excavation & Grading permit authorizing additional work under a valid permit shall be the difference between the fees paid for the original permit and the fee shown for the entire project (U.B.C Table A-33A).	
50 cubic yards (38.2m ²)	\$23.50
51 to 100 cubic yards (40m ³ to 76.5m ³)	\$37.00
101 TO 1,000 cubic yards (77.2m ³ to 764.6m ³)	\$37.00 for the first 100 cubic yards plus \$17.50 for each additional 100 yards or fraction thereof.
1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³)	\$194.50 for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 yards or fraction thereof.
10,001 to 100,000 (97646.3m ³ to 76,455m ³)	\$325.00 for the first 10,000 cubic yards plus \$66.00 for each additional 10,000 yards or fraction thereof.
100,001 or more (76,456m ³)	\$919.00 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 yards or fraction thereof.
Inspection fees outside of normal business hours	\$50.00/hour plus consultant fees.
Re-inspection fees	\$50.00/hour 1/2 hour minimum
Inspections for which no fee is specially indicated	\$50.00/hour plus consultant fees.

Enforcement Fees

Work without a permit investigation fee (Any permit)	\$50.00/hour plus consultant fees plus attorney fees plus applicable fines.
Permit violation investigation fee (any permit)	\$50.00/hour plus consultant fees
Permit compliance monitoring fee (for permits that require temporary monitoring)	\$50.00/hour plus consultant fees
Building Permit Violation	Add 100% of the building fee
Planning/Zoning Violation	Add 100% of resulting planning fees
SSA/Land Clearing Violation	As per ordinance
Fire Code Violation	\$50.00 - \$200.00 per violation per day
On-Site Sewage Violation	Add 100% of resulting on-site sewage fees
Burning in an unapproved incinerator/barrel	\$25.00 - \$500.00 per violation per day
Excess Opacity (smoke)	\$25.00 - \$500.00 per violation per day
General Nuisance; failure to control odors or failure to prevent airborne particulate	\$25.00 - \$500.00 per violation per day
Violation of an emission standard as determined by a source emission test	\$25.00 - \$500.00 per violation per day
Legal action	Billed at a rate of \$50.00/hour plus attorney fees, plus consultant fees.

MOU Administrative Fees

MOU Administrative Fees will only be assessed if applicants submit one (1) complete Set of Skagit County Approved building plans with their application

Residential Building Permit

50-500 sq. ft.	\$100.00
501-1000 sq. ft.	\$200.00
1001-2,499 sq. ft.	\$400.00
2,500-4,999 sq. ft.	\$800.00
5,000 sq. ft. and over	\$2,500.00

Commercial/Industrial Building Permit

50-500 sq. ft.	\$300.00
501-1000 sq. ft.	\$500.00
1001-2,499 sq. ft.	\$700.00
2,500-4,999 sq. ft.	\$2,500.00
5000 Sq. Ft. And Over	\$2,500.00 plus \$100.00 for every 1000 sq. ft or fraction thereof over 5000 sq. ft.

Other Actions

Major Development (long plats, binding site plans, etc.) over \$150,000 in value	\$350.00 plus \$10.00/lot
Non-residential development under \$150,000	\$75.00
Short plat	\$200.00 plus \$10.00/lot
Grading permit	One-fourth of normal permit fee
On-site sewage (septic) permit	\$50.00

Computer Mapping Services

8½ x 11	1-5 \$2.50; 5-10 \$1.50; 10+ \$1.00
11 x 17	1-5 \$2.50; 5-10 \$1.50; 10+ \$1.00
17 x 22	1-5 \$5.00; 5-10 \$4.00; 10+ \$3.00
22 x 34	1-5 \$7.50; 5-10 \$5.00; 10+ \$4.00
34 x 44	1-5 \$10.00; 5-10 \$7.00; 10+ \$5.00

Administrative And Misc. Fees

Copies	\$0.25/single-page \$0.35/double –page Actual cost for multi-media materials such as USB and CD's. Actual cost for materials produced and reproduced by outside sources.
Color Copies	8.5x11/\$0.50 8.5x14/\$1.00 11x17/\$1.50
Tideland Lease Application Fee	\$100.00
Dental Health Provider License Application Fee	\$450.00

FEE REFUNDS: The Planning Director may authorize a refund of fees in general accordance with 2015 IRC 108.5 and 2015 IBC 108.6

FEE REDUCTIONS: The Planning Director may authorize a reduction of fees set forth above to reduce the economic impact to those residents who qualify for a permit fee reduction. All fee reduction requests must be in writing and must include the following in order to be considered:

1. Project Value
2. Household Income
3. Economic hardship imposed by the fee schedule