

P.O. Box 1995
Vancouver, WA 98668-1995



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MEMORANDUM

TO: Raelyn McJilton, Central Records

FR: Natasha Ramras, City Clerk
Jonathan Young, City Attorney

DT: 01/29/2024

RE: 2024 CPI Increases
Pursuant to VMC Chapter 3.08.100

Pursuant to the authority contained in Vancouver Municipal Code (“VMC”) § 1.01.080 - .100, the City Clerk hereby authorizes the Records Custodian to amend the VMC, as attached to and incorporated by reference in this authorization.

Approved by:

Natasha Ramras

Natasha Ramras, City Clerk

Approved as to form:

Jonathan Young

Jonathan Young, City Attorney

Table 20.180.070 – Development Engineering Fees

ONLY FEES IN RED ARE CHANGING. IF THE FEE IS NOT RED IT IS THE

Section	Engineering Activity	2023	2024
1.	Binding Site Plan (in addition to underlying site plan review fee)	See short plat or subdivision	See short plat or subdivision
	A. Conceptual – Requiring subsequent site plan review		
1.	Same as comparable short plat or subdivision	See short plat or subdivision	See short plat or subdivision
B.	Detailed – Not requiring subsequent site plan review		
	1. Same as comparable short plat or subdivision	See short plat or subdivision	See short plat or subdivision
2.	Plus same as comparable site plan review	See site plan	See site plan
2. Conditional Use Permit			
A.	Stormwater plan review	\$ 1,152.00	\$ 1,207.00
B.	Transportation plan review	\$ 1,549.00	\$ 1,623.00
3. Continuance of Public Hearing (applicant initiated)		\$ 658.00	\$ 690.00
4. Drainage Projects (special)			
A.	Plan review fee	\$ 585.00	\$ 613.00
B.	Construction inspection fee	\$ 599.00	\$ 628.00
C.	Fees resulting from working without a permit	2 x Regular Fee	2 x Regular Fee
5. Escrow Review and Administration			
A.	\$0 to \$10,000 (Final city approved escrow amount)		
1.	Base fee	\$ 390.00	\$ 409.00
2.	Plus percentage of final city approved escrow amount	1.50%	1.50%
B.	\$10,001 to \$100,000 (Final city approved escrow amount)		
1.	Base fee	\$ 782.00	\$ 820.00
2.	Plus percentage of final city approved escrow amount	1.00%	1.00%
C.	Greater than \$100,000 (Final city approved escrow amount)		
1.	Base fee	\$ 1,564.00	\$ 1,639.00

2.	Plus percentage of final city approved escrow amount	1.00%	1.00%
6.	Inspection Fees – Additional		
A.	Construction inspection after normal work hours ¹	Cost recovery ²	Cost recovery ²
B.	Construction re-inspection during normal work hours	Cost recovery ²	Cost recovery ²
7.	Plan Review, Final Engineering – Additional		
A.	Each additional review (beyond 3) for either stormwater or transportation	\$ 607.00	\$ 636.00
8.	Post Decision Review – Specifications		
A.	Change specifications prior to submittal	No fee	No fee
B.	Change specifications after first review	1/2 regular fee	1/2 regular fee
C.	Change specifications after final approval	Full regular fee	Full regular fee
9.	Right-of-way Permits		
A.	City of Vancouver		
	Residential		
1.	Base fee	\$ 30.00	\$ 35.00
2.	Plus fee per square foot of sidewalk (after the first 100)	\$ 0.05	\$ 0.05
3	Plus fee per lineal foot of driveway (after the first 10)	\$ 0.23	\$ 0.26
	Commercial		
1.	Base fee	\$ 156.00	\$ 163.00
2.	Plus fee per lineal foot of improvement (includes all frontage improvements and trenching in right-of-way)	\$ 2.81	\$ 2.94
B.	Clark County	Amount per Clark County Code (CCC) 13.12A as amended	Amount per Clark County Code (CCC) 13.12A as amended
C.	WSDOT	\$ 347.00	\$ 364.00
10.	Site Plans		
A.	Stormwater plan review (includes preliminary and final) ³		

1.	General Case:		
	a. Base fee:	\$ 1,735.00	\$ 1,818.00
	Plus charge per square foot of impervious area as follows (including roof area):		
	b. First 1.00 acre	\$ 0.04	\$ 0.04
	c. Next 1 to 5 acres	\$ 0.02	\$ 0.02
	d. Over 5 acres	\$ 0.004	\$ 0.004
2.	Unoccupied commercial and utility structures	\$ 562.00	\$ 589.00
3.	Tenant Improvements	\$ 117.00	\$ 123.00
B.	Transportation plan review (includes preliminary and final) 3		
1.	General case	\$ 4,432.00	\$ 4,645.00
2.	Unoccupied commercial and utility structures	\$ 1,840.00	\$ 1,928.00
3.	Tenant Improvements	\$ 163.00	\$ 171.00
C.	Construction inspection fees (stormwater and transportation)		
1.	Small projects (less than 1 acre of impervious surface)		
	a. Base Fee	\$ 1,112.00	\$ 1,165.00
	b. Plus charge per square foot of impervious surface	\$ 0.01	\$ 0.01
2.	Medium projects (1.0 to 4.99 acres of impervious surface)		
	a. Base Fee	\$ 2,220.00	\$ 2,327.00
	b. Plus charge per square foot of impervious surface	\$ 0.005	\$ 0.005
3.	Large projects (over 5 acres of impervious surface) -- \$10,000 maximum.		
	a. Base Fee	\$ 4,440.00	\$ 4,653.00
	b. Plus charge per square foot of impervious surface	\$ 0.002	\$ 0.002
4.	Unoccupied commercial and utility structures	\$ 371.00	\$ 389.00
5.	Tenant Improvements	\$ 117.00	\$ 123.00
11.	Short Subdivisions (2-9 lots)		
A.	Plan review fee (includes preliminary and final)		

1.	Stormwater	\$	1,734.00	\$	1,817.00
2.	Transportation	\$	2,409.00	\$	2,525.00
B.	Construction Inspection Fee				
1.	Stormwater	\$	1,512.00	\$	1,585.00
2.	Transportation	\$	1,512.00	\$	1,585.00
12.	Subdivision (2-9 lots, not qualifying as short subdivision)		Same as Subdivision		Same as Subdivision
13.	Subdivision				
A.	Plan review fees				
1.	Stormwater				
	a. Base fee	\$	1,564.00	\$	1,639.00
	b. Plus per lot fee				
	1. less than 23 lots	\$	66.00	\$	69.00
	2. 23 or more lots	\$	60.00	\$	63.00
2.	Transportation				
	a. Base fee	\$	3,471.00	\$	3,638.00
	b. Plus per lot fee	\$	83.00	\$	87.00
B.	Construction inspection fees				
1.	Stormwater				
	a. Base fee	\$	1,029.00	\$	1,078.00
	b. Plus per lot fee	\$	101.00	\$	106.00
2.	Transportation				
	a. Base fee	\$	3,245.00	\$	3,401.00
	b. Plus per lot fee	\$	30.00	\$	31.00
14.	Street Modification – Transportation				
A.	Prior to public hearing or administrative decision				
1.	Administrative modification	\$	218.00	\$	228.00
2.	Technical (minor) modification	\$	1,590.00	\$	1,666.00
3.	Design (major) modification	\$	3,158.00	\$	3,310.00
B.	After public hearing or administrative decision				
1.	Administrative modification	\$	218.00	\$	228.00
2.	Technical (minor) modification	\$	1,996.00	\$	2,092.00
3.	Design (major) modification	\$	3,573.00	\$	3,745.00
C.	Appeal to Hearing Examiner	\$	1,590.00	\$	1,666.00

15.	Traffic Signal Plan Review and Inspection		
A.	Plan review fee	\$ 5,207.00	\$ 5,457.00
B.	Civil construction inspection fee	\$ 3,127.00	\$ 3,277.00
16.	Transportation Concurrency Review		
A.	Concurrency certificate request evaluation (preliminary scoping)	\$ 218.00	\$ 228.00
B.	Traffic study review	\$ 433.00	\$ 454.00
C.	Model maintenance fee per trip (peak hour); \$1,500 maximum.	\$ 66.00	\$ 69.00
17.	Variance (all cases)		
A.	Stormwater	\$ 869.00	\$ 911.00
B.	Transportation	\$ 1,203.00	\$ 1,261.00
18.	Right-of-Way Use Permit Fees		
A.	Type A Application Fee Short Term Permit	\$ 36.00	\$ 38.00
B.	Type B Encroachment Permit Fee	\$ 36.00	\$ 38.00
C.	Type C Use Fee Temporary Use and Occupation Permit	\$ 36.00	\$ 38.00
D.	Type D Long-Term ROW Use and Occupation Permit	\$ 648.00	\$ 679.00
E.	Type E Material Encroachment Permit	\$ 2,594.00	\$ 2,719.00

1 Costs for construction inspection services scheduled after normal business hours solely for the convenience of the contractor (i.e., not resulting from delays caused by the city) shall be reimbursed to the city on a cost recovery basis (see Note 2).

2 Cost recovery. Contractor will be required to sign an agreement that they will pay actual costs of the inspection. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of 30%. The contractor will be sent an itemized billing.

3 Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30 percent reduction in the fee for stormwater and transportation plan review.

(ACM dated 11/7/2018, CPI Increase; Ord. M-4223 § 4, 2017; ACM dated 12/20/2017, CPI Increase; ACM dated 11/23/2016, CPI Increase; ACM dated 12/31/2015, CPI Increase; Ord. M-4097 § 3, 2014; ACM dated 1/1/2014, CPI Increase; Ord. M-4034 § 5, 2012; Ord. M-4016 § 3, 2012; ACM dated 1/4/2012, CPI Increase; ACM dated 1/1/2011, CPI Increase; Ord. M-3959 § 6, 2010; Ord. M-3932 § 4, 2009; Ord. M-3922 § 6, 2009; Ord. M-3895 § 4, 2008; Ord. M-3769 § 1; Ord. M-3643, 2004)

Building and Fire Permit Fees: 17.08.130

ONLY FEES IN RED ARE CHANGING. IF THE FEE IS NOT RED IT IS THE SAME FEE AS THE PREVIOUS YEAR

17.08.130 Fees

Table II. Electrical Permit Fees

Fees are per each item to be installed or altered.

	2023	2024
Electrical Permit Items (1)		
Residential		
Placement or Altered Service (2)		
Electrical Service 0 - 200 amps with feeder	\$85.80	\$85.80
Electrical Service 201 - 600 amps with feeder	\$125.51	\$125.51
Electrical Service 601 Amps and greater	\$188.94	\$188.94
Mobile Home Service or Feeder	\$61.46	\$61.46
Mobile Home Service and Feeder	\$101.17	\$101.17
Additional Feeders (2)	\$61.46	\$61.46
Branch Circuits (4)		
1 - 4 Circuits	\$61.46	\$61.46
Each Additional Circuit	\$7.05	\$7.05
Maintenance/Repair Mast or Meter (3)	\$46.74	\$46.74
Commercial Industrial		
New or Altered Service/Feeder (5, 6, 7)		
0 - 100 amps	\$101.17	\$101.17
101 - 200 amps	\$122.96	\$122.96
201 - 400 amps	\$235.67	\$235.67
401 - 600 amps	\$287.67	\$287.67
601 - 800 amps	\$356.08	\$356.08
801 - 1000 amps	\$434.20	\$434.20
1001 amps and over	\$473.91	\$473.91
Additional Feeders (6)		
0 - 200 amps	\$101.17	\$101.17

201 - 600 amps	\$235.67	\$235.67
601 - 1000 amps	\$356.08	\$356.08
1001 amps and over	\$395.13	\$395.13
Maintenance Repair Mast of Meter 1	\$85.80	\$85.80
Branch Circuits Only (4)		
First 5 Circuits per Branch Circuit Panel	\$78.14	\$78.14
Each Additional Circuit Per Branch Circuit Panel	\$7.05	\$7.05
Over 600 Volts Surcharge Per Permit	\$78.14	\$78.14
Temporary Service (8)		
0 - 200 amps with feeder	\$76.84	\$76.84
201 - 400 amps with feeder	\$93.51	\$93.51
401 - 600 amps with feeder	\$125.51	\$125.51
601 amps and over	\$142.18	\$142.18
Each Additional Feeder	\$27.53	\$27.53
Low Voltage/Telecommunications (9)		
First 2500 square feet or less	\$54.28	\$54.28
Each Additional 2500 Square Feet or portion thereof	\$14.73	\$14.73
Signs and Outline Lighting (10, 11)		
First Sign (No Service Included)	\$46.74	\$46.74
Each Additional Sign Inspected at Same Time	\$22.41	\$22.41
Generators (12)		
Installed Transfer for Portable Generators	\$85.48	\$85.48
Electrical Annual Permit for Commercial Industrial Location (13)		
1 to 3 Plant Electricians (up to 6 inspections)	\$1,130.69	\$1,130.69
1 to 3 Plant Electricians (up to 12 inspections)	\$2,261.36	\$2,261.36

4 to 6 Plant Electricians (up to 24 inspections)	\$4,526.48	\$4,526.48
7 to 12 Plant Electricians (up to 36 inspections)	\$6,787.31	\$6,787.31
13 to 35 Plant Electricians (up to 52 inspections)	\$9,050.60	\$9,050.60
25 + Plant Electricians (up to 75 inspections)	\$11,314.53	\$11,314.53
Trip Fees - Rounded to nearest whole dollar		
Inspection Requested but Not Ready	\$48.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$48.00	\$48.00
Inspection of Existing Installation	\$94.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$48.00	\$48.00
Plan Review	35% of permit fee plus submission fee	35% of permit fee plus submission fee
Plan Review Submission Fee	\$78.74	\$78.74
Permit of Record	\$31.00	\$31.00
Minimum Fee (14)	\$76.84	\$76.84

Footnotes:

1. A maximum of two inspections are provided per permit. Additional inspections will be subject to Trip Fee assessment.
2. Service and feed must be inspected together when using this fee. Inspections at different times requires a \$60.00 fee for each inspection.
3. Scope of work is limited to wind, weather, vehicular or terminal failure damage to existing systems. May also include the repair or replacement of the mast, meter and conductors up to the first point of termination on the service or building disconnecting means. Relocated meters or masts and overhead-underground conversions shall be evaluated as altered services.
4. Altered or added circuits calculated per panelboard.

5. Service and feed must be inspected together when using this fee. Inspections at different times requires the Service Fee plus additional fee calculated Commercial Additional Feeders fee.

6. All field installed power transformers that are the source of a separately derived system shall have both their primary and secondary feeds identified/fee valued. All multi-section lighting and appliance branch circuit panelboards shall have each section evaluated/fee valued. All feeder taps that terminate in an overcurrent device rated 30 amps or larger shall be identified/fee valued.

7. Multiple section switch boards that have continuous, full ampacity bussing between sections shall be fee valued as single feeders. Switchboard subsections that have reduced ampacity bussing and individual overcurrent protection for the section shall be evaluated as additional feeders.

8. Service and feed must be inspected together when using this fee. Inspections at different times requires an additional fee per the Service and Fee schedule.

9. Low voltage and telecommunications systems includes all telecommunication systems, fire alarms, burglar alarms, nurse call, intercom, security systems, energy management controls, HVAC/refrigeration control, industrial and automation control systems, lighting controls, stand alone sound systems, public address and similar low energy circuits and equipment in all occupancy except one and two family dwellings as regulated by the International Residential Code. Multiple low-voltage systems installed by a single contractor at a single address and ready for a single inspection, may be fee valued at one fee.

10. Service or feeder equipment installed exclusively to power a sign shall be fee valued at the Commercial Industrial Service fee schedule.

11. Multiple sign faces and enclosures mounted on the same structure, each disconnecting means or set of disconnects to a separate enclosure shall be considered an individual sign. For outline lighting, neon channel letters and skeletal neon lighting, a sign will be defined as the sign transformer or power supply fed by a primary sign circuit.

12. Permanently installed generators shall be fee valued under the appropriate residential or commercial service/feeder schedule.

13. For commercial and industrial location employing full-time electrical maintenance staff or having a yearly maintenance contract with a licensed electrical contractor. All yearly maintenance contracts must detail the number of contract electricians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2 hour maximum. Annual permits are valid for inspection at one facility (site) only.

14. The electrical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater, except Trip Fees which will be calculated from the fee schedule.

17.08.130 Fees

Table III. Mechanical Permit Fees.

Fees are per each item to be installed or altered.

	2023	2024
Mechanical Permit Item (1)		
Heating and Cooling		
A/C or Heat Pump	\$14.07	\$14.07
Furnace < 100,000 BTU (ducts/vents)	\$14.07	\$14.07
Furnace > 100,000 BTU (ducts/vents)	\$18.57	\$18.57
Gas Heat Pump	\$14.07	\$14.07
Duct Work	\$14.07	\$14.07
Hydronic Hot Water System	\$14.07	\$14.07
Residential Boiler (Radiator or Hydronic)	\$14.07	\$14.07
Unit Heater (Recessed, Suspended, Etc.)	\$14.07	\$14.07
Flue or Vent for Heating/Cooling	\$14.07	\$14.07
Other Fuel Appliances		
Water Heater	\$14.07	\$14.07
Gas Fireplace	\$14.07	\$14.07
Flue Vent for Water Heater or Gas Fireplace	\$14.07	\$14.07
Log Lighter (Gas)	\$14.07	\$14.07
Wood/Pellet Stove	\$14.07	\$14.07
Wood Fireplace/Insert	\$14.07	\$14.07
Chimney/Liner/Flue/Vent	\$14.07	\$14.07

Environmental Exhaust and Ventilation		
Range Hood or Kitchen Equipment	\$14.07	\$14.07
Clothes Dryer Exhaust	\$14.07	\$14.07
Single Duct Exhaust	\$14.07	\$14.07
Attic/Crawl Space Fan	\$14.07	\$14.07
Fuel Piping		
Fuel Piping: 1 - 4 Outlets	\$5.75	\$5.75
Fuel Piping: More Than 4 Outlets, Each	\$1.28	\$1.28
Mechanical Annual Permit for Commercial Industrial Locations (4)		
1 to 3 Plant Mechanical Technicians (up to 6 inspections)	\$1,130.69	\$1,130.69
1 to 3 Plant Mechanical Technicians (up to 12 inspections)	\$2,261.36	\$2,261.36
4 to 6 Plant Mechanical Technicians (up to 24 inspections)	\$4,526.48	\$4,526.48
7 to 12 Plant Mechanical Technicians (up to 36 inspections)	\$6,787.31	\$6,787.31
13 to 35 Plant Mechanical Technicians (up to 52 inspections)	\$9,050.61	\$9,050.61
25+ Plant Mechanical Technicians (up to 75 inspections)	\$11,314.52	\$11,314.52
Plan Review Fee	35% of Permit Fee Plus Submission Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$78.74	\$78.74
Other (2)		
Minimum Fee: Gas Water Heater (3)	\$65.95	\$65.95
Minimum Fee: All Others	\$76.84	\$76.84

Trip Fees - Rounded to nearest whole dollar		
Inspection Requested but Not Ready	\$48.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$48.00	\$48.00
Inspection of Existing Installation	\$94.00	\$94.00
Progress Inspections Per 1/2 Hour (Minimum)	\$48.00	\$48.00
Minimum Fee (2)	\$76.84	\$76.84

Footnotes:

1. A maximum of two inspections are provided with each permit. Additional inspections will be assessed a trip fee.
2. The mechanical permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
3. For replacement in like kind, requiring no new power/fuel source or venting system.
4. For commercial and industrial location employing full-time mechanical maintenance staff or having a yearly maintenance contract with a licensed mechanical contractor. All yearly maintenance contracts must detail the number of contract mechanical technicians necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

17.08.130 Fees

Table IV. Plumbing Permit Fees.

Fees are per each item to be installed or altered.

	2023	2024
Plumbing Item (1)		
Site Utilities		
Catch Basin	\$14.73	\$14.73
Drywell, leach line, trench drain	\$14.73	\$14.73
Manufactured home utilities	\$95.97	\$95.97
Manholes	\$14.73	\$14.73
Rain Drain Connector	\$14.73	\$14.73
Footing Drain (1st 100 feet)	\$48.00	\$48.00
Footing Drain (Each Additional 100 Feet)	\$40.33	\$40.33
Sanitary Service (1st 100 feet)	\$48.00	\$48.00
Sanitary Service (Each Additional 100 Feet)	\$40.33	\$40.33

Storm Service (1st 100 Feet)	\$48.00	\$48.00
Storm Service (Each Additional 100 Feet)	\$40.33	\$40.33
Water Service (1st 100 Feet)	\$48.00	\$48.00
Water Service (Each Additional 100 Feet)	\$40.33	\$40.33
Fixture or Item		
Absorption Value	\$14.73	\$14.73
Backflow Preventer: Commercial	\$40.33	\$40.33
Backflow Preventer: Residential	\$23.70	\$23.70
Backwater Valve	\$14.73	\$14.73
Clothes Washer	\$14.73	\$14.73
Dishwasher	\$14.73	\$14.73
Drinking Fountain	\$14.73	\$14.73
Ejectors/Sump Pump	\$14.73	\$14.73
Expansion Tank	\$14.73	\$14.73
Fixture/Sewer Cap	\$14.73	\$14.73
Floor Drain/Floor Sink/Hub	\$14.73	\$14.73
Garbage Disposal	\$14.73	\$14.73
Hose Bib	\$14.73	\$14.73
Ice Maker	\$14.73	\$14.73
Interceptor/Grease Trap	\$14.73	\$14.73
Primer	\$14.73	\$14.73
Rain Drain: Commercial	\$14.73	\$14.73
Rain Drain: Single-Family Residential	\$57.01	\$57.01
Sink/Basin/Lavatory	\$14.73	\$14.73
Tub/Shower/Shower Pan	\$14.73	\$14.73
Urinal	\$14.73	\$14.73
Water Closet	\$14.73	\$14.73
Water Heater	\$14.73	\$14.73
Medical Gas Systems (Valuation)		
\$1 - \$5,000 Valuation	\$65.21	\$65.21

\$5,001 - \$10,000 Valuation	\$65.21 plus \$1.28 for each \$1,000 or fraction thereof over \$5,000	\$65.21 plus \$1.28 for each \$1,000 or fraction thereof over \$5,000
\$10,001 and over Valuation	\$71.62 plus \$1.28 for each \$1,000 or fraction thereof over \$10,000	\$71.62 plus \$1.28 for each \$1,000 or fraction thereof over \$10,000
Other (2)		
Minimum Fee: Electrical Water Heater	\$65.95	\$65.95
Minimum Fee: Residential Backflow	\$65.95	\$65.95
Minimum Fee: All Other	\$76.84	\$76.84
Plumbing Annual Permit for Commercial Industrial Locations (3)		
1 to 3 Plant Plumbers (up to 6 inspections)	\$1,130.69	\$1,130.69
1 to 3 Plant Plumbers Technicians (up to 12 inspections)	\$2,261.36	\$2,261.36
4 to 6 Plant Plumbers (up to 24 inspections)	\$4,526.48	\$4,526.48
7 to 12 Plant Plumbers (up to 36 inspections)	\$6,787.31	\$6,787.31
13 to 35 Plant Plumbers (up to 52 inspections)	\$9,050.60	\$9,050.60
25+ Plant Plumbers (up to 75 inspections)	\$11,314.53	\$11,314.53
Plan Review Fee	35% of Permit Fee Plus Submission Fee	35% of Permit Fee Plus Submission Fee
Plan Review Submission Fee	\$78.74	\$78.74
Trip Fees - Rounded to nearest whole dollar		
Inspection Requested but Not Ready	\$48.00	\$48.00
Each Additional Inspection Over 2 Per Permit	\$48.00	\$48.00
Inspection of Existing Installation	\$94.00	\$94.00

Progress Inspections Per 1/2 Hour (Minimum)	\$48.00	\$48.00
Minimum Fee (2)	\$76.84	\$76.84

Footnotes:

1. A maximum of two inspections are provided with the permit. Additional inspections will be assessed a Trip Fee.
2. The plumbing permit fee shall be the calculated fee per the fee table or the minimum fee, whichever is greater.
3. For commercial and industrial location employing full-time plumbing maintenance staff or having a yearly maintenance contract with a licensed plumbing contractor. All yearly maintenance contracts must detail the number of contract plumbers necessary to do the work required under the contract. This number will be used for calculating the fees. Each inspection is based on a 2-hour maximum. Annual permits are valid for inspection at one facility (site) only.

VALUATION BASED FEES (4.1 Table IV.1) ON NEXT TAB

17.08.130 Fees

Table V. Plan Review Fees

Review	Fee
Building Plan Review	65% of Building Permit Fee (100% for "Fast Track" Review)
Single Permit Plan Review	50% of Single Permit Fee (77% for "Fast Track" Review)
Fire Plan Review (Commercial and Multi-Family Permits Only)	65% of the Fire Building Permit Fee
Mechanical or Plumbing Plan Review	35% of Permit Fee
Electrical Plan Review	35% of Permit Fee plus Submission Fee

17.08.130 Fees

Table VI. Grading and erosion control permit and plan review fees.

	2023 FEES		2024 FEES	
	Plan Review Fee	Permit Fee	Plan Review Fee	Permit Fee
BUILDING - GRADING AND EROSION CONTROL				
10 to 50 c.y.		\$30.09		\$30.09
51 to 100 c.y.	\$30.09	\$47.38	\$30.09	\$47.38
101 to 1,000 c.y.				
Base Fee	\$47.38	\$47.38	\$47.38	\$47.38
Plus fee per 100 c.y. (or fraction thereof)		\$22.41		\$22.41
1,001 to 10,000 c.y.				
Base Fee	\$63.09	\$249.12	\$63.09	\$249.12
Plus per 1,000 c.y. (or fraction thereof)		\$18.57		\$18.57
10,001 to 100,000 c.y.				
Base fee for first 10,000 c.y.	\$63.09	\$416.27	\$63.09	\$416.27
Plus per 10,000 c.y. (or fraction thereof)	\$31.37	\$84.55	\$31.37	\$84.55
100,001 to 200,000 c.y.				
Base fee for first 100,000 c.y.	\$345.51	\$1,177.09	\$345.51	\$1,177.09
Plus per 10,000 c.y. (or fraction thereof)	\$16.96	\$46.74	\$16.96	\$46.74
200,001 c.y. or more				
Base fee for first 200,000 c.y.	\$515.23	Use 100,001 above	\$515.23	Use 100,001 above
Plus per 10,000 c.y. (or fraction thereof)	\$9.30	Use 100,001 above	\$9.30	Use 100,001 above

17.08.130 Fees

Table VII. Fire Fees

No.	Activity	2023 FEES	2023 FEES	2024 FEES	2024 FEES
		Base Fee	Per Head or Device	Base Fee	Per Head or Device
FIRE PROTECTION SYSTEMS AND COMPONENTS					
1.	Fire Pumps (each pump)				
	a) Review	\$325.47		\$341.09	
	b) Inspection	\$875.23		\$917.24	
2.	Stand Pipes System (each stand pipe)				
	a) Review	\$121.90		\$127.75	

	b) Inspection	\$245.01		\$256.77	
3.	Underground Fire Service (each lateral)				
	a) Review	\$86.54		\$90.69	
	b) Inspection	\$245.01		\$256.77	
4.	Fire Sprinklers (each system)				
	a) Review	\$262.08	\$2.61	\$274.66	\$2.74
	b) Inspection	\$262.08	\$4.33	\$274.66	\$4.54
B.	Fire Sprinkler Tenant Improvements:				
	Category 1: AFFIDAVIT 1 TO 10 heads:				
	(Limited to arm-overs and drops with a head location diagram for inspection reference)				
	a) Review	\$ -	\$ -		
	b) Inspection	\$ 86.54	\$ -	\$ 90.69	
	Category 2: AFFIDAVIT 11 to 20 heads:				
	(Limited to arm-overs and drops in a light hazard occupancy with a head location diagram for inspection reference)				
	a) Review	\$ -	\$ -		
	b) Inspection	\$ 175.54	\$ -	\$ 183.97	
	Category 3: Fire Sprinkler alterations that involve only changing heads of the same performance characteristics and minor adjustments to drop lengths:				
	a) Review	\$ -			
	b) Inspections	\$ 175.54	\$ 2.61	\$ 183.97	\$ 2.74
	Category 4: Fire Sprinkler system alterations or additions that don't fall under Category 1,2, or 3:				
	(With full Plans)				
	a) Review	\$ 86.54	\$ 0.84	\$ 90.69	\$ 0.88
	b) Inspections	\$ 175.54	\$ 2.61	\$ 183.97	\$ 2.74
C.	Dry Pipe, Antifreeze, Pre-Action (each in addition to fire sprinkler system)				
	a) Review	\$ 121.90		\$ 127.75	
	b) Inspection	\$ 245.01		\$ 256.77	

5.	Clean Agent System (CO2, FM-200, Inergen, etc.)				
	a) Review	\$ 436.39		\$ 457.34	
	b) Inspection	\$ 613.15		\$ 642.58	
6.	Commercial Cooking Hood and Duct Protection (per new system)				
	a) Review	\$ 314.49		\$ 329.59	
	b) Inspection	\$ 210.87		\$ 220.99	
	Commercial Cooking Hood and Duct Protection Minor Revisions (Permit not required if modification is limited to normal maintenance, replacing or reconfiguring heads and no increase in flow points used.) Applicant to notify Fire Marshals's Office of loaction and extent of work.				
	a) Review	\$ -			
	b) Inspection	\$ -			
7.	Fire Alarm Systems - Minor (additions, no new panel, up to 10 devices)				
	Category 1: Affidavit 1-4 devices (limited to spot smoke or heat detectors, horn/stobes, strobes, horns, mini-horns, manual pull stations or one communication device)				
	a) Review	No Review Fees for Fire Alarms Minor per Ordinance			
	b) Inspections	\$ 152.37		\$ 159.68	
	Category 2: Modifications of up to 10 devices not qualifying for affidavit (e.g., additions, no new panel)				
	a) Review	\$ 86.54	\$ 3.50	\$ 90.69	\$ 3.67
	b) Inspections	\$ 175.54	\$ 8.78	\$ 183.97	\$ 9.20
8.	Fire Alarm Systems - Major (new panel or 11+ devices, central station)				
	a) Review	\$ 262.08	\$ 3.50	\$ 274.66	\$ 3.67
	b) Inspection	\$ 262.08	\$ 8.78	\$ 274.66	\$ 9.20
OTHER PERMITS					
9.	Underground Tank Demolition (each tank)				
	a) Review	\$ -	\$ -		
	b) Inspection	\$ 30.48	\$ -	\$ 31.94	
10.	Smoke Control Systems (up to 3 shafts)		Each add'l shaft		
	a) Review	\$ 525.38	\$ 175.54	\$ 550.60	\$ 183.97

	b) Inspections	\$ 1,048.33	\$ 349.84	\$ 1,048.33	\$ 366.63
	Other Smoke Control (atriums, malls, others)				
	a) Review	\$ 525.38	\$ 175.54	\$ 550.60	\$ 183.97
	b) Inspections	\$ 1,048.33	\$ 349.84	\$ 1,098.65	\$ 366.63
TRIP FEES					
11.	Trip Fee Assessment	\$ 64.61		\$ 67.71	

17.08.130 Fees Footnotes

Footnotes:

1. Trip Fees are intended to recover actual costs and may be assessed where the requested inspections are for work that is not ready for inspection, the work is not accessible for inspection, or the appropriate personnel or documentation is not on site.

G 8. Other inspection and service fees

- a. Other inspections outside of the normal business hours (8:00 a.m./5:00 p.m.) shall be a minimum fee of \$296.00 per inspector providing a maximum of two hours of inspection per trip. Additional consecutive hours of inspection are \$148.00 per hour per inspector. Inspector is defined as a building inspector, electrical inspector and/or a deputy fire marshal.
- b. Re-inspection fees when required shall be \$148.00 per hour, with a minimum of \$74.00 per inspection.
- c. Inspections for which no fee is established shall be \$148.00 per hour, with a minimum of \$74.00 per inspection
- d. Additional plan review time required due to changes or revisions to already approved construction documents and plans shall be calculated at \$148.00 per hour, but shall not exceed an amount equal to the original plan check fee. Major revisions to construction documents or plans after approval or during plan review shall require a new plan review fee.
- e. There shall be a \$31.00 issuance fee added for each permit identified in Tables I (Building Permit Fees), VI (Grading and Erosion Control Permit and Plan Review Fees), and VII (Fire Fees).
- f. Permit fees not clearly defined by this section, or fees that are found by the building official and/or fire code official to be inequitable using a valuation base, shall be determined by the building official and/or fire code official by using a rational cost-of-service analysis. Fee determinations in such cases shall be made available to the public and disseminated to the applicable segments of the construction industry for use in future such cases.
- g. Expiration date extension fee. A fee of \$40.00 shall be assessed to process a permit expiration date extension request for CMI and RES permits. A fee of \$26.00 shall be assessed to process expiration date extension requests for other permit types covered under this title.
- h. *Fee refunds* . Requests for fee refunds must be made in writing by the permittee. The building official and/or fire official may authorize refund of a fee paid as follows:
 - i. Refunding of not more than 80 percent of the permit fee paid when no work has commenced under a permit issued in accordance with this code.

ii. Authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any examination time has been expended.

iii. There shall be no refunding of any fee paid except upon written application filed by the original applicant no later than 180 days after the date of fee payment.

i. *Re-inspection/Trip Fees.* A re-inspection/trip fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called for is not complete or when corrections called for are not made.

i. Re-inspection/trip fees are designed to discourage the practice of calling for inspections before the job is ready for such inspection or re-inspection.

ii. Re-inspection/trip fees may also be assessed under the following circumstances:

A. When the inspection record card and permit is not posted or otherwise available on the work site.

B. When approved plans are not readily available to the inspector for failure to provide access on the date the inspection is scheduled.

C. When there is deviation from the approved plans.

D. When required corrections have not been completed upon request for re-inspection.

E. When the cost per hour of inspection or re-inspection has exceeded the permit fee paid. A minimum of three inspections per category are allowed for all "single permit fee" permits.

iii. The permittee or their designated agent shall pay the required fee as set forth in the fee schedule and noted in the re-inspection/trip fee notice.

iv. In instances where re-inspection/trip fees have been assessed, additional inspection of the work will not be performed until the required fee has been paid.

v. Reinspection/trip fees will be assessed on Electrical, Plumbing and Mechanical Permits where the number of requested inspections exceeds two. Reinspection fees may be assessed on all other permits where the number of requested inspections in a required inspection category exceeds three. See VMC 17.08.090(G) for limited trade reinspection fee requirements.

j. *Work commencing before permit issuance.* Any person who commences any work on a building, structure, electrical, gas, mechanical, plumbing system, fire sprinkler, fire alarm system and/or other fire code permits before obtaining the necessary permits shall be subject to an investigation fee established by the building official and/or fire code official in addition to the required fees as set forth in this code.

i. The investigation fee for work commencing before permit issuance shall be the same as the required permit fees contained in the fee tables.

ii. The investigation fee shall be paid prior to or at the time of the permit issuance.

iii. The payment of the investigation fee shall not exempt an applicant from compliance with all provisions of the Vancouver Municipal Code or other applicable laws.

iv. Such investigation fees may be in addition to any other penalty assessed under VMC Title 22.

(Ord. M-4247 § 3, 2018; ACM dated 12/12/2018, CPI Increase; ACM dated 11/7/2018, CPI Increase; ACM dated 12/19/2017, CPI Increase; ACM dated 11/23/2016, CPI Increase; Ord. M-4165 § 4, 2016; ACM dated 12/31/2015, CPI Increase; Ord. M-4079 § 11, 2014; ACM dated 1/1/2014, CPI Increase; Ord. M-4052 § 7, 2013; Ord. M-4034 § 40, 2012; Ord. M-4013 § 1, 2012; ACM dated 1/4/2012, CPI Increase; ACM dated 12/1/2010, CPI Increase per 17.08.130; Ord. M-3958 § 14, 2010; ACM dated 12/14/2009, Calculation Error In Table I; Ord. M-3932 § 1, 2009; Ord. M-3895 § 1, 2008; Ord. M-3883 § 1, 2008; Ord. M-3863 § 9, 2008; Ord. M-3748 § 1, 2006; Ord. M-3660 § 4, 2004)

17.08.130 Fees**ONLY FEES IN RED ARE CHANGING. IF THE FEE IS NOT RED IT IS THE SAME FEE AS THE PREVIOUS YEAR****TABLE I Building Permit Fees****2023 Fees**

Valuation	Permit Fees
\$1 to \$500	\$30.09
\$501 to \$2,000	\$30.09 for the first \$500 plus \$3.90 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$88.69 for the first \$2,000 plus \$17.93 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$501.51 for the first \$25,000 plus \$12.92 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001.00 to \$100,000.00	\$824.89 for the first \$50,000 plus \$8.96 for each additional \$1,000 or fraction thereof up to and \$100,000
\$100,001 to \$500,000	\$1,272.73 for the first \$100,000 plus \$7.15 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$4,135.15 for the first \$500,000 plus \$6.08 for each additional \$1,000 or fraction thereof
\$1,000,001 & Up	\$7,177.65 for the first \$1,000,000 plus \$4.03 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$184.45 per section, with a minimum fee of \$368.90 per permit (this fee is in addition to the valuation-based fee for the site improvements required in additional to the set-up fee).

17.08.130 Fees**TABLE I Building Permit Fees****2024 Fees**

Valuation	Permit Fees
\$1 to \$500	\$30.09
\$501 to \$2,000	\$30.09 for the first \$500 plus \$3.90 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$88.69 for the first \$2,000 plus \$17.93 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$501.51 for the first \$25,000 plus \$12.92 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001.00 to \$100,000.00	\$824.89 for the first \$50,000 plus \$8.96 for each additional \$1,000 or fraction thereof up to and \$100,000
\$100,001 to \$500,000	\$1,272.73 for the first \$100,000 plus \$7.15 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$4,135.15 for the first \$500,000 plus \$6.08 for each additional \$1,000 or fraction thereof
\$1,000,001 & Up	\$7,177.65 for the first \$1,000,000 plus \$4.03 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$184.45 per section, with a minimum fee of \$368.90 per permit (this fee is in addition to the valuation-based fee for the site improvements required in additional to the set-up fee).

Footnotes:

1. For Commercial and Multi-Family Residential permits, an additional fee per **Table IV.1 - Fire - Building Permit Fees** shall be added to the amounts listed in Table I - Building Permit Fees, to cover actual costs relating to Fire Department acceptance inspection work.

17.08.130 Fees

4.1 Table IV.1 - These fees apply to multi-family residential and commercial building permits for approval and acceptance by the Vancouver Fire Marshal's Office.

2023 Fees

Valuation	Permit Fees
\$1 to \$500	\$15.13
\$501 to \$2,000	\$15.13 for the first \$500 plus \$0.41 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$20.96 for the first \$2,000 plus \$1.57 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$55.80 for the first \$25,000 plus \$1.13 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$83.94 for the first \$50,000 plus \$0.73 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$121.45 for the first \$100,000 plus \$0.69 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$388.15 for the first \$500,000 plus \$0.62 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & up	\$693.78 for the first \$1,000,000 plus \$0.39 for each additional \$1,000 or fraction thereof
Manufactured Structures Set-Up Fee	\$15.13 per section, with a minimum fee of \$30.26 per permit

17.08.130 Fees

4.1 Table IV.1 - These fees apply to multi-family residential and commercial building permits for approval and acceptance by the Vancouver Fire Marshal's Office.

2024 Fees

Valuation	Permit Fees
\$1 to \$500	\$15.86
\$501 to \$2,000	\$15.86 for the first \$500 plus \$0.41 for each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 to \$25,000	\$21.97 for the first \$2,000 plus \$1.57 for each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 to \$50,000	\$58.48 for the first \$25,000 plus \$1.18 for each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 to \$100,000	\$87.97 for the first \$50,000 plus \$0.77 for each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 to \$500,000	\$127.28 for the first \$100,000 plus \$0.69 for each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 to \$1,000,000	\$406.78 for the first \$500,000 plus \$0.65 for each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001 & up	\$727.08 for the first \$1,000,000 plus \$0.41 for each additional \$1,000 or fraction thereof

Manufactured Structures Set-Up Fee	\$15.86 per section, with a minimum fee of \$31.71 per permit
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20.180.080 Fire Review Fees

ONLY FEES IN RED ARE CHANGING. IF THE FEE IS

Table 20.180.080 - Fire Review Fees			
		2023	2024
Section	Activity	Fee	Fee
1.	Planning and Development Review		
A.	Site Plan Review		
1.	Type I	\$ 359.00	\$ 376.00
2.	Type II	\$ 999.00	\$ 1,047.00
3.	All other site plan reviews (e.g., post decision review)	\$ 359.00	\$ 376.00
B.	Land Divisions		
1.	Short Subdivision (9 lots or less)	\$ 999.00	\$ 1,047.00
2.	Subdivision (10 lots or more)		
a.	Base Fee for first 23 lots	\$ 1,502.00	\$ 1,574.00
b.	Plus Fee per lot over 23	\$ 57.00	\$ 60.00
C.	Planned Development		
a.	Base Fee for up to 23 lots	\$ 1,502.00	\$ 1,574.00
b.	Plus fees for lot over 23	\$ 57.00	\$ 60.00
D.	Fire Official Review	\$ 294.00	\$ 308.00
E.	All Other Land Use applications	\$ 250.00	\$ 262.00

20.180.060 Planning Fees

ONLY FEES IN RED ARE CHANGING. IF THE FEE IS NOT RED IT IS THE SAME FEE AS THE PREVIOUS

Table 20.180.060

		2023	2024
Section	Activity		
1.	Address Changes	\$570.00	\$597.00
2.	Airport height combining district	\$812.00	\$851.00
3.	Appeals (to Hearing Examiner, Planning Commission, or City Council)		
A.	Filed by a recognized city neighborhood association	\$173.00	\$181.00
B.	Involving an individual single-family or duplex lot	\$800.00	\$838.00
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$2,286.00	\$2,396.00
4.	Archaeological Review		
A.	Pre-Determinations		
1.	Base Fee	\$744.00	\$780.00
2.	Plus fee per acre for each acre more than 5	\$126.00	\$132.00
B.	Surveys and other special studies	Cost Recovery ²	Cost Recovery ²
5.	Binding site plan		
A.	Conceptual – Requiring subsequent site plan review		
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision	See short subdivision or subdivision
B.	Detailed – Not requiring subsequent site plan review		
1.	Same as comparable short subdivision or subdivision	See short subdivision or subdivision	See short subdivision or subdivision
2.	Plus one half (1/2) comparable site plan review	See site plan review	See site plan review
6.	Boundary Line Adjustments		
	Base fee	\$1,200.00	\$1,258.00

	Plus fee per lot for each additional lot more than two	\$389.00	\$408.00
7.	Comprehensive Plan Amendments (includes rezone in conjunction with plan amendment)	\$15,774.00	\$16,531.00
8.	Conditional Use Permit		
A.	Intial (Community Centers, Group Meal Service, Shelters)	\$1,716.00	\$1,798.00
B.	Initial (All Others)	\$9,662.00	\$10,126.00
C.	Major Modification, Type III	\$1,716.00	\$1,798.00
D.	Minor Modification, Type I	\$389.00	\$408.00
9.	Continuance of Public Hearing		
A.	Initiated by applicant after public notice is mailed	\$2,286.00	\$2,396.00
B.	Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or other parties.	\$2,286.00	\$2,396.00
C.	Hearing Examiner Reconsideration Request	\$2,286.00	\$2,396.00
10.	Covenant Release - Full and Partial	\$10,173.00	\$10,661.00
11.	Critical Areas Permit		
A.	Single-family and duplex lots (Fee per Applicable Critical Area)		
1.	Fish and Wildlife Habitat Areas	\$1,716.00	\$1,798.00
2.	Frequently Flooded Areas	\$344.00	\$361.00
3.	Geologic Hazard Areas	\$344.00	\$361.00
4.	Wetland Areas	\$1,716.00	\$1,798.00
B.	All Others (Fee per Applicable Critical Area)		
1.	Fish and Wildlife Habitat Areas	\$3,431.00	\$3,596.00
2.	Frequently Flooded Areas	\$787.00	\$825.00

3.	Geologic Hazard Areas	\$787.00	\$825.00
4.	Wetland Areas	\$3,431.00	\$3,596.00
C.	Minor Exception Request		
1.	Single-family and duplex lots	\$787.00	\$825.00
2.	All others	\$822.00	\$861.00
D.	Reasonable Use Request		
1.	Single-family and duplex lots	\$5,031.00	\$5,272.00
2.	All others	\$10,006.00	\$10,486.00
E.	Digitizing Critical Areas Geographic Information	Cost Recovery ²	Cost Recovery ²
12.	Design Review (Downtown)		
A.	Minor exterior reviews only	\$687.00	\$720.00
B.	All others, including new buildings	\$2,286.00	\$2,396.00
13.	Development Agreement		
A.	Initial	\$7,691.00	\$8,060.00
B.	Modification	\$3,525.00	\$3,694.00
C.	Extension	\$654.00	\$685.00
14.	Extension of Preliminary Approval	\$800.00	\$838.00
15.	Grading and Erosion Control Permit (includes plan check and inspection)		
A.	50 cubic yards or less and less than 1 foot in depth	No fee	No fee
B.	51 to 100 c.y. or greater than 1 foot in depth	\$149.00	\$156.00
C.	101 to 500 c.y.		
1.	Base fee	\$301.00	\$315.00
2.	Plus fee per 100 c.y. (or fraction thereof) above 500 c.y. (Note: Maxium total grading and erosion control fee shall be \$374.00 -\$407.00)	\$21.00	\$22.00
D.	Fees resulting from work in progress without a permit	2 x regular fee	2 x regular fee
16.	Home Occupation		
A.	General	\$227.00	\$238.00

B.	Penalty - When application is received after code enforcement action has been initiated.	2 x regular fee	2 x regular fee
17.	Impact Fee Deferral for Single Family Housing (administrative fee per lot)	\$717.00	\$751.00
18.	Joint use parking agreement	\$1,286.00	\$1,348.00
19.	Land Use Permit (Single family residential; sheds; decks; driveways; fences, etc.)	\$60.00	\$63.00
20.	Lot Determination		
A.	Base fee (1-2 lots)	\$2,505.00	\$2,625.00
B.	Plus per lot fee over 2	\$800.00	\$838.00
21.	Master Plan²		
A.	Conceptual (requiring subsequent site plan review)	\$8,887.00	\$9,314.00
B.	Detailed (not requiring subsequent site plan review)	\$8,887.00 plus ½ applicable site plan review fee	\$9,314.00 plus ½ applicable site plan review fee
C.	Hybrid (conceptual approval for overall site, plus partial detailed approval)	\$8,887.00 plus 1/2 applicable site plan review fee for area for which detailed approval is sought	\$9,314.00 plus 1/2 applicable site plan review fee for area for which detailed approval is sought
22.	Planned Development		
A.	Residential		
1.	Base fee	\$2,779.00	\$2,912.00
2.	Plus fee per unit	\$126.00	\$132.00
3.	Minimum: Maximum: Subdivision fee reduced by ½ when filed simultaneously.	Min - \$3,974.00 Max - \$17,971.00	Min - \$4,165.00 Max - \$18,834.00
B.	Non-Residential		

1.	Base fee	\$2,743.00	\$2,875.00
2.	Plus fee per sq. ft. – ground floor	\$0.70	\$0.73
3.	Plus fee per sq. ft. – upper floors	\$0.32	\$0.34
4.	Minimum: Maximum:	Min - \$4,082.00 Max - \$26,865.00	Min - \$4,278.00 Max - \$28,155.00
C.	Mixed		
1.	Base fee	\$2,743.00	\$2,875.00
2.	Plus fee per sq. ft. – ground floor	\$0.70	\$0.73
3.	Plus fee per sq. ft. – upper floors	\$0.32	\$0.34
4.	Minimum: Maximum: No rezone fee. Subdivision reduced by ½ when filed simultaneously.	Min - \$4,082.00 Max - \$27,051.00	Min - \$4,278.00 Max - \$28,349.00
23.	Planning Official Review		
A.	Temporary Use		
1.	Seasonal or special event	\$111.00	\$116.00
2.	Temporary sales office, model home, or unforeseen emergency	\$337.00	\$353.00
3.	Temporary Use in a Commercial or Industrial District	\$1,578.00	\$1,654.00
B.	Similar Use Determination or Other	\$1,578.00	\$1,654.00
24.	Plat Alteration	\$7,385.00	\$7,739.00
25.	Post-Decision Reviews		
A.	Post-decision review – Type I	\$389.00	\$408.00
B.	Post-decision review – Type II	\$1,094.00	\$1,147.00
C.	Post-decision review – Type III	\$1,716.00	\$1,798.00
26.	Pre-Application Conference Process		
A.	Pre-application conference request - Single-family and duplex lots	\$344.00	\$361.00
B.	Pre-application conference request - all others	\$1,211.00	\$1,269.00
C.	Pre-application waiver request	\$173.00	\$181.00
	Zoning Verification Letter		

27.	(authorizes replacement of destroyed structure)	\$261.00	\$274.00
28.	Reporting (misc. application and permit information)	Cost Recovery2	Cost Recovery2
29.	SEPA Checklist (Environmental Review)		
A.	Grading Permit		
1.	Single-family and duplex lots	\$151.00	\$158.00
2.	All other		
	a. Base Fee	\$1,121.00	\$1,175.00
	b. Plus fee per acre of land disturbed by the project	\$21.00	\$22.00
B.	Subdivision or Planned Development		
	a. Base fee	\$915.00	\$959.00
	b. Plus fee per acre of land disturbed by the project	\$10.45	\$10.95
C.	Site Plan Review – Residential		
	a. Base fee per unit up to 5 units	\$227.00	\$238.00
	b. Plus fee per unit more than 5	\$23.00	\$24.00
D.	Non-Projects (including rezone and annual review applications)	\$2,515.00	\$2,636.00
E.	All other reviews		
	a. Base fee	\$1,830.00	\$1,918.00
	b. Plus fee per acre of land disturbed by the project	\$61.00	\$64.00
F.	SEPA Procedural Appeal (See "Appeals-All others" for substantive SEPA appeal fee)	\$148.00	\$155.00
G.	Environmental Impact Statement (EIS) Review	Cost Recovery2	Cost Recovery2
30.	Shoreline Permits		

A.	Shoreline Substantial Development Permit	\$8,001.00	\$8,385.00
B.	Shoreline Conditional Use Permit	\$8,802.00	\$9,224.00
C.	Shoreline Variance Request	\$8,802.00	\$9,224.00
31.	Short Subdivisions		
A.	Preliminary (9 lots or fewer) Plats	\$7,773.00	\$8,146.00
B.	Final Plat Check	\$2,641.00	\$2,768.00
32.	Signs - all except sandwich board signs	\$389.00	\$408.00
33.	Site Plan Review (Type I)		
A.	Residential	\$337.00	\$353.00
B.	Non Residential	\$1,578.00	\$1,654.00
C.	Qualifying Planned Action	Same as Type II Site Plan Review Fees	Same as Type II Site Plan Review Fees
34.	Site Plan Review (Type II) – Residential		
A.	Base fee	\$1,977.00	\$2,072.00
B.	Plus fee per unit	\$137.00	\$144.00
C.	Maximum fee:	\$27,873.00	\$29,211.00
35.	Site Plan Review (Type II) - Non Residential		
A.	General Case		
1.	Base fee	\$5,372.00	\$5,630.00
2.	Plus fee per sq. ft. – ground floor	\$0.22	\$0.23
3.	Plus fee per sq. ft. – upper floors	\$0.10	\$0.10
B.	Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$3,668.00	\$3,844.00
C.	Land-extensive uses such as a golf course	\$4,422.00	\$4,634.00
D.	Unoccupied commercial and utility structures	\$2,036.00	\$2,134.00

36.	Special Valuation – Historic Preservation	\$582.00	\$610.00
37.	Subdivisions – Preliminary		
A.	2-9 Lots (not qualifying as a short subdivision)	\$8,220.00	\$8,615.00
B.	10-22 Lots	\$11,885.00	\$12,455.00
C.	23+ Lots		
1.	Base fee (for first 23 lots)	\$11,885.00	\$12,455.00
2.	Plus fee per lot (each lot more than 23)	\$296.00	\$310.00
D.	In conjunction with a planned development	1/2 regular fee	1/2 regular fee
38.	Subdivisions – Final Plat Check	\$5,985.00	\$6,272.00
39.	Tenant improvement (if exempt from site plan review)	\$111.00	\$116.00
40.	Tree plan review		
A.	Levels 1, 2, 4, 5	\$378.00	\$396.00
B.	Levels 3, 6, 7	\$126.00	\$132.00
41.	Variance (full fee for 1 variance; 1/2 cost for 2nd; \$0 for 3rd or more)		
A.	Type I		
1.	Single-family and duplex lots	\$787.00	\$825.00
2.	All other	\$822.00	\$861.00
B.	Type II		
1.	Single-family and duplex lots	\$2,484.00	\$2,603.00
2.	All other	\$5,983.00	\$6,270.00
42.	Zoning Certificates	\$857.00	\$898.00
43.	Zoning Map or Text Change (not involving comprehensive plan amendment)	\$9,463.00	\$10,800.00

1 Fees effective on January 1, 2023, shall be further adjusted as provided for under VMC 20.180.050.

2 Cost Recovery: Applicants or persons requesting reports will be required to sign an agreement that they will pay the actual cost of the work being performed. Actual costs will be calculated based on the salary and benefits of the employees performing work plus overhead at a rate of 30 percent.

3 Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30 percent reduction in the fee for stormwater and transportation plan review.

(ACM dated 1/9/2023, CPI Increase; Ord. M-4402 § 3(F), 2023; Amended during 7/22 update; Ord. M-4376 § 11 (Exh. A), 2022; Ord. M-4363 § 10 (Exh. A), 2022; ACM dated 12/28/2021, CPI Increase; ACM dated 11/30/2020, CPI-increase; ACM dated 12/19/2019, CPI Increase; Ord. M-4255 § 4, 2018; ACM dated 11/7/2018, CPI Increase; ACM dated 12/20/2017, CPI Increase; Ord. M-4205 § 1; ACM dated 11/23/2016, CPI Increase; Ord. M-4172 § 3, 2016; ACM dated 12/31/2015, CPI Increase; Ord. M-4097 § 2, 2014; ACM dated 1/1/2014, CPI Increase; Ord. M-4034 § 4, 2012; ACM dated 1/4/2012, CPI Increase; ACM dated 1/25/2011, CPI Increase; Ord. M-3959 § 5, 2010; Ord. M-3932 §§ 2, 3, 2009; Ord. M-3922 § 5, 2009; Ord. M-3895 § 3, 2008; Ord. M-3844 § 4, 2007; Ord. M-3840 § 5, 2007; Ord. M-3701 § 5, 2005; Ord. M-3692 § 10, 2005; Ord. M-3663 § 4, 2004; Ord. M-3643, 2004)