

**PER SAN JUAN COUNTY ORDINANCE NO. 28-2011
BUILDING FEES**

SERVICE	FEE		
Conventional Building Permit	Based on Valuation* per attached table (\$69 minimum)		
Conventional Plan Review	65% of Building Permit Fee		
Annual Renewal Fee	\$56.00/year		
Owner Builder Building Permit	57.5% of Conventional Fee (\$69 minimum)		
Owner Builder Plan Review	75% of Conventional Plan Review Fee		
Annual Renewal Fee	\$56.00/year		
Subsequent Life-Safety Inspection for sale, lease, or rental	\$111.00		
Mobile/ Manufactured Home Permits	\$222.00/unit		
Modular Permits (Residential or Commercial)	\$222.00 (foundation) + \$222.00/unit		
Replacement of Building Permit/Inspection Record Card	\$25.00		
Temporary Certificate of Occupancy	\$222.00		
Plumbing Permits Associated with a Building Permit	\$34.00 + \$11.00 per fixture		
Sprinkler system on one meter, including backflow device	\$17.00		
Non-atmospheric backflow protection device ≤ 2"	\$17.00		
Non-atmospheric backflow protection device >2"	\$22.00		
Stand Alone Plumbing Permit	\$69.00 minimum		
Mechanical and Fuel Gas Permits Assoc. with Building Permit	\$34 base fee		
HVAC-Boiler-Air Handler	\$20.00		
Non-electric floor/wall heater including zero clearance fireplace	\$20.00		
Kitchen hood/ ductwork – residential	\$17.00		
Kitchen hood/ ductwork – commercial	\$105.00		
Source specific exhaust fans & ductwork	\$8.00		
Clothes dryer	\$12.00		
Wood, pellet stove, fireplace insert	\$17.00		
Wood stove piping	\$8.00		
LPG or fuel oil tank	\$12.00		
Underground LPG or fuel oil piping	\$12.00		
Interior Gas Piping	\$12.00		
Oil/ Kerosene Heater	\$12.00		
Stand Alone Mechanical and Fuel Gas Permit	\$69.00		
Stormwater Review & Inspection	\$70.00/hr, \$245.00 minimum		
Demolition Permit/ Inspection	\$109.50 (\$105.00 plus \$4.50 state surcharge)		
Work begun without required permit – After the Fact (ATF)			
Conventional Permit	Double permit and plan review fee		
Owner Builder Permit	Conventional permit and plan review fees + O/B fees		
Reactivation of expired permit after construction started	Half of original total permit fee + renewal fees to date		
Change of occupancy, use or classification (in addition to any other required permits or fees)	\$105.00		
Title Elimination	\$34.00		
Plan recheck, research, inspection, re-inspection, site visit or other professional service	\$70/hr, ½ hr minimum		
State Building Codes Council fee	as required by State		
Plan review by third party	Cost plus 15%		
Written Construction Code Interpretation	\$95.00/hr		
Appeal of code interpretation**	\$2,300		
Clerical Services	\$35/hr, ½ hr minimum		
Copies			
Up to 8 ½" x 14" (Black & White)	\$0.15	18" x 24" (Black & White and Color)	\$5.00
11" x 17" (Black & White)	\$1.00	24" x 36" (Black & White and Color)	\$6.50
Up to 8 ½" x 14" (Color)	\$1.50	36" x 48" (Black & White and Color)	\$8.00
FAX	\$2.00 + \$1.00 each additional page		

***Building Valuation** is determined by the Building Official or Fire Code Official, based on the current International Code Council Building Valuation Data with a cost modifier of 1.3, and/or local valuation information.

****Appeal Fee.** If the appellant is the prevailing party in an appeal of a code or administrative determination, and the County chooses not to appeal the decision, the County shall refund the Appeal Fee.

*****An estimated non-refundable deposit** of the Plan Review Fee, as calculated by CD&P, shall be collected at time of permit application.

Building Valuation	Fee	Calculation for Permit Fee <i>(Value must be rounded up to the next \$1,000 increment)</i>	Plan Review Fee	Fee Estimate
\$1 to \$2,000	\$69			\$69
\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	$((\text{Value rounded up to the next thousand} - 2,000) \times 0.011) + 69$	Permit Fee X .65	Permit Fee + Plan Review Fee
\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	$((\text{Value rounded up to the next thousand} - 40,000) \times 0.009) + 487$	Permit Fee X .65	Permit Fee + Plan Review Fee
\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	$((\text{Value rounded up to the next thousand} - 100,000) \times 0.007) + 1,027$	Permit Fee X .65	Permit Fee + Plan Review Fee
\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	$((\text{Value rounded up to the next thousand} - 500,000) \times 0.005) + 3,827$	Permit Fee X .65	Permit Fee + Plan Review Fee
\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	$((\text{Value rounded up to the next thousand} - 1,000,000) \times 0.003) + 6,327$	Permit Fee X .65	Permit Fee + Plan Review Fee
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof	$((\text{Value rounded up to the next thousand} - 5,000,000) \times 0.001) + 18,327$	Permit Fee X .65	Permit Fee + Plan Review Fee

Example is based on a \$249,364 Value (valuation must be rounded up to the next \$1000, or **\$250,000**, as the calculation for the fee schedule is based on an incremental charge added for each additional \$1,000, or fraction thereof.)

Conventional Permit Amount: **\$250,000 (Value) - 100,000 = 150,000 X .007 = 1,050 + 1,027 =** **\$2,077.00**
Conventional Plan Review: **\$2,077 X .65 =** **\$1,350.05**
Estimate (does not include plumbing, mechanical, etc.) **\$3,427.05**

Owner / Builder Fees: After you've made the Permit Fee calculation for the conventional permit, multiply this by .575 to arrive at the O/B Permit Fee amount. Likewise, after you've made the Plan Review calculation for the conventional permit, take this amount and multiply it by .75; as shown below.

Owner / Builder Permit Amount: **\$2,077.00 X .575 =** **\$1,194.28**
Owner / Builder Plan Review: **\$1,350.05 X .75 =** **\$1,012.54**
Estimate (does not include plumbing, mechanical, etc.) **\$2,206.82**

There is also a fee calculator available at www.sanjuanco.com/cdp/permitcalc.aspx

Please also note that Ordinance 46-2009 also requires that any Public Works development review fees be collected when your permit is issued. This could include a \$150 new address assignment fee, an access fee of \$100, and/or a \$90 review fee for drainage systems.

PLANNING AND LAND USE FEES

Service	FEE	Other Charges
Land Division Applications		
Long Subdivision, Binding Site Plan, PUD, & Plat Alteration with Division		
Preliminary	\$4,800.00	(Includes \$200 Public Works fee)
Final	\$2,350.00	
Plat Alteration without land division	\$3,000.00	(Includes \$200 Public Works fee)
Short Subdivision or Plat Alteration with Division		
Preliminary	\$2,350.00	(Includes \$200 Public Works fee)
Final	\$750.00	
Plat Alteration without land division	\$1,225.00	(Includes \$200 Public Works fee)
Simple Land Division	\$1,070.00	(Includes \$45 Public Works fee)
Boundary Line Modification	\$545.00	(Includes \$45 Public Works fee)
Plat Vacation		
Long Plat	\$2,550.00	
Short Plat	\$1,250.00	
Land Use Applications		
Conditional Use and Essential Public Facility CUP		
\$0-\$4,999 value of improvement	\$2,300.00	
\$5,000-\$49,999 " " "	\$2,700.00	
\$50,000-\$100,000 " " "	\$3,100.00	
> \$100,000 " " "	\$3,500.00	
Provisional Use	\$1,000.00	
Site Specific Map Re-designation	\$3,900 +\$95/ hr over 40 hrs	
Re-designation Mapping Fee	\$275.00	
Shoreline Applications		
Shoreline Exemptions		
Mooring Buoy	\$350.00	
General	\$1,200.00	
Substantial Development and/or CUP		
\$0-\$4,999 value of improvement	\$3,300.00	
\$5,000-\$49,999 value of improvement	\$3,700.00	
\$50,000-\$100,000 value of improvement	\$4,100.00	
> \$100,000 value of improvement	\$4,500.00	
Other		
Variance	\$2,500.00	
Shoreline Variance	\$3,500.00	
Time Extension	\$475.00	
ADU Permit Review	Same as stormwater review fee	
Revision of approved shoreline permit	\$475.00	
Clearing and Grading Permit	\$450.00	
Stormwater Review & Inspection	(See Building Fees)	
SEPA Checklist	\$450.00	
Residential Site Plan (dependent on available staff time)	\$400.00	
Current Use Open Space	\$4,060.00	
Timber Open Space Review	\$3,150.00	
Shoreline Tree Removal Plan Review	\$105.00	
Owner Builder Exemption Review	\$105.00	
Work begun without required permit	Double Permit Fee	
COHP (Conversion Option Harvest Plan)	\$475.00	
Appeal of Administrative Determination**	\$2,300.00	
Plan recheck; research; prepare/review EIS; review CASP, mitigation or monitoring plan; other professional service	\$70/hr, ½ hr minimum	
Determination of Essential Public Facility	\$400.00 + hard costs (postage, room	

Service	FEE	Other Charges
	rental, publishing, etc.	
Siting of Essential Public Facility	\$800.00 + hard costs (postage, room rental, publishing, etc.	
Plan Review by Third Party	Cost + 15%	
Property Sales Report (dependent on available staff time)	\$140.00	
Reasonable Use Exception (for >2,500 sf wetlands/FWHCAs disturbed add hourly rate for each hour over 15)	Base fee same as Provisional	
Public Agency / utility exception	Provisional + 95/hr >15 hrs	
Site Visit	\$150.00	
Additional Advertising fee		
Project permit timetable	\$75.00	
Small legal ad	\$35.00	
Publications & Maps		
UDC	\$23.00	
Comp Plan	\$23.00	
Eastsound Sub-Area Plan	\$7.00	
Open Space & Conservation Plan	\$16.00	
Sign Boards	\$7.00	
Small Comp Plan Map	\$7.00	
Large Comp Plan Map	\$23.00	
Postage and handling for mailing signs, documents & maps	\$11.50	
Written Code Interpretation (dependent on available staff time)	\$95/hr	
Clerical Services	\$35/hr, ½ hr minimum	
Copies		
Up to 8 ½" x 14" (Black & White)	\$0.15	
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24" x 36" (Black & White and Color)	\$6.50	
36" x 48" (Black & White and Color)	\$8.00	
FAX	\$2.00 + \$1.00 each adnl pg	
Audio Reproduction	\$23.00	

***ADU Permit.** The ADU Permit fee is the same as the stormwater review fee per Ord. 51-2008

****Appeal Fee.** If the appellant is the prevailing party in an appeal of a code or administrative determination, and the County chooses not to appeal the decision, the County shall refund the Appeal Fee.

*****Additional Advertising Fee.** Fee for rescheduling of hearing at applicant's request or due to applicant error.

Affordable Housing. All "Planning and Land Use Fees" under this Ordinance shall be waived when:

- a. The development or owner-occupied dwelling is intended for occupancy by very low income, low income, and moderate income families, as defined by Section 1 of the Housing Needs Assessment for San Juan County, Appendix 5 of the Comprehensive Plan; or
- b. The applicant is classified by the Internal Revenue Service as a 501(C) non-profit organization and the development is intended for occupancy by very low income, low income, and moderate income families, as defined by Section 1 of the Housing Needs Assessment for San Juan County, Appendix 5 of the Comprehensive Plan.