

BUILDING FEES
Effective July 24, 2009

SERVICE	FEE
One and Two Family Building Permit One and Two Family Plan Review	.7% of value, \$105 minimum* .4% of value* ***
Commercial, Multi-family, Mixed Use Building Permit	1.1% of value, \$105 minimum*
Commercial, Multi-family, Mixed Use Plan Review	65 % of permit fee***
Annual Permit Fee	\$55.50/yr
Owner/Builder Fees	
Building Permit	
Properties Containing ≤ 1,500 sq. ft. of Living Area	0.14% of Value, \$105 Minimum*
Properties Containing > 1,500 sq. ft. & ≤ 2,000 sq. ft. of Living Area	0.15% of Value, \$105 Minimum*
Properties Containing > 2,000 sq. ft. & ≤ 2,500 sq. ft. of Living Area	0.17% of Value, \$105 Minimum*
Properties Containing > 2,500 sq. ft. of Living Area	0.70% of Value, \$105 Minimum*
Plan Review	
Properties Containing ≤ 1,500 sq. ft. of Living Area	0.08% of Value* ***
Properties Containing > 1,500 sq. ft. & ≤ 2,000 sq. ft. of Living Area	0.09% of Value* ***
Properties Containing > 2,000 sq. ft. & ≤ 2,500 sq. ft. of Living Area	0.10% of Value* ***
Properties Containing > 2,500 sq. ft. of Living Area	0.40% of Value* ***
Annual Permit Fee	\$26.50/yr
Subsequent Life Safety Inspection for sale, lease or rental	\$111
Mobile/ Manufactured Home Permits	\$222/unit
Temporary Certificate of Occupancy	\$222
Plumbing Permits Assoc. with Building Permit	\$33.25 + \$11.00 per fixture
Sprinkler system on one meter, including backflow device	\$17
Non-atmospheric backflow protection device ≤ 2"	\$17
Non-atmospheric backflow protection device >2"	\$22
Stand Alone Plumbing Permit	\$105 minimum
Mechanical and Fuel Gas Permits Assoc. with Building Permit	\$33.25 base fee
HVAC-Boiler-Air Handler	\$20
Non-electric floor/wall heater including zero clearance fireplace	\$20
Kitchen hood/ ductwork – residential	\$17
Kitchen hood/ ductwork – commercial	\$105
Source specific exhaust fans & ductwork	\$7.50
Clothes dryer	\$11.50
Wood, pellet stove, fireplace insert	\$17
Wood stove piping	\$7.50
LPG or fuel oil tank	\$11.50
Underground LPG or fuel oil piping	\$11.50
LPG outlets (1-4)	\$6.50
Each additional outlet	\$2.00
Oil/ Kerosene Heater	\$11.50
Stand Alone Mechanical and Fuel Gas Permit	\$105 minimum

BUILDING FEES (cont.)

SERVICE	FEE
Stormwater Review & Inspection	\$61/hr, \$245 minimum
Demolition Permit/ Inspection	\$61
Work begun without required permit	Double permit fee
Reactivation of expired permit after construction started	½ original total permit fee plus annual renewal fee for each year following expiration
Relocation Feasibility Inspection	\$111
Address Inspection	1 st free, then \$61 each
Change of occupancy, use or classification (in addition to any other required permits or fees)	\$55.50
Title Elimination	\$33.25
Plan recheck, research, inspection, re-inspection, site visit or other professional service	\$61/hr, ½ hr minimum
State Building Codes Council fee	as required by State
Plan review by third party	Cost plus 15%
Appeal of code interpretation**	\$555
Clerical Services	\$33.25/hr, ½ hr minimum
Black and White Copies Up to 8 ½" x 14" 11" x 17" 18" x 24" 24" x 36"	\$.15 \$.50 \$1.00 \$3.00
FAX	\$2 + \$1 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.

PLANNING AND LAND USE FEES

SERVICE	FEE
<u>Land Division Applications</u>	
Long Subdivision, Binding Site Plan, PUD, Plat Alteration with Division	
Preliminary	\$4,430
Final	\$2,770
Plat Alteration without land division	\$1,390
Short Subdivision or Plat Alteration with Division	
Preliminary	\$1,770
Final	\$835
Plat Alteration without land division	\$835
Simple Land Division	\$665
Boundary Line Modification	\$390
Plat Vacation	\$835
<u>Land Use Applications</u>	
Conditional Use and Essential Public Facility CUP	
\$0-\$4,999 value of improvement	\$775
\$5,000-\$49,999 value of improvement	\$1,660
\$50,000-\$100,000 value of improvement	\$2,440
> \$100,000 value of improvement	\$3,050
Provisional Use	
\$0-\$4,999 value of improvement	\$555
Over \$5,000 value of improvement	\$750
Site Specific Map Re-designation	\$1,885
<u>Shoreline Applications</u>	
Shoreline Exemption – General	\$430
Shoreline Exemption – Mooring Buoy	\$330
Substantial Development and/or CUP	
\$0-\$4,999 value of improvement	\$875
\$5,000-\$49,999 value of improvement	\$1,760
\$50,000-\$100,000 value of improvement	\$2,540
> \$100,000 value of improvement	\$3,150
<u>Other</u>	
Variance	\$1,000
Time Extension	\$445
ADU Permit	\$245*

PLANNING AND LAND USE FEES (cont.)

SERVICE	FEE
Revision of approved permit	\$445
Clearing and Grading Permit	\$330
Stormwater Review & Inspection	\$61/hr, \$245 minimum
SEPA Checklist Review	\$330
Residential Site Plan Review	\$390
Open Space/ Timber Open Space Review	\$1,330
Work begun without required permit	Double permit fee
COHP (conversion option harvest plan)	\$445
Appeal of administrative determination**	\$555
Plan recheck, research, inspection, site visit or other professional service	\$61/hr, ½ hr minimum
Determination of Essential Public Facility	\$375 + hard costs (postage, room rental, publishing etc.)
Siting of Essential Public Facility	\$ 750 + hard costs
Plan Review by Third Party	Cost plus 15%
<u>Publications and Maps</u>	
UDC	\$22
Comp Plan	\$22
Eastsound Sub-Area Plan	\$6.65
Open Space & Conservation Plan	\$15.50
Sign Boards	\$6.65
Small Comp Plan Map	\$16.60
Large Comp Plan Map	\$22
Postage and handling for mailing signs, documents and maps	\$11 or cost for special delivery
Written Code Interpretation	\$280
Clerical Services	\$33.25/hr, ½ hr minimum
Black and White Copies	
Up to 8 ½" x 14"	\$.15
11" x 17"	\$.50
18" x 24"	\$1.00
24" x 36"	\$3.00
FAX	\$2 + \$1 each additional page
Audio Reproduction	\$22

***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.

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.