

**SCHEDULE A**  
**General Development Permits and Fees**

A mailing fee of \$36.00 will be due upon submittal for land use applications, appeals, and SEPA determinations, subject to public notice. A minimum deposit of \$36.00 will be due upon submittal for Environmental Impact Statements and Annexations; the actual mailing costs will be due when the fee is determined. No mailing fees are charged for Administrative Design Review, Boundary Line Adjustments, Forest Practices, and Land Clearing Permits.

A publication fee of \$100 will be due upon submittal for land use applications, appeals, and SEPA determinations subject to public notice. Shoreline Permit Applications will be charged a \$150 publication fee. No publication fees are charged for Administrative Design Review, Boundary Line Adjustments, Forest Practices, and Land Clearing Permits.

**Note: Items marked with  subject to a 5% Technology Fee.**

<b> APPEALS</b>	
 Appeal to City Council	\$ 550.00
 Appeal to Director	\$ 350.00
 Appeal to Hearing Examiner	\$ 550.00
 Request for Reconsideration of Hearing Examiner Decision	\$ 275.00

<b>IMPACT FEES</b>	
<b>Capital Improvement</b>	
Water System Development Charge	\$ 4,111/MCE
Sanitary Sewer System Development Charge	\$ 7,456/MCE
<b>Park Impact Fees per Unit (-)</b>	
Single Family	\$ 2,479
Duplex	\$ 2,111
Accessory Dwelling Unit	
One bedroom	\$ 918
Two Bedroom	\$ 1,836
Multi-family 3-4 units/structure	\$ 2,111
Multi-family 5+ units/structure	\$ 1,928
Mobile/Manufactured Homes	\$ 1,020
<b>School Impact Fee Concurrency per Unit</b>	
<b>Monroe (per Ordinance No. 023/2014)</b>	
Single Family Detached	\$ 0.00
Multi-family (2+ Bedrooms)	\$ 0.00
Multi-family (1-Bedroom/Accessory Dwelling Unit)	0.00
Duplex/Townhouse units	\$ 0.00
Administrative Fee per unit	\$ 0.00
<b>Snohomish (per Ordinance No. 023/2014)</b>	
Single Family Dwelling/Duplex	\$ 0.00
Multi-family 2+ Bedrooms	\$ 0.00

Multi-family 1-Bedroom	\$	0.00
<b>Transportation Concurrency (Number ADT's x amount)</b>		
Woods Creek Road	\$	194.00
Chain Lake Road	\$	653.58
164th St./SR522/Tester Road	\$	202.93
Kelsey & Blueberry St.	\$	78.91
SR/Old Owen Rd/Main St.	\$	36.63
Kelsey St. & SR2	\$	6.74
SR2/SR522 Monroe Bypass	\$	257.49
SR522/Widening	\$	283.83

### TRANSPORTATION IMPACT FEES

Land Use	Unit of Measure	Impact fee Rate
Single Family (1 or 2 dwellings)	Dwelling	\$3,449
Multi Family (3 or more dwellings)	Dwelling	\$1,966
Senior Housing	Dwelling	\$931
Commercial Services	SF GFA	\$13.73
School	Student	\$448
Institutional	SF GFA	\$2.55
Light Industry/Industrial Park	SF GFA	\$3.14
Warehousing/Storage	SF GFA	\$1.55
Restaurant	SF GFA	\$17.42
General Retail	SF GFA	\$8.45
Supermarket	SF GFA	\$20.93
Administrative Office	SF GFA	\$5.14
Medical Office/Dental Clinic	SF GFA	\$12.31

### LAND USE APPLICATIONS

 <b>Accessory Dwelling Units</b>	\$	450.00
 <b>Boundary Line Adjustment</b>	\$	575.00
Lot Consolidation Only	\$	150.00
 <b>Comprehensive Plan Amendment</b>		
Docketing Fee	\$	275.00
<b>If docketed, the following fees apply:</b>		
Text amendment	\$	550.00
Map amendment	\$	2,750.00
 <b>Conditional Use Permit</b>		
Amendment to Conditional Use Permit	\$	1,100.00
Home Preschool (up to 6 children)	\$	220.00
Home Preschool (over 6 children)	\$	1,100.00
 <b>Forest Practices/Land Clearing</b>		
Forest Practices Permit	\$	575.00
Land Clearing	\$	150.00
Request for removal of development moratoria	\$	550.00
Single-family dwelling exception to development moratoria	\$	375.00
 <b>Rezone Application</b>		
 <b>Shoreline</b>	\$	1,650.00

<b>Shoreline Conditional Use Permit</b>	\$	1,650.00
<b>Shoreline Permit Variance</b>	\$	1,650.00
<b>Shoreline Substantial Development Permit</b>	\$	1,650.00
<b>Special Use Permit or Amendment</b>	\$	1,650.00
<b>Subdivisions</b>		
<b>Contract &amp; Binding Site Plan</b>	\$	1,100.00
<b>Model Homes</b>	\$	300.00 + \$ 100.00/Preliminarily approved lot
<b>Plat Amendments (Subdivisions, PRDs, and Short plats)</b>		
Major Amendments (requires public hearing)	\$	1,100.00
Minor Amendments (without public hearing)	\$	350.00
If a property owner within plat being amended requests hearing add:	\$	1,000.00
<b>Planned Residential Development (with subdivision)</b>		
Preliminary	\$	2,750.00 + \$60/unit
Final Plat	\$	1,650.00
<b>Planned Development non-residential (with subdivision)</b>		
Preliminary	\$	1,650.00 + \$60/acre
Final (includes right-of-ways; but not open space)	\$	550.00 + \$50/acre
<b>Preliminary Plat</b>	\$	2,750.00 + \$60/lot
<b>Final Plat</b>	\$	1,650.00
<b>Short Plat (preliminary)</b>	\$	2,750.00 + \$ 60/lot
<b>Final Short Plat</b>	\$	550.00
<b>Variances/Exceptions</b>		
<b>Variance</b>	\$	1,650.00
<b>Amendment to Variance</b>	\$	825.00
<b>Critical Area Exception/Reasonable Use</b>	\$	1,650.00

<b>MISCELLANEOUS FEES</b>		
<b>Public Notice Signs (for Land Use Applications)</b>	\$	25.00 per sign
<b>Consultant Fees (for critical area, legal, design review, etc.)</b>		Actual cost + 10% admin. fee
A deposit will be required for estimated cost +10% admin. fee		admin. fee
<b>Zoning Confirmation/Due Diligence Letter (price per letter)</b>	\$	175.00
<b>Temporary Certificate of Occupancy (First Certificate)</b>	\$	100.00
Each additional TCO increases by \$100 (i.e., #2 = \$200; #3 = \$300, etc.)		
<b>Fire Flow Test</b>		
1 Hydrant	\$	313.00
2 Hydrants	\$	626.00
3 Hydrants	\$	939.00
4 Hydrants	\$	1,264.00
<b>Reimbursement Agreement</b>	\$	626.00
<b>Utility Availability Letter</b>	\$	94.00

## PERMITS

- Plan review fees, in addition to permit fees, are assessed at a rate of 75 percent of the calculated permit fee.
- Application fees are due at the time of submittal.
- Permit fees are due at time of issuance.
- A state surcharge of \$4.50 plus \$2.00 for each dwelling unit will be added to all permits with the exception of mechanical, plumbing, and fire permits.
- Extension fees are due at the time of request for permit extension.

 <b>Accessory Dwelling Unit</b>	Per Table 1-A
 <b>Adult Family Home</b>	\$ 150.00
<b>Change of Use Permit</b>	
< 2,000 square feet	\$ 100.00
> 2,000 square feet	\$ 200.00
<b>Demolitions</b>	
 Fire/Interior Demos	\$ Min \$50.00 or per valuation listed in Table 1-A
 Garage/Shed	\$ 20.00
 Single Family Residence	\$ 100.00
 Commercial	\$ 200.00
 <b>Espresso Stands</b>	\$ 300.00 Minimum
 <b>Permit Extension Fee</b>	\$ 100.00
<b>Grading Permit</b>	
<b>Application/Extension Fee</b>	\$ 100.00
<b>Plan Review Fee - City Review</b>	
50 cubic yards or less	\$ 398.00
51 to 100 cubic yards	\$ 788.00
101 to 1,000 cubic yards	\$ 1,307.00
1,001 to 10,000 cubic yards	\$ 2,102.00
10,000 to 100,000 cubic yards	\$ 3,138.00
100,001 cubic yards or more for the first 100,000 cubic yards plus \$186.00 for each additional 10,000 cubic yards or fraction thereof.	\$ 3,138.00
<b>Other Fees:</b> Additional plan review for changes, additions to approved plans	\$ 120.00 per hour (min. charge ½ hr.)
<b>Outside Consultant Review</b>	Actual costs plus 10% admin. fee
<b>Permit Fee</b>	\$ 253.00
<b>Inspection Fee - City Inspection</b>	
50 cubic yards or less	\$ 686.00
51 to 1,000 cubic yards	\$ 1,096.00
1,001 to 10,000 cubic yards for the first 1,000 cubic yards plus \$186.00 for each additional 1,000 cubic yards or fraction thereof.	\$ 1,096.00
10,001 cubic yards or more for the first 10,000 cubic yards plus \$331.00 for each additional 10,000 cubic yards or fraction thereof.	\$ 2,788.00

<b>Other Inspections and Fees:</b>	
Inspections outside of normal business hours	\$ 186.00 per hour (min. charge 4 hours)
Re-inspection fees	\$ 127.00 per hour
<b>Outside Consultant Inspection</b>	Actual costs + 10% admin. fee
 <b>Mechanical Permits</b>	Per Table 103.4.2 (A)
 <b>Mobile Home Installation</b>	\$ 400.00
 <b>Modular Office Installation</b>	\$ 500.00
 <b>Permit for Pre move Inspection/Building Relocation</b>	\$ 50.00/hr.
 <b>Plumbing Permits</b>	Per Table 103.4.2 (A)
 <b>Re-roofs</b> Commercial/Industrial	Per Table 1-A
<b> Right-of-Way Disturbance Permits</b>	
Application/Extension Fee (Does not apply to fences)	\$ 100.00
Driveway - Residential	\$ 279.00
Driveway - Non-residential	\$ 653.00
Fence(s)	\$ 0.00
Sidewalks	\$ 57.00 plus 0.08 per sf
Above ground fixtures	\$ 279.00/first fixture 379.00/each additional fixture
Underground facilities	\$ 370.00 plus 1.93 per lf of excavation
Working within Right-of-Way	\$ 279.00
Traffic Alteration	\$ 557.00
<b> Signs</b>	
Base Application/Permit fee	
Master Sign Site plan review	\$ 100.00
Additional review fees for Master Sign amendments	\$ 50.00
Portable signs	\$ 00.00
Temporary and Special Use	\$ 00.00
Freestanding/pole mounted	\$ 65.00
Wall signs	\$ 40.00
Base fees for signs are applicable only to valuations over \$1,000.00, additional fees from Table 1-A will be added for valuations in excess of \$1,000.00.	
<b> Special Flood Hazard Area Development Permit</b>	
Without a structure	\$ 55.00
With a structure	\$ 220.00
<b> Swimming Pools</b>	\$ 100.00 or based on Table 1-A, whichever is greater.

<b>PETITIONS</b>	
<b>Annexation Petition</b>	
10 acres or less	\$ 550.00
More than 10 acres	\$ 825.00
<b>Street Right-of-Way Vacation</b>	\$ 940.00

<b>REVIEW</b>	
<b>Administrative Design Review</b> If consultant design review is required by the city or requested by the applicant, consultant fees will be charged as listed, and the administrative design review fee may not be charged.	
Minor Exterior Remodel (Project does not increase building height or footprint or require SEPA)	\$ 100.00
Major Exterior Remodel (Project increases building height or footprint or requires SEPA)	\$ 150.00
New Construction (Plus \$0.05 per square foot of gross floor area up to \$500.00 total)	\$ 200.00
<b>Environmental Review</b> (Environmental consultant fees not waived.)	
Any project other than Subdivisions	\$ 550.00
Subdivisions	
5 – 100 lots	\$ 550.00
> 100 lots	\$ 1,100.00
Amendment to DNS or MDNS	\$ 350.00
Environmental Impact Statement (EIS) <sup>1</sup>	Cost of Consultant + 10% admin. fee
Addendum to Environmental Impact Statement (EIS) <sup>1</sup> <i><sup>1</sup>A deposit will be required for estimated cost at time of application.</i>	Cost of Consultant + 10% admin. fee

<b>PUBLIC WORKS CONSTRUCTION</b>	
<b>Sanitary Sewer Improvements</b>	
Plan Review	\$ 850.00 + \$ 0.96 per lf
Inspection	\$ 566.00 + \$ 2.47 per lf
<b>Storm Drainage Improvements</b>	
Plan Review	\$ 850.00 + \$ 0.96 per lf
Inspection	\$ 566.00 + \$ 2.47 per lf
<b>Street Improvements</b>	
Plan Review	\$ 850.00 + \$ 0.96 per lf
Inspection	\$ 566.00 + \$ 2.47 per lf

<b>Water System Improvements</b>	
Plan Review	\$ 850.00 + \$ 0.96 per lf
Inspection	\$ 566.00 + \$ 2.47 per lf
<b>Outside Consultant Plan Review and Inspection</b>	Actual costs plus 10% admin. fee
 <b>Site plan review</b> Espresso stands, parking lots, mobile vendors, wireless co-locates, commercial accessory building <120 square feet, and others as listed in MMC Title 18, Section 18.82.	\$ 250.00

**OTHER INSPECTIONS AND FEES:**

Additional plan review required by changes, additions or revisions to plans	\$ 50.00 per hour (minimum 1 hour)
1. Administrative Fee	\$ 50.00 per hour (minimum ½ hour)
2. Fee for posting “Stop Work Order”/“Unlawful to Occupy Notice”/“Notice of Violation”/“Violation of Notice”	\$ 50.00 min
3. Inspections for which no fee is specifically indicated	\$ 50.00 per hour (minimum 1 hour)
4. Inspections outside of normal business hours	\$ 100.00 per hour (minimum 1 hour)
5. Investigative fees/ work commencing prior to permit issuance	\$ Dbl. fee is equal to permit and plan review fee Table 1-A and Table 103.4.2(A)
6. Re-inspection fees	\$ 50.00 per hour (minimum 1 hour)
7. Re-issuance of approved plans or job card that have been altered, edited, mutilated, or lost	
Commercial/Industrial, Commercial Alteration	\$ 100.00
Residential/ Mechanical/Plumbing/Sign (All others)	\$ 50.00
8C Structural consultant review fees not waived	

