

SCHEDULE A
General Development Permits and Fees

A mailing-fee of \$75 will be due upon submittal for land use applications, appeals, and SEPA determinations, subject to public notice. A minimum deposit of \$75 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 Revisions, 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 Revisions, Forest Practices, and Land Clearing Permits.

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

 APPEALS	
 Appeal to Hearing Examiner	\$ 1,131.00
 Request for Reconsideration of Hearing Examiner Decision	\$ 934.00

CAPITAL IMPROVEMENT FEES	
Water System Development Charge	\$ 4,111/MCE
Sanitary Sewer System Development Charge	\$ 7,456/MCE

IMPACT FEES		
Park Impact Fees per Unit (per Ordinance No. 005/2025)		
0 Bedrooms	\$	3,346
1 Bedrooms	\$	4,143
2 Bedrooms	\$	6,601
3 Bedrooms	\$	8,642
4 of More Bedrooms	\$	10,393
Accessory Dwelling Units (per Ordinance No. 011/2025)	50% of Unit (Bedroom count) Park Impact Fee	
School Impact Fee Concurrency per Unit		
Monroe (per Ordinance No. 011/2024)		
Single Family	\$	0
Multi-family (one bedroom/less)	\$	0
Multi-family (2+ Bedrooms)	\$	0
Townhomes/Duplex	\$	0
Snohomish (per Ordinance No. 011/2024)		
Single Family Dwelling	\$	5,361
Townhome/Duplex	\$	5,462
Multi-family 2+ Bedrooms	\$	1,357
Multi-family 1-Bedroom	\$	0.00
Transportation Impact Fees (per Ordinance No. 004/2025)		
Land Use	Unit of Measure	Impact fee Rate
Single Family (1 or 2 dwelling units)	Per Dwelling Unit	\$ 7,426
Multi Family (3 or more dwelling units)	Per Dwelling Unit	\$ 4,233
Senior Housing	Per Dwelling Unit	\$ 2,001
Accessory Dwelling Units	Per Dwelling Unit	See MMC 3.54.130

Commercial Services	SF GFA	\$ 29.49
School	Student	\$964.41
Institutional	SF GFA	\$ 5.49
Light Industry/Industrial Park	SF GFA	\$ 6.74
Warehousing/Storage	SF GFA	\$ 2.39
Restaurant	SF GFA	\$ 37.52
General Retail	SF GFA	\$ 18.18
Supermarket	SF GFA	\$ 45.11
Administrative Office	SF GFA	\$ 11.06
Medical Office/Dental Clinic	SF GFA	\$ 26.50

LAND USE APPLICATIONS		
<input type="checkbox"/> Accessory Dwelling Units		\$ 484.00
<input type="checkbox"/> Administrative Departure		\$ 519.00
<input type="checkbox"/> Amendment to UDR and/or Zoning Map		\$ 1,570 + Hearing Examiner Costs*
<input type="checkbox"/> Boundary Line Revision		\$ 2,491.00
<input type="checkbox"/> Comprehensive Plan Amendment		
Docketing Fee		\$ 2,231.00
If docketed, the following additional fees apply:		
Text amendment		\$ 1,142.00
Map amendment		\$ 1,142.00
<input type="checkbox"/> Conditional Use Permit		\$ 1,131.00+ Hearing Examiner Costs*
Amendment to Conditional Use Permit		\$ 644.00
Essential Public Facility		\$ 1,131.00 +Hearing Examiner Cost
<input type="checkbox"/> Development Agreement		\$ 1,038.00 + Attorney Costs
<input type="checkbox"/> Forest Practices/Land Clearing		
Forest Practices Permit (SEPA exempt)		\$ 1,71300
Forest Practices Permit (With SEPA)		\$ 1,765.00
Land Clearing		\$ 197.00
Request for removal of development moratoria		\$ 592.00
Single-family dwelling exception to development moratoria		\$ 404.00
Pre-application Meeting (2 or more additional meetings)		\$ 156.00
<input type="checkbox"/> Legal Lot Status Verification		\$ \$650
<input type="checkbox"/> Rezone Application		\$ 1,630.00
<input type="checkbox"/> Shoreline		
<input type="checkbox"/> Shoreline Conditional Use Permit		\$ 5,387.00+ Hearing Examiner Costs*
<input type="checkbox"/> Shoreline Permit Variance		\$ 5,574.00+ Hearing Examiner Costs*

<input type="checkbox"/> Shoreline Substantial Development Permit		\$ 3,934.00+ Hearing Examiner Costs*
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Site Plan Review	\$ 747.00
Other Minor Site Plan Review	\$ 114.00 per hour
Model Homes	\$ 301.00
Additional Model Home	\$ 592.00
Subdivisions	
Binding Site Plan (Preliminary)	\$ 4,775.00
Binding Site Plan (Final)	\$ 1,038.00
Plat Alterations/Modifications	
Major Modifications to preliminary approved plat (requires public hearing)	\$ 17,542.00+ Hearing Examiner Costs*
Minor Modifications to preliminary approved plat (without public hearing)	\$ 4,629.00
Plats	\$
Preliminary Plat (10-24 lots, 2 correction cycles)	\$ 17,542.00 base fee+Hearing Examiner costs*
Preliminary Plat (25-49 lots, 2 corrections cycles)	\$ 19,182.00 base fee+Hearing Examiner costs*
Preliminary Plat (50-99 lots, 2 correction cycles)	\$ 24,652.00 base fee+Hearing Examiner costs*
Preliminary Plat (100 + lots, 2 correction cycles)	\$ 35,603.00 base fee+Hearing Examiner costs*
Additional Preliminary Plat (11 th to 29 th lot)	\$ 114.00 per lot ¹
Additional Preliminary Plat (30 th + lot)	\$ 218.00 per lot ¹
Additional Preliminary Plat (3 rd + correction cycle)	\$ 1,692.00 per cycle
¹ Fee is in addition to the base preliminary plat base fee and Hearing Examiner Costs*	
Annual Plat Review Monitoring	\$ 114.00
Final Plats	
Final Plat (2 correction cycles, 10-25 lots)	\$ 5,273.00
Final Plat (2 correction cycles, 26-50 lots)	\$ 5,273.00
Final Plat (2 correction cycles, 51+ lots)	\$ 5,273.00
Short Plats	
Preliminary Short Plat (2 correction cycles, 2 lots)	\$ 7,432.00
Additional Short Plat (3-9 lots)	\$ 218.00
Additional Short Plat corrections cycle(3 rd + cycle)	\$ 115.00
Final Short Plat	\$ 3,633.00
Tree Removal Review	\$ 175
Variances	
Variance	\$ 1,131.00+ Hearing Examiner Costs*
Amendment to Variance	\$ 1,131.00

Critical Area Exception/Reasonable Use	\$ 2,564.00+Hearing Examiner Costs*
 Wireless Facilities	
Eligible Wireless Facility	\$ 1,200
Macro Wireless Facility	\$ 1,800
Micro Wireless Facility	\$ 615
Zoning Code Interpretation	\$ 500

**Hearing Examiner Costs shall be in the form of a deposit made at the time of permit application. When the Hearing Examiner public hearing is completed, the Hearing Examiner invoice shall be paid from the deposit. If the Hearing Examiner costs are less than the deposit, the City will refund the remainder of the money to the party which paid for the deposit. If the Hearing Examiner costs are more than the deposit, the City will request additional money from the party which paid for the deposit to fully cover the Hearing Examiner costs.*

The following are the Hearing Examiner deposit amounts:

- A. *Conditional Use Permits, Variances, Critical Areas Reasonable Use, Critical Areas Exceptions, Amendments to UDR and/or Zoning Map: \$1,000.00*
- B. *Preliminary Plats, Major Amendments, Shoreline Substantial Development Permits, Shoreline Variances, Shoreline Conditional Use Permits: \$2,500.00.*

MISCELLANEOUS FEES	
Public Notice Signs (for Land Use Applications)	\$ 30.00 per sign
Consultant Fees (for critical area, legal, design review, etc.) A deposit will be required for estimated cost +10% admin. fee <i>(NOTE: Consultant costs shall be in the form of a deposit made at the time of permit application. When the consultant's services are completed, the consultant invoice shall be paid from the deposit. If the costs are less than the deposit, the City will refund the remainder of the money to the party which paid for the deposit. If the costs are more than the deposit, the City will request additional money from the party which paid for the deposit to fully cover the Consultant costs.)</i>	Actual cost + 10% admin. fee
Zoning Confirmation/Due Diligence Letter (price per letter)	\$ 150.00
Temporary Certificate of Occupancy (First Certificate) Each additional TCO increases by \$100 (i.e., #2 = \$200; #3 = \$300, etc.)	\$ 100.00
Fire Flow Test	
1 Hydrant	\$ 180.00
2 Hydrants	\$ 252.00
3 Hydrants	\$ 324.00
4 Hydrants	\$ 397.00
Reimbursement Agreement	\$ 626.00
Utility Availability Letter	\$ 104.00

PERMITS

-  Plan review fees, in addition to permit fees, are assessed at a rate of 75 percent of the calculated permit fee and are due at time of application submittal.
- Fire permit types that require concurrent plan review by the Building Division shall be assessed a Building Plan Review Fee equal to 75% of the fire permit fee, due at the time of fire permit application submittal. This fee is in addition to the Snohomish Regional Fire Rescue fire permit fee and is intended to recover Building Division plan review costs.
- Permit fees are due at time of issuance.
- A state surcharge fee will be added to all permits with the exception of mechanical, plumbing, and fire permits. Staff will apply changes as amended by the State Building Code Council.
- Extension fees are due at the time of request for permit extension. Downtown Area Fee Waiver – Notwithstanding the fee waiver authorized under Ordinance No. 014/2025, properties located in the Downtown Area shall be fully subject to the same penalties for regulatory and/or permitting noncompliance and violations as any other property in Monroe city limits. Without limitation of the foregoing, if work requiring a building permit is performed without first obtaining a permit, the applicant shall be charged two times the fee amount established in Table 1-A Building Fee Table and Table 103.4.2(A).

 Accessory Dwelling Unit	Per Table 1-A
 Adult Family Home	\$ 156.00
 Change of Use Permit	
< 2,000 square feet	\$ 104.00
> 2,000 square feet	\$ 208.00
 Decks	Per Table 1-A
 Demolitions	
 Fire/Interior Demos	\$ Min \$ 115.00 or per valuation listed in Table 1-A
 Garage/Shed	\$ 21.00
 Single Family Residence	\$ 104.00
 Commercial	\$ 208.00
 Espresso Stands Fees - will be calculated per Table 1-A Building Fee Table	\$ 312.00 Minimum
 Grading Permit	
 Application/Permit Extension Fee	\$ 124.00
 Permit Fee	\$ 99.00
 Grading Plan Review Fee - City Review	\$
51 to 100 cubic yards	\$ 101.00
101 to 1,000 cubic yards	\$ 513.00
1,001 to 10,000 cubic yards	\$ 737.00
10,000 to 100,000 cubic yards	\$ 1,120.00
100,001 cubic yards or more for the first 100,000 cubic yards plus \$176.00 for each additional 10,000 cubic yards or fraction thereof.	\$ 1,120.00

Other Fees: Additional plan review for changes, additions to approved plans	\$ 113.00 per hour (min. charge ½ hr.)
Outside Consultant Review	Actual costs plus 10% admin. fee
Grading Inspection Fee - City Inspection	
51 to 1,000 cubic yards	\$ 477.00
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.	\$ 1,273.00
10,001 cubic yards or more for the first 10,000 cubic yards plus \$463.00 for each additional 10,000 cubic yards or fraction thereof.	\$ 1,273.00
Other Inspections and Fees:	
Inspections outside of normal business hours	\$ 113.00 per hour (min. charge 1 hour)
Re-inspection penalty fees \$150 first offense, \$300 second offense, \$450 third offense +	\$ \$150.00, \$300.00, \$450.00 per hour
Outside Consultant Inspection	Actual costs + 10% admin. fee

Mechanical Permits	Per Table 103.4.2 (A)
Mobile Home Installation	\$ 415.00
Mobile Vendor Permit	\$ 208.00
Modular Office Installation	\$ 519.00
Permit for Pre move Inspection/Building Relocation	\$ 115.00/hr.
Plumbing Permits	Per Table 103.4.2 (A)
Re-roofs Commercial/Industrial	Per Table 1-A
Public Works Final Engineering Inspection	
SFR (Single Family Residence)	\$113.00
Multi Family/Commercial	\$450.00

Right-of-Way Disturbance Permits	
Application/Extension Fee (Does not apply to fences)	\$ 35.00
Driveway - Residential	\$ 346.00
Driveway - Non-residential	\$ 463.00
Fence(s)	\$ 0.00
Sidewalks	\$ 56.00 plus \$16.00 per 100 lf
Above and Underground fixtures (first 10 fixtures)	\$ 156.00 ea
Above and Underground facilities (11 th and more fixtures)	\$ 78.00 ea
Working within Right-of-Way	\$ 156.00
Traffic Alteration	\$ 213.00
Sidewalk Use Permit	\$ 0.00
Signs	
Base Application/Permit fee	
Master Sign Site plan review	\$ 132.00
Additional review fees for Master Sign amendments	\$ 66.00
Portable signs	\$ 0.00
Temporary and Special Use	\$ 0.00
Freestanding/pole mounted	\$ 86.00
Wall signs	\$ 53.00
Base fees for signs are applicable only to valuations under \$1,000.00, additional fees from Table 1-A will be added for valuations in excess of \$1,000.00.	
Special Flood Hazard Area Development Permit	
Without a structure	\$ 57.00
With a structure	\$ 228.00
Swimming Pools	\$ 104.00 or based on Table 1-A, whichever is greater.
Temporary Security Dwelling (during construction only)	\$ 36.00 per month

FRANCHISE APPLICATIONS	
Utility & Telecommunication Franchise Application and Review Fee	\$ 5,000.00
Cable Franchise Application and Review Fee	\$ 20,000.00

PETITIONS	
Annexation Petition	\$ 3,150.00
Street Right-of-Way Vacation	\$ 500.00

REVIEW	
Administrative Design Review If consultant design review is required by the city or requested by the applicant, consultant fees will be charged as listed instead of the administrative design review fee listed below.	
Minor Exterior Remodel (Project does not increase building height or footprint or require SEPA)	\$ 150.00

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)	\$ 150.00
<input type="checkbox"/> Environmental Review	

(Environmental consultant fees not waived)	\$ 4,382.00
<input type="checkbox"/> Amendment to DNS or MDNS	\$ 3,366.00
<input type="checkbox"/> Environmental Impact Statement (EIS) ¹	Cost of Consultant +110.00 per hr. staff time
Addendum to Environmental Impact Statement (EIS) ¹ <i>¹A deposit will be required for estimated cost at time of application.</i>	Cost of Consultant + 10% admin. fee

<input type="checkbox"/> PUBLIC WORKS CONSTRUCTION	
Sanitary Sewer Improvements	
<input type="checkbox"/> Plan Review	\$ 610.00+ \$ 1.13 per lf
<input type="checkbox"/> Inspection	\$ 408.00+ \$ 5.74 per lf
Storm Drainage Improvements	
<input type="checkbox"/> Plan Review	\$ 610.00+ \$ 1.13 per lf
<input type="checkbox"/> Inspection	\$ 408.00+ \$ 5.74 per lf
Street Improvements	
<input type="checkbox"/> Plan Review	\$ 610.00+ \$ 1.13 per lf
<input type="checkbox"/> Inspection	\$ 408.00 + \$ 5.74 per lf
Water System Improvements	
<input type="checkbox"/> Plan Review	\$ 610.00+ \$ 1.13 per lf
<input type="checkbox"/> Inspection	\$ 408.00 + \$ 5.74 per lf
Outside Consultant Plan Review and Inspection	Actual costs plus 10% admin. fee

OTHER INSPECTIONS AND FEES:

Additional plan review required by changes, additions or revisions to plans	\$ 118.00per hour (minimum 1 hour)
1. Administrative Fee	\$ 118.00per hour (minimum ½ hour)
2. Administrative Fee for Impact Fee Deferrals	\$ 50.00
3. Fee for posting “Stop Work Order”/“Unlawful to Occupy Notice”/“Notice of Violation”/“Violation of Notice”	\$ 50.00
4. Inspections for which no fee is specifically indicated	\$ 118.00per hour (minimum 1 hour)
5. Inspections outside of normal business hours	\$ 118.00 per hour (minimum 1 hour)
6. 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)
7. Re-inspection penalty fees \$150 first offense, \$300 second offense, \$450 third offense +	\$ \$150.00, \$300.00, \$450.00 per hour (minimum 1 hour)
9. Structural consultant review fees not waived	

TABLE 1-A BUILDING FEE TABLE

Building fees are calculated per the Building Valuation Data Table. Staff shall apply changes to the Building Valuation Data Table as published.

Basic Plan

\$\$264.00

This fee is for plan review only after original plan review and is applied to each individual plan submittal. This does not include plumbing or mechanical fees. Permit fees will be calculated and applied to each basic plan per this table.

TOTAL VALUATION	FEE
\$1.00 TO \$500.00	\$ 26.00
\$501.00 TO \$2,000.00	\$26.00 FOR THE FIRST \$500.00 PLUS \$3.00 FOR EACH ADDITIONAL \$100.00, OR FRACTION THEREOF, TO AND INCLUDING \$2,000.00
\$2,001.00 TO \$25,000.00	\$73.00 FOR THE FIRST \$2,000.00 PLUS \$14.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$25,000.00
\$25,001 TO \$50,000.00	\$415.00 FOR THE FIRST \$25,000.00 PLUS \$10.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$50,000.00
\$50,001 TO \$100,000.00	\$675.00 FOR THE FIRST \$50,000.00 PLUS \$7.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$100,000.00
\$100,001.00 TO \$500,000.00	\$1038.00 THE FIRST \$100,000.00 PLUS \$6.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$500,000.00
\$500,001.00 TO \$1,000,000.00	\$3426.00 FOR THE FIRST \$500,000.00 PLUS \$5.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF, TO AND INCLUDING \$1,000,000.00
\$1,000,001.00 AND UP	\$5917.00 FOR THE FIRST \$1,000,000.00 PLUS \$4.00 FOR EACH ADDITIONAL \$1,000.00, OR FRACTION THEREOF