

MEMO TO: City Council

FROM: John Marchione, Mayor

DATE: February 7, 2012

SUBJECT: RESOLUTION: AMENDMENT TO THE DEVELOPMENT

SERVICES USER FEE SCHEDULE

I. RECOMMENDED ACTION

Adopt the resolution in Attachment A, amending the development services user fee schedule for the Planning Department and Building Division. These fee changes will be effective when the City ceases to use the current permitting system in favor of the EnerGov system.

II. DEPARTMENT CONTACTS

Rob Odle, Director, Planning and Community Development, 425-556-2417 Judd Black, Development Review Manager, 425-556.2426 Kelsey Johnson, Assistant Planner, 425-556-2409

III. DESCRIPTION/BACKGROUND

The Development Services User Fee Schedules were adopted by City Council in August 2011 (Resolution No. 1364) and will go into effect when the City ceases to use the current permitting system. The adopted user fees reflect new fee types that were necessary due to new zoning code modifications and changes in the City's processes. Since the user fees were adopted, staff has identified a few minor adjustments. They are as follows:

- the addition of four and modification of one new fee options that apply when in conjunction with another land use entitlement
- the proposed fee waiver for pre-applications; and
- the reestablishment of a Tree Base fee and a Green Nonattainment fee.

As noted above, the Redmond Zoning Code gives applicants the opportunity to consolidate review process of multiple land use entitlements which in turn reduces permit review timeframes and fees. Staff supports this alternative, as providing these reduced fee options saves both time and money for the applicant.

The proposed fee waiver for pre-applications is a policy change to encourage developers, builders, and citizens of Redmond to meet with staff regarding potential projects, without burdening them with a \$273.03 fee. Staff supports the fee waiver, as this may encourage new development in Redmond.

The Tree Preservation Chapter of the Redmond Zoning Code allows developers to pay a fee in lieu for tree replacement (i.e., Tree Base fee). The previous zoning code identified the actual amount (\$250.00 per replacement tree). As part of the zoning code update, all fee amounts were removed. Therefore, staff is in support of including the fee in the Development Services User Fee Schedule.

A Green Building Nonattainment Fee was added to the fee schedule for those projects proposed to build 'green' and thus take advantage of the City's Green Permitting Program, but then not actually following through with their intentions. This nonattainment fee is set at 50 percent of the permit fee. Staff is in support of this fee, as it holds the developer accountable to build green and meet the goals of the City's Green Permitting Program.

At the January 24, 2012, Council Planning and Public Works Committee meeting the Council discussed these minor adjustments to the City's Development Services User Fee Schedule.

IV. IMPACT

- A. Service Delivery: The resolution will not impact City service delivery.
- **B.** Fiscal: The resolution will not have a fiscal impact to the City given the addition of four and modification of one new fee options, as they are applied infrequently. The pre-application fee is currently credited toward the land use application fee, therefore no decrease in annual revenue. The Tree Base fee amount was inadvertently removed from the new zoning code and therefore adding this fee will not increase revenue. Lastly, the Green Nonattainment Fee was inadvertently removed from the Building Permit fee schedule, and again, adding this fee will not increase revenue.

V. ALTERNATIVES

- **A.** <u>Adopt the Resolution</u>: This alternative adopts the amended Development Services User Fee Schedule for the Planning Department and Building Division.
- **B.** Reject the Resolution: The Council could also choose to reject the resolution to amend the Development Services User Fee Schedule for the Planning Department and Building Division.

City Council

RE: RESOLUTION: AMENDMENT TO THE DEVELOPMENT SERVICES USER FEE SCHEDULE

February 7, 2012

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VI. LIST OF ATTACHMENTS

Attachment A: Resolution Amending the Development Services User Fee Schedule

Exhibit 1: Planning Fees Exhibit 2: Building Fees

Robert G. Odle, Director, Planning and Community Development

1/24/12 Date

Approved for Council Agenda:

John Marchione, Mayor

CITY OF REDMOND RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE USER FEE SCHEDULE FOR DEVELOPMENT SERVICES FOR THE PLANNING AND BUILDING EFFECTIVE ON THE DATE THE CITY CEASES TO USE THE PERMITS PLUS SYSTEM IN FAVOR OF THE ENERGOV SYSTEM FOR PERMIT PROCESSING

WHEREAS, Ordinance No. 1480 of the City of Redmond provides that all administrative fees will be set by Council resolution; and

WHEREAS, Resolution No. 1364, passed by the City Council on August 16, 2011, established a Planning and Building schedule of fees, charges, and penalties for various applications submitted to the City for various services and materials provided by the City; and

WHEREAS, the City Council has also determined that such fees, charges, and penalties should reflect the City's costs of providing services, and that department directors should be allowed to raise the fees administratively on an annual basis in an amount not exceeding the CPE in order to recapture the City's costs; and

WHEREAS, the department directors shall annually review the user fees, charges, and penalties in order to determine whether

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the same are adequate to cover the City's costs of providing the services for which the fee, charge, or penalty is collected; and

WHEREAS, after review, the department director determines that the City's costs are not adequately covered, the department director may either:

- A. Administratively increase the amount of the user fee, charge or penalty in order to cover the City's cost of providing the service; provided, that the increase shall not exceed the most recently published Consumer Price Index (CPI) Wage Earners and Clerical Workers for the Seattle-Tacoma area, as published by the U.S. Department of Labor Bureau of Labor Statistics; or
- B. If an increase greater than the CPI is necessary to cover the City's costs, the department director shall submit the increase to the City Council for approval, and

WHEREAS, in the event that the department director determines that any increase in fees, charges, or penalties is necessary at any time other than the annual review in order to cover the City's cost of providing services, such increase shall require City Council approval, whether the increase exceeds the CPI or not; and

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WHEREAS, the finance department shall maintain a current listing of all user fees, charges, and penalties in the City; and

WHEREAS, whenever the department director makes administrative adjustments to fees, the Department Director must submit the adjustments to the Finance Department no later than December 1 of each year; and

WHEREAS, the finance department shall promulgate a current listing of fees, charges, and penalties and submit the same to the Mayor for review, and after obtaining the Mayor's approval, the Finance Department will forward a copy to each department head by January 1 of the following year; and

WHEREAS, thereafter, except as adjusted by the City Council, the fees set forth on the Finance Department listing shall be those charged by the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. New Planning User Fee Schedule Adopted. The schedule of Planning fees, charges, and penalties attached to this Resolution as Exhibit 1 and incorporated herein by this reference as if set forth in full, is hereby adopted as the

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official fee schedule for the City of Redmond's Planning Department, provided that any fee, charge, or penalty set forth on the attached schedule for which a specific amount has been set by a section of the Redmond Municipal Code (RMC) is shown merely for convenience, is not adopted or altered by this Resolution, and shall remain governed by the appropriate section of the RMC.

Section 2. New Building User Fee Schedule Adopted. The schedule of Building Miscellaneous fees, charge, and penalties attached to this Resolution as Exhibit 2 and incorporated herein by this reference as if set forth in full, is hereby adopted as the official fee schedule for the City of Redmond's Planning Department, provided, that any fee, charge, or penalty set forth on the attached schedule for which a specific amount has been set by a section of the Redmond Municipal Code (RMC) is shown merely for convenience, is not adopted or altered by this Resolution, and shall remain governed by the appropriate section of the RMC.

Section 3. Effective Date. This resolution, and the fees adopted herein, shall become effective on the date the City ceases to use the Permits Plus system in favor of the EnerGov system for permit processing.

Page 4 of 5 Resolution No. _____AM No.

ADOPTED by the Redmond Ci	ty Council this day of
	APPROVED:
	JOHN MARCHIONE, MAYOR
A MINITE OF THE STATE OF THE ST	
ATTEST:	
	(SEAL)
MICHELLE M. MCGEHEE, MMC, CITY C	CLERK
FILED WITH THE CITY CLERK: PASSED BY THE CITY COUNCIL: EFFECTIVE DATE:	
ORDINANCE NO.	
Page 5 of 5	Resolution No

EXHIBIT I PLANNING FEES – FORMAL PROCESS

	(I # 55			j j	,
Service Name	Proposed Initial Fee	Proposed Re- Submittal Fee	Initial Plus One Resubmittal	Current Initial Fee*	Current Re- Submittal Fee*
Type of Application:	A manager of springs, the second of the seco	- 1. - 1 .		The second secon	V V CONTROL OF THE CO
Administrative Design Flexibility					
Administrative Modification	\$5,399.29	N/A	\$5,399.29	\$2,730.33	
Atteration of Geologic Hazard Area Annexation	\$8,100.75 No Charge	\$5,403.20	\$13,503.95 No Charge	\$6,811.63 No Charge	\$4,541.09
Appeals	No Charge		No Charge	No Charge	
Binding Site Plan	\$6,603.05	\$4,404,23	\$11,007.28	\$5,443.19	\$3,628.07
Boundary Line Adjustment: All Others	\$3,606.84	\$2,539.16	\$6,346.01	\$2,461.67	\$1,640.38
Boundary Line Adjustment: SFR	\$1,896.01	\$1,263.98	\$3,160.00	\$1,230.83	\$820.19
Christmas Tree Lot: First Year	\$229.18	N/A	\$229,18	\$594.12	
Christmas Tree Lor Annual Renewal with Same Site Plan	\$114.59	N/A	\$114.59	\$ 163.82	
Conditional Use Permit	\$12,925,36	\$8,621.22	\$21,546.58		\$10.504.13
Conditional Use - Change of Use CAO Mitigation Required: All Others	\$4,798.42 \$3,515.72	N/A N/A	\$4,798.42 \$3,515.72	\$6.381.33 \$5,933.56	
CAO Mitigation Required: SFR	\$2,918.00	N/A	\$3,313.72 \$2,918.00	\$2,966.78	
Development Agreement: Concurrent with Land Use	\$2,310 001	10.5	32,810.00	32,300.76	
Entitlement (Long)	\$29,156.78	N/A	\$29,156.78	\$9,173.92	
Development Agreement: Stand Alone (Long)	\$29,156,78	N/A	\$29,156.76	\$12,412.09	
Development Agreement: Concurrent with Land Use	622 151 41	N/A	\$77 IE1 14	ED 173 D3	
Enlidement (Snort) Development Agreement: Stand Alone (Short)	\$22,451.41 \$22,451.41	N/A N/A	\$22,451.41 \$22,451.41	\$9,173.92 \$12,412.09	
Comprehensive Plan Amendment - Map/Policy, or Zoning	1 222 331.31			3.2.3.2.03	
Code Amendment - Zoning Map Amendment Requiring a			l l		
Comp Plan Amendment (in cycle) Essential Public Facility	No Charge	\$10.252.91	No Charge	No Charge	
Essential Public Facility	515,371.67	\$10,202.91	\$25,624.58	\$24,046.58	
Master Sign Program or Modification to Master Sign Program	\$502.90	N/A	\$502.90	\$496.92	
Master Planned Development II: Stand Alone	\$11,580,73	\$7,724.34	\$19,305.07	\$6,858.22	\$4,572.38
Master Planned Development II; Associated with Site Plan	62.254.43	\$2,188,51	#E 450 63	60.007.70	C 4 750 50
Entitlement (SPE) Master Planned Development III; Stand Alone	\$3,251.12 \$12,698.29	\$2,186.54 \$8,469.76	\$5,469.63 \$21,168.05	\$2,637.78 \$7,746.28	\$1,758.60 \$5,164.42
Master Planned Development III: Associated with Subdivision		\$2,039,43	\$5,097.04	\$2,979.34	\$1,986.32
Master Planned Development IV: Stand Alone	\$14,262.88	\$9,513.34	\$23,776.21	\$10.240.82	\$6,827.69
Master Planned Development IV: Associated to Conditional					
Use	\$3,622.37	\$2,416.12	\$6,038.48	\$3,938.78	\$2,626.03
Master Planned Development IV: Essential Public Facility Master Planned Development V: Stand Alone	\$2,353.20 \$12,698.29	\$1,569.58 \$8,469, 7 6	\$3,922.78 \$21,168.05	\$3,938.78 \$7,746.28	N/A \$5,164.42
Master Planned Development V: Stand Author	\$4,175.17	\$2,784.84	\$6,960.01	\$6,261.45	\$4,174.55
Master Planned Development V: Associated with Conditional					
Use	\$3.622.37	\$2,416,12	\$6,038,46	\$3,938.78	\$2,626.03
Planned Developments PRD/PCD (stand alone)	 				
PRD/PCD (with other)	 				
MPRD/MPCD (stand alone)					
MPRD/MPCD (with other0					
Pre-application Fee	No Charge		No Charge	\$273.03	
Reasonable Use Exception II	\$2,370.22	N/A	\$2,370.22	\$6,485.08	
Reasonable Use Exception III: All Others	52,461,97	N/A	\$2.481.97	\$11,023.99	
Reasonable Use Exception III: SFR Right of Way Vacation	\$2,423.80 \$4,609,92	N/A \$3,074.82	\$2,423.80 \$7,684.74	\$5,512.00 \$3,634.62	\$2,423.20
SEPA Review; All Others	\$2,261.92	N/A	\$2,261.92	\$2,845.01	\$2,423.20
SEPA Review: SFR	\$2,261.92	N/A	\$2,261.92	\$1,422,50	
Shoreline Conditional Use Permit	\$5,693,40	\$3,797,49	\$9,490.89	\$10,082.57	\$6,722.5 5
Shoreline Substantial Development Permit: All Other	\$4,354.53	\$2,904,47	\$7,259.00	\$4,669.96	\$3,113.46
Shoreline Substantial Development Permit w/ underlying Land Use Enutlement	\$2,007.65	\$1,339,10	\$3,346.75	\$2,291.29	\$1,527.61
Shoreline Substantial Development Permit: SFR	\$2,168.56	\$1,448.43	\$3,614.99	\$2,334.98	\$1,527.01 \$1,556.73
Shoreline Variance: All Others	\$4,541,63	\$3,029.27	\$7,570.90	\$8,837.54	\$5,891.99
Shoreline Variance: SFR	\$2,081.63	\$1,688.37	\$3,770.00	\$4,418.77	\$2,945,99
Short Subdivision	\$7.279.25	\$4,855,26	\$12,134.51	\$5,717.32	\$3,811.73
Site Plan Entitlement > 6,000 square feet Site Plan Entitlement < 6,000 square feet	\$10,450.64 \$9,680.57	\$6,970.58 \$6,590.34	\$17,421.23 \$16.470.91	\$10,551.10 \$6,060.25	\$7,034.42 \$4,040.37
Special Use Permit	58,000.37	40,390.34	\$16,470 91	\$0,000.25	o+,040.37
- 6000 sq. ft.					
Over 6,0000 sq. ft.					
Accessory Dwelling Unit (ADU)	 			\rightarrow	
Change of Use Vending cart	 			-	
Kiosk					

EXHIBIT I PLANNING FEES – FORMAL PROCESS (Continued)

Service Name	Proposed	Proposed Re-	Initial Plus One		Current	Current Re-
	Initial Fee	Submittal Fee	Resubmittal		India Fee*	Submittal Fee
Subdivision Alteration	57.278.33	\$4,854.65	\$12.132.98		\$4.636.10	\$3,090.89
			1			
Subdivision Vacation	\$7 278.33	\$4,854.65	\$12,132.98		\$4,636.10	\$3,090.89
Temporary Use: Short Term	\$2,434.65	i N/A	\$2.434.65		\$ 1,545.37	
Temporary ose: Short rein	\$2,434.60	, NA	\$2,434,00		\$1,545.51	
Temporary Use - Long Term	\$4,454.89				\$3,223.98	
Tree Removal - Single Family	No Charge	!	No Charge		No Charge	
Tree Removal - All Others	\$111.76		\$111.76		\$50.00	
Variance: All Others	\$4,336,86	N/A		-	\$10,890.75	
Vanance: SFR Willows Rose Hill Demonstration Project	\$4,336,86 \$4,597.20		\$4,336.86 \$7,663.53		\$5,445.37	
	-					
Wireless Communication Facility I	\$721.81	N/A	\$721.81		\$ 445.59	
Wireless Communication Facility II	\$2,901 <u>.06</u>					
Zoning Code Amendment ; Map - Applicant Initiated, not part						
of a comprehensive plan amendment.	\$7,458.28	N/A	\$7,458.28		\$9,173.92	
Zoning Code Amendment : Text - Applicant Initiated, not part				舞		
of a comprehensive plan amendment.	\$11,397 68	N/A	\$11,397.68	離	\$9,173.92	
Planned Residential Development (PRD)	N/A	\$4,362.75	\$4,362.75	7.4	\$15,517.02	\$10,343.59
Planned Residential Development Modification (PRD) Mod.	55,653.88	\$3,771.14	\$9,425.01		\$9,123.68	\$6,083,17
Master Planned Residential Development Modification (MPRD)	\$5,653.88	\$3,771.14	\$9,425.01		\$12,840.21	\$2,769.64
Variance: In conjunction with an underlying Land Use Entitlement	\$787.96	N/A	\$787.96			
Reasonable Use Exception It in conjunction with an underlying Land Use Entitlement	5442.42	NIA	\$442 .42			
Reasonable Use Exception III: In conjunction with an underlying Land Use Entitlement	\$833.57		\$833.57	176		
Reasonable Use Exception IV: In conjunction with an underlying Land Use Entitlement	5330.67		\$330 67			
Reasonable Use Exception V; In conjunction with an	33 <u>30.07</u>	****	\$550 Gr	W.		
underlying Land Use Entitlement Alteration of, Geologic Hazard Area; In conjunction with an	\$833.57	N/A	\$833.57		Sarah da	<u> </u>
underlying Eand Use Entalement #	\$1.625.30	Z Z N/A	\$1:625.30			
Modification In conjunction with an underlying Land Use		\$2317.58	\$5 702.21			
Entitement Planned Residential Development (FRD) Modification in	\$3,474.63	\$ 2,317.58	\$5,792.21		* 12,840.21	2,769.64
conjunction with an underlying Land Use Entitlement	- \$3,474.63	\$2.317.58	\$5,792.21		9,123.68	6,083.17
Reasonable Use Exception(I:In conjunction with an		E ASA 24 A				Control of the contro
underlying Land Use Entidement	₹ \$442/42	N/A	142/42		*******	Section of the sectio
Miscellaneous Requests Not Identified on this Schedule are Charged at the Staff Hourly Rate	\$111.76	per hour				
	And the second s	per replacement trees (not subject to 3%	Armed	7	Weight Weight	
Tree Base Fee	\$250.00	Technology	The second secon			The second secon
A 3% Technology Surcharge will be applied to the listed	7. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.		F	Konda San		to the second second second second
fees per City ordinance.	3% of fee					
Includes current 50% subsidy for single family permits						
		L			, 1	

EXHIBIT 1 PLANNING FEES – PREP PROCESS

Service Name	PREP Kick Off Fee	Submittal Fee	F	(material)	Current Initial Fee*	Current Re- Submittal Fee*
Type of Application	25 No. 10	计图10 字》	"行行"	100		752
The state of the s	100.000	AND				
		1	!			
Alteration of Geologic Hazard Area	\$561,99	\$10,677.79			\$6,811.63	\$4,541.09
Binding Site Plan	\$467.68	\$8.885.58			\$5,443.19	\$3,628.07
Boundary Line Adjustment: All Others Boundary Line Adjustment: SFR	\$337.53 \$337.53	\$6,413,16 \$2,822,47			\$2,461.67 \$1,230.83	\$1,640,38 \$820,19
Conditional Use Permit	\$786,68				\$15,756.11	\$10,504.13
Development Agreement: Concurrent with Land Use Entitlement (Long)	\$1,457.84				\$9,173.92	\$10,004.15
Development Agreement, Stand Alone (Long)	51 457 84	\$27 698.94			\$12,412.09	
Development Agreement, Concurrent with Land Use Entitlement (Short)	\$1,122.57	\$21,328.84			\$9,173.92	
Development Agreement: Stand Alone (Short)	\$1,122.57	\$21,328,84		1,300	\$12,412.09	
Essential Public Facility	\$978.64	\$18,594,14	\$19,572.78		\$24,046.58	
Master Planned Development II: Associated with Site Plan Entitlement (SPE)	\$344.78	\$6,550.73	\$6,895.51		\$2,637.78	\$1,758.60
Master Planned Development II: Stand Alone	\$805.86	\$15.311.25			\$6,858.22	\$4,572 <u>38</u>
Master Planned Development III: Associated with Subdivision	\$326.01	\$6,232,23			\$2,979.34	\$1,986.32
Master Planned Development III: Stand Alone	SE44.97	\$15.054 43	\$16,899.40		\$7,746 28	\$5,164.42
Master Planned Development M: Associated to Conditional Use	\$339.49	\$6,450.24			\$3,938.78	\$2,626 <u>.03</u>
Master Planned Development IV: Essential Public Facility	\$292.79	\$5,563.04	\$5,865.83		\$3,938.78	
Master Planned Development IV: Stand Alone	\$923.20	\$17 540 78			\$10,240.82	\$6,827.69
Master Planned Development V; Associated with Conditional Use	\$356.25	\$6,768.75			\$3,938.78	\$2,626.03
Master Planned Development V, Associated with SPE	\$344.78	\$6,550.73			\$6,261.45	\$4,174.56
Muster Planned Development V. Stand Alone Right of Way Vacation	\$844.97 \$471.28	\$16,054,43 \$8,954,40			\$7,746 28 \$3,634.62	\$5,164,42 \$2,423,20
Shoreline Conditional Use Permit	\$490.53	\$9.320.15			\$10,082,57	\$6,722.55
Shoreline Substantial Development Permit: All Other	\$450.53	\$8,711,78			\$4,669.96	\$3,113.46
Shoreline Substantial Development Permit w/ underlying Land Use Entitlement	\$275.51	\$5.231.76			\$2,291.29	\$1,527.61
Shoreline Substantial Development Permit SER	\$180.75	52 464 10			\$2,334,98	\$1,556,73
Shoreline Variance: All Others	\$396 63	\$7.535.88	\$7,932.51	-	\$8,837.54	\$5,891,99
Shoreline Variance: SFR	\$396 63	\$3 373.37	\$3 770 00		\$4,418.77	52 945 99
Short Subdivision	\$587.99	\$11,171.76	\$11,759 75		\$5,717.32	\$3,811.73
Site Plan Entitlement > 6 000 square feet	\$727.00	\$13,813,00	\$14,540.00		\$10,551,10	\$7,034.42
Site Plan Entitlement < 6 000 square feet	\$715.26	\$13 589 93	\$14,305.19		\$6,060.25	\$4,040.37
Subdivision	\$708.49	\$13,461.27	\$14,169.76		\$11,917.35	57 945 30
Subdivision Alteration	\$499.13	\$9 483 46	\$9,982 59		\$4_636_10	\$3,690.69
Subdivision Vacation	\$515.30	\$9,790.70	\$10,306.00		\$4 ,636.10	\$3,090.89
Temporary Use - Long Term	\$385.30	\$7,320,77	\$7,706.07		\$3,223.98	\$2,149.42
Willows Rose Hill Demonstration Project	\$403.59	\$7,668.30			45,225.50	V2,143.42
Wireless Communication Facility II	\$223.78	\$4,251,73				
Planned Residential Development Modification	\$649.21	\$ 12,334,95	\$12,984.16		\$9,123.68	\$6,083,17
Filantica residential Development would add s	304321	\$12,554,55	₹12,504,10		₩2,123.00	30,003.11
		i		1.59		
Master Planned Residential Development Modification	\$649.21	\$12,334,95	\$12,984.16		\$12,840.21	\$2,769.64
Master Planned Residential Development (MPRD) Modification: In conjunction with an	04.44.21	V 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0.12,0.54,1.0		0.0,000.2.1	V 2,7 00.04
underlying Land Use Entitlement	\$2 43.58	\$4,628.00	\$4.871.58		12,840 21	2,769 64
Planned Residential Development (PRD) Modification: In conjunction with an underlying						
Land Use Entitlement	\$7,43.58	\$4,628.00	\$4,871.58		9,123 68	6,093 17
The second secon			<u> </u>	Tray jum.	<u> </u>	
Miscellaneous Requests Not Identified on this Schedule are Charged at the Staff Hourly Rate			\$111.76			
A 3% Technology Surcharge will be applied to the listed fees per City ordinance.			3% of fee			
includes current 50% subsidy for single family permits						

EXHIBIT 2 BUILDING FEES

Miscellaneous Fees

State Building Code Fees - \$4.50 per unit and \$2.00 for each additional unit.

Revision & Deferred Submittals – 2 hour minimum fee and charged at hourly rate or fraction thereof after.

Permit Extensions granted at .5 hourly rate prior to expiration date. One extension allowed in plan review and during inspection for 180 days.

Green Nonattainment Fee shall apply when developers intending to build Green buildings change project scope to non-Green buildings. The nonattainment fee shall be set at 50% of the total permit fee.

Permits shall automatically become invalid unless the work authorized by such permit is commenced within 180 days after issuance and not suspended or abandoned for a period of 180 days. Before such work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such expiration, suspension, or abandonment has not exceeded 180 days. Code cycles may not be crossed over into from one year to the next without seperate permits and plan review.

Inspection outside normal business hours = 1.5 times hourly rate

Investigation fee is same as permit fee