



**Mixed Use & Change of Use Permit Fees** **Effective 2.1.2020**

- For estimates please contact a Permit Technician at 425-556-2473 or [permittech@redmond.gov](mailto:permittech@redmond.gov).
- Electrical, Mechanical and Plumbing permits are issued separately, see applicable fee schedules.
- **Definition of Valuation:** The value of construction shall be based on the value of the work that is being performed. The total value of work shall include materials and labor for which the permit is being sought for. For the construction of new buildings, the building valuation data table located on [www.redmond.gov/permitfees](http://www.redmond.gov/permitfees) shall be used for new square footage based off of type of construction and occupancy.

**How to calculate fees:**

**Step 1:** Take total valuation of project and find the range in the Building Permit Fee Table.

**Step 2:** For applicable plan review fees add Fire, Planning, Public Works fees and 65% of the Building permit fee.

**Step 3:** Add a 3% Technology Surcharge fee (applied to the total permit fee).

**Step 4:** Add a State Building Code surcharge \$25.00 (Commercial) or \$6.50 (Multi-Family), plus \$2.00 per unit.

Please note at time of submittal we collect plan review, planning, public works, fire fees and technology surcharge. At issuance the following fees are paid in full: adjusted plan review fees, permit fee, state building code surcharge, and impact fees.

<b>Building Permit Fees</b>	
The fees for building permits are based on the valuation of work being performed under the International Building and Residential Codes.	
<b>TOTAL VALUATION</b>	<b>FEES</b>
\$0.00 to \$500.00	\$31.26
\$500.01 to \$2,000.00	\$31.26 for the first \$500.00 plus \$4.06 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,000.01 to \$25,000.00	\$92.12 for the first \$2,000.00 plus \$18.60 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 to \$50,000.00	\$520.54 for the first \$25,000.00 plus \$13.43 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 to \$100,000.00	\$856.48 for the first \$50,000.00 plus \$9.33 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 to \$500,000.00	\$1,322.13 for the first \$100,000.00 plus \$7.46 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,000.01 to \$1,000,000.00	\$4,302.32 for the first \$500,000.00 plus \$6.32 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$7,462.09 for the first \$1,000,000.00 plus \$4.86 for each additional \$1,000.00, or fraction thereof
<b>PLAN REVIEW FEES</b>	
The Plan Review amount shall be an amount equal to 65% of the building permit fee set forth in the table above. When plan review or other documentation are required to be submitted a plan review deposit shall be paid to the City at the time of submittal.	

Resolution No. 1480

A 3% technology surcharge will be applied in addition to the listed fee as authorized by Ordinance No. 2090; extended by Resolution No. 1162 on December 3, 2002; revised by Resolution No. 1190 effective July 1, 2004.

**MIXED-USE AND CHANGE OF USE PERMIT AND OTHER FEES**

**OTHER FEES**

State Building Code Fee	\$6.50 per unit and \$2.00 for each additional unit
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.

**ENGINEERING/TRANSPORTATION REVIEW**

New Mixed-Use	\$652.86
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**BUILDING**

Additional plan review - per hour after 3 <sup>rd</sup> review	\$133.12/hour
Additional plan review required by changes, additions or revisions to plans	\$133.12/hour (2-hour minimum) \$266.24
Alternate Methods and Materials Assessment (AMM)	\$255.23
Inspection outside normal business hours	\$133.12/hour (2-hour minimum) \$266.24
Inspection fee which no fee is specifically indicated	\$133.12/hour (2-hour minimum) \$266.24
Investigation fee	Same as permit fee
Permit extension	.5 hourly rate prior to expiration date. One extension allowed in plan review and during inspection for 180 days.
Permit reactivation	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 separate permits and plan review.
Reinspection fees	\$133.12/hour

**PLANNING**

Change of Use to Commercial	\$279.97
Change of Use to Multi-Family	\$281.06
Change of Use to Residential	\$209.97
Mixed-Use New	\$680.40
Mixed-Use Addition/Exterior Alteration/Garage	\$408.24
Mixed-Use Tenant Improvement	\$272.16
Mixed-Use Accessory Structure	\$272.16
Green Mixed-Use New	\$748.44
Green Mixed-Use Addition/Tenant Improvement	\$340.20
Plan Revisions	\$139.98
Re-Inspection Fees	\$139.98
Swimming pool	\$174.99

**FIRE**

Residential Change of Use	\$619.17
Change of Use to Commercial	≤\$100,000 = \$428.50 \$100,001 - \$1,000,000 = \$1,273.96 \$1,000,001 - \$2,500,000 = \$3,362.58 \$2,500,001 - \$15,000,000 = \$4,307.51 >\$15,000,000 = \$6,371.39
Change of Use to Multi-Family	≤\$750,000 = \$1,423.08 \$750,001 - \$2,500,000 = \$3,362.58 \$2,500,001 - \$15,000,000 = \$4,307.51 >\$15,000,000 = \$6,371.39
Mixed-Use New Green Mixed-Use New	≤\$1,000,000 = \$1,423.08 \$1,000,001 - \$2,500,000 = \$3,362.58 \$2,500,001 - \$15,000,000 = \$4,307.51 >\$15,000,000 = \$6,371.39

<b>FIRE CON'T</b>	
Mixed-Use Addition Mixed-Use Garage Mixed-Use Accessory Structure Green Mixed-Use Addition	<p>≤\$100,000 = \$450.87            \$100,001 - \$499,999.99 = \$950.66            \$500,000 - \$2,500,000 = \$1,820.95            \$2,500,001 - \$15,000,000 = \$4,307.51            &gt;\$15,000,000 = \$6,371.39</p>
Mixed-Use Tenant Improvement Mixed-Use Exterior Alteration Mixed-Use Residential Remodel Green Mixed-Use Residential Remodel Green Mixed-Use Tenant Improvement	<p>Expedited = \$329.03            ≤\$100,000 = \$450.87            \$100,001 - \$499,999.99 = \$950.66            \$500,000 - \$2,500,000 = \$1,820.95            \$2,500,001 - \$15,000,000 = \$4,307.51            &gt;\$15,000,000 = \$6,371.39</p>
Swimming pool	\$221.30
Additional plan reviews – per hour minimum	\$186.64
Miscellaneous requests – per hour minimum	\$186.64
Existing building and occupancy fire inspections	<p>Re-inspection fee: fees will be charged for the following number of inspections required to verify compliance to a written inspection violation:</p> <ul style="list-style-type: none"> <li>➤ Initial inspection No charge</li> <li>➤ First re-inspection No charge</li> <li>➤ Second re-inspection No charge</li> <li>➤ Third re-inspection \$250.00</li> <li>➤ Fourth and subsequent re-inspections \$250.00</li> </ul>
After hours work	The hourly rate for review or inspection outside normal business hours (when available) and that is requested in writing shall be charged \$186.64 per hour for a minimum of two hours.
Penalties	<p>Penalties shall conform to the City of Redmond Enforcement Regulations. The following shall apply.</p> <ul style="list-style-type: none"> <li>• Fees shall be doubled for work begun without a valid permit for the first infraction in one year.</li> <li>• Fees shall be five times original fees for work done without a permit for the second and each subsequent infraction in one year.</li> <li>• Work done without a permit may also result in stop work orders or other actions or remedies. Actions may include the loss of the applicant's business license.</li> </ul>
Other fees	<p>Technical review (City performed) = \$279.96*            Technical review (third party performed) ** = Third party cost**</p>
Permit extension	Issued permits that are not expired may have the permit expiration date extended up to 180 days, at a fee equal to one half the prevailing hourly rate noted above. One permit extension is allowed during plan review and one after the permit is issued.
Expired permits	Permits shall automatically become invalid unless the authorized work commences within 180 days or if the work is suspended or abandoned for 180 days after work has commenced. Before work can recommence, a new permit shall first be obtained at a fee equal to one-half the new permit fee amount provided no changes will be made in the original construction documents and provided that such expiration, suspension or abandonment has not exceeded 180 days.
**	The technology surcharge fee will also be applied on outsourced third-party costs.