



OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT
 11367 Moorage Way, La Conner, Washington 98257-0817
 Phone (360) 466.7280 | Fax (360) 466.1615

SCHEDULE OF FEES

Rev. 12-20-2022

The fees described below are the minimum fees specific to the identified activities. Other fees may apply and will be added to the minimum fee. Plan Review and Application Fees are due at time of application. **All applicable fees must be paid prior to permit issuance.**

Building permit fees are calculated based on valuations established in the Square Foot Construction Cost table published and updated periodically by the International Code Council. A current copy of this table is available from the Planning and Community Development Department. Building-related projects that are not included in the table will be valued as follows:

Structure or Improvement	Valuations
All new structures not specified below	Based on the most recent edition of the table "Square Foot Construction Costs" from the International Code Council's published Building Valuation Data
Remodel - by square footage	25%, 50% or 75% of valuation according to Remodel Valuation table.
Remodel - by contractor's valuation	This method is only used if calculating by square footage does not apply. Value for remodel work will be determined by either a copy of the contractor's contract or in the case where there is no contractor, by using the total material cost provided by the customer and multiplying it by two.
Basements - semi-finished	\$44.00 per square foot
Basements - unfinished (no heat or insulation) Conversions	\$22.00 per square foot Difference in valuation between proposed and existing structures.
Prefabricated metal carport/storage ≤ 1,000 square foot	\$9.00 per square foot
Foundations	\$113.00 per linear foot
Fences greater than 6' in height where permissible	\$35.00 per linear foot
Bulkheads (Concrete)	\$115.00 per linear foot
Covered Porch/ Deck	\$28.00 per square foot
Uncovered Porch/ Deck	\$21.00 per square foot
Post Frame Buildings ≤2000 square feet	\$25.00 per square foot
Post Frame Buildings >2000 square feet	\$15.00 per square foot
Commercial Signs	Contractor Price to Install
Water Storage Tanks	Documented bid price or the following, whichever is higher: \$0.84/gallon up to 100,000 gallons; \$0.56/gallon between 100,000 and 1,000,000 gallons; \$.034/gallon over 1,000,000 gallons

Fees are based on project valuation

Plan Review and Permit fees are based on the determined valuation of a project, not the cost, to ensure permit fees are consistent. Valuation means the estimated total cost of building construction, including all electric, mechanical, plumbing and permanently fixed equipment. It is not meant to determine market value of a structure. Value for new construction will be determined using the most recent valuation table published by the International Code Council.

Remodel Valuation

Extent of Alteration	% of Valuation ¹	Alteration Items ²
Minor	25%	<ul style="list-style-type: none"> • Addition, removal or repair of some walls or partitions • Minor mechanical, electrical or plumbing work, such as for remodel of bathrooms and kitchens • Some refinishing of existing walls, ceilings and floors • Replacement of some windows • Replacement of ceiling grid system
Major	50%	<ul style="list-style-type: none"> • Addition or removal of many walls • Extensive mechanical, electrical or plumbing work • Significant refinishing of walls, ceilings and floors • Replacement of many windows • Limited structural modifications
Full	75%	<ul style="list-style-type: none"> • Demolition of all non-structural portions of building leaving a structural shell • Installation of new or substantial replacement of mechanical, electrical or plumbing • Significant structural upgrading • Extensive structural repair

1 Percentage of new construction valuation as calculated per published ICC data.

2 Extent of alteration includes one or more of the listed items. Floor area will be calculated based on the entire area of rooms where alterations are proposed. If different extents of alterations are proposed for different areas, valuation for such areas may be calculated separately.

Building Fees Based on Valuation

Total Valuation	Fee
\$1 to \$500	\$26.96
\$501 to \$2,000	\$26.96 for the first \$500 plus \$3.00 for each additional \$100, or fraction thereof, to and including \$2000
\$2,001 to \$40,000	\$72.00 for the first \$2000 plus \$11.00 for each additional \$1000 or fraction thereof, to and including \$40,000
40,001 to \$100,000	\$490.00 for the first \$40,000 plus \$9.00 for each additional \$1000 for fraction thereof, to and including \$100,000
\$100,001 to \$500,000	\$1030.00 for the first \$100,000 plus \$7.00 for each additional \$1000 or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3830.00 for the first \$500,000 plus \$5.00 for each additional \$1000 or fraction thereof, to and including \$1,000,000
\$1,000,001 to \$5,000,000	\$6330.00 for the first \$1,000,000 or fraction thereof plus \$3.00 for each additional \$1000 or fraction thereof, to and including \$5,000,000
\$5,000,001 and over	\$18,330.00 for the first 5,000,000 or fraction thereof plus \$1.00 for each additional \$1000 or fraction thereof

Manufactured Homes

Manufactured Homes	\$589.68
Modular Homes	\$589.68 plus foundation and/or basement fee

Other Building Related Fees

Plans Examination Review Fee	65% of assessed building permit fee
Re-inspection Fee	\$135.00/hour (1 hour minimum)
Inspections for which no fee is indicated	\$135.00/hour (1 hour minimum)

Additional plan review or inspection required by changes, additions, or revisions to plans	\$135.00/hour (1 hour minimum)
For use of outside consultants for plan review, inspections, environmental, archaeological, or other reviews	\$135.00/hour plus the resulting consultant fees
Administrative Permit fee based on \$135.00/hour plan review, inspection, processing and records management	\$135.00/hour (1 hour minimum)
Building Permit Decision Appeal	\$250.00
Demolition Permit	\$50.00 Application Fee \$50.00 Permit Fee For projects that require more than 2 hours of staff time, applicant will be billed at \$135.00/hour plus consultant fees
Mechanical Permit (Residential)	\$56.16 Plus \$10.00 per fixture
Mechanical Permit (Commercial)	Commercial fees will be determined through plan review based on project valuation
Plumbing Permit (Residential)	\$56.16 Plus \$10.00 per fixture
Plumbing Permit (Commercial)	Commercial fees will be determined through plan review based on project valuation
Fuel Gas Permit (Residential)	\$56.16 Plus \$10.00 per fixture
Fuel Gas Permit (Commercial)	Commercial fees will be determined through plan review based on project valuation
Renewal of Building Permit	50% of the cost of a current permit. If plans have been modified from the original permit approvals, the applicant shall pay additional plan review fees of \$135.00 per hour with not less than the minimum 1-hour rate. \$150.00 for expired non-commercial projects requiring only a final inspection.

On-Site Sewage System (OSS) Permits

OSS Permit (New)	\$500.00
OSS Permit (Repair)	\$300.00
Redesign or renewal	\$200.00
Site Evaluation/Inspection	\$285.00
Multiple site evaluations at same locations	\$125.00 per site
Report on Individual Sewage System Disposal System for lenders	\$285.00
Tank Replacement Permit	\$200.00
Replacement or repair (parts other than tank)	\$150.00
Appeal of Health Officer's determination or waiver of on-site sewage or water regulations to the Tribal Board of Health	\$500.00

Environmental Fees

Shorelines and Sensitive Areas (SSA) Permit	The minimum fee for commencing a project subject to the terms and provisions (STC 19-04.090(A)) is \$200.00. Projects listed in STC 19-04.090(B) shall be a minimum of \$500.00
Professional services for contractual plan review and/or inspections	\$135.00/hour plus consultant fees
Land Clearing Permit	\$300.00 (includes site visit)
Stormwater Discharge Permit Application Fee	\$50.00

Stormwater Discharge Permit Fee: 2,000 to 3,499 sq. ft. of impervious surface 3,500 to 4,999 sq. ft. of impervious surface 5,000 sq. ft. or more of impervious surface If SITC-approved LID techniques used	\$150.00 \$250.00 \$500.00 \$100.00 (regardless of area)
Tribal Environmental Policy Act (TEPA) Checklist Review	\$500.00
Tribal Environmental Policy Act Environmental Impact Statement (E.I.S.)	\$1000.00 (up to 10 hours of staff time; time in excess of 10 hours will be billed at \$135.00/hour)
TEPA E.I.S. Appeal	\$1000.00 plus consultant and/or attorney fees
Shoreline Variance	\$4500.00
Substantial Shoreline or Sensitive Areas Development	\$4500.00 (up to 10 hours of staff time; time in excess of 10 hours will be billed at SITC hourly rate)

Outdoor Burning

Logging Slash	\$100.00 for the first day of burning and at least \$50.00 for each additional day of burning. \$50.00 per day until extinguished (STC 19-02.130(A)).
Agricultural Burning by Special Use Permit Only	\$100.00 for the first day of burning and at least \$50.00 for each additional day of burning. \$50.00 per day until extinguished (STC 19-02.130(A)).
Demolition by Fire (For Training Purposes Only)	\$100.00 for the first day of burning and at least \$50.00 for each additional day of burning. \$50.00 per day until extinguished (STC 19-02.130(A)).

Water Resource Protection

Water evaluation for individual well for building permit water supply	\$135.00/hour (1 hour minimum)
Aquifer and Groundwater Protection Review	\$135.00/hour (1 hour minimum)
Aquifer assessment evaluation	\$300.00 Billing after 2 hours at \$135.00/hour
Water supply review for development approval	\$300.00 Billing after 2 hours at \$135.00/hour
401 Water Quality Certification	\$250.00

Planning

Lot line adjustment	\$350.00
Comprehensive Plan Amendment	\$5,650.00. Staff time in excess of 10 hours will be billed at \$135.00/hour plus any consultant fees.
Major Development, including but not limited to: Long Plats, Binding Site Plans, Master Planned Resorts, Planned Unit Developments	\$1,500.00 plus \$500.00/lot. Staff time in excess of 10 hours will be billed at \$135.00/hour plus any consultant fees.
Non-residential Development under \$150,000 in total project valuation.	\$500.00. Staff time in excess of 10 hours will be billed at \$135.00/hour plus any consultant fees.
Short Plat	\$1,500.00 plus \$500.00/lot. Staff time in excess of 10 hours will be billed at \$135.00/hour plus any consultant fees.
Rezone	\$2,500.00 Staff time in excess of 10 hours will be billed at \$135.00/hour plus any consultant fees.

Zoning Variance Request	Administrative: \$1,500.00 (STC 20-03.530(D)) Planning Commission: \$3,000.00
Accessory Dwelling Unit	\$250.00

Fire Code Fees	
Fire Code Operations Permit (pursuant to 2015 IFC 105.6)	\$250.00 plus \$135.00/hr plan review fee plus consultant fees.
Fire Code Construction Permit (pursuant to 2015 IFC 105.7)	\$250.00 plus \$135.00/hr plan review fee plus consultant fees.
Temporary Occupation/Use Permit	\$250.00
Fire Code Violation Investigation Fee	\$135.00/hr (1 hour minimum)
Fire Code Compliance Review Fee and Report	\$150.00 plus consultant fees
Fire Investigation Fee	\$135.00/hr (1 hour minimum) plus consultant fees.
Underground Storage Tank Removal/Decommissioning Permit Residential	\$75.00
Underground Storage Tank Removal/Decommissioning Permit Commercial	\$150.00

Grading Permit and Plan Review Fees	
Permit fees are as determined by this table, plus the plan review fee.	
1 to 50 cubic yards (38.2m ²)	\$26.71
51 to 100 cubic yards (40m ³ to 76.5m ³)	\$41.17
101 TO 1,000 cubic yards (77.2m ³ to 764.6m ³)	\$41.17 for the first 100 cubic yards plus \$17.50 for each additional 100 yards or fraction thereof.
1,001 to 10,000 cubic yards (765.3m ³ to 7645.5m ³)	\$199.00 for the first 1,000 cubic yards plus \$14.50 for each additional 1,000 yards or fraction thereof.
10,001 to 100,000 cubic yards (97646.3m ³ to 76,455m ³)	\$329.50 for the first 10,000 cubic yards plus \$66.00 for each additional 10,000 yards or fraction thereof.
100,001 cubic yards or more (76,456m ³)	\$923.50 for the first 100,000 cubic yards plus \$36.50 for each additional 10,000 yards or fraction thereof.
Plan Review Fee	65% of permit fee
Additional plan review required by changes, additions or revisions to approved plans	\$135.00/hour (1/2 hour minimum)
Inspection fees outside of normal business hours	\$135.00/hour plus consultant fees. (1/2 hour minimum)
Re-inspection fees	\$135.00/hour (1/2 hour minimum)
Inspections for which no fee is specially indicated	\$135.00/hour (1/2 hour minimum) plus consultant fees.

The fee for a Grading and Excavation Permit authorizing additional work under a valid permit shall be the difference between the fees paid for the original permit and the fee shown for the entire project

Enforcement Fees

Work Without A Permit Investigation Fee (Any permit)	\$135.00/hour plus consultant fees plus attorney fees plus applicable fines.
Permit Violation Investigation Fee (any permit)	\$135.00/hour plus consultant fees
Permit Compliance Monitoring Fee (for permits that require temporary monitoring)	\$135.00/hour plus consultant fees
Building Permit Violation	Add 100% of the building fee
Planning/Zoning Violation	Add 100% of resulting planning fees
SSA/Land Clearing Violation	As per ordinance
Fire Code Violation	\$50.00 - \$200.00 per violation per day
On-Site Sewage Violation	Add 100% of resulting on-site sewage fees
Burning in an unapproved incinerator/barrel	\$25 - \$500 per violation per day
Excess Opacity (smoke) Violation	\$25 - \$500 per violation per day
General Nuisance; failure to control odors or failure to prevent airborne particulate	\$25 - \$500 per violation per day
Violation of an emission standard as determined by a source emission test	\$25 - \$500 per violation per day
Legal Action	Billed at a rate of \$135.00/hour plus attorney fees, plus consultant fees.

MOU Administrative Fees

MOU Administrative Fees will only be assessed if applicants submit one (1) complete Set of Skagit County Approved building plans with their application

Residential Building Permit

50-500 sq. ft.	\$100
501-1000 sq. ft.	\$200
1001-2,499 sq. ft.	\$400
2,500-4,999 sq. ft.	\$800
5,000 sq. ft. and over	\$2,500

Commercial/Industrial Building Permit

50-500 sq. ft.	\$300
501-1000 sq. ft.	\$500
1001-2,499 sq. ft.	\$700
2,500-4,999 sq. ft.	\$2,500
5000 Sq. Ft. And Over	\$2,500 plus \$100 for every 1000 sq. ft or fraction thereof over 5000 sq. ft.

Other Actions

Major Development (long plats, binding site plans, etc.) over \$150,000 in value	\$350 plus \$10/lot
Non-residential development under \$150,000	\$75
Short plat	\$200 plus \$10/lot
Grading permit	One-fourth of normal permit fee
On-site sewage (septic) permit	\$50

Computer Mapping Services

8½ x 11	1-5 \$2.50; 5-10 \$1.50; 10+ \$1.00
11 x 17	1-5 \$2.50; 5-10 \$1.50; 10+ \$1.00
17 x 22	1-5 \$5.00; 5-10 \$4.00; 10+ \$3.00
22 x 34	1-5 \$7.50; 5-10 \$5.00; 10+ \$4.00
34 x 44	1-5 \$10.00; 5-10 \$7.00; 10+ \$5.00

Administrative And Misc. Fees	
Permit/License SmartGov scan/upload	\$50.00
Hourly rate	\$135.00/hour
Use of outside consultants	Consultant Fee + SITC hourly rate
Color Copies	8.5x11/\$0.50 8.5x14/\$1.00 11x17/\$1.50
Tideland Lease Application Fee	\$100.00
Dental Health Provider License Application Fee	\$450.00
Copies	\$0.25/single-page \$0.35/double-page Actual cost for multi-media materials such as USB and CD's. Actual cost for materials produced and reproduced by outside sources.

Business License Fees	
Business License	\$50.00
Business License Renewal	\$50.00
Special Event Business License	TBD
Special Event Deposit (clean-up fee)	\$100.00
Wholesale Sales Business License	\$500.00
Wholesale Sales Business License Renewal	\$500.00
Fixed Retail Sales Business License	\$150.00
Fixed Retail Sales Business License Renewal	\$150.00
Late Fee (per each 10 days of delinquency)	\$15.00
Administrative Fees (name/address change)	\$10.00
Background Investigation Fee	\$75.00 per name investigated

LICENSING FEES ARE NON-REFUNDABLE

PERMITTING FEE REFUNDS: The Planning Director may authorize a refund of fees in general accordance with 2015 IRC 108.5 and IBC 108.6. The Department may refund up to:

- 80% of the plan review fee paid when an application for a permit is withdrawn or canceled before the department reviews the plans.
- 80% of the permit fee paid if construction on the permitted work has not started.
- Any fee which was erroneously paid or collected.

FEE REDUCTIONS: The Planning Director may authorize a reduction of fees set forth above to reduce the economic impact to those residents who qualify for a permit fee reduction. All fee reduction requests must be in writing and must include the following in order to be considered:

- Project Value
- Household Income
- Economic hardship imposed by the fee schedule