



## Master Fee Schedule

### Section 6. Land Use Development Fees - Title 14 SMC

Description	Fee	Notes/Additional Fees	Tech Fee
<b>A. Development Application Fees and Deposits</b>			
		Building Permit	
Accessory Dwelling Unit (ADU)	Fees	Valuation Based Per Schedule A (Title 19)	Yes
Zoning Verification Letter	\$100		Yes
Additional Pre-Application Review	\$150	For each additional request from the same applicant for the same site within a 6-month period	Yes
Pre-Application Conference	\$330		Yes
Administrative Design Review	\$70	For applications not concurrent with a development permit	Yes
Design Review Board Determination	\$150	For applications not concurrent with a development permit	Yes
Planning Re-inspection	\$100	Per each re-inspection after the first failed re-inspection	Yes
Multiple Plan Reviews	\$500	Per plan review cycle after first two review cycles	Yes
Appeal of Administrative Decision, Interpretation, or SEPA Determination	\$500		Yes
Boundary Line Adjustment	\$1,000		Yes
	\$200 + \$4,000 consultant deposit		
Critical Areas Review	deposit	Initial deposit for actual cost	Yes
Hearing Examiner Deposit	\$3,000	Unless otherwise stated; initial deposit for actual cost	Yes
Development Agreement Application	Actual cost	Deposit: \$5,000 (Res 1353)	Yes
Comprehensive Plan Amendment/Rezone	\$3,628		Yes
	\$200 + \$1,200 consultant deposit		
Third Party Radio Frequency Engineering Technical Review	deposit	Initial deposit for actual cost	Yes
Site Development Plan (SEPA exempt)	\$865	Plus Critical area review fee, as required	Yes
Site Development Plan (with SEPA)	\$2,265	Plus SEPA fee; Critical area review fee, as required	Yes
SEPA Review (DNS/MDNS)	\$650		Yes
SEPA Review (Environmental Impact Statement)	\$2,500 + actual consultant costs		Yes
	0.2% engineer's construction cost estimate		
Site Civil Permit (non-subdivision)	estimate	Minimum \$1,500 required	Yes
Site Civil Permit, Short Plat	\$800 base fee	Plus \$50 per lot/tract	Yes
		Plus per lot/tract fee:	
Site Civil Permit, Plat/PRD	\$2,500 base fee	5-29 lots: \$75 per lot/tract; 30+ lots: \$100 per lot/tract	Yes
		Plus \$75 per lot/tract; SEPA and critical area review fees, as required	
Preliminary Short Plat (2-4 lots)	\$2,065 base fee		Yes
Final Short Plat	\$1,000		Yes

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Preliminary Plat	\$2,815 base fee	Plus \$50 per lot/tract; Hearing Examiner Deposit, Critical Areas Review Fee, and SEPA fee, as required	Yes
Planned Residential Development Final Plat	\$2,815 base fee	Plus \$50 per unit/lot/tract; Hearing Examiner Deposit, Critical Areas Review Fee, and SEPA fee, as required	Yes
Conditional Use Permit	\$3,065	Plus Hearing Examiner Deposit, Critical Areas Review Fee, SEPA fee, as required	Yes
Minor Variance	\$400		Yes
Major Variance	\$3,065	Plus Hearing Examiner Deposit, Critical Areas Review Fee, SEPA fee, as required	Yes
Provisional Use Determination	\$530	Pilchuck District Only	Yes
Determination of Equivalence	\$75		Yes
Binding Site Plan	\$1,000		Yes
Landscape Plan/Tree Removal	Comm/MF: \$100 SF: \$25	Based on land use. For applications not concurrent with a development permit	Yes
Tier 1 WCF Permit	\$115		Yes
Tier 2 WCF Permit	\$273		Yes
Tier 3 WCF Permit, Administrative	\$2,733		Yes
Tier 3 WCF Permit, Hearing Examiner	\$7,000	Plus Hearing Examiner Deposit	Yes
Temporary Banner Sign permit	\$25		Yes
Shoreline Substantial Development Permit (no SEPA)	\$1,065		Yes
Shoreline Substantial Development Permit (w/ SEPA)	\$2,465	Plus SEPA fee. Critical area review fee, as required	Yes
Shoreline Variance	\$3,265	Plus Hearing Examiner Deposit, Critical Areas Review Fee, SEPA fee, as required	Yes
Shoreline Conditional Use Permit	\$3,265	Plus Hearing Examiner Deposit, Critical Areas Review Fee, SEPA fee, as required	Yes
Shoreline Permit Exemption	\$75		Yes
Critical Areas Variance	\$3,065	Plus Hearing Examiner Deposit, Critical Areas Review Fee, SEPA fee, as required	Yes
Reasonable Use Variance	\$3,065	Plus Hearing Examiner Deposit, Critical Areas Review Fee, SEPA fee, as required	Yes
Special Flood Hazard Areas Permit	\$150	Plus other applicable development permit fees	

## B. Impact/Mitigation Fees

School Impact Fee - MF: Studio/1 BR	Per School District CFP	Fee collected by Snohomish School District	N/A
School Impact Fee - MF: 2+ BR	Per School District CFP	Fee collected by Snohomish School District	N/A
School Impact Fee - SF	Per School District CFP	Fee collected by Snohomish School District	N/A
Traffic Impact Fee	\$5,111	Per PM Peak hour trip (Res 1474)	Yes
Park Impact Fee: up to 895 sqft	\$3,310	per residential unit (Ord 2513)	Yes
Park Impact Fee: 896-1,141 sqft	\$4,570	per residential unit (Ord 2513)	Yes
Park Impact Fee: 1,142-1,386 sqft	\$5,870	per residential unit (Ord 2513)	Yes
Park Impact Fee: 1,387-1,632 sqft	\$7,070	per residential unit (Ord 2513)	Yes
Park Impact Fee: 1,633-1,878 sqft	\$8,320	per residential unit (Ord 2513)	Yes

<b>Description</b>	<b>Fee</b>	<b>Notes/Additional Fees</b>	<b>Tech Fee</b>
Park Impact Fee: 1,879-2,123 sqft	\$9,580	per residential unit (Ord 2513)	Yes
Park Impact Fee: 2,124-2,369 sqft	\$10,830	per residential unit (Ord 2513)	Yes
Park Impact Fee: 2,370+ sqft	\$11,470	per residential unit (Ord 2513)	Yes
Park Impact Fee: Manufacturing	\$375	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Wholesale, Transportation, Utilities	\$185	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Finance, Insurance, Real Estate	\$535	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Retail	\$265	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Personal Services	\$470	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Government/Education	\$625	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Restaurant	\$940	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: Self-Storage	\$10	per 1,000 sqft non-residential (Ord 2513)	Yes
Park Impact Fee: General Commercial	\$700	per 1,000 sqft undetermined non-residential (Ord 2513)	Yes