

2016 REVISED FEE SCHEDULE

SECTION EIGHT. LAND USE.

A. PRINCIPAL LAND USE AND SUBDIVISION-RELATED FEES

Boundary Line Adjustment, Plus:	\$887.00
Fire Review @ 5%	\$44.50
Public Works Review	\$481.00
Binding Site Plan, Plus:	\$1,346.50
Fire Review @ 5%	\$65.00
Public Works Review	\$851.00
Lot Line Elimination	\$173.50
Plat, Preliminary, Plus:	\$3,997.00
Per Acre Fee	\$80.00
Fire Review @ 5%	\$199.50
Public Works Review	\$3,277.50
Plat, Final, Plus:	\$1,688.50
Public Works Review	\$1,238.50
Plat, Short, Plus:	\$1,340.50
Fire Review @ 5%	\$65.00
Public Works Review	\$851.00
Preapplication Conference	\$460.50
Process I - Director's Approval for interpretations	no charge
Process I - Other minor site review, per hour	\$77.50
Process II - Site Plan Review (Base Land Use Fee), Plus:	\$1,088.50
over 25,000 sq. ft.	\$346.00
over 50,000 sq. ft.	\$606.00
over 100,000 sq. ft.	\$867.00
Fire Review @ 5%	\$55.00
Public Works Review	\$920.50

Process III - Project Approval (Base Land Use Fee), Plus:	\$1,284.00
over 25,000 sq. ft.	\$346.00
over 50,000 sq. ft.	\$606.00
over 100,000 sq. ft.	\$865.50
Fire Review @ 5%	\$64.50
Public Works Review	\$916.00
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Process III - Applications for radio tower & antenna structures (for use by amateur radio operators required by Federal Way City Code, Section 22-1047[3]), Plus:	\$173.50
Fire Review @ 5%	\$9.00
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Process III - Administrative Variances , Plus:	\$1,971.00
Public Works Review	\$94.00
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Process IV - Hearing Examiner's Decision (Base Land Use Fee), Plus:	\$2,317.50
Fire Review @ 5%	\$116.00
Public Works Review	\$1,250.00
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Process IV - Hearing Examiner Variance (Base Land Use Fee), Plus:	\$3,256.00
Public Works Review	\$94.00
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Process V - Quasi-Judicial Rezone (Base Land Use Fee), Plus:	
From one RS designation to another RS designation	\$779.50
Per Acre	\$432.50
Maximum	\$19,050.00
From one RM designation to another RM designation	\$1,125.50
Per Acre	\$1,385.50
Maximum	\$30,134.00
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Process V - Comprehensive Plan Amendment (Base Land Use Fee), Plus:	\$865.50
Per Acre	\$86.00
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Process VI - Comprehensive Plan Amendment , Plus:	\$865.50
Per Acre	\$86.00
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Public Notice Fee (for each required published notice)	\$145.50
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SEPA City Center Planned Action , Plus:	\$148.00
Fire Review Fee @ 5%	\$7.00
Public Works Review	\$148.00
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SEPA Environmental Checklist Only , Plus:	\$1,048.00
Fire Review Fee @ 5%	\$50.00
Public Works Review	\$509.50

SEPA Checklist as Part of Project, Plus:	\$524.50
Fire Review Fee @ 5%	\$25.00
Public Works Review	\$254.00
Shoreline Permit (Base Land Use Fee), Plus:	\$1,545.00
over \$15,000 value	\$693.50
over \$50,000 value	\$2,078.50
over \$100,000 value	\$3,810.00
over \$500,000 value	\$7,620.50
over \$1,000,000 value	\$11,429.00
Public Works Review	\$913.50
Shoreline Conditional Use Permit, Plus:	\$3,670.50
Public Works Review	\$2,216.50
Shoreline Exemption Determination	\$86.00
Shoreline Variance, Plus:	\$2,647.50
Public Works Review	\$1,248.50
Zoning Compliance Review -- C-0-U	\$148.50

B. MISCELLANEOUS LAND USE FEES:

Accessory Dwelling Units	\$173.50
Appeals	\$121.00
Appeal of Administrative Decision	\$183.50
Appeal of Hearing Examiner Decision	\$173.50
Appeal of Notice of Violation	\$502.50
Appeal of SEPA Determination	\$121.00
Automation fee (Applies to all Land Use and Development permits)	\$20.00
In-Home Day Care Facilities:	
12 or fewer attendees	\$51.50
Miscellaneous Zoning/Subdivision Fees	
Extension requests and general zoning/subdivision review not otherwise covered by this schedule (1 -hour minimum)	\$77.50 /hr
Zoning inquiries and determinations	\$100.50

Notes:

1. Appeal fee shall be reimbursed in the event the reviewing authority determines that the appellant has substantially prevailed in the appeal action.

2. The fire district administrative review fee in an amount equal to 5% of the land use fee imposed is charged and collected by the City and paid to the South King Fire & Rescue.

3. Additional fees will be required to pay for any time spent on Land Use Applications by the Department of Public Works above the number of hours covered by the base amount allocated to Public Works for each application.

C. REFUNDS OF LAND USE FEES:

The Filing Fees as set forth in the Fee Schedule for the City are established to defray the cost of posting and processing the proceedings in connection with a land use application. The Director of Community Development may authorize the refunding of not more than 80% of the total application fees paid, provided the applicant presents a written request to withdraw or cancel the application. The refund amount shall be determined at the Director's discretion and be based on the amount of staff resources utilized at the time of the request.

D. MULTIPLE FEES

When multiple land use fees are required for the same project, the highest fee shall be charged at full cost and each additional fee shall be charged at 25% of the listed cost. **Exceptions:** 1) If a land use permit is required in conjunction with a subdivision application (preliminary plat, short subdivision, or building siteplan), full fees for both types of permit shall be charged; and 2) SEPA fees shall be charged at the full rate shown.

SECTION NINE. MISCELLANEOUS.

Miscellaneous Review, Inspection, or other Activity (Building Permit, Land Use, & Public Works):

Any building permit, land use, or public works-related review, inspection, or other activity not covered by the fee schedule, if performed by a City employee, is based on the actual hourly cost, plus benefits of 30%, plus overhead of 25%, plus a \$15/hr computer usage fee. Any private or public professional services contract needed will be billed 100%, plus 10% billing and administrative charges.
