

ORDINANCE NO. 14-2013

AN ORDINANCE SETTING FEES FOR SERVICES PROVIDED BY THE
SAN JUAN COUNTY COMMUNITY DEVELOPMENT AND
PLANNING DEPARTMENT AND REPEALING PORTIONS OF
ORDINANCE NOS. 28-2011, 34-2010, 43-2009, 4-2009, AND 54-2008

BACKGROUND

- A. The Community Development and Planning Department (“CD&P”) collects fees for services in accordance with fee schedules established and adopted by Ordinance Nos. 34-2010 and 28-2011.
- B. The County desires to amend the land use and building fee schedules for CD&P by ordinance and does not wish to codify these fee schedules in the San Juan County Code.
- C. The fees subject to amendment by this ordinance pertain to fees imposed for land use appeals to the hearing examiner, interpretation of the building code, and application to the current use open space program.
- D. Copies of the proposed fees in this ordinance were made available to the public in accordance with RCW 36.32.120.
- E. A hearing notice was published in conformance with RCW 36.32.120.
- F. On September 10, 2013, the County Council held a public hearing at which time it accepted public testimony.
- G. After due consideration of the materials provided by staff and public testimony made, the Council adopted the fee schedules as set forth in the attached exhibit.

NOW, THEREFORE, BE IT ORDAINED by the County Council of San Juan County, Washington, the following fee changes are made and adopted:

Section 1. Repealer. San Juan County Ordinance Nos. 28-2011 § 1, 34-2010 § 1, 43-2009 § 1, 4-2009 § 1, and 54-2008 § 4 are each repealed.

Section 2. Repealer. San Juan County Ordinance Nos. 34-2010 § 2, 43-2009 § 2, 4-2009 § 2, and 54-2008 § 5 are each repealed.

Section 3. Building Fees. Building Fees shall be charged and collected in accordance with the attached Exhibit A.

Section 4. Land Use Fees. Planning and Land Use Fees shall be charged and collected in accordance with the attached Exhibit B.

Section 5. Severability. If any provision of this ordinance or its application to any person is held invalid or the effectiveness delayed for any reason, the remainder of the ordinance or the application to other persons or circumstances will not be affected.

Section 6. Survival. In the event that any fee in Exhibit A or B is found invalid or its application to any person is delayed, then the applicable fees set forth in Ordinance Nos. 34-2010 and 28-2011 shall be revived and effective.

Section 7. Savings Clause. This ordinance shall not affect any pending lawsuit or proceeding, or any rights acquired, or liability or obligation incurred under the sections amended or repealed, nor shall it affect any proceeding instituted under those sections. All rights and obligations existing prior to adoption of this ordinance shall continue in full force and affect.

Section 8. Codification. This ordinance shall not be codified.

Section 9. Effective Date. This ordinance is effective on the 10th working day after adoption.

ADOPTED this 10TH day of September 2013.

ATTEST: Clerk of the Council

**COUNTY COUNCIL
SAN JUAN COUNTY, WASHINGTON**

Ingrid Gabriel 9.10.2013
Ingrid Gabriel, Clerk Date

Jamie Stephens
Jamie Stephens, Chair
District 3

REVIEWED BY COUNTY MANAGER

Michael J. Thomas 8/29/13
Michael J. Thomas Date

Bob Jarman
Bob Jarman, Member
District 1

RANDALL K. GAYLORD
APPROVED AS TO FORM ONLY

By: RK Gaylord 8/27/13
Date

Rick Hughes
Rick Hughes, Vice Chair
District 2

Exhibit A
BUILDING FEES

SERVICE	FEE																		
Conventional Building Permit	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="776 428 1463 457">BUILDING PERMIT FEE TABLE</th> </tr> <tr> <th data-bbox="776 457 1105 487">BUILDING VALUATION*</th> <th data-bbox="1105 457 1463 487">FEE</th> </tr> </thead> <tbody> <tr> <td data-bbox="776 487 1105 516">\$1 to \$2,000</td> <td data-bbox="1105 487 1463 516">\$69</td> </tr> <tr> <td data-bbox="776 516 1105 646">\$2,001 to \$40,000</td> <td data-bbox="1105 516 1463 646">\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000</td> </tr> <tr> <td data-bbox="776 646 1105 768">\$40,001 to \$100,000</td> <td data-bbox="1105 646 1463 768">\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000</td> </tr> <tr> <td data-bbox="776 768 1105 890">\$100,001 to \$500,000</td> <td data-bbox="1105 768 1463 890">\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000</td> </tr> <tr> <td data-bbox="776 890 1105 1045">\$500,001 to \$1,000,000</td> <td data-bbox="1105 890 1463 1045">\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000</td> </tr> <tr> <td data-bbox="776 1045 1105 1201">\$1,000,001 to \$5,000,000</td> <td data-bbox="1105 1045 1463 1201">\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000</td> </tr> <tr> <td data-bbox="776 1201 1105 1323">\$5,000,001 and over</td> <td data-bbox="1105 1201 1463 1323">\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof</td> </tr> </tbody> </table>	BUILDING PERMIT FEE TABLE		BUILDING VALUATION*	FEE	\$1 to \$2,000	\$69	\$2,001 to \$40,000	\$69 for the first \$2,000; plus \$11 for each additional \$1,000 or fraction thereof, to and including \$40,000	\$40,001 to \$100,000	\$487 for the first \$40,000; plus \$9 for each additional \$1,000 or fraction thereof, to and including \$100,000	\$100,001 to \$500,000	\$1,027 for the first \$100,000; plus \$7 for each additional \$1,000 or fraction thereof, to and including \$500,000	\$500,001 to \$1,000,000	\$3,827 for the first \$500,000; plus \$5 for each additional \$1,000 or fraction thereof, to and including \$1,000,000	\$1,000,001 to \$5,000,000	\$6,327 for the first \$1,000,000; plus \$3 for each additional \$1,000 or fraction thereof, to and including \$5,000,000	\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof
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Conventional Plan Review	65% of Building Permit Fee**																		
Annual Permit Fee	\$56/yr.																		
Owner/Builder Fees Building Permit Plan Review Annual Permit Fee Subsequent Life Safety Inspection for sale, lease or rental	57.5% of Conventional Permit Fee, \$69 minimum 75% of Conventional Plan Review Fee** \$56/yr. \$111																		
Mobile/ Manufactured Home Permits	\$222/unit																		
Modular Permits (Residential or Commercial)	\$222 (foundation) + \$222/unit																		
Temporary Certificate of Occupancy	\$222																		

Replacement of Building Permit/Inspection Record Card	\$25
Plumbing Permits Assoc. with Building Permit	\$34 + \$11.00 per fixture
Sprinkler system on one meter, including backflow device	\$17
Non-atmospheric backflow protection device ≤ 2"	\$17
Non-atmospheric backflow protection device >2"	\$22
Stand Alone Plumbing Permit	\$69 minimum
Mechanical and Fuel Gas Permits Assoc. with Building Permit	\$34 base fee
HVAC-Boiler-Air Handler	\$20
Non-electric floor/wall heater including zero clearance fireplace	\$20
Kitchen hood/ ductwork – residential	\$17
Kitchen hood/ ductwork – commercial	\$105
Source specific exhaust fans & ductwork	\$8
Clothes dryer	\$12
Wood, pellet stove, fireplace insert	\$17
Wood stove piping	\$8
LPG or fuel oil tank	\$12
Underground LPG or fuel oil piping	\$12
Interior Gas Piping	\$12
Oil/ Kerosene Heater	\$12
Stand Alone Mechanical and Fuel Gas Permit	\$69 minimum
Stormwater Review & Inspection	\$70/hr, \$245 minimum
Demolition Permit/ Inspection	\$105
Work begun without required permit	
Conventional Permit	Double permit and plan review fees
Owner Builder Permit	Fee Equal to Conventional permit and plan review fees in addition to applicable Owner Builder Fees
Reactivation of expired permit after construction started	½ original total permit fee plus annual renewal fee for each year following expiration
Change of occupancy, use or classification (in addition to any other required permits or fees)	\$105
Title Elimination	\$34.00
Plan recheck, research, inspection, re-inspection, site visit or other professional service	\$70/hr, ½ hr minimum
State Building Codes Council fee	as required by State
Plan review by third party	Cost plus 15%
Written Construction Code Interpretation	\$95/hr.

Appeal to Hearing Examiner***	\$600
Clerical Services	\$35./hr, ½ hr minimum
Black and White Copies	
Up to 8 ½" x 14"	\$0.15
11" x 17"	\$1
Color Copies	
Up to 8 ½" X 14"	\$1.50
Black and White or Color Copies	
18" x 24"	\$5.00
24" x 36"	\$6.50
36" x 48"	\$8.00
FAX	\$2 + \$1 each additional page

***Building Valuation** is determined by the Building Official or Fire Code Official, based on the current International Code Council Building Valuation Data with a cost modifier of 1.3, and/or local valuation information.

****Plan Review Deposit.** An estimated non-refundable deposit of the Plan Review Fee, as calculated by CD&P, shall be collected at time of permit application.

*****Appeal Fee.** If the appellant is the prevailing party in an appeal of a code or administrative determination, and the County chooses not to appeal the decision, the County shall refund the Appeal Fee. Appeals pursuant to SJCC 18.100.140 of a notice of violation, stop work order, or the suspension or revocation of a permit shall not be assessed a fee.

Exhibit B

PLANNING AND LAND USE FEES

SERVICE	FEE
Land Division Applications	
Long Subdivision, Binding Site Plan, PUD, Plat Alteration with Division	\$4,600
Preliminary	\$2,350
Final	\$2,800
Plat Alteration without land division	
Short Subdivision or Plat Alteration with Division	
Preliminary	\$2,150
Final	\$750
Plat Alteration without land division	\$1,025
Simple Land Division	\$1,025
Boundary Line Modification	\$500
Plat Vacation	
Long Plat	\$2,550
Short Plat	\$1,250
Land Use Applications	
Conditional Use and Essential Public Facility CUP	
\$0-\$4,999 value of improvement	\$2,300
\$5,000-\$49,999 value of improvement	\$2,700
\$50,000-\$100,000 value of improvement	\$3,100
> \$100,000 value of improvement	\$3,500
Provisional Use	\$1,000
Site Specific Map Re-designation	\$3,900 + \$95/hr over 40 hrs
Re-Designation Mapping Fee	\$275
Shoreline Applications	
Shoreline Exemption	
Mooring Buoy	\$350
General	\$1,200
Substantial Development and/or CUP	
\$0-\$4,999 value of improvement	\$3,300
\$5,000-\$49,999 value of improvement	\$3,700
\$50,000-\$100,000 value of improvement	\$4,100
> \$100,000 value of improvement	\$4,500

Other	
Variance	\$2,500
Shoreline Variance	\$3,500
Time Extension	\$475
ADU Permit*	Same as Stormwater review fee
Revision of approved shoreline permit	\$475
Clearing and Grading Permit	\$450
Stormwater Review & Inspection	See building fees
SEPA Checklist Review	\$450
Residential Site Plan Review	\$400
Open Space	
Current Use Open Space	\$2,030
Timber Open Space Review	\$3,150
Shoreline Tree Removal Plan Review	\$105
Owner Builder Exemption Review	\$105
Work begun without required permit	Double permit fee
COHP (conversion option harvest plan)	\$475
Appeal to Hearing Examiner**	\$600
Plan recheck, research, inspection, site visit or other professional service	\$70/hr, ½ hr minimum
Determination of Essential Public Facility	\$400 + hard costs (postage, room rental, publishing etc.)
Siting of Essential Public Facility	\$ 800 + hard costs (postage, room rental, publishing etc.)
Plan Review by Third Party	Cost plus 15%
Property sales report (dependent on available time)	\$140
Reasonable Use Exception (for >2,500 s.f. wetlands/ FWHCAs add hourly rate for each hour over 15)	Base fee same as Provisional
Public agency/ utility exception	Provisional + \$95/hr > 15 hrs
Site Visit	\$150
Additional Advertising Fee***	
Project Permit Table	\$75
Small Legal Ad	\$35
Publications and Maps	
UDC	\$23
Comp Plan	\$23
Eastsound Sub-Area Plan	\$7
Open Space & Conservation Plan	\$16
Sign Boards	\$7
Small Comp Plan Map	\$7
Large Comp Plan Map	\$23
Postage and handling for mailing signs, documents and maps	\$11.50 or cost for special delivery

Written Code Interpretation	\$95/hr
Clerical Services	\$35/hr, ½ hr minimum
Black and White Copies	
Up to 8 ½" x 14"	\$.15
11" x 17"	\$1.00
Color Copies	
Up to 8 ½" x 14"	\$1.50
Black and White or Color Copies	
18" x 24"	\$5.00
24" x 36"	\$6.50
36" x 48"	\$8.00
FAX	\$2 + \$1 each additional page
Audio Reproduction	\$23

♦ **ADU Permit.** The ADU Permit fee is the same as the stormwater review fee per Ord. 51-2008

♦♦ **Appeal Fee.** If the appellant is the prevailing party in an appeal of a code or administrative determination, and the County chooses not to appeal the decision, the County shall refund the Appeal Fee. Appeals pursuant to SJCC 18.100.140 of a notice of violation, stop work order, or the suspension or revocation of a permit shall not be assessed a fee.

♦♦♦ **Additional Advertising Fee.** Fee for rescheduling of hearing at applicants request or due to applicant error.

Affordable Housing. All "Planning and Land Use Fees" under this Ordinance shall be waived when:

- a. The development or owner-occupied dwelling is intended for occupancy by very low income, low income, and moderate income families, as defined by Section 1 of the Housing Needs Assessment for San Juan County, Appendix 5 of the Comprehensive Plan; or
- b. The applicant is classified by the Internal Revenue Service as a 501(C) non-profit organization and the development is intended for occupancy by very low income, low income, and moderate income families, as defined by Section 1 of the Housing Needs Assessment for San Juan County, Appendix 5 of the Comprehensive Plan.