



SAN JUAN COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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***** NOTICE *****

Beginning January 1, 2020, all Building, Land Use, and
Fire Marshal permits costing \$200.00 and over
will be assessed a technology fee of \$50.00.

Fee schedule continued (next page).

PER SAN JUAN COUNTY RESOLUTION NO. 62-2016

BUILDING FEES

SERVICE	FEE		
Conventional Building Permit	Based on Valuation* per attached table (\$69 minimum)		
Conventional Plan Review	65% of Building Permit Fee**		
Annual Renewal Fee	\$56.00/year		
Owner Builder Building Permit	57.5% of Conventional Fee (\$69 minimum)		
Owner Builder Plan Review	75% of Conventional Plan Review Fee**		
Annual Renewal Fee	\$56.00/year		
Subsequent Life-Safety Inspection for sale, lease, or rental	\$111.00		
Mobile/ Manufactured Home Permits	\$222.00/unit		
Modular Permits (Residential or Commercial)	\$222.00 (foundation) + \$222.00/unit		
Replacement of Building Permit/Inspection Record Card	\$25.00		
Temporary Certificate of Occupancy	\$222.00		
Plumbing Permits Associated with a Building Permit	\$34.00 + \$11.00 per fixture		
Sprinkler system on one meter, including backflow device	\$17.00		
Non-atmospheric backflow protection device ≤ 2"	\$17.00		
Non-atmospheric backflow protection device >2"	\$22.00		
Stand Alone Plumbing Permit	\$69.00 minimum		
Mechanical and Fuel Gas Permits Assoc. with Building Permit	\$34 base fee		
HVAC-Boiler-Air Handler	\$20.00		
Non-electric floor/wall heater including zero clearance fireplace	\$20.00		
Kitchen hood/ ductwork – residential	\$17.00		
Kitchen hood/ ductwork – commercial	\$105.00		
Source specific exhaust fans & ductwork	\$8.00		
Clothes dryer	\$12.00		
Wood, pellet stove, fireplace insert	\$17.00		
Wood stove piping	\$8.00		
LPG or fuel oil tank	\$12.00		
Underground LPG or fuel oil piping	\$12.00		
Interior Gas Piping	\$12.00		
Oil/ Kerosene Heater	\$12.00		
Stand Alone Mechanical and Fuel Gas Permit	\$69.00		
Stormwater Plan Review & Inspection	\$70.00/hr, \$245.00 minimum		
Demolition Permit/ Inspection	\$109.50 (\$105.00 plus \$4.50 state surcharge)		
Work begun without required permit for which a stop work order has been issued			
Conventional Permit	Double permit and plan review fee		
Owner Builder Permit	Conventional permit and plan review fees + O/B fees		
Reactivation of expired permit after construction started	Half of original total permit fee + renewal fees to date		
Change of occupancy, use or classification (in addition to any other required permits or fees)	\$105.00		
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	\$95.00/hr		
Appeal to Hearing Examiner***	\$600		
Clerical Services	\$35/hr, ½ hr minimum		
Copies (No charge for copies totaling \$5.00 or less.)			
Up to 8 ½" x 14" (Black & White)	\$0.15	18" x 24" (Black & White and Color)	\$5.00
11" x 17" (Black & White)	\$1.00	24" x 36" (Black & White and Color)	\$6.50
Up to 8 ½" x 14" (Color)	\$1.50	36" x 48" (Black & White and Color)	\$8.00
FAX	\$2.00 + \$1.00 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 DCD, 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.

Building Valuation	Fee	Calculation for Permit Fee <i>(Value must be rounded up to the next \$1,000 increment)</i>	Plan Review Fee	Fee Estimate
\$1 to \$2,000	\$69			\$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	((Value rounded up to the next thousand -2,000) X 0.011) + 69	Permit Fee X .65	Permit Fee + Plan Review Fee
\$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	((Value rounded up to the next thousand -40,000) X 0.009) + 487	Permit Fee X .65	Permit Fee + Plan Review Fee
\$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	((Value rounded up to the next thousand -100,000) X 0.007) + 1,027	Permit Fee X .65	Permit Fee + Plan Review Fee
\$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	((Value rounded up to the next thousand -500,000) X 0.005) + 3,827	Permit Fee X .65	Permit Fee + Plan Review Fee
\$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	((Value rounded up to the next thousand -1,000,000) X 0.003) + 6,327	Permit Fee X .65	Permit Fee + Plan Review Fee
\$5,000,001 and over	\$18,327 for the first \$5,000,000; plus \$1 for each additional \$1,000 or fraction thereof	((Value rounded up to the next thousand -5,000,000) X 0.001) + 18,327	Permit Fee X .65	Permit Fee + Plan Review Fee

Example is based on a \$249,364 Value (valuation must be rounded up to the next \$1000, or **\$250,000**, as the calculation for the fee schedule is based on an incremental charge added for each additional \$1,000, or fraction thereof.)

Conventional Permit Amount: **\$250,000 (Value) - 100,000 = 150,000 X .007 = 1,050 + 1,027 = **\$2,077.00****
Conventional Plan Review: **\$2,077 X .65 = **\$1,350.05****
Estimate (does not include plumbing, mechanical, etc.) **\$3,427.05**

Owner / Builder Fees: After you've made the Permit Fee calculation for the conventional permit, multiply this by .575 to arrive at the O/B Permit Fee amount. Likewise, after you've made the Plan Review calculation for the conventional permit, take this amount and multiply it by .75; as shown below.

Owner / Builder Permit Amount: **\$2,077.00 X .575 = **\$1,194.28****
Owner / Builder Plan Review: **\$1,350.05 X .75 = **\$1,012.54****
Estimate (does not include plumbing, mechanical, etc.) **\$2,206.82**

There is also a fee calculator available at <http://www.sanjuanco.com/504/Building-Permit-Fee-Calculator>

Please also note that Ordinance 46-2009 also requires that any Public Works development review fees be collected when your permit is issued. This could include a \$150 new address assignment fee, an access fee of \$100, and/or a \$90 review fee for drainage systems, among others.

PLANNING AND LAND USE FEES

Service	FEE	Other Charges
Land Division Applications		
Long Subdivision, Binding Site Plan, PUD, & Plat Alteration with Division		
Preliminary	\$4,800.00	(Includes \$200 Public Works fee)
Final	\$2,350.00	
Plat Alteration without land division		
	\$3,000.00	(Includes \$200 Public Works fee)
Short Subdivision or Plat Alteration with Division		
Preliminary	\$2,350.00	(Includes \$200 Public Works fee)
Final	\$750.00	
Plat Alteration without land division		
	\$1,225.00	(Includes \$200 Public Works fee)
Simple Land Division		
	\$1,070.00	(Includes \$45 Public Works fee)
Boundary Line Modification		
	\$545.00	(Includes \$45 Public Works fee)
Plat Vacation		
Long Plat	\$2,550.00	
Short Plat	\$1,250.00	
Land Use Applications		
Conditional Use and Essential Public Facility CUP		
\$0-\$4,999 value of improvement	\$2,300.00	
\$5,000-\$49,999 " " "	\$2,700.00	
\$50,000-\$100,000 " " "	\$3,100.00	
> \$100,000 " " "	\$3,500.00	
Provisional Use		
	\$1,000.00	
Site Specific Map Re-designation		
	\$3,900 +\$95/ hr over 40 hrs	
Re-designation Mapping Fee	\$275.00	
Shoreline Applications		
Shoreline Exemptions		
Mooring Buoy	\$350.00	
General	\$1,200.00	
Substantial Development and/or CUP		
\$0-\$4,999 value of improvement	\$3,300.00	
\$5,000-\$49,999 value of improvement	\$3,700.00	
\$50,000-\$100,000 value of improvement	\$4,100.00	
> \$100,000 value of improvement	\$4,500.00	
Other		
Variance	\$2,500.00	
Shoreline Variance	\$3,500.00	
Time Extension		
	\$475.00	
ADU Permit Review		
	Same as stormwater review fee	
Revision of approved shoreline permit		
	\$475.00	
Clearing and Grading Permit		
	\$450.00	
Stormwater Review & Inspection not associated with a Land Division, Land Use, or Shoreline Application (See Building Fees)		
SEPA Checklist		
	\$450.00	
Residential Site Plan (dependent on available staff time)		
	\$400.00	
Current Use Open Space		
	\$2,030.00	
Timber Open Space Review		
	\$3,150.00	
Shoreline Tree Removal Plan Review		
	\$105.00	
Owner Builder Exemption Review		
	\$105.00	
Work begun without required permit for which a stop work order has been issued - Double permit fee		
COHP (Conversion Option Harvest Plan)		
	\$475.00	
Appeal to Hearing Examiner**		
	\$600.00	
Plan recheck, research, inspection, site visit, other professional service		
	\$70/hr, ½ hr minimum	
Open Space Revision		
	\$140.00	
Determination of Essential Public Facility		
	\$400.00 + hard costs (postage, room rental, publishing, etc.)	
Siting of Essential Public Facility		
	\$800.00 + hard costs (postage, room rental, publishing, etc.)	
Reasonable Use Exception for drain field line through a wetland		
	\$162.00	

Service	FEE	Other Charges
Plan Review fee for Critical Area Mitigation Plans (stand-alone or associated with a right-of-way permit)	\$210.00	
Plan Review by Third Party	Cost + 15%	
Property Sales Report (dependent on available staff time)	\$140.00	
Reasonable Use Exception (for >2,500 sf wetlands/FWHCAs)	Base fee same as Provisional add hourly rate for each hour over 15)	
Site Visit	\$150.00	
Additional Advertising fee		
Project permit timetable	\$75.00	
Small legal ad	\$35.00	
Publications & Maps		
UDC	\$23.00	
Comp Plan	\$23.00	
Eastsound Sub-Area Plan	\$7.00	
Open Space & Conservation Plan	\$16.00	
Sign Boards (Additional or Replacement)	\$7.00	
Small Comp Plan Map	\$7.00	
Large Comp Plan Map	\$23.00	
Postage and handling for mailing signs, documents & maps	\$11.50	
Written Code Interpretation (dependent on available staff time)	\$95/hr	
Clerical Services	\$35/hr, ½ hr minimum	
Copies (No charge for copies totaling \$5.00 or less.)		
Up to 8 ½" x 14" (Black & White)	\$0.15	
11" x 17" (Black & White)	\$1.00	
Up to 8 ½" x 14" (Color)	\$1.50	
18" x 24" (Black & White and Color)	\$5.00	
24" x 36" (Black & White and Color)	\$6.50	
36" x 48" (Black & White and Color)	\$8.00	
FAX	\$2.00 + \$1.00 each adnl pg	
Audio Reproduction	Actual Cost	

***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 applicant's request or due to applicant error.

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

- 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
- 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.

FIRE MARSHAL SERVICES FEES

Service	FEE	Other Charges
Fire Marshal Services		
Construction Permit:	Residential	\$400
	Commercial	\$575
Permit Renewal		plus \$10 per sprinkler head plus \$10 per sprinkler head
		\$50/yr
Work begun without required permit for which a stop work order has been issued		Double permit fee
Reactivation of expired permit after construction started	½ original permit fee	plus \$50 for each year following expiration
Plan Review – Commercial	65% of permit fee	
Change of Occupancy, use or classification (in addition to any other required permits or fees)	\$50	
Appeal to Hearing Examiner [♦]	\$600	
Plan recheck, research, inspection, site visit or other professional service	\$150/hr, ½ hr min	
State Building Code Council Fee	\$4.50	
Plan review by Third Party	Greater of cost or 65% of permit fee	
Code interpretation	\$70/hr	
Fire code operational permit – second or more follow-up inspections	\$100 each inspection	
Special events and/or temporary shelter for public assemblage/firework display	\$150	
Residential outdoor or open burning permits (10 feet or less in diameter/height)	\$20 per burn season	
Commercial outdoor or open burning permits (over 10 feet in diameter/height)	\$250 per month	
Black and white copies or color copies	Same as Planning and Land Use fees	
Fax	\$2	plus \$1 each additional page
Fire code operational permit (includes one follow-up inspection)	Pursuant to table below	

Fire Code Operational Permit Fee Table

Occupancy Type	Annual Inspection	1 st Inspection	Reinspection	3 rd Inspection
Low Hazard B, F, M	1-1000 sq ft	\$40	\$0	\$35
	1,001 – 3,000 sq ft	\$75	\$0	\$50
	3,001 – 5000 sq ft	\$90	\$0	\$75
	5,001 – 10,000 sq ft	\$130	\$0	\$100
	10,001 – 15,000 sq ft	\$150	\$0	\$125
	15,001 – 20,000 sq ft	\$170	\$0	\$150
Moderate to High Hazard A, E, I, H, R, S	1-1000 sq ft	\$70	\$0	\$55
	1,001 – 3,000 sq ft	\$90	\$0	\$75
	3,001 – 5000 sq ft	\$100	\$0	\$100
	5,001 – 10,000 sq ft	\$130	\$0	\$125
	10,001 – 15,000 sq ft	\$160	\$0	\$150
	15,001 – 20,000 sq ft	\$180	\$0	\$175

[♦]**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 for appeals of notice of violation, stop work order, or the suspension or revocation of a permit shall not be assessed a fee.