



CITY OF PORT ORCHARD

Permit Center

Located at 720 Prospect Street
Mailing Address 216 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • planning@cityofportorchard.us

Single Family Residential Building Permit Fee Estimate

The following is intended to provide builders with an estimate of the total cost to build a single family home in the City of Port Orchard based on the fees in place as of January 1, 2018. The estimate assumes a 2-story 2,000 square foot house with an attached 400 square foot garage on a lot measuring 50 feet in width. The exact fees may vary depending on the house size, location within the city, lot characteristics, and number of fixtures. Please contact the Permit Center to get an estimate for your specific project.

Building Permit Fee, Residential.....	\$2,084.50
Building Permit Plan Review.....	\$1,354.92
Residential Plumbing Base Fee.....	\$23.50
Plumbing Fixture Fee.....	\$93.00
Residential Mechanical Base Fee.....	\$23.50
Mechanical Fixture Fee.....	\$119.80
State Surcharge.....	\$4.50
Technology Fee.....	\$10.00
Fire District Review Fee.....	\$100.00
Single Family Residence Park Impact Fee	\$811.00
Traffic Impact Fee	\$2,552.24 ¹
Water Connection Fee (includes meter and inspection)	\$11,816.63 ²
Sewer Connection Fee (1 ERU)	\$8,865.74 ²
School Impact Fee (Paid directly to school district)	\$1,370.83
Total Estimated Cost.....	\$29,230.16³

¹ McCormick Woods area pays \$2,641.40 for Traffic Impact Fees.

² Estimate based on Port Orchard Utilities. Some areas of the city are served by West Sound Utility District or Bremerton Utilities. If on other service provider, please call for rates:

- West Sound Utility District: (360) 876-2545
- City of Bremerton Public Works and Utilities: (360) 473-5278

³ The assumptions used in the calculations above may be found on page 2, along with additional fees to consider that may apply to your project.



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PERMIT FEE ESTIMATE

VALUATION DETAILS		
Type	Sq. ft.	Valuation
New residential floor space, main (first) floor	1000.00	\$112,650.00
New residential floor space, second floor	1000.00	\$112,650.00
New garage (attached or detached)	400.00	\$15,264.00
Total Estimated Valuation:		\$240,564.00

ESTIMATED BUILDING PERMIT FEES	
Building Permit Fee, Residential	\$2,084.50
Plan Review, Residential	\$1,354.92
Residential Plumbing Base Fee	\$23.50
Plumbing Fixture Fee	\$93.00
Residential Mechanical Base Fee	\$23.50
Mechanical Fixture Fee	\$119.80
Technology fee surcharge	\$10.00
State Surcharge	\$4.50
Fire District Review	\$100.00
Total Estimated Fees:	\$3,813.72

January 1, 2018 - **SUBJECT TO CHANGE**

This sample permit fee estimate is for a single family residence on a 50'-wide lot in Port Orchard.

Please contact the Permit Center for a building permit fee estimate for your specific project.

ADDITIONAL CONSIDERATIONS:

Electrical permit fees.	Port Orchard does not issue electrical permits. For application and fee information, contact State Labor and Industries.
Fixture fees.	This example includes mechanical and plumbing fixtures frequently found in a home of this size: clothes washer, cook stove, fans, fireplace, gas furnace, gas pipe system, gas water heater, HVAC, clothes washer, dishwasher, hose bibs, tub/showers, and toilets.
Impact Fees.	Any impact fees due on the project must be paid prior to issuing the building permit, unless deferred. A separate application for deferral is required. <ul style="list-style-type: none"> • School: \$1,370.83; this fee is to be paid directly to South Kitsap School District. • Park: \$811.00 • Traffic: \$2,552.24; except the McCormick Woods area pays \$2,641.40 instead.
Utility Connection fees. Example only.	<p>Water Connection Fees -- \$11,816.63 Breakdown of charges: Capital facilities fee is \$5,945.00. A ¾" meter is \$191.76. Inspection fee - \$111.37. Front footage is calculated at \$111.37 per frontage lin. ft. (\$111.37 x 50' = \$5,568.50)</p> <p>Sewer Connection Fee (1 ERU) -- \$8,865.74 Breakdown of charges: \$3,597.37 - Waste Water Treatment Facility fee \$5,157.00 - Capital Facility fee \$111.37 - inspection fee</p>
Concurrency fees.	If there is not already a Capacity Reservation Certificate for the parcel, a concurrency application is required. The fee is \$150 for each (water, sewer and transportation) + \$10 technology fee.
Fire Sprinklers.	The Fire District reviews the application to determine if a fire sprinkler system is required. A separate permit is required for fire sprinklers.
Other permit processes and fees.	Other permit processes and fees may be required. Contact the Permit Center for more information on your specific project.