

Fee Schedule - As adopted by Resolution #797

Department & Type of Permit Application	Hourly Rate \$236.00 *Unless otherwise specified
Building Permit	
<i>Valuation – The total valuation is the “Building permit valuations” as delineated in section R108.3 of the International Residential Code and section 108.3 of the International Building Code</i>	
\$1.00 - \$5,000.00	\$182.00
\$5,000.01 up to \$25,000.00	\$182.00 for the first \$5,000.00 plus \$17.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,000.01 up to \$50,000.00	\$522.00 for the first \$25,000.00 + \$13.00 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,000.01 up to \$100,000.00	\$847.00 for the first \$50,000.00 + \$9.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,000.01 up to \$1,000,000.00	\$1,297.00 for the first \$100,000.00 + \$8.00 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$8,497.00 for the first \$1,000,000.00 + \$5.00 for each additional \$1,000.00, or fraction thereof
*Minimum valuation is based on a standard cost per square foot. (See Subsection A above.)	
Building Structure Plan Review	65% of the building permit fee
Civil Plan Review, Commercial	Hourly Rate, 12 hour minimum
Civil Plan Review, Residential	Hourly Rate, 4 hour minimum
Zoning Review	Hourly Rate, 1 hour minimum

Building	
Residential Permit Flat Fees	
Manufactured Home installed on a land parcel	\$725.00 each building
MH Title Elimination (permit research & inspection)	\$193.00 each
Pre-Move Inspections (within 30 miles of Ruston)	\$362.00
Pre-Move Inspections (over 30 miles from Ruston)	\$544.00
Adult Family Homes per IRC R325)	\$193.00 each
Family Child Day Care Homes	\$193.00 each
Single Stop Permit Fees	
Demolition	\$182.00 each building
Fence (over 6 feet in height)	\$182.00 each parcel
Fireplace (freestanding, pre-fb, wood stove)	\$182.00 each
Furnace	\$182.00 each
Lawn Sprinkler System (backflow prevention)	\$182.00 each
Plumbing (sewer or water pipe replacement)	\$182.00 each
Re-roofing (roof covering replacement)	\$182.00 each building
Siding	\$182.00 each building
Spa or hot tub	\$182.00 each
Water Heater	\$182.00 each
Window or door Replacement	\$182.00 each building

Commercial Permit Flat Fee	
Revised Certificate of Occupancy (no work)	\$182.00 each certificate
Temporary Building Installation and removal	\$423.00 each building
Demolition	\$182.00 each building
Fence (over 6 feet in height)	\$182.00 each
Energy Code Fees	
Single Family	\$226.00
Residential Remodel/Addition	\$125.00
New Commercial or Multi Family Building	
0 to 2, 000 square feet	\$468.00
2,001 to 5, 000 square feet	\$887.00
5,001 to 10,000	\$1,307.00
10,001 square feet and over	\$1,832.00
Commercial Remodels and Tenant Improvements	50% of the new building fee above
Warehouses	70% of the new building fee above
Miscellaneous Fees	
WA State Building Code Council surcharge	As required by RCW 19.27.085
Additional Building Review	\$182.00 per hour
Reactivation Fee (<1 year)	½ of the original permit fee, or \$785.00 which ever is less
Reactivation fee (> 1 year)	100% of the original permit fee

Reactivation Fee, Final Inspection Only	\$182.00
Re-Inspection Fee	\$182.00
Investigative Fee	Amount equal to the permit fee for such project, in addition to the required plan review and permit fees.
Stop Work Fee	\$91.00 (in addition to the Investigation Fee)
Inspection Fees	\$182.00 per hour
Inspections (outside business hours)	\$332.00 per hour (2-hour min.)
Mechanical Permit Fees	
Residential (one-stop type installation)	\$182.00 each
Residential (two-stop mechanical installation)	\$278.00 each
Commercial Mechanical Permits	Fees are based on project valuation
Plumbing Permit	
Residential (one- stop type installation)	\$182.00
Commercial Plumbing Permit	Fees are based on project valuation
Fire Code Permit Fees	
Fire Code Construction Plan Review	Fees are based on project valuation
Third Party Review and/or special inspection (if required)	Hourly Rate, minimum 1 hour
Code Enforcement	
Investigative	Hourly Rate, 1 hour minimum
Mitigation Hearing Fee	\$393.00
Contested Hearing Fee	\$604.00* *If the code enforcement action is fully reversed, the fee will be refunded.

Planning and Development Services (DPD) (Table C-1)	
Review Process Type	Hourly Rate: \$236.00 Base Fee Minimum: \$342.00 **Base fee estimates due at application
Administrative Costs	Five percent (5%) of the amount of each invoice, rounded to the nearest \$0.01
Legislative Review	\$5,917.00**
Quasi-Judicial Review	\$5,181.00**
Pre-Application Meeting	\$764.00**
Administrative Interpretation	\$665.00**
Map Amendment to Comprehensive Plan (Legislative Review Required)	\$3,820.00**
Text Amendment to Comprehensive Plan (Legislative Review Required)	\$3,488.00**
Map Amendment to Zoning Code, Area Wide (Legislative Review Required)	\$4,022.00**
Map Amendment to Zoning Code, Site-specific (Quasi-Judicial Review Required)	\$4,022.00**
Text Amendment to Zoning Code (Legislative Review Required)	\$3,653.00**
ADU Conditional Use Permit (Quasi-Judicial Review Required)	\$2,160.00**
All Other Conditional Uses Permit (Quasi-Judicial Review Required)	\$3,321.00**
Variance (Quasi-Judicial Review Required)	\$3,321.00**
Special Use Permit (Quasi-Judicial Review Required)	\$3,521.00**
Master Development Plan Review	\$7,141.00**
Master Development Plan Amendment Quasi-Judicial Review	\$4,061.00**
Master Development Plan Administrative Amendment	\$3,321.00**

Long Subdivisions (Preliminary)	\$6,145.00**
Long Subdivisions Final Plat (Administrative)	\$5,057.00**
Short Subdivision (Short Plat Administrative)	\$6,452.00**
Short Subdivision (Short Plat Amendments)	\$4,816.00**
Short Subdivision (Boundary Line Adjustment)	\$3,986.00**
Shoreline & Wetlands Permits	
Shoreline Management Permits (Substantial Development Permit)	\$5,481.00**
Shoreline Management Permits (Shoreline Variance)	\$5,481.00**
Shoreline Management Permits (Shoreline Conditional Use Permit)	\$5,481.00**
Shoreline Management Permits (Request for Exemption)	\$500.00**
Shoreline Management Permits (Text/Map Amendments)	\$5,148.00**
Personal Wireless Telecommunication Facilities	\$3,820.00**
Wetlands/Critical Areas Analysis (Steep Slopes/Erosion Hazards/Landslides)	\$2,492.00**
Wetlands/Critical Areas Analysis (Critical Habitats/Streams)	\$2,160.00**
Wetlands/Critical Areas Analysis (Aquifer Recharge Hydro-Geologic Report)	\$2,160.00**
Wetlands/Critical Areas Analysis (Wetlands Preliminary Site Investigation)	\$500.00**
Wetlands/Critical Areas Analysis (Wetlands Report Review)	\$1,993.00**
Wetlands/Critical Areas Analysis (Wetland/buffer modification)	\$1,993.00**
Wetlands/Critical Areas Analysis (Reasonable Use Permit)	\$1,993.00**
Wetlands/Critical Areas Analysis (Flood Plain Development)	\$2,387.00**

Zoning Review	
Single Family Residence/Remodel Zoning Review	\$1,163.00**
Multifamily (3 or more dwelling units)	\$1,000.00/dwelling unit**
Non-Residential Site Plan Review	\$7,141.00**
Non- Residential Tenant Improvement (Interior)	\$332.00**
Non- Residential Tenant Improvement (Exterior)	\$2,324.00**
Site Plan Amendment	\$2,324.00**
Unclassified Use Permit Zoning Review	\$3,488.00**
Zoning & Use Verification Letter (Administrative)	\$167.00**
Zoning Review on Minor Building Permits	Varies
Related Measures RMC 25.01.140(d)	Varies
Street Excavation/Public Works Permit	
Street Excavation Permit (Administrative Review)	\$3,321.00**
Street Excavation Permit (Administrative Review) for Utility Franchise Agreement Holders (Utility Providers)	\$604.00**
Right of Way Encroachment Permit (Short Term, which is for fewer than seven days and does not include excavation or disturbance of City property and does not impact lanes of travel)	\$182.00**
Right of Way Encroachment Permit (Commercial)	\$1,163.00**
Right of Way Encroachment Permit (Short Term/Temporary)	\$1,163.00**
Right of Way Master Use Permit	\$4,982.00**

Planning & Land Use Permits	
SEPA (Checklist Review/Administrative Determination)	\$2,839.00**
SEPA (Adoption/Review of existing Determination)	\$500.00**
SEPA (Environmental Impact Statement)	Varies
Sign Permits Residential	\$332.00**
Sign Permits Commercial	\$332.00**

Street Vacation (Petition)	\$665.00** plus an additional \$133.00 for each owner over 5 owners
Street Vacation (Post Hearing Fee)	\$665.00** deposit for actual expenses incurred
Street Vacation (Appraisal)	\$1,328.00** (deposit towards actual cost of appraisal)
Non-Conforming Use Review	\$1,163.00**
Change from one nonconforming use to another	\$996.00**
Non-Conforming Structure Review	\$1,163.00**
Miscellaneous Document Review	Varies, but will be charged on actual consultant costs plus administrative fee
Requests for Time Extensions	Varies

Appeals	
To City Council or Hearing Examiner on Project Permit Application or Comprehensive Plan Amendment	\$604.00
To City Council or Hearing Examiner on Mitigation Hearing	\$393.00
To Hearing Examiner on Contested Appeal Hearing	\$604.00
Any other Appeals to Hearing Examiner unspecified	\$604.00

Admirative costs for Preparation of Appeals	Varies - actual costs
Other Miscellaneous Fees	
Advertising Fees	Varies - actual costs
Recovery of Emergency Call Charges	Varies – actual costs
Fire Inspection	Varies – actual costs charged by Bureau
Retuned Check Charge	\$32.00
Failure to Cancel Missed Appointments	½ of the Base Fee

Expert Witness Testimony	Hourly Rate, 1 hour minimum
Address Change (on an issued permit)	\$69.00
Address Change	Base Fee
Electrical Service Charges and Fees per RMC 18.05	
Permanent meter installation	\$1,134.00 per meter
Upgrade meter installation	\$454.00 per meter
Temporary Service	\$312.00
Multiple meter installation	\$1,134.00 for the first meter, plus \$454 for each additional meter
Service Charge (re-inspection)	\$182.00 per visit
Electrical Engineering Design Service	\$182 per hour, may require a deposit