

Fee Schedule 2019
 As adopted by Resolution #664

**Planning & Community
 Development Department**
 5117 N Winnifred Street
 Ruston, WA 98407
 (253) 759-3544 ext 105
permits@rustonwa.org
www.rustonwa.org

Department & Type of Permit Application	Hourly Rate \$177.68 *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 - \$500	\$26.45
\$501 - \$2,000	\$26.50 for the first \$500 + \$4.00 for each additional \$100, or fraction thereof, to and including \$2000
\$2,001 - \$25,000	\$86.45 for the first \$2,000 + \$16.00 for each additional \$1000, or fraction thereof, to and including \$25,000
\$25,000.01 - \$50,000	\$454.45 for the first \$25,000 + \$11.90 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,000.01 - \$100,000	\$751.95 for the first \$100,000 + \$7.65 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,000.01 - \$500,000	\$1,134.45 for the first \$100,000 + \$6.70 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.00
\$1,000,000.01 and up	\$7,164.45 for the first \$1,000,000 + \$4.00 for each additional \$1,000 or fraction thereof
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

Business Hours:
 Monday to Friday
 9:00am- 5:00pm

Building	
Residential Permit Flat Fees	
Manufactured Home installed on a land parcel	\$450.00 each building
MH Title Elimination (permit research & inspection)	\$100.00 each
Pre-Move Inspections (within 30 miles of Ruston)	\$200.00
Pre-Move Inspections (over 30 miles from Ruston)	\$350.00
Adult Family Homes per IRC R325)	\$100.00 each
Family Child Day Care Homes	\$100.00 each
Single Stop Permit Fees	
Demolition	\$90 each building
Fence (over 6 feet in height)	\$90 each parcel
Fireplace (freestanding, pre-fb, wood stove)	\$90.00 each
Furnace	\$90.00 each
Lawn Sprinkler System (backflow prevention)	\$90.00 each
Plumbing (sewer or water pipe replacement)	\$90.00 each
Re-roofing (roof covering replacement)	\$90.00 each building
Siding	\$90.00 each building
Spa or hot tub	\$90.00 each
Water Heater	\$90.00 each
Window or door Replacement	\$90.00 each building

Commercial Permit Flat Fee	
Revised Certificate of Occupancy	\$90 each certificate
Temporary Building Installation and removal	\$250 each building
Commercial Demolition	\$90.00 each building
Fence (over 6 feet in height)	\$90.00 each
Energy Code Fees	
Single Family	\$126.95
Residential Remodel/Addition	\$63.45
New Commercial or Multi Family Building	
0 to 2, 000 square feet	\$317.40
2,001 to 5, 000 square feet	\$634.80
5,001 to 10,000	\$952.20
10,001 square feet and over	\$1,216.70
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	\$90 per hour
Reactivation Fee (<1 year)	½ of the original permit fee, or \$400 which ever is less
Reactivation fee (> 1 year)	100% of the original permit fee

Reactivation Fee, Final Inspection Only	\$90.00
Re-Inspection Fee	\$90.00
Investigative Fee	\$90.00
Stop Work Fee	\$50.00
Inspection Fees	\$90.00 per hour
Inspections (outside business hours)	\$125.00 per hour
Mechanical Permit Fees	
Residential (one-stop type installation)	\$90.00 each
Residential (two-stop mechanical installation)	\$145.50
Commercial Mechanical Permits	Fees are based on project valuation
Plumbing Permit	
Residential (one- stop type installation)	\$90.00
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	\$200.00
Contested Hearing Fee	\$350.00

Planning and Development Services (DPD) (Table C-1)	
Review Process Type	Hourly Rate: \$177.68 Base Fee Minimum: \$257.50 **Base fee estimates due at application
Administrative Review	Base Fee
Legislative Review	\$4500**
Quasi-Judicial Review	\$3900**
Pre-Application Meeting	\$500**
Administrative Interpretation	\$500**
Map Amendment to Comprehensive Plan	\$2,875**
Text Amendment to Comprehensive Plan	\$2,625**
Map Amendment to Zoning Code	\$3,000**
Text Amendment to Zoning Code	\$2,750**
ADU Conditional Use Permit	\$1,625**
Conditional Use Permit	\$2,500**
Variance	\$2,500**
Special Use Permit	\$2,650**
Master Development Plan Review	\$5,375
Master Development Plan Amendment Quasi-Judicial Review	\$2,875**
Master Development Plan Administrative Amendment	\$2,500**
Long Subdivisions (Preliminary)	\$4,625
Long Subdivisions Final Plat (Administrative)	\$3,625**

Short Subdivision (Short Plat Administrative)	\$4,625**
Short Subdivision (Short Plat Amendments)	\$3,625**
Short Subdivision (Boundary Line Adjustment)	\$3,000**
Shoreline & Wetlands Permits	
Shoreline Management Permits (Substantial Development Permit)	\$4,125**
Shoreline Management Permits (Shoreline Variance)	\$4,125**
Shoreline Management Permits (Shoreline Conditional Use Permit)	\$4,125**
Shoreline Management Permits (Request for Exemption)	\$375**
Shoreline Management Permits (Text/Map Amendments)	\$3,875**
Personal Wireless Telecommunication Facilities	\$2,875**
Wetlands/Critical Areas Analysis (Steep Slopes/Erosion Hazards/Landslides)	\$1,875**
Wetlands/Critical Areas Analysis (Critical Habitats/Streams)	\$1,625**
Wetlands/Critical Areas Analysis (Aquifer Recharge Hydro-Geologic Report)	\$1,625**
Wetlands/Critical Areas Analysis (Wetlands Preliminary Site Investigation)	\$375**
Wetlands/Critical Areas Analysis (Wetlands Report Review)	\$1,500**
Wetlands/Critical Areas Analysis (Wetland/buffer modification)	\$1,500**
Wetlands/Critical Areas Analysis (Reasonable Use Permit)	\$1,500**
Wetlands/Critical Areas Analysis (Flood Plain Development)	\$1,875**
Zoning Review	
Single Family Residence/Remodel Zoning Review	\$875**

Multifamily (3 or more dwelling units)	\$750/dwelling unit**
Non-Residential Site Plan Review	\$5,375**
Non- Residential Tenant Improvement (Interior)	\$250**
Non- Residential Tenant Improvement (Exterior)	\$1,375**
Site Plan Amendment	\$1,750**
Unclassified Use Permit Zoning Review	\$2,625
Zoning & Use Verification Letter (Administrative)	\$125**
Zoning Review on Minor Building Permits	Varies, hourly rate 1 hour minimum
Related Measures RMC 25.01.140(d)	Varies
Street Excavation/Public Works Permit	
Street Excavation Permit (Administrative Review)	\$2,500, review fee deposit \$500**
Right of Way Encroachment Permit (Commercial)	\$875**
Right of Way Encroachment Permit (Short Term/Temporary)	\$875**
Right of Way Master Use Permit	\$3,750**
Planning & Land Use Permits	
SEPA (Checklist Review/Administrative Determination)	\$2,125**
SEPA (Adoption/Review of existing Determination)	\$375**
SEPA (Environmental Impact Statement)	Varies, hourly rate 4 hour minimum
Sign Permits Residential	\$250**
Sign Permits Commercial	\$250**

Street Vacation (Petition)	\$500** plus an additional \$100 for each owner over 5 owners
Street Vacation (Post Hearing)	\$500** deposit
Street Vacation (Appraisal)	\$1,000** deposit
Non-Conforming Use Review	\$875**
Non-Conforming Structure Review	\$875**
Non-Conforming Use and Structure Amendment Review	\$750**
Miscellaneous Document Review	Varies, hourly rate 2 hour minimum
Requests for Time Extensions	Varies
Appeals	
To City Council or Hearing Examiner on Project Permit Application	\$300
To City Council or Hearing Examiner on Mitigation Hearing	\$200
To Hearing Examiner on Contested Appeal Hearing	\$350
Any other Appeals to Hearing Examiner unspecified	\$350
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	\$25
Failure to Cancel Missed Appointments	½ of the Base Fee

Expert Witness Testimony	Hourly Rate, 1 hour minimum
Address Change (on an issued permit)	\$52
Address Change	Base Fee
Electrical Service Charges and Fees per RMC 18.05	
Permanent meter installation	\$1,000.00 per meter
Upgrade meter installation	\$400.00 per meter
Temporary Service	\$275.00
Multiple meter installation	\$1,000 for the first meter, plus \$400 for each additional meter
Service Charge (re-inspection)	\$90.00 per visit
Electrical Engineering Design Service	\$124 per hour, may require a deposit