

Fee Schedule 2022
 As adopted by Resolution #736

**Planning & Community
 Development Department**
 5117 N Winnifred Street
 Ruston, WA 98407
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Department & Type of Permit Application	Hourly Rate \$208.15 *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	\$28.17
\$501 - \$2,000	\$28.17 for the first \$500 + \$4.00 for each additional \$100, or fraction thereof, to and including \$2000
\$2,001 - \$25,000	\$92.07 for the first \$2,000 + \$16.00 for each additional \$1000, or fraction thereof, to and including \$25,000
\$25,000.01 - \$50,000	\$483.99 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	\$800.83 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	\$1,208.19 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	\$7,630.14 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	\$639.00 each building
MH Title Elimination (permit research & inspection)	\$170.40 each
Pre-Move Inspections (within 30 miles of Ruston)	\$319.50
Pre-Move Inspections (over 30 miles from Ruston)	\$479.25
Adult Family Homes per IRC R325)	\$170.40 each
Family Child Day Care Homes	\$170.40 each
Single Stop Permit Fees	
Demolition	\$159.75 each building
Fence (over 6 feet in height)	\$159.75 each parcel
Fireplace (freestanding, pre-fb, wood stove)	\$159.75 each
Furnace	\$159.75 each
Lawn Sprinkler System (backflow prevention)	\$159.75 each
Plumbing (sewer or water pipe replacement)	\$159.75 each
Re-roofing (roof covering replacement)	\$159.75 each building
Siding	\$159.75 each building
Spa or hot tub	\$159.75 each
Water Heater	\$159.75 each
Window or door Replacement	\$159.75 each building

Commercial Permit Flat Fee	
Revised Certificate of Occupancy	\$159.75 each certificate
Temporary Building Installation and removal	\$372.75 each building
Commercial Demolition	\$159.75 each building
Fence (over 6 feet in height)	\$159.75 each
Energy Code Fees	
Single Family	\$199.10
Residential Remodel/Addition	\$110.17
New Commercial or Multi Family Building	
0 to 2, 000 square feet	\$412.69
2,001 to 5, 000 square feet	\$782.51
5,001 to 10,000	\$1,152.60
10,001 square feet and over	\$1,615.34
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	\$159.75 per hour
Reactivation Fee (<1 year)	½ of the original permit fee, or \$692.25 which ever is less
Reactivation fee (> 1 year)	100% of the original permit fee

Reactivation Fee, Final Inspection Only	\$159.75
Re-Inspection Fee	\$159.75
Investigative Fee	\$159.75
Stop Work Fee	\$79.88
Inspection Fees	\$159.75 per hour
Inspections (outside business hours)	\$213.00 per hour
Mechanical Permit Fees	
Residential (one-stop type installation)	\$159.75 each
Residential (two-stop mechanical installation)	\$244.95
Commercial Mechanical Permits	Fees are based on project valuation
Plumbing Permit	
Residential (one- stop type installation)	\$159.75
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	\$346.13
Contested Hearing Fee	\$532.50

Planning and Development Services (DPD) (Table C-1)	
Review Process Type	Hourly Rate: \$208.15 Base Fee Minimum: \$301.66 **Base fee estimates due at application
Administrative Review	Base Fee
Legislative Review	\$5,271.75**
Quasi-Judicial Review	\$4,568.85**
Pre-Application Meeting	\$674.15**
Administrative Interpretation	\$585.75**
Map Amendment to Comprehensive Plan	\$3,368.60**
Text Amendment to Comprehensive Plan	\$3,075.72**
Map Amendment to Zoning Code	\$3,546.45**
Text Amendment to Zoning Code	\$3,221.63**
ADU Conditional Use Permit	\$1,904.22**
Conditional Use Permit	\$2,928.75**
Variance	\$2,928.75**
Special Use Permit	\$3,104.48**
Master Development Plan Review	\$6,297.35**
Master Development Plan Amendment Quasi-Judicial Review	\$3,368.60**
Master Development Plan Administrative Amendment	\$2,928.75**
Long Subdivisions (Preliminary)	\$5,418.72**
Long Subdivisions Final Plat (Administrative)	\$4,247.22**

Short Subdivision (Short Plat Administrative)	\$5,418.72**
Short Subdivision (Short Plat Amendments)	\$4,247.22**
Short Subdivision (Boundary Line Adjustment)	\$3,514.50**
Shoreline & Wetlands Permits	
Shoreline Management Permits (Substantial Development Permit)	\$4,832.97**
Shoreline Management Permits (Shoreline Variance)	\$4,832.97**
Shoreline Management Permits (Shoreline Conditional Use Permit)	\$4,832.97**
Shoreline Management Permits (Request for Exemption)	\$439.85**
Shoreline Management Permits (Text/Map Amendments)	\$4,540.10**
Personal Wireless Telecommunication Facilities	\$3,368.60**
Wetlands/Critical Areas Analysis (Steep Slopes/Erosion Hazards/Landslides)	\$2,197.10**
Wetlands/Critical Areas Analysis (Critical Habitats/Streams)	\$1,904.22**
Wetlands/Critical Areas Analysis (Aquifer Recharge Hydro-Geologic Report)	\$1,904.22**
Wetlands/Critical Areas Analysis (Wetlands Preliminary Site Investigation)	\$439.85**
Wetlands/Critical Areas Analysis (Wetlands Report Review)	\$1,757.25**
Wetlands/Critical Areas Analysis (Wetland/buffer modification)	\$1,757.25**
Wetlands/Critical Areas Analysis (Reasonable Use Permit)	\$1,757.25**
Wetlands/Critical Areas Analysis (Flood Plain Development)	\$2,197.10**
Zoning Review	
Single Family Residence/Remodel Zoning Review	\$1,025.60**

Multifamily (3 or more dwelling units)	\$878.63/dwelling unit**
Non-Residential Site Plan Review	\$6,297.15**
Non- Residential Tenant Improvement (Interior)	\$292.88**
Non- Residential Tenant Improvement (Exterior)	\$1,611.35**
Site Plan Amendment	\$2,050.13**
Unclassified Use Permit Zoning Review	\$3,075.72**
Zoning & Use Verification Letter (Administrative)	\$146.97**
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)	\$2,928.75, review fee deposit \$532.50**
Right of Way Encroachment Permit (Commercial)	\$1,025.60**
Right of Way Encroachment Permit (Short Term/Temporary)	\$1,025.60**
Right of Way Master Use Permit	\$4,393.13**
Planning & Land Use Permits	
SEPA (Checklist Review/Administrative Determination)	\$2,489.97**
SEPA (Adoption/Review of existing Determination)	\$439.85**
SEPA (Environmental Impact Statement)	Varies, hourly rate 4 hour minimum
Sign Permits Residential	\$292.88**
Sign Permits Commercial	\$292.88**

Street Vacation (Petition)	\$585.75** plus an additional \$117.15 for each owner over 5 owners
Street Vacation (Post Hearing)	\$585.75** deposit
Street Vacation (Appraisal)	\$1,171.50** deposit
Non-Conforming Use Review	\$1,025.60**
Non-Conforming Structure Review	\$878.63**
Non-Conforming Use and Structure Amendment Review	\$9,545.60**
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	\$532.50
To City Council or Hearing Examiner on Mitigation Hearing	\$346.13
To Hearing Examiner on Contested Appeal Hearing	\$532.50
Any other Appeals to Hearing Examiner unspecified	\$532.50
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	\$26.63
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)	\$160.00 per visit
Electrical Engineering Design Service	\$160 per hour, may require a deposit