

Ordinance No. 7351

**An Ordinance Revising Fees for Engineering, Building and Land Use
Permits and Plan Review and Amending Olympia Municipal Code Sections
4.04.010, 4.36.010, 4.36.020, 4.38.010 and 4.40.010**

WHEREAS, the Development Fee Revenue Fund was created by the Olympia City Council's adoption of Ordinance No. 6983 to more accurately record the fee-supported portion of the City's costs to provide permit review and inspection services; and

WHEREAS, Ordinance No. 6983 also states that the Olympia City Council shall establish a Target Fund Balance and policies for management of the Target Fund Balance for the Development Fee Revenue Fund; and

WHEREAS, Resolution No. M-1864 established policies to manage the Development Fee Revenue Fund, including a cost recovery target of 85% of City costs to provide review and permit services; and

WHEREAS, the City Council adopted Ordinance No. 7306 which directed that, to ensure development permit fees continue to include consideration of the increased cost to the City to perform development review services, the City Manager propose an increase to building permit fees (excluding those based on valuation), land use planning review fees, and development engineering fees on an annual basis consistent with annual adjustments to the City's labor contracts concurrent with the City Manager's proposed annual operating budget; and

WHEREAS, there is a need adjust development permit fees to reflect the City's updated labor contracts and to more closely align them with the target adopted in Resolution No. M-1864 for recovery of the City's cost to provide permit review and inspection services, as demonstrated by the City's analysis of development services cost recovery in 2021;

NOW, THEREFORE, THE OLYMPIA CITY COUNCIL ORDAINS AS FOLLOWS:

Section 1. Amendment of OMC 4.04.010. Olympia Municipal Code Section 4.04.010 of the Olympia Municipal Code is hereby amended to read as follows:

4.04.010 Assessment of fees

A. ~~Commencing~~Beginning January 1, ~~2022~~2023, the following fee schedule ~~shall be~~is in full force and effect.

Application Type

Plan Check Fees

Water Main Extension (For projects outside city limits, fees will increase by 25%)

Engineering Fee Schedule

~~\$452.00~~\$474.60+ \$0.50 per linear foot or part thereof

Application Type

Plan Check Fees

Engineering Fee Schedule

Sewer Main Extension (For projects outside city limits, fees will increase by 25%)	\$452.00 <u>474.60</u> + \$0.50 per linear foot or part thereof
Reclaimed Water Main or Service Extension	\$452.00 <u>474.60</u> + \$0.50 per linear foot or part thereof
Streets	\$452.00 <u>474.60</u> + \$0.50 per linear foot or part thereof
Curb and Sidewalk	\$452.00 <u>474.60</u> + \$0.50 per linear foot or part thereof
Storm On-Site	\$600.00 <u>630.00</u> + \$37.00 per Acre Gross Parcel Area
Storm Pipe	\$452.00 <u>474.60</u> + \$0.50 per linear foot or part thereof
Street Lighting (For projects outside city limits, fees will increase by 25%)	\$452.00 <u>474.60</u> + \$0.50 per linear foot or part thereof
Driveway: Commercial	\$678.00 <u>711.90</u> each
STEP Sewer System: Commercial	\$1,355.00 <u>1,422.75</u> each
Sewer Pump Station	\$1,555.00 <u>1,632.75</u> each
On-Site Community Septic System (For projects outside city limits, fees will increase by 25%)	\$1,355.00 <u>1,422.75</u> each
Traffic Signal	\$1,355.00 <u>1,422.75</u> each
Solid Waste Pad and/or enclosure	\$583.00 <u>612.15</u>
Landscape Plan Review	\$650.00 <u>682.50</u>
<u>Stormwater Utility Civil Engineering Plan Review</u>	<u>\$804 + \$44/acre</u>
<u>Stormwater Utility Civil Engineering Site Plan Review - Revision</u>	<u>\$402 + \$44/acre</u>
Resubmittal Fee	50% of plan review fee starting with second resubmittal after the initial application

Application Type

Permit/Inspection Fees

Single Family Residential Erosion Control Inspection (up to and including 5,000 sq ft)	\$205.00 <u>215.25</u> each
Single Family Residential Erosion Control Inspection (5,001 to 20,000 sq ft)	\$255.00 <u>267.75</u>
Residential Subdivision and Commercial Site fee	
Erosion Control and LID Inspection (based on lot size) (new building sites only)	

Application Type

Permit/Inspection Fees

5,001 – 20,000 sq ft	\$255.00 <u>267.75</u>
20,001 – 40,000 sq ft	\$355.00 <u>372.75</u>
40,001 – 220,000 sq ft	\$455.00 <u>477.75</u>
Over 220,000 sq ft	\$575.00 <u>603.75</u>

*Note: Subdivision is based on total subdivision until all improvements are accepted by the City, then individual lot fees apply if a permit is being issued for work that disturbs ground or requires LID

Streets and/or Alleys	\$2.30 <u>42</u> per linear foot or part thereof
Curb and/or sidewalk	\$2.30 <u>42</u> per linear foot or part thereof
Sidewalk Fee-in-lieu	City Engineer's estimate of actual cost
Street lighting (For projects outside city limits, fees will increase by 25%)	\$1.60 <u>80</u> per linear foot or part thereof
Driveways: Residential	\$158.00 <u>165.90</u> each
Driveways: Commercial	\$788.00 <u>827.40</u> each
Sanitary Sewer Main (For projects outside city limits, fees will increase by 25%)	\$3.10 <u>26</u> per linear foot or part thereof plus \$1.50 per linear foot for Television Inspection
STEP Sewer System: Residential (For projects outside city limits, fees will increase by 25%)	\$509.00 <u>534.00</u> each
STEP Sewer System: Commercial (For projects outside city limits, fees will increase by 25%)	\$1,019.00 <u>1,069.95</u> each
Sewer Pump Station	\$1,019.00 <u>1,069.95</u> each
On-Site Community Septic System (For projects outside city limits, fees will increase by 25%)	\$1,019.00 <u>1,069.95</u> each
Sewer Lateral Connection at Main	\$368.00 <u>386.40</u> each
Sewer Lateral Connection on Property	\$147.00 <u>154.35</u> each
Storm Sewer Main	\$3.10 <u>26</u> per linear foot or part thereof plus \$1.50 per linear foot for Television Inspection
Storm On-Site System	\$677.00 <u>710.85</u> each
Water Main (For projects outside city limits, fees will increase by 25%)	\$3.10 <u>26</u> per linear foot or part thereof
Water Connection (New)	\$200.00 <u>210.00</u> each
Water Purity Sampling Test (Collected for second and subsequent tests for the same system)	Actual Costs to be Assessed

Application Type

Permit/Inspection Fees

Water Main Shutdown (collected for second or subsequent request for the same system)	Actual Costs to be Assessed
Reclaimed Water Main or Service Connection	\$3.10 <u>26</u> per linear foot or part thereof
Reclaimed Water Connection (new)	\$200.00 <u>210.00</u> each
Reclaimed Water Sampling Test (Collected for second and subsequent tests for the same system)	Actual Costs to be Assessed
Reclaimed Water Main or Service Connection Shutdown (collected for second or subsequent request for the same system)	Actual Costs to be Assessed
Traffic Signal	\$1,575.00 <u>1,653.75</u> each
Solid Waste Pad and/or enclosure	\$250.00 <u>262.50</u>
Landscape	\$375.00 <u>393.75</u>
Bicycle Parking	\$315.00 <u>330.75</u>
Paving of Parking Lots (including re-paving)	\$0.06 per square foot or part thereof
Right-of-Way Obstruction Permit (No Traffic Control Plan Required)	\$184.00 <u>193.00</u> each
Right-of-Way Obstruction Permit	\$562.00 <u>590.10</u> each
Right-of-Way Obstruction Permit (Traffic Control Plan Required, and on-site signage, cones, or flaggers needed) ¹	
Right-of-Way Excavation/Restoration (Completion Bond Required before Issuance of a Permit equal to 125% value of the work)	\$184.00 <u>193.20</u> each
Right-of-Way Vacation Request	\$1,943.00 <u>2,040.15</u> each
Latecomer Reimbursement Contract	\$1,943.00 <u>2,040.15</u> + 5% Administrative Fee (5% of the reimbursement amount shall be <u>is</u> deducted by the city for administrative fees each time the city collects a latecomer fee from a property owner within the reimbursement area)
UGA City Utility Availability Authorization	\$175.00 <u>183.75</u> each
Long Term Right-of-Way Use Authorization for Open Right-of-Way Use per Year	\$420.00 <u>441.00</u> per year

¹ 1. Fee may be waived by the Community Planning and Development Director or designee for removal of hazard trees determined to be a high risk based on a Tree Risk Assessment approved by the City's urban forester.

Application Type

Permit/Inspection Fees

Street Closure Permit for Temporary Moving of Structures or Equipment ~~\$850.00~~ \$92.50 each

Recording Fees for Bills of Sale, Easements, Deeds, Annexation Agreements ~~\$232.00~~ \$243.60

Recording Fees for Stormwater Maintenance Agreements ~~\$318.00~~ \$33.90

Private Utilities

Private Utility (power, natural overhead, gas, telecommunications, CATV) (New development of systems):

New Short Plat – (2-9 Lots)

Plan Check: ~~\$225.00~~ \$236.25

Permit Fees: ~~\$80.00~~ \$84.00

New Long Plat – (10-25 Lots)

Plan Check: ~~\$315.00~~ \$330.75

Permit Fees: ~~\$115.00~~ \$120.75 + \$0.20 per linear foot or part thereof

New Long Plat – (26+ Lots)

Plan Check: ~~\$535.00~~ \$561.75

Permit Fees: ~~\$115.00~~ \$120.75 + \$0.20 per linear foot or part thereof

New Commercial:

Plan Check: ~~\$315.00~~ \$330.75

Permit Fees: ~~\$100.00~~ \$105.00

New R-O-W Utilities (New or Extension)

Plan Check: ~~\$263.00~~ \$276.15 + \$1.00 per linear foot or part thereof

Permit Fees: ~~\$95.00~~ \$99.75 + \$0.10 per linear foot or part thereof

Repair/Replace Existing

Plan Check: ~~\$263.00~~ \$276.15 + 1.00 per linear foot or part thereof

Permit Fees: ~~\$95.00~~ \$99.75 + \$0.10 per linear foot or part thereof

New/Replace Pole: ~~\$95.00~~ \$99.75 per Each

Resubmittal fees starting with second resubmittal after the initial application

50% plan check fees

Pavement Restoration Fee

Base Fee ~~\$25.00~~ \$26.25 per square foot or part thereof

Year 1 (new pavement) 5X base fee

Year 2 4X base fee

Application Type

Permit/Inspection Fees

Year 3	3X base fee
Year 4	2X base fee
Year 5	1X base fee

Tree Protections and Replacement Ordinance Fee Schedule

Tree Plan Review for New Commercial Development	\$875.00 <u>918.75</u> each
Tree Plan Review for New Multi-family Residential Development	\$945.00 <u>992.25</u> each
Tree Plan Review for New Subdivisions - 9 lots and less	\$725.00 <u>761.25</u> each
Tree Plan Review for New Subdivisions - 10 lots and more	\$945.00 <u>992.25</u> + \$26.00 per lot
Tree Plan Field Inspection for New Commercial Development	\$875.00 <u>918.75</u> each
Tree Plan Field Inspection for New Multi-family Residential Development	\$945.00 <u>992.25</u> each
Tree Plan Field Inspection for New Subdivisions - 9 lots and less	\$725.00 <u>761.25</u> each
Tree Plan Review for New Subdivisions - 10 lots and more	\$945.00 <u>992.25</u> + \$26.00 per lot
Tree Plan Review for Tree Trimming by Private Utility	\$345.00 <u>362.25</u> + \$0.10 per linear foot, or part thereof, of project
Tree Plan Field Inspection for Tree Trimming by Private Utility	\$240.00 <u>252.00</u> + \$0.10 per linear foot, or part thereof, of project
Tree Conversion Option Harvest	\$150.00 <u>157.50</u> per acre, or part thereof, to \$3,000.00 maximum
Technology Fee – applicable to all permits and plan review fees	3.9% of permit/plan review fee

Section 2. Amendment of OMC 4.36.010. Section 4.36.010 of the Olympia Municipal Code is hereby amended to read as follows:

4.36.010 Building code review and permit fees

A. The determination of value or valuation under any of the provisions of this code ~~shall be~~ made by the building official based on the valuation data established by the International Code Council under the provisions of building standards valuation data or other supporting data. The value to be used in computing the building and building plan review fees ~~shall be~~ the total of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing

systems, and other permanent equipment. Single-family and duplex dwellings of wood frame construction having an area of more than 2,500 square feet per unit ~~shall be~~ valued at "good construction" rate. All others ~~will be~~ valued at "average construction" rate. Remodels ~~shall be~~ valued based on the contract price of the project or as determined by the building official.

B. Payment of fees. A permit ~~shall is not be~~ valid until the fees prescribed by law have been paid, nor ~~shall~~ may an amendment to a permit be released until the additional fee, if any, has been paid.

C. Schedule of permit fees. On buildings, structures, gas, mechanical, and plumbing systems or alterations requiring a permit, a fee for each permit ~~shall~~ must be paid as required using the current fee schedule.

D. Plan Review Fees: When submittal documents are required a plan review fee ~~shall~~ must be paid at the time of submitting the submittal documents for plan review. The current fee schedule as adopted ~~shall~~ establishes ~~said the~~ plan review fee. The actual permit fees and related plan review fee ~~shall be~~ determined upon completion of the plan review and the balance owing ~~shall~~ must be paid at the time of permit issuance.

The plan review fee ~~shall be~~ is a separate fee from the permit fees specified in this section and are in addition to the permit fees.

When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee ~~shall be~~ is charged at the rate shown in the current fee schedule.

E. Building permit valuations. The value to be used in computing the building permit and building plan review fees ~~shall be~~ is the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems, and any other permanent equipment. Contractor's overhead and profit is also included. The Valuation factor ~~will be~~ is used in assessing the building permit for installation of Sign and Commercial Landscaping permits (plan review for Signs and Commercial landscaping will be 65% of the permit).

F. Investigation Fees: Work without a Permit.

1. Investigation. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation ~~shall~~ must be made before a permit may be issued for such work.

2. Fee. An investigation fee, in addition to the permit fee, ~~shall be~~ is collected whether or not a permit is then or subsequently issued. The investigation fee ~~shall be~~ is equal to the amount of the permit fee required by this code. The minimum investigation fee ~~shall be~~ is the same as the minimum fee set forth in the currently adopted fee schedule. This fee is an additional, punitive fee and ~~shall does not~~ apply to any Grading or Building Permit Fee that may subsequently be issued. Payment of the investigative fee does not vest the illegal work with any legitimacy, nor does it establish any right to a Permit for continued development of that project. If the work done remains illegal for 90 days after service of the Stop Work Order, it ~~shall be~~ is considered hazardous and ~~shall~~ must be abated per the Olympia Municipal Code.

3. The payment of such investigation fee ~~shall~~does not exempt any person from compliance with all other provisions of this code nor from any penalty prescribed by law.

G. Fee Refunds.

The building official may authorize the refunding of:

1. 100% of any fee erroneously paid or collected.
2. Up to 80% of the permit fee paid when no work has been done under a permit issued in accordance with this code.
3. Up to 80% of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

H. Fee Exempt Permits:

1. Agricultural/deer fences up to eight ~~(8)~~ feet tall

FEE TABLE -- BUILDING PERMIT FEES

Building Permit Fees (based on valuation)

Total Valuation	Fee
\$1.00 to \$500.00	\$105.00 <u>110.25</u>
\$501.00 to \$2,000.00	\$105.00 <u>110.25</u> for the first \$500.00 plus \$5.30 <u>56</u> for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$184.50 <u>193.73</u> for the first \$2,000.00 plus \$16.80 <u>17.64</u> for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$570.90 <u>599.45</u> for the first \$25,000.00 plus \$12.71 <u>13.35</u> for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$888.65 <u>933.08</u> for the first \$50,000.00 plus \$9.45 <u>92</u> for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$1,361.15 <u>1,429.21</u> for the first \$100,000.00 plus \$7.98 <u>8.38</u> for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$4,553.15 <u>4,780.81</u> for the first \$500,000.00 plus \$7.09 <u>7.44</u> for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$8,098.15 <u>8,503.06</u> for the first \$1,000,000.00 plus \$5.93 <u>6.23</u> for each additional \$1,000.00 or fraction thereof

Other Building Inspections and Fees

Inspections outside of normal business hours	\$125.00 183.75 per hour* (minimum charge - two hours)
Reinspection fees	\$125.00 183.75 per hour*
Inspections for which no fee is specifically indicated	\$125.00 183.75 per hour* (minimum charge - one-half hour)
Additional plan review required by changes, additions, or revisions to approved plans	\$125.00 183.75 per hour* (minimum charge - one-half hour)
For use of outside consultants for plan checking and inspections, or both	Actual Costs*
Certificate of occupancy inspection not related to building permit and as required by Section 110	\$125.00 183.75 per hour* (minimum 2 hours)
Inspections requested on expired permits	\$125.00 183.75 per hour* (minimum charge - two hours)

* Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost ~~shall include~~includes supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

** Including administrative and overhead costs.

For Stop Work issued (work being done without a permit) ~~\$175~~183.75 per hour (minimum charge – one hour)

State of Washington State Building Code Council charges \$4.50 on every building permit issued

Vacant Property Registration Fee (OMC 16.06.090) \$200 annually

Temporary Certificate of Occupancy (TCO)	Application filing fee (nonrefundable):
	Residential (single-family) \$100 105
	Commercial and multi-family residential \$150 157.50 (interior remodel)
	Commercial and multi-family residential \$500 525 (new construction and substantial exterior and interior remodel)

Building Plan Review Fees

SF Plan Review	68% of building permit fee if greater than 1500 sf 25% of building permit fee if 1500 sf or less
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<u>SF Stormwater Plan Review – Single Family Home, Townhouse, Accessory Dwelling Unit, Manufactured Home on Single Lot, Residential or Structural Addition, Residential Revision, or Deferred Submission</u>	<u>\$144</u>
<u>SF Stormwater Plan Review - Duplex</u>	<u>\$201</u>
Tree removal permit	\$25.00 <u>26.25</u> per tree up to \$250.00 total
Commercial Review	68% of building permit fee
Addition/remodel SF, duplex	68% of building permit fee

Mobile/Manufactured Housing or Commercial Permit Fees

*Temporary use (single wide)	\$310.00 <u>325.50</u>
*Temporary use (double wide)	\$375.00 <u>393.75</u>
Permanent use (single wide)	\$510.00 <u>535.50</u>
Permanent use (double wide)	\$525.00 <u>551.25</u>
Permanent use (triple wide)	\$545.00 <u>572.25</u>
Add-a-room (pre-manufactured addition)	\$385.00 <u>404.25</u>
*Temporary commercial use (single)	\$450.00 <u>472.50</u>
Permanent commercial use (double)	\$475.00 <u>498.75</u>
Permanent commercial use (triple)	\$500.00 <u>525.00</u>

Plan check fee of 65% of permit fee will be required for commercial use only.

*Temporary use is considered 180 unless otherwise approved through written request

Demolition Permit Fees

Buildings less than 3,000 sq ft	\$110.00 <u>115.50</u>
Buildings between 3,001 and 5,000 sq ft	\$250.00 <u>262.50</u>
Buildings between 5,001 and 10,000 sq ft	\$300.00 <u>315.00</u>
Buildings greater than 10,000 sq ft	\$390.00 <u>409.50</u>

Technology Fee – applicable to all permits and plan review fees 3.9% of permit/plan review

Electrical Permit and Inspection Fees

See OMC 4.36.020.

Washington State Energy Code Review

Commercial	\$200 <u>210</u>
Residential	\$100 <u>105</u>

Mechanical Permit Fees (plus applicable unit fees)

Permit Issuance Fee

Washington State Energy Code Review

For the issuance of each permit	\$105.00 <u>110.25</u>
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Single Family Residential (flat fee no permit issuance fee)

New SFR Mechanical Heating system including ducts and vents attached thereto (first unit, up to and including 2,500 sq ft)	\$300.00 <u>315.00</u>
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Additional Unit/s and/or associated ducts and vents attached thereto (over 2,500 sq ft)	\$260.00 <u>273.00</u>
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Unit Fee Schedule

Note: The following includes permit issuance fee.

Furnaces

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance	\$55.00 <u>68.25</u>
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Appliance Vents

For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit	\$35.00 <u>47.25</u>
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Repairs or Additions

For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the Mechanical Code	\$55.00 <u>68.25</u>
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Boilers, Compressors and Absorption Systems

For the installation or relocation of each boiler or compressor	\$95.00 <u>110.25</u>
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Air Handlers

For each air-handling unit to and including 10,000 cubic feet per minute (4,720 L/s), including ducts attached thereto	\$55.00 <u>68.25</u>
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Note: This fee does not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler, or absorption unit for which a permit is required elsewhere in the Mechanical Code.

For each air-handling unit exceeding 10,000 cubic feet per minute (4,720 L/s)	\$55.00 <u>68.25</u>
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Evaporative Coolers

For each evaporative cooler other than portable type	\$55.00 <u>68.25</u>
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Ventilation and Exhaust

For each ventilation fan connected to a single duct	\$35.00 <u>47.25</u>
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Washington State Energy Code Review

For each ventilation system which is not a portion of heating or air conditioning system authorized by a permit	\$35.00 <u>47.25</u>
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For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$35.00 <u>47.25</u>
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Wood or Gas Stove Insert including vent	\$65.00 <u>78.75</u>
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Incinerators	\$125.00 <u>131.25</u>
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Miscellaneous

For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the code	\$35.00 <u>47.25</u>
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Permit fees for fuel-gas piping ~~shall be~~ as follows:

Single gas pipe repair or connection including flexible connector for up to the first 5 connections	\$35.00 <u>47.25</u>
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Multiple gas pipe repair or connections including flexible gas connectors for 6 or more connections, additional fee of	\$2.50 <u>63</u> ea
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Other Inspections and Fees

Inspections outside of normal business hours, *per hour (minimum charge - two hours)	\$175.00 <u>183.75</u> *
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Reinspection fees	\$175.00 <u>183.75</u> *
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Inspection for which no fee is specifically indicated, per hour (minimum charge - one-half hour)	\$175.00 <u>183.75</u> *
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Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge - one-half hour)	\$175.00 <u>183.75</u> *
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For use of outside consultants for plan checking and inspections, or both.	Actual Cost
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For Stop Work issued (work being done without a permit)	\$175 <u>183.75</u> per hour (minimum charge – one hour)
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* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost ~~shall include~~ includes supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Plumbing Permit Fees

Permit Issuance

For issuing each permit	\$160.00 <u>168.00</u>
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Single Family Residential (flat fee no permit issuance fee)

Plumbing Permit Fees

New SFR Plumbing system (up to 3 bathrooms, one kitchen, over 3/1 use unit schedule for additional fixtures)	\$245.00 <u>257.25</u>
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Swimming Pools*

For each in-ground swimming pool or spa	\$125.00 <u>131.25</u> (fencing requirements apply)
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For each above ground swimming pool over 5000 gallons	\$62.50 <u>65.63</u> (fencing requirements apply)
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*All pools over 24 inches in depth require approved fencing

Plumbing Permits for New Single Family Residential	\$245.00 <u>257.25</u>
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Unit Fee Schedule

Note: The following requires a permit issuance fee in addition to unit fees

Gas Piping System

Single gas pipe repair or connection including flexible gas connector for up to the first 5 connections	\$35.00 <u>36.75</u>
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Multiple gas pipe repair or connections including flexible gas connectors for 6 or more connections, additional fee of	\$2.50 <u>63</u> ea
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For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection)	\$15.00 <u>75</u>
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For each building sewer and each trailer park sewer	\$35.00 <u>36.75</u>
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Rainwater systems - per drain (inside building)	\$10.00 <u>50</u>
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For each private sewage disposal system/grinder pump (when allowed)	\$75.00 <u>78.75</u>
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For each water heater and/or vent	\$25.00 <u>26.25</u>
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For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture trap	\$21.00 <u>22.05</u>
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For each installation, alteration, or repair of water piping and/or water treating equipment, each	\$20.00 <u>21.00</u>
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For each repair or alteration of drainage or vent piping, each fixture	\$20.00 <u>21.00</u>
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For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$35.00 <u>36.75</u>
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For atmospheric-type vacuum breakers not included in lawn sprinkler system	\$35.00 <u>36.75</u>
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Other Inspections and Fees

Inspections outside of normal business hours, per hour (minimum charge - two hours)	\$125.00 <u>183.75</u> *
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Reinspection fees	\$125.00 <u>183.75</u> *
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Plumbing Permit Fees

Inspection for which no fee is specifically indicated	\$125.00 <u>183.75</u> *
Additional plan review required by changes, additions, or revisions to approved plans, per hour (minimum charge - one hour)	\$175.00 <u>183.75</u> *
For the use of outside consultants for plan checking and/or inspections	*Actual Costs
For Stop Work being issued (work being done without permit)	\$175.00 <u>183.75</u>

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost ~~shall include~~ includes supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Grading Plan Permit Fees

~~\$390.00~~ 409.50 base fee plus \$.01 per cubic yard

Other Inspections and Fees

Inspections outside of normal business hours, per hour (minimum charge - two hours)	\$175.00 <u>183.75</u> *
Reinspection fees	\$175.00 <u>183.75</u> *
Inspection for which no fee is specifically indicated, per hour (minimum charge one-half hour)	\$175.00 <u>183.75</u> *

*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost ~~shall include~~ includes supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Grading Plan Review Fees

65% of the permit fee

Other Fees

Additional plan review required by changes, additions, or revisions to approved plans, per hour (minimum charge - one-half hour) ~~\$175.00~~ 183.75*

* Or the total hourly cost to the jurisdiction, whichever is greatest. This cost ~~shall include~~ includes supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Section 3. Amendment of OMC 4.38.010. Section 4.38.010 of the Olympia Municipal Code is hereby amended to read as follows:

4.38.010 Fire Plan Review and Permit Fees

The following fees ~~shall be~~ are assessed for the permitting and plan review of fire systems:

A. Fire Permit Fee:

Total Valuation	Fee
\$1.00 to \$500.00	\$43.48 <u>45.65</u> up to and including \$500.00.
\$501.00 to \$2,000.00	\$43.48 <u>45.65</u> for the first \$500.00 plus \$5.64 <u>92</u> for each additional \$100.00 or fraction thereof, up to and including \$2000.00.

Total Valuation	Fee
\$2,001.00 to \$25,000.00	\$154.01 <u>161.71</u> for the first \$2000.00 plus \$25.90 <u>27.20</u> for each additional \$1000.00 or fraction thereof, up to and including \$25,000.00.
\$25,001.00 to \$50,000.00	\$742.50 <u>779.63</u> for the first \$25,000.00 plus \$18.69 <u>19.62</u> for each additional \$1000.00 or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$1203.89 <u>1,264.08</u> for the first \$50,000.00 plus \$12.95 <u>13.60</u> for each additional \$1000.00 or fraction thereof, up to and including \$100,000.00.
\$100,001 - \$500,000	= \$3,291.80 <u>3,465.39</u> for the first \$100,000 plus \$18.55 <u>19.48</u> for each additional \$1,000 or fraction thereof, up to and including \$500,000.
\$500,001 - \$1,000,000	= \$10,664.10 <u>11,197.31</u> for the first \$500,000 plus \$15.74 <u>16.53</u> for each additional \$1,000 or fraction thereof, up to and including \$1,000,000.
\$1,000,001 and up	= \$18,578.99 <u>19,507.94</u> for the first \$1,000,000 plus \$12.10 <u>12.71</u> for each additional \$1,000 or fraction thereof.

B. Fire Plan Review Fee:

The fire plan review fee is ~~sixty five (65)~~ percent of the fire permit fee and is collected in addition to the fire permit fee noted in this chapter.

Section 4. Amendment of OMC 4.40.010. Section 4.40.010 of the Olympia Municipal Code is hereby amended to read as follows:

4.40.010 Land use application review fees

A. Commencing January 1, ~~2022~~2023, the following fee schedule ~~shall be~~shall be in full force and effect.

Certifications and Appealable Letters	Land Use and Planning Applications¹
Independent Confirmation of Critical Areas Report	\$825 <u>866</u> plus any consultant costs
Wetland Report prepared by City staff	\$800 <u>840</u> plus any consultant costs
Staff Confirmation Letter for Zoning, Occupancy Status, Flood Hazard, and other similar confirmations	\$200 <u>210</u>
Staff-Researched Letter, Shoreline Permit Exemption, Land Use Approval Time Extension, Legal Lot Determination, or Appealable Opinion ²	\$460 <u>483</u>
Actions Independent of Development Review	
Presubmission Conference	\$340 <u>357</u> + <u>\$67 for stormwater utility review</u>
SEPA Review (only)	\$480 <u>504</u>
Variance (staff level)	\$300 <u>315</u>

Variance and/or Reasonable Use Exception (by Examiner)	\$1400 <u>1,470</u> + \$1,000 Hearing Examiner deposit ⁴
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Code and Plan Amendments

Comprehensive Plan Amendment (post-screening without rezone)	\$2600 <u>2,730</u>
Shoreline Program	\$3,200 <u>3,360</u>
Original Master Plan (Villages & Centers) (See OMC Chapter 18.05)	\$3,200 <u>3,360</u> + \$ 140 per acre or part thereof + \$2,500 Hearing Examiner deposit ⁴
Master Plan Revision	\$1,600 <u>1,680</u> + \$1,500 Hearing Examiner deposit ⁴
<u>Master Plan Revision – Stormwater Utility Plan Review</u>	<u>\$402 + \$44/acre</u>
Development Agreement	\$411 <u>54,321</u> + \$2,000 Hearing Examiner deposit if referred to examiner ⁴
Zoning and Development Code Maps or Text	\$3,200 <u>3,360</u> + if a site-specific rezone, a \$1,500 Hearing Examiner deposit ⁴

Annexations

Notice of Intent to Annex	\$320 <u>336</u>
Petition to Annex	\$423 <u>04,442</u>

Temporary Uses

Temporary Use Permit for three or less consecutive days	\$150 <u>158</u>
Temporary Uses for four or more consecutive days	\$350 <u>368</u>

Subdivision Actions

Lot Consolidation	\$560 <u>588</u>
Boundary Line Adjustment	\$550 <u>578</u> plus \$160 per boundary line
Preliminary Short or Large-Lot Plat	\$1360 <u>1,428</u> + \$-300 per lot
<u>Preliminary Short or Large-Lot Plat – Stormwater Utility Plan Review (if frontage improvements)</u>	<u>\$603 + \$44/acre</u>
Final Short or Large-lot Plat	\$890 <u>935</u>
Preliminary Full <u>Long</u> (ten or more lots) Plat	\$4660 <u>4,893</u> + \$-600 per acre, or part thereof + \$2,500 Hearing Examiner deposit ⁴
<u>Preliminary Long (ten or more lots) Plat – Stormwater Utility Plan Review</u>	<u>\$804 + \$44/acre</u>
Final Full <u>Long</u> (ten or more lots) Plat ³	\$3880 <u>4,074</u>
Binding Site Plan	Any land use review fee; plus sum equivalent to platting fee - latter reduced by 1/2 if concurrent with initial development

<u>Binding Site Plan – Stormwater Utility Plan Review</u>	<u>\$804 + \$44/acre</u>
Improvements deferral review by Examiner (OMC 17.44.020(E))	\$1,800 <u>1,890</u> + \$2,000 Hearing Examiner deposit ⁴
Land Use (Site Plan) Review³	
No new structure to 5,000 square feet new gross floor area	\$2700 <u>2,835</u>
5,001 to 8,000 square feet of new gross floor area	\$4800 <u>5,040</u>
8,001 to 16,000 square feet of new gross floor area	\$6900 <u>7,245</u>
16,000 to 24,000 square feet of new gross floor area	\$9300 <u>9,765</u>
24,001 or more square feet of new gross floor area	\$13100 <u>13,755</u>
<u>Land Use Review – Stormwater Utility Plan Review</u>	<u>\$804 + \$44/acre</u>
Supplemental Actions	
Traffic modeling or distribution by City staff	No charge, except any consultant fees
Additional SEPA Review (WAC 197-11-335)	No charge, except any consultant fees
Environmental Impact Statement	\$4300 <u>4,515</u> + preparation at contract rate to be determined
Design Concept Review --Board Level	\$1250 <u>1,313</u>
Design Details Review-- Board Level	\$1250 <u>1,313</u>
Design Review--Staff Level	\$500 <u>525</u>
<u>Design Review--Staff Level for Single Family Detached and Accessory Dwelling Units</u>	<u>\$263</u>
<u>Design Review--Staff Level for Single Family Detached and Accessory Dwelling Units</u>	<u>\$263</u>
Shoreline Permit (Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance) and Conditional Use Permit Requiring Examiner Review ⁵	\$1,500 <u>1,575</u> + \$2,000 Hearing Examiner deposit ⁴
Shoreline Permit (Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance) and Conditional Use Permit Requiring Administrative Review ⁵	\$900 <u>945</u>
<u>Shoreline Permit (Substantial Development Permit, Shoreline Conditional Use Permit, Shoreline Variance) and Conditional Use Permit Requiring Administrative or Hearing Examiner Review - Stormwater Utility Plan Review</u>	<u>\$268</u>
Wireless Communication Facility -- Requiring Examiner Review	\$4,600 <u>4,830</u> + \$2,000 Hearing Examiner deposit ⁴ plus any consultant costs of City
Short-Term Rental Permit	\$100 <u>105</u>
Wireless Communication Facility -- Requiring Administrative Review ⁵	\$3,700 <u>3,885</u>

Modification of an approved application	50% of standard fee plus any Examiner deposit
Impact Fee Appeal to Examiner	\$2100 <u>2,205</u> + \$500 Hearing Examiner deposit ^a
Other Appeal to Examiner	\$1,300 <u>1,365</u>
Appeals to Council (only if authorized)	\$500 <u>525</u>
Request for Reconsideration or Clarification by Examiner (OMC 18.75.060 and 070)	\$325 <u>341</u> + \$500 Hearing Examiner deposit ^a

Historic Rehabilitation Tax Exemption

Commercial	\$880 <u>924</u>
Residential	\$260 <u>273</u>
Technology Fee – applicable to all planning applications	3.9% of planning fee

NOTES:

1. Additional fees may be applicable, including tree plan and engineering fees.
2. Staff certification or researched letter fees, and need for third-party consultation are at the discretion of the Planning Manager.
3. There is no extra charge for Planned Residential Development Approval.
4. Where Examiner deposit is required, applicant is responsible and required to pay actual Hearing Examiner costs, which may be higher or lower than the deposit amount.
5. Fee is in addition to any applicable Land Use Review Fee.

Section 5. Corrections. The City Clerk and codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including the correction of scrivener/clerical errors, references, ordinance numbering, section/subsection numbers and any references thereto.

Section 6. Severability. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or application of the provisions to other persons or circumstances remains unaffected.


Section 7. Ratification. Any act consistent with the authority and prior to the effective date of this Ordinance is hereby ratified and affirmed.

Section 8. Effective Date. This Ordinance takes effect January 1, 2023.




MAYOR

ATTEST:



CITY CLERK

APPROVED AS TO FORM:



DEPUTY CITY ATTORNEY

PASSED: December 13, 2022

APPROVED: December 13, 2022

PUBLISHED: December 16, 2022