

Chapter 2.05

**PLANNING AND PUBLIC WORKS AND ASSESSOR-TREASURER DEVELOPMENT
REVIEW, INSPECTION AND APPLICATION/PROCESSING FEES**

Sections:

- 2.05.010 Applicability.
- 2.05.020 Fee Refunds and Fee Exemptions.
- 2.05.030 Planning and Public Works Department (PPW) Reproduction and Archive Retrieval Fees.
- 2.05.035 Processing Fees.
- 2.05.040 Planning and Public Works Fee Tables.
- 2.05.045 Sign Permit Fees.
- 2.05.050 Non-Performance by Consultant.
- 2.05.070 Land Use Violation Penalty Fee.
- 2.05.080 Work Without an Issued Site Development Permit.
- 2.05.090 Assessor-Treasurer Fees.

2.05.010 Applicability.

Fees in accordance with this Chapter will be assessed for all development that requires review, inspection, and application/permit processing.

2.05.020 Fee Refunds and Fee Exemptions.

- A. **Fee Refunds.** Application and permit review and inspection fees cannot be refunded unless one of the following three conditions exists:
 - 1. The application/permit was required by the County in error. These fees will be refunded at 100 percent; or
 - 2. The County review activities that the fee was created to cover have not begun and it has been 180 days or less from the date of application, or inspections have not begun. When this is the case, these fees will be refunded at 90 percent. The remaining 10 percent of the fee will be utilized to cover the costs associated with application intake, initial administrative activities, and refund processing; or
 - 3. Appeal application fees shall be fully refundable to any appellant who successfully appeals a decision of an Administrative Official or the Environmental Official to the Hearing Examiner.
 - 4. Where there is ambiguity as to whether a refund should be granted or the amount to be refunded, the Director shall make the determination. The director's determination in these instances may be appealable according to PCC 18A.85.050 and Chapter 1.22 PCC.

- B. **Fee Exemptions.**
 - 1. Fees identified within this Chapter may not be required when an action has been submitted by the Council.
 - 2. The Executive may waive fees for a department or agency of Pierce County or an application filed in accordance with Chapter 11.05 PCC.
 - 3. Determinations of nonsignificance or final environmental impact statements which are required to be prepared and submitted by other local, state or federal quasi-public agencies are exempt from payment of fees required pursuant to this

Chapter. However, the costs of preparing, noticing, and distributing an environmental impact statement shall be borne by said other entity.

4. Where there is an appeal of an administrative official's determination contained in a final enforcement order, the appeal fee may be waived if the applicant meets the criteria for indigent status in accordance with Washington Courts, GR 34.
5. When building, plumbing, fire and mechanical fees are exempted in accordance with PCC 17C.10.070 C., Natural Hazard Damages, all associated development and inspection fees required in accordance with this Chapter shall also be exempted or deferred. When the total amount of fees waived exceeds 1 percent of the budget of the Planning and Public Works Building and Development Fund (PBDF), the Department shall notify the Executive and prepare a supplemental budget request. All applications must be made in accordance with the provisions of PCC 17C.10.070 C., to include, but not be limited to:
 - a. Application for permits must be applied for within 180 days of the official disaster declaration.
 - b. Expansion is prohibited beyond the original building area.
 - c. Building owners with insurance coverage are required to pay all fees upon reimbursement by the insurance carrier.

2.05.030 Planning and Public Works Department (PPW) Reproduction and Archive Retrieval Fees.

Copies of reports, regulations, studies and miscellaneous documents shall be equal to the department's cost of reproduction.

2.05.035 Processing Fees.

- A. All credit card transactions and electronic checks (ACH) accepted/processed through PPW online shall include a \$10.00 processing fee required at the time of transaction.
- B. PPW will retain a portion of all collected bonds to cover the associated administrative cost for projects with bonded improvements when the applicant or owner fails to comply with approvals or licenses issued by PPW.
 1. For bonds up to and including \$500,000, 20 percent of the collected value of the bond shall be paid to PPW.
 2. For bonds in excess of \$500,000, 5 percent of the collected value of the bond shall be paid to PPW.

2.05.040 Planning and Public Works Fee Tables.

- A. The following fee tables include the fees that the Planning and Public Works Department will charge for project review, inspection, and application/permit processing. Review fees must be paid at the time of application or in accordance with the provisions of this Chapter. Inspection fees shall be paid prior to permit issuance or prior to performance of the inspection. The Planning and Public Works Department will not begin processing an application, begin review, or begin inspections until the applicable fees are paid. Other departments and agencies may have fees and/or applications that are also required but are not included in this Chapter.
- B. When provided for in the fee tables, the F1 fee shall be required at time of application. The F2 fee shall be required prior to the scheduling of a hearing, issuance of an Administrative Decision, approval of a building permit, Written Order or Staff Report; in the case of a Comprehensive Plan amendment, within 10 working days after the

amendment is initiated by the County Council, or in the case of Tax Abatement Review, at the time the Resolution is forwarded to the County Council. The F3 fee shall be required for verification of compliance with a Hearing Examiner's decision, Administrative Determination, Written Order, or Council Action. If an applicant fails to pay the required fee as specified by this Chapter, staff will be unable to proceed with the review of an application(s), and this will result in the expiration and cancellation of an application(s). For Comprehensive Plan amendments, failure to pay the F2 fee within the specified time will result in the cancellation of the application

Table 2.05.040-1. Use Permits

Review Type	Admin Use Permits	Conditional Use Permits/Public Facility Use Permit	Planned Development District	Planned Unit Development	Non-Conforming Use	Rezone
SEPA Agricultural/SF-Duplex	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00	\$740.00
SEPA Commercial/Industrial/Other	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00	\$1,900.00
Site Plan Review Duplex/Single Residence	\$725.00	\$725.00	\$725.00	\$725.00	\$725.00	
Site Plan Review All Other	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
Staff Review						
Initial (F1)	\$2,430.00					
Admin Decision/Hearing (F2)	\$750.00					
Compliance with Decision (F3)	\$0.00					
One-/Two-Family Dwelling						
Initial (F1)		\$1,840.00	\$1,700.00	\$1,800.00	\$1,800.00	
Admin Decision/Hearing (F2)		\$1,500.00	\$1,600.00	\$1,725.00	\$1,725.00	
Compliance with Decision (F3)		\$350.00	\$500.00	\$500.00	\$500.00	
Plan – Commercial/Industrial/Plats/Other - 0-20 acres						
Initial (F1)		\$3,810.00	\$3,930.00	\$4,200.00	\$3,800.00	\$2,330.00
Admin Decision/Hearing (F2)		\$3,050.00	\$2,800.00	\$2,400.00	\$2,400.00	\$1,800.00
Compliance with Decision (F3)		\$750.00	\$825.00	\$825.00	\$660.00	\$660.00
Plan – Commercial/Industrial/Plats/Other - 20.1 and greater acres						
Initial (F1)		\$5,440.00	\$6,100.00	\$6,000.00	\$4,730.00	\$3,300.00
Admin Decision/Hearing (F2)		\$3,500.00	\$3,850.00	\$2,800.00	\$2,800.00	\$2,250.00
Compliance with Decision (F3)		\$1,000.00	\$1,250.00	\$1,250.00	\$950.00	\$700.00

Table 2.05.040-1. Use Permits

Review Type	Admin Use Permits	Conditional Use Permits/Public Facility Use Permit	Planned Development District	Planned Unit Development	Non-Conforming Use	Rezone
Major Amendment to Approved Use Initial (F1)						
Admin Decision/Hearing (F2)		\$2,800.00	\$2,500.00	\$2,930.00	\$2,930.00	
Compliance with Decision (F3)		\$2,090.00	\$1,850.00	\$2,400.00	\$2,400.00	
		\$575.00	\$575.00	\$750.00	\$750.00	
Minor Amendment to Approved Use		\$2,000.00	\$2,000.00	\$2,200.00	\$2,200.00	
Land Use Time Extension	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Sewer Land Use Review	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00

Table 2.05.040-2. Shoreline Use Permits	
Type	Review Fee
Exemption from Substantial Development Permit (water dependent development including bulkhead and docks)	\$400.00
Exemption from Substantial Development Permit (non-water dependent development or as determined by the Director)	No Fee
Shoreline Substantial Development Permit	
Initial (F1)	\$2,230.00
Admin Decision/Hearing (F2)	\$1,650.00
Compliance with Decision (F3)	\$950.00
Shoreline Conditional Use Permit - Administrative	
Initial (F1)	\$2,230.00
Admin Decision/Hearing (F2)	\$1,450.00
Compliance with Decision (F3)	\$950.00
Shoreline Conditional Use Permit	
Initial (F1)	\$2,630.00
Admin Decision/Hearing (F2)	\$1,850.00
Compliance with Decision (F3)	\$1,040.00
Shoreline Variance	
Initial (F1)	\$2,630.00
Admin Decision/Hearing (F2)	\$1,600.00
Compliance with Decision (F3)	\$1,040.00
Minor Amendment to Approved Use	\$1,700.00
Major Amendment to Approved Use	
Initial (F1)	\$2,130.00
Admin Decision/Hearing (F2)	\$1,500.00
Compliance with Decision (F3)	\$575.00
Site Plan Review Duplex/Single Residence	\$725.00
Site Plan Review All Other	\$1,600.00
Revision to Permit	\$2,400.00
Land Use Time Extension	\$1,200.00
Sewer Land Use Review	\$300.00

Table 2.05.040-3. Platting				
	SEPA – Land Division	Formal Plat	Short Plat/ Large Lot	Binding Site Plan
Type	Review Fee	Review Fee	Review Fee	Review Fee
Short Plat/Large Lot 0-3 lots, and Binding Site Plan				
Initial (F1)	\$1,250.00		\$1,350.00	\$4,430.00
Admin Decision/Hearing (F2)	\$0.00		\$2,000.00	\$0.00
Compliance with Decision (F3)	\$0.00		\$0.00	\$650.00
Short Plat/Large Lot greater than 3 lots				
Initial (F1)	\$1,250.00		\$1,850.00	
Admin Decision/Hearing (F2)	\$0.00		\$2,400.00	
Compliance with Decision (F3)	\$0.00		\$0.00	
Preliminary Plat 0 to 20 lots				
Initial (F1)	\$1,300.00	\$3,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$2,700.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 21 to 100 lots				
Initial (F1)	\$1,730.00	\$4,500.00		
Admin Decision/Hearing (F2)	\$0.00	\$3,600.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat 101 to 350 lots				
Initial (F1)	\$2,300.00	\$6,800.00		
Admin Decision/Hearing (F2)	\$0.00	\$5,500.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Preliminary Plat greater than 350 lots				
Initial (F1)	\$3,960.00	\$8,400.00		
Admin Decision/Hearing (F2)	\$0.00	\$6,800.00		
Compliance with Decision (F3)	\$0.00	\$0.00		
Phased Development		\$1,700.00		
Final Plat		\$5,400.00	\$2,550.00	
Site Plan Review		\$1,600.00	\$1,600.00	\$1,600.00
Major Amendment				
Initial (F1)		\$2,750.00		
Admin Decision/Hearing (F2)		\$2,550.00		
Compliance with Decision (F3)		\$0.00		

Table 2.05.040-3. Platting				
	SEPA – Land Division	Formal Plat	Short Plat/ Large Lot	Binding Site Plan
Type	Review Fee	Review Fee	Review Fee	Review Fee
Minor Amendment		\$2,200.00	\$1,600.00	
Alteration		\$2,000.00	\$1,850.00	\$3,000.00
Alteration with Hearing Initial (F1) Admin Decision/Hearing (F2) Compliance with Decision (F3)		\$2,200.00 \$1,800.00 \$0.00		
Sewer Preliminary Plat, Short Plat or Large Lot Review		\$315.00	\$315.00	
Sewer Review – Sewered Properties Final Subdivision Alteration, Amendment or Revision		\$860.00 \$725.00	\$860.00 \$725.00	\$860.00 \$725.00
Sewer Review – Non-Sewered Properties (Final Subdivision, Alteration, Amendment or Revision)		\$260.00	\$260.00	\$260.00

Table 2.05.040-4. Platting -- Miscellaneous	
Type	Review Fee
Lot Combination (sewered property)	\$700.00
Lot Combination (non-sewered property)	\$520.00
Boundary Line Adjustment (sewered property)	\$2,650.00
Boundary Line Adjustment (non-sewered property)	\$1,700.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, sewered property)	\$475.00
Boundary Line Adjustment, Lot Combination (in other jurisdiction, non-sewered property)	\$190.00
Preliminary Plat Extension Request	\$1,380.00

Table 2.05.040-5. Site Development Permit Road, Alley, Shared Access and Associated Storm Drainage Construction				
Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Public Road Construction and Offsite Improvement	\$2,100.00 +\$3.20/LF	\$400.00	\$2.70/LF	\$400.00 +\$0.20/LF
Private Road, Shared Access and Alley Construction	\$2,100.00 +\$2.80/LF	\$400.00	\$2.70/LF	\$400.00 +\$0.20/LF
Minor Improvement in existing County right-of-way – Level 1	\$480.00	\$75.00	\$360.00	\$258.00
Minor Improvement in existing County right-of-way – Level 2	\$840.00	\$225.00	\$690.00	\$357.00
Traffic Signal	\$2,210.00	\$225.00	\$2,570.00	
Revision to Approved Plan – Minor	\$430.00			
Revision to Approved Plan – Major	\$1,100.00			
Change Order	\$170.00			

Table 2.05.040-6. Site Development Permit Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and Associated Storm Drainage Construction				
Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	\$260.00	\$75.00	\$460.00	
Advanced Abbreviated Plan	\$1,450.00	\$225.00	\$700.00	\$360.00
Drainage Control Plan (5,000-25,000 sq. ft.)	\$2,600.00	\$400.00	\$1,700.00	\$660.00
Drainage Control Plan (25,001-75,000 sq. ft.)	\$4,300.00	\$400.00	\$2,700.00	\$960.00
Drainage Control Plan (75,001-200,000 sq. ft.)	\$5,000.00	\$400.00	\$4,000.00	\$1,350.00
Drainage Control Plan (200,001 or greater sq. ft.)	\$6,000.00	\$400.00	\$6,000.00	\$1,950.00
Revision to Approved Plan – Minor	\$600.00			

Table 2.05.040-6. Site Development Permit Commercial, Industrial, Parking, Access, New and Replaced Hard Surfacing, and Associated Storm Drainage Construction				
Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Revision to Approved Plan – Major	\$1,300.00			
Change Order	\$170.00			

Table 2.05.040-7. Site Development Permit Grading, Clearing, Mining, and Associated Storm Drainage				
Type	Review Fee	Resubmittal Fee	Inspection Fee (Annual)	Monitoring Fee (Annual)
Basic Abbreviated Plan	\$315.00	\$75.00	\$460.00	
Advanced Abbreviated Plan	\$1,400.00	\$225.00	\$850.00	\$405.00
Drainage Control Plan (0-10,000 cubic yards)	\$2,400.00	\$400.00	\$1,500.00	\$600.00
Drainage Control Plan (10,001-50,000 cubic yards)	\$2,700.00	\$400.00	\$1,800.00	\$690.00
Drainage Control Plan (50,001 or greater cubic yards)	\$3,100.00	\$400.00	\$2,600.00	\$930.00
Revision to Approved Plan – Minor	\$580.00			
Revision to Approved Plan – Major	\$900.00			
Change Order	\$170.00			

Table 2.05.040-8. Engineering – Other	
Type	Review and/or Inspection Fee
Gate Construction Permit – Non-Residential – Level 1	\$420.00
Gate Construction Permit – Non-Residential – Level 2	\$870.00
Driveway Approach Permit – Non-Residential	\$330.00
Miscellaneous Inspections and Re-Inspections – Non-Residential	\$370.00
Engineering Review of Commercial/Industrial Building Permit	\$180.00
Conceptual Drainage Plan Review	\$930.00

Table 2.05.040-8. Engineering – Other	
Type	Review and/or Inspection Fee
Traffic Impact Analysis up to 44 peak hour trips and Access Only	\$825.00
Traffic Impact Analysis greater than 44 peak hour trips \$/Peak Hour Trip	\$24.00 per hour trip

Table 2.05.040-9. Single Family, Duplex, Agricultural	
Type	Review and/or Inspection Fee
Planning Fees	
Building Permit (Planning Review)	\$300.00
Demolition Permit (Planning Review)	\$126.00
Building Permit (Health Review)	\$300.00
Accessory Dwelling Unit	\$460.00
Renewal of Temporary Dwelling Unit Residential	\$115.00
Site Plan Review by the Planning Director	\$615.00
Nonconforming Use, Confirmation	\$2,500.00
Development Engineering Fees	
Driveway Approach Permit	\$200.00
Basic Abbreviated Plan	\$510.00
Advanced Abbreviated Plan – Plat Lot in Subdivision	\$635.00
Advanced Abbreviated Plan – Plat Lot in Subdivision – Front Loaded Review	\$570.00
Advanced Abbreviated Plan – Lot of Record	\$1,140.00
Drainage Control Plan	\$1,900.00
Revisions to Approved Plan	\$300.00
Gate Construction Permit	\$180.00
Permit or Application Extensions	\$100.00
Miscellaneous Inspections and Re-Inspections	\$250.00
Flood Study – Coastal	\$1,000.00
Flood Study – Riverine	\$2,070.00
Flood Boundary Delineation Survey	\$360.00
FEMA Floodplain Elevation Certificate	\$425.00

Table 2.05.040-9. Single Family, Duplex, Agricultural	
Type	Review and/or Inspection Fee
Geological Assessment – Letter	\$220.00
Geological Assessment – Evaluation	\$480.00
Geological Assessment – Report	\$1,000.00
Building Sewer Plan Review (Base Fee)	\$80.00
With private pump station and force main – (new or re-design)	Add \$1,130.00
With new/revised easement	Add \$350.00
Building Sewer Inspection (Base Fee)	\$200.00
With private pump station and force main	Add \$200.00
With new sewer tap	Add \$550.00

Table 2.05.040-10. Critical Areas – Environmental Constraints Flood, Landslide, Seismic, Mine, Erosion Hazards, Volcanic, Aquifer Recharge and Wellhead Protection Area	
Type	Review Fee
Flood Study – Coastal	\$1,000.00
Flood Study – Riverine	\$2,300.00
Flood Boundary Delineation Survey	\$360.00
FEMA Floodplain Elevation Certificate Non-Residential	\$470.00
Geological Assessment – Letter	\$220.00
Geological Assessment – Evaluation	\$480.00
Geological Assessment – Report	\$1,000.00

Table 2.05.040-11A. SF/AG Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas				
SF-Single Family, AG-Agricultural	County Biologist		Private Consultant	
Type	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Wetland Delineation Report	\$1,800.00	\$400.00	\$1,425.00	\$225.00
Compensatory Mitigation Plan Review			\$1,770.00	\$225.00

Table 2.05.040-11A. SF/AG Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas				
SF-Single Family, AG- Agricultural	County Biologist		Private Consultant	
Type	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Non-Compensatory Mitigation Plan	\$1,700.00	\$120.00	\$1,320.00	\$225.00
Single-Family Wetland Certification			\$430.00	
Habitat Assessment Field Review	\$1,400.00	\$60.00		
Habitat Assessment Letter Review			\$840.00	\$225.00
Habitat Assessment Study Review			\$1,100.00	\$225.00
Habitat Assessment Report Review			\$1,250.00	\$225.00
Hazard Tree Report Review in Critical Area			\$760.00	\$225.00
Verification, Wetland or Water Type	\$1,250.00	\$60.00	\$1,100.00	\$225.00

Table 2.05.040-11B. General Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas				
General-Plats and Commercial	County Biologist		Private Consultant	
Type	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Analysis Report Review			\$1,825.00	\$225.00
Compensatory Mitigation Plan Review			\$2,060.00	\$400.00
Non-Compensatory Mitigation Plan			\$1,725.00	\$225.00
Habitat Assessment Letter Review			\$840.00	\$225.00
Habitat Assessment Study Review			\$1,100.00	\$225.00
Habitat Assessment Report Review			\$1,250.00	\$225.00

Table 2.05.040-11B. General Critical Areas – Environmental Constraints Wetlands, Fish and Wildlife Species, and Habitat Conservation Areas				
General-Plats and Commercial	County Biologist		Private Consultant	
Type	Base Fee (0-1 acre)	Per Acre Fee (Greater than 1 acre)	Base Fee	Resubmittal Fee
Hazard Tree Report Review in Critical Area			\$760.00	\$225.00
Verification, Wetland or Water Type Review	\$1,250.00	\$140.00	\$1,100.00	\$225.00

Table 2.05.040-12. Forest Practices	
Type	Review Fee
Class IV General Permit	\$1,100.00
Conversion Option Harvest Plan (COHP)	\$1,600.00
Reforestation Inspection/Bond Release	\$475.00
Verification of Development Moratorium (Office)	\$190.00
Verification of Development Moratorium (Field)	\$600.00
Request for SF Dwelling Exception	\$960.00
Danger/Hazard Tree Removal in Open Space/NBA	\$225.00

Table 2.05.040-13. SEPA	
Type	Review Fee
SEPA Agricultural/SF-Duplex	\$740.00
SEPA Commercial/Industrial	\$1,900.00
SEPA Public Project	\$660.00
SEPA Review Class IV General Forest Practice Permit	\$1,490.00
SEPA Public Project Abbreviated Review	\$380.00
Review of Environmental Impact Statement (up to 100 hours)	\$8,030.00
Environmental Impact Statement Hourly Rate After 100 Hours	\$145.00
SEPA Addendum	\$725.00

New Table 2.05.040-14. Appeals	
Type	Review Fee
Administrative Appeal of Short Plat/Large Lot	\$2,775.00
Appeal of Administrative/Environmental Official Decision	\$3,360.00
Appeal of Administrative/Environmental Official Decision Enforcement Only	\$250.00

Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees	
Type	Review Fee
Accessory Element Inspection/Bond Release Inspection	\$880.00
Certification Letter (Zoning and SEPA Emergency/Categorical Exemption)	\$210.00
Commercial/Industrial Building Permit (Planning Review)	\$710.00
Commercial/Industrial Demolition Permit (Planning Review)	\$100.00
Comprehensive Plan Amendment	
Initial (F1)	\$500.00
County Council Initiated (F2)	\$2,500.00
Development Agreement – Project and Non-Project	\$4,500.00
Development Agreement, Amendment/Revision	\$1,725.00
Director Decision Classification – Unlisted Use	\$1,100.00
Director Decision Code Interpretation/Other Determination	\$1,665.00
Exempt Well Permit Fee	\$500.00
Expedited Review – at Discretion of Director	\$140.00/hour
Expedited/Off-Hours Inspection – at Discretion of Director	\$140.00/hour
Fish and Wildlife and Wetland Specialists, Qualification Review	\$100.00
Hearing Examiner Reconsideration Request	\$950.00
Innocent Purchaser – Land Division	\$1,000.00
Legal Document Resubmittal	\$95.00
Master Plan, 5-Year Update	\$3,100.00
Minor Amendment to Unlisted Use Permit	\$1,320.00
Modification to an Application	\$1,120.00
Non-Conforming Use, Confirmation	\$1,980.00

Table 2.05.040-15. Miscellaneous Decisions, Determinations and Fees	
Type	Review Fee
Reasonable Use Exception	\$2,500.00
Relinquishment of Land Use/Plat	\$300.00
Resubmittal Fee	
Permit fee \$500 or less	\$75.00
Permit fee \$501-\$2,000	\$225.00
Permit fee \$2,001 or greater	\$400.00
Revocation of Land Use/Plat	\$5,550.00
Site Specific Information Letter	\$700.00
Site Specific Sewer Information Letter	
Existing Single-Family Residence or Duplex	\$100.00
Existing Apartments, Condos, Mobile Home Park, or Commercial Buildings	\$170.00
Proposed Residential or Commercial Developments	\$250.00
Subdivision Code Exempt Division	\$120.00
Tax Abatement Review	
Initial (F1)	\$680.00
Resolution to Council (F2)	\$1,575.00
Compliance with Decision (F3)	\$300.00
Annual Monitoring	\$120.00
Transfer of Development Rights (TDR) Qualification of Sending Site	\$620.00
TDR, Reassessment of Sending Site	\$280.00
Temporary Use Permit	\$200.00
Temporary Use Permit Event	\$1,250.00
Temporary Use Permit Event Renewal	\$625.00
Temporary Use Permit Event (for Nonprofit-Community Based Events)	\$250.00
Temporary Use Permit Event Renewal (for Nonprofit-Community Based Events)	\$100.00
Variance and Deviation	\$1,750.00
Variance and Deviation	\$1,375.00
Zoning Review for Business License	\$160.00

Table 2.05.040-16. Customer Meetings and Assistance	
Type	Review – Meeting Fees
Project Meetings (exceeding more than 2 per project per year)	\$480.00
Customer Information Meeting (per staff attending)	\$100.00
Field Visit	\$330.00
Field Visit and Formal Letter	\$500.00
Site Plan Assistance and Preparation Help Meeting	\$110.00

Table 2.05.040-17. Sewer Applications	
Type	Review and/or Inspection Fee
Commercial Building Sewer Plan Review (Base Fee)	\$120.00
With new or revised private pump station and force main	Add \$1,800.00
With new sewer tap	Add \$150.00
With new grease interceptor	Add \$1,745.00
With new oil-water separator	Add \$1,900.00
With new misc. pretreatment device	Add \$1,800.00
With new/revised easement	Add \$300.00
Commercial Building Sewer Inspection (Base Fee)	\$230.00
With new or revised private pump station and force main	Add \$1,010.00
With new sewer tap	Add \$820.00
With new grease interceptor	Add \$360.00
With new oil-water separator	Add \$370.00
With new misc. pretreatment device	Add \$370.00
Sewer Miscellaneous Inspections and Re-Inspections	\$200.00
Sewer Line Extension Plan Review (Base Fee)	
0-500 LF	\$4,300.00
501-1,500 LF	\$5,000.00
1,501-2,500 LF	\$5,600.00
2,501-5,000 LF	\$7,300.00
5,001 and greater LF	\$10,000.00
With public pump station	Add \$2,640.00
With private pump station	Add \$325.00
With Low-Pressure System	Add \$675.00
With Latecomer Agreement	Add \$940.00

Table 2.05.040-17. Sewer Applications	
Type	Review and/or Inspection Fee
Sewer Line Extension Inspection (Base Fee)	
0-500 LF	\$4,000.00
501-1,500 LF	\$4,500.00
1,501-2,500 LF	\$5,800.00
2,501-5,000 LF	\$7,300.00
5,001 and greater LF	\$10,400.00
With public pump station	Add \$12,000.00
With private pump station	Add \$5,000.00
With Low-Pressure System	Add \$1,200.00
Minor Industrial User (Base Fee)	\$990.00
With New or Revised Accidental Spill Prevention Plan	Add \$400.00
Significant Industrial User (Base Fee)	\$1,600.00
With New or Revised Accidental Spill Prevention Plan	Add \$480.00
With New or Revised Industrial Wastewater Discharge Permit	Add \$2,160.00
Waiver Request Review	\$145.00
Water Sub-metering Plan Review	\$900.00
Revision of Approved Plan	\$540.00
Basin Plans and Easements	\$1,200.00

C. The following are rules for application of the fees contained in the above Tables:

1. **Notes for the Use Permit Table.**

- a. Only 50 percent of the F1 and F2 Planned Development District (PDD) application fee shall be paid when a PDD application is submitted in conjunction with a Formal Plat. The F3 PDD fee shall not be required.
- b. In determining the fees for a project reviewed under Title [18S](#) PCC that require multiple shoreline applications, to include any combination of Shoreline Substantial Development Permit, Shoreline Conditional Use Permit, or Shoreline Variance, the highest application fee shall be paid at 100 percent and 30 percent of the fee(s) for all other required shoreline applications.
- c. Private mooring buoys and buoys and floats intended for public safety or information purposes shall pay 100% of the Shoreline Exemption Permit and shall pay the following percentages of Administrative Conditional Use Permit:
 - 1. Initial F1 – 80 percent.
 - 2. Administrative Decision F2 – 30 percent.

3. Compliance F3 – 15 percent.
- d. In determining the fees for a project qualifying as Restoration and Enhancement as defined in PCC [18S.40.110](#) that require an Exemption Permit and an Administrative Conditional Use Permit, the Exemption permit fee shall be paid at 100 percent, and the Administrative Conditional Use Permit fees shall be each charged as follows:
 1. Initial F1 at 30%
 2. Administrative Decision F2 at 30%
 3. Compliance F3 waived
- e. When multiple variances are required from different PCC chapters, each variance application requires a separate fee.
 1. When both a Shoreline Management Variance and a Wetland or Fish and Wildlife Variance is required for an application, the Wetland or Fish and Wildlife Variance fee shall be reduced by one-half the required fee.

2. Notes for Site Development Permit Tables.

- a. The Monitoring Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7 is an annual fee that covers the cost of monitoring and enforcement actions for site development projects between the time of final inspection approval and the release of any and all financial guarantees associated with the project. This fee must be paid prior to final inspection approval. This fee will be charged each year until the performance monitoring phase is completed.
- b. Site Development Permit review and inspection fees for road, shared access, and alley construction are measured along the centerline of the road, shared access, and alleys. The measurement is from center of intersection to center of intersection, or from center of intersection to end of cul-de-sac, or from center of intersection to end of road, shared access, or alley.
- c. For a commercial or industrial Site Development Permit, the total square footage includes buildings, parking, access ways, concrete, asphalt and other impervious surfaces, as well as the total square footage of manmade "hard" pervious surfaces (pervious asphalt, pervious concrete, etc.).
- d. The Review Fee identified in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7 must be paid at the time of application. The Review Fee covers two reviews (initial submittal and one resubmittal).
- e. For surface mine projects, the fees in Table 2.05.040-7 shall be based on the amount of grading and/or clearing that is necessary for construction of the site access, site stormwater facilities, vehicle parking, etc. The fee amount shall not be based on/include the cubic yards associated with the material being mined.

- f. The review fee for Public Road and the review fee for Offsite Public Road Improvements contained in Table 2.05.040-5 each include a \$0.40/LF charge. This fee covers the cost of installing any signage related to the project.
- g. The fee for "Minor Improvements in Existing County Right-of-Way – Level 1" is for the installation/construction of: shoulder improvements, paved walkways, pervious concrete sidewalks, cement concrete sidewalks, culvert relocation/ installation, ditch/swale/buffer modifications, curb ramps, driveways in unopened County right-of-way, and an individual traffic calming feature. The fee for "Minor Improvements in Existing County Right-of-Way – Level 2" is for the installation and construction of: low impact development drainage facilities, infiltration facilities, conveyance systems, catch basins, bus turnouts, multiple traffic calming features, roadway illumination, and curbing. This fee does not include turn lane construction, roadway widening, or roadway alignment changes.
- h. The review and inspection fee for a Level 1 Gate Construction permit applies to proposed gates for commercial or industrial facilities that are normally open during business hours. The review and inspection fee for a Level 2 Gate Construction permit applies to proposed gates for commercial or industrial facilities that are opened by remote, key pad or Opticom, and for gates to subdivisions.
- i. Revision to Approved Plans Fees in Tables 2.05.040-5, 2.05.040-6, and 2.05.040-7. The minor fee is charged for changes to details, roadway cross sections, etc. that may affect multiple sheets but do not require changes to previously approved design reports and engineering calculations. The major fee is charged for changes that affect roadway plans and profiles, storm drainage facility location and sizing, or significant changes to site grading. The major fee is charged when revisions to previously approved design reports and engineering calculations are necessary
- j. j. The Traffic Impact Analysis fee amount for projects that generate more than 44 peak hour trips is calculated by multiplying the total number of peak hour trips times the fee per trip (ex. Fee for 100 peak hour trips is 100 x fee amount/trip).

3. Notes for Inspection on Site Development Permit Tables.

- a. The Inspection Fee identified is an annual fee that covers the cost of inspection for site development projects between the time of permit issuance and final inspection approval. This fee must be paid prior to issuance of the permit. This fee will be charged each year until the final inspection approval is obtained. In the event that the department decides that a project does not need a full additional year of construction inspection, the department has the discretion to charge the annual inspection fee in 3-month increments.

- b. Three field change order requests are included in the inspection portion of the cost of the Site Development Permit. The Change Order Fee will be charged on the fourth change order request and again on every change order request thereafter.

4. Notes for All Other Inspection Fees.

- a. Accessory Element Inspection Fee/Bond Release Inspection identified in Table 2.05.040-15 covers the cost of two inspections. If more than two inspections are required, an additional fee shall be charged for each additional two inspections.
- b. Reinspection fees will be charged when an applicant has not made a reasonable attempt to prepare for inspection, or for the third and each subsequent failing inspection of the same type at a given request.
- c. A miscellaneous inspection fee will be charged when the County agrees to perform a site visit that is not currently covered by another application or permit.
- d. The use of the single family Miscellaneous Inspection fee in Table 2.05.040-9 is intended to cover inspections of one single family parcel and its direct lot frontage. The Miscellaneous Inspections– Non-Residential fee in Table 2.05.040-8 will be charged for all other miscellaneous inspections, including offsite road inspections.

5. Notes for Critical Area – Environmental Constraints Tables.

- a. When an application requires both a Critical Fish and Wildlife Review and a Wetland Review, only one combined review fee equal to the full amount of the larger fee plus one-half the amount of the smaller fee shall be required.
- b. When an application is submitted to verify the absence of a wetland on a property, and wetlands are found, the applicant must apply for wetland delineation. In this instance only, the delineation fee will reflect the difference between the verification fee paid and the full delineation fee. If there are impacts to a wetland or buffer, a mitigation plan application must also be submitted.
- c. If the department requires an environmental assessment and a wetland application for a proposal solely because the proposal is located on lands covered by water and is not, therefore, categorically exempt from SEPA pursuant to WAC [197-11-800](#), the department will not charge an environmental assessment fee.
- d. When multiple Reasonable Use Exceptions (RUE) are requested from an individual table, only one RUE fee is charged. When RUEs are requested from multiple tables, one RUE fee is charged per table. This applies to Tables 2.05.040-10, 11A and 11B. For example: Flood-related exception + Wetland-related exception = RUE fee x 2.
- e. When multiple geological assessments (reports or evaluations) are required for a project, the total review fees may be adjusted as follows: Total fee = geological assessment with the highest fee + 50 percent of the fee for each subsequent geological assessment.

6. Notes for Sewer Permit Reviews and Inspections.

- a. The applicant shall pay the applicable sewer permit Review and/or Inspection fees listed in Tables 2.05.040-1 through 2.05.040-17 to offset all Department costs associated with the permitting, administration, plan review, construction, and/or inspection of any proposed sewer facilities.
- b. The fee for a time extension on a sewer application (prior to issuance) shall be 25 percent of the original review fee.
- c. The fee for a time extension on an issued sewer permit shall be 25 percent of the original inspection fee.
- d. The Basin Plan and Easement fee identified in Table 2.05.040-17 will be charged when a project requires: processing of basin plans, updates and amendments thereto, preparation by County staff of easements and/or legal descriptions, and/or easement relinquishments.
- e. The Revision to Approved Plan fee in Table 2.05.040-17 will be required when an applicant requests a design change that requires review and reapproval of a previously-approved sewer line extension or commercial building sewer plan. This fee does not cover significant changes to the approved plan. Significant changes (such as changing the point of sewer connection, changing sewer drainage basin, addition of pump stations, change to pressure main, etc.) will be charged as a new submittal.

7. Lien Administrative Fee for Deferred Connection Charges. At the time of application for a sewer service permit, any owner/seller of property requesting a voluntary contractual lien for the deferral of the payment of all connection charges as provided in PCC [13.04.075](#) shall pay a nonrefundable fee, the amount of which shall be determined by the Director, to cover all administrative costs incurred by the Department including, but not limited to, the costs for Department staff to process the voluntary contractual lien document; provided, that this fee shall not exceed \$250.00 unless otherwise approved by the Pierce County Council through ordinance. This fee shall be waived whenever a fee for the deferral of impact fees is collected pursuant to PCC [4A.10.080](#). In addition, the owner/seller shall pay the filing fees for the recording and release of the voluntary contractual lien.

8. Exceptions, Additional Charges and Miscellaneous Notes.

- a. If an applicant reapplies for an expired use permit or platting application, only 50 percent of the review fee shall be charged when:
 - 1. The new application is applied for within six months of the application expiration date, and
 - 2. The applicable regulations have not been amended and are the same as the regulations at the time of the original application.

- b. Applications that are required as a result of a violation of the Development Regulations must pay all three fees, F1, F2 and F3, at time of application.
- c. If an applicant/agent requests an Advisory Commission Meeting or Public Hearing before the Hearing Examiner to be rescheduled and the County has already provided notice for the meeting and/or hearing in accordance with the Pierce County Code, there shall be a new fee of 20 percent of the original land use or appeal application fee to accommodate the required readvertising. In no case shall this fee be less than \$200.00 or more than \$1,000.00. This provision does not change or extend the expiration of an application or any approval. Actions before the Advisory Commission or Hearing Examiner that stem from a violation are not eligible for this provision unless approved by the Director.
- d. If the application(s) identified during a customer information meeting are filed within one year of the conference or meeting date, the fees paid shall be credited on the application(s).
- e. The first two reviews of a legal document are included in the review portion of the cost of a development permit. The Legal Document Resubmittal Fee will be charged on the third and again on every subsequent review.
- f. Comprehensive plan amendment application fees (F1 and F2 fees) applicable to amendment proposals located within an existing urban growth area that propose to affiliate Potential Annexation Areas (PAAs) with a city or town shall be discounted by 50 percent.
- g. A resubmittal fee will be charged prior to the third review (second resubmittal) and for each review (resubmittal) thereafter.

2.05.045 Sign Permit Fees.

Fees for sign permits shall be based upon the total valuation of the sign in accordance with Table No. 3-A of the Uniform Building Code.

2.05.050 Non-Performance by Consultant.

If, in the opinion of the Director, numerous errors are found to exist in the proposed land division, land use application, site development application, critical area application, or other application type, and these errors result solely from the poor or low quality work of the professional consultant (engineer, land surveyor, geologist, biologist, etc.), a 25 percent increase in the review fee imposed by this Chapter may be imposed. This fee may be charged for each resubmittal if the poor or low quality work continues. (Ord. [2011-80s](#) § 2 (part), 2011)

2.05.070 Land Use Violation Penalty Fee.

A 25 percent increase in the development fee imposed by this Chapter shall be charged when violations are discovered by staff associated with the normal processing of a land use application. (Ord. [2011-80s](#) § 2 (part), 2011)

2.05.080 Work Without an Issued Site Development Permit.

A 25 percent increase in the site development application fee will be charged whenever site work, for which a permit is required, is initiated on a site prior to obtaining the necessary permit. (Ord. [2014-83s](#) § 1 (part), 2014; Ord. [2011-80s](#) § 2 (part), 2011)

2.05.090 Assessor-Treasurer Fees.

A. Review of Short Plats, Large Lots and Boundary Line Revisions (includes original review and one resubmittal to correct errors)	\$90.00
B. Resubmittal for Review of Short Plats, Large Lots, and Boundary Line Revisions (fee is charged for second resubmittal and each resubmittal thereafter required to correct errors)	\$90.00
C. Review of Formal Plats, Binding Site Plans, and Condominiums (includes original review and one resubmittal to correct errors)	\$185.00
D. Resubmittal for the Review of Formal Plats, Binding Site Plans and Condominiums (fee is charged for second resubmittal and each resubmittal thereafter required to correct errors)	\$185.00

Notes:

This handout is for reference only. If questions arise as to how or when a fee should apply, refer to [Pierce County Code Chapter 2.05](#).

Tacoma-Pierce County Health Department Fee Schedules
[On-site Sewage \(includes Individual Well\)](#) | [Water Resources](#)