

RESOLUTION 1059

CITY OF LACEY

A RESOLUTION REVISING THE LACEY FEE SCHEDULE AS IT RELATES TO SERVICES PERFORMED BY THE COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT.

WHEREAS, Section 1.20.010 of the Lacey Municipal Code requires that certain fees, charges and bonding requirements and penalties for failure to pay said fees and charges in a timely manner be established by resolution of the City Council; and

WHEREAS, the city staff and City Council have extensively reviewed the costs of performing services within the Community and Economic Development Department and have determined that said costs have changed since passage of the last resolution setting fees for that department; and

WHEREAS, the City Council finds that updating the fee schedule as it relates to services performed by the Community and Economic Development Department to be in the public interest.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON, that those certain fees and charges as set forth on Exhibit A, attached hereto, shall be the fees and charges for the planning and building services provided by the City of Lacey's Community and Economic Development Department. Said fees shall be increased on July 1, 2018 and annually thereafter in an amount equal to the average salary increase accruing to

Community and Economic Development Department employees during the prior 12 months.

PASSED BY THE CITY COUNCIL OF THE CITY OF LACEY, WASHINGTON,
this 24th day of May, 2018.


CITY COUNCIL

By 
Mayor

Attest:


City Clerk

Approved as to form:


City Attorney

Resolution No. 1059 Exhibit A
City of Lacey Planning Services & Cost Recovery Fees
Effective June 1, 2018

Planning Service	Cost Recovery Fee
	Included in Building Cost Recovery Fees
Administrative Cost Recovery-Deferred Impact Fees	\$1,645.39
Annexation--Initiated by Property Owner(s)	\$2,000 Plus Hearings Examiner Cost
Appeal Administrative Determination to Hearings Examiner	\$580.00
Appeal Administrative Determination of Hearings Examiner to Legislative Body	\$1,035.00
Appeal Hearings Examiner Determination of SPR/SS to Legislative Body	\$1,464.17
Binding Site Plan--Preliminary	\$645.85
Binding Site Plan--Final	\$483.94
Boundary Line Adjustment	\$3,242.38
Comprehensive Plan Amendment	\$3,823.10
Comprehensive Plan Amendment, with Rezone	\$2,226.11
Conditional Use Permit	\$483.94
Condominium	
<u>Design Review Application</u>	<u>Varies by Project Type</u>
Residential (single family or accessory dwelling)	\$96.79
Industrial	\$338.76
<u>Commercial, Mixed Use, & Multi-Family Design Review</u>	<u>Varies by Project Value</u>
< \$1 million	\$145.18
\$1 million to \$5 million	\$338.76
> \$5 million to \$10 million	\$580.72
> \$10 million	\$774.30
Environmental Checklist	\$376.60
Environmental Impact Statement	\$129.05/hr.
Fees for Planning-related services not otherwise listed	\$96.79/hr.
Forester Hourly Rates	Pass through from the Forester
Forester Hourly Rates (Expert Testimony)	Pass through from the Forester

Planning Service	Cost Recovery Fee
<u>Full Administrative Review</u>	<u>Varies by Project Value</u>
< \$1 million	\$1,560.96
\$1 million to \$5 million	\$1,899.72
> \$5 million to \$10 million	\$2,625.62
> \$10 million	\$3,351.53
JARPA/Shoreline Exemption (Limited Administrative Review)	\$193.57
Landclearing (Minor--Single-family lot)	\$96.79
Landclearing (Part of larger land use application such as SPR, CUP, etc.)	\$96.79
Landclearing (Stand-alone)	\$290.36
Limited Administrative Review	\$193.57
Parking Lot Permit (Limited Administrative Review)	
Shoreline Exemption/JARPA (Limited Administrative Review)	
Sign Departures (Limited Administrative Review)	
Stormwater Permit (Limited Administrative Review)	
Street Merchant Permit (Limited Administrative Review)	
Subdivision Extension (Limited Administrative Review)	
Master Plan Amendment	\$96.79/hr. (Planner time only)
Out of Pocket (OOP) Costs (i.e. Recording/Releasing liens, Forester, and/or Publishing of Required Notices)	Actual cost--NO administrative fee
Parking Lot Permit (Limited Administrative Review)	\$193.57
Planned Residential Development--Preliminary	\$483.94
Planned Residential Development--Final	\$193.57
Presubmission Conferences	Free
Shoreline Conditional Use	\$2,419.69
Shoreline Exemption/JARPA (Limited Administrative Review)	\$193.57
Shoreline Master Program Amendment	\$5,565.28
Shoreline Substantial Development Permit	\$2,419.69
Shoreline Variance	\$2,419.69
Short Subdivision--Preliminary	\$924 + \$125/lot
Short Subdivision--Final	\$924 + \$125/lot

Planning Service	Cost Recovery Fee
Signs	Covered Under Building Permit
Signs--Electronic Message Component	Covered Under Building Permit
Sign Departures (Limited Administrative Review)	\$193.57
Sign Departure--Freeway-Oriented	\$2,226.11
Site Plan Minor Amendment	\$96.79
<u>Site Plan Review</u>	<u>Varies by Project Value</u>
< \$1 million	\$1,560.96
\$1 million to \$5 million	\$1,899.72
> \$5 million to \$10 million	\$2,625.62
> \$10 million	\$3,351.53
Site Plan Review by Hearings Examiner	\$2,226.11
Street Merchant (Limited Administrative Review)	\$193.57
Stormwater Permit (Limited Administrative Review)	\$193.57
Subdivision--Preliminary	\$2,066 + \$38/lot
Subdivision--Final	\$1,501 + \$38/lot
Subdivision Resubmission/Extension (Limited Administrative Review)	\$193.57
Variance	\$1,451.81
Village Center application (including changing zoning maps)	\$129.05/hr. (Planner time only)
Wetlands Review--Administrative	\$774.30
Wetland Review by SPR Committee	\$666.96
Wetland Review by Hearings Examiner in conjunction with other land use applications	\$580.72
Wetland Review by Hearings Examiner	\$967.87
<u>Woodland District Review</u>	<u>Varies by Project Value</u>
< \$1 million	\$1,560.96
\$1 million to \$5 million	\$1,899.72
> \$5 million to \$10 million	\$2,625.62
> \$10 million	\$3,351.53
Zoning Verification Letter	\$193.57
Zoning Text Amendment	\$3,242.38

Notes

- (1) All out of pocket (OOP) expenses such as recording, required public advertising, etc. will be passed through to applicant.
- (2) Cost recovery fees are adjusted annually, effective on July 1st, reflecting changes in employee costs for the Community and Economic Development Department, and will be rounded to closest whole dollar amount.

City of Lacey Building Services & Cost Recovery Fees
Effective June 1, 2018
For Homeowners & Home Repair/Remodel Contractors

Building Service	Cost Recovery Fee
<u>Replacement of "same for same" (Requiring an inspection)</u>	
Water heater	\$92.96
Furnace	\$92.96
Reroof	\$178.98
Inspection outside normal business hours*	185.93/hour
Reinspection (Work not done/No-show)*	123.95/hour
Follow-up inspection (Initial inspection ok to proceed)	\$0.00
Inspection for which no fee is specifically indicated per hour (1/2 hour minimum)*	133.92/hour
Work done without a permit**	Double of Permit Cost
<u>Renovation/Remodel (No expansion of square footage of home)</u>	
Building Permit (Value of improvements)	
\$5,000 or less	\$178.98
>\$5,000 to \$10,000	\$236.25
>\$10,000 to \$15,000	\$358.00
>\$15,000 to \$20,000	\$447.00
>\$20,000 to \$25,000	\$537.00
>\$25,000 to \$50,000	\$715.91
> \$50,000 & higher	\$1,073.86
Adult Family Home	\$434.00
Plumbing Permit (Over the counter-no plan check)	\$92.96
Mechanical (Over the counter--no plan check)	\$92.96
Electrical (Any changes or additions to electrical systems)	Varies based on State L&I Rates
Solar Installation	\$139.44
Inspection outside normal business hours*	185.93/hour
Reinspection (Work not done/No-show)*	123.95/hour
Follow-up inspection (Initial inspection ok to proceed)	\$0.00
Inspection for which no fee is specifically indicated per hour (1/2 hour minimum)*	133.92/hour
Work done without a permit**	Double of Permit Cost

Manufactured Housing Placement Permit	
Single Wide	\$200.00
Double Wide	\$250.00
Triple Wide	\$470.21
Premanufactured Addition	\$327.03
Building Service	Cost Recovery Fee
Expansion of Existing Home	
Building Permit (Value of improvements)--Includes Plan Check Cost Recovery (25% of Permit Cost)	
\$5,000 or less	\$178.98
>\$5,000 to \$10,000	\$236.25
>\$10,000 to \$15,000	\$358.00
>\$15,000 to \$20,000	\$447.00
>\$20,000 to \$25,000	\$537.00
>\$25,000 to \$50,000	\$715.91
>\$50,000 to \$100,000	\$1,073.86
>\$100,000	\$2,496.34
Adult Family Home	\$386.80
Washington State Energy Code	\$46.48
Courtesy Walk-through	\$-0-
Plumbing Permit (Over the counter-no plan check)	\$92.96
Mechanical (Over the counter--no plan check)	\$92.96
Electrical (any changes or additions to electrical systems)	Varies based on State L&I Rates
Pools	\$50.00
Spas	\$50.00
Demolition	\$75.33
Inspection outside normal business hours*	185.93/hour
Reinspection (Work not done/No-show)*	123.95/hour
Follow-up inspection (Initial inspection ok to proceed)	\$0.00
Inspection for which no fee is specifically indicated per hour (1/2 hour minimum)*	133.92/hour

Notes:

*Or the total hourly cost to the jurisdiction, whichever is greatest. Cost includes supervision, overhead, equipment, hourly wages and benefits of employees involved.

1. Cost recovery fees are adjusted annually, effective on July 1st, reflecting changes in employee costs for the Community and Economic Development Department, and rounded to the closest whole dollar.
2. A state-mandated fee is added to each permit issued.

City of Lacey Building Services & Cost Recovery Fees
Effective June 1, 2018
For Home Builders

Building Service	Cost Recovery Fee
Grading Permit	
<100 cubic yards	\$123.89
100 & < 1,000 cubic yards	\$274.55
1,000 & < 10,000 cubic yards	\$661.35
10,000 & < 100,000 cubic yards	\$1,523.59
100,000 cubic yards and more	\$2,544.98
For Single Family Residences (SFR) 1500 SF or SMALLER	
Building Permit (Value of improvements)	
< \$50,000	\$805.31
\$50,000 & < \$100,000	\$1,242.19
\$100,000 & < \$500,000	\$1,242.19 plus \$7.00 per \$1,000 > \$100,000
\$500,000 & < \$1 million	\$4,042.19 plus \$5.94 per \$1,000 > \$500,000
\$1 million & higher	\$7,010.94 plus \$4.56 per \$1,000 > \$1 million
To support affordable housing efforts, Lacey's plan check fee for homes 1,500 sf or SMALLER is 25% of permit charge, and is	
SFR > 1500 SF	
< \$50,000	\$966.38
\$50,000 & < \$100,000	\$1,490.63
\$100,000 & < \$500,000	\$1,490.63 plus \$8.40 per \$1,000 > \$100,000
\$500,000 & < \$1 million	\$4,850.63 plus \$7.13 per \$1,000 > \$500,000
\$1 million & higher	\$8,413.13 plus \$5.48 per \$1,000 > \$1 million
Lacey's plan check fee for homes > 1,500 sf is 50% of permit charge, and is included in these amounts.	

Building Service	Cost Recovery Fee
For all Homes	
Plumbing Permit--whole house new construction	\$190.83
Mechanical Permit--whole house new construction	\$286.36
Electrical Permit	Varies based on State L&I Rates
Washington State Energy Code	\$92.96
Administrative Cost Recovery--Deferred Impact Fees	\$258.10
Adult Family Home	Listed under "Homeowners"
Pools	\$50.00
Spas	\$50.00
Demolition	\$75.33
Inspection outside normal business hours*	185.93/hour
Reinspection Fee (Work not done/No-show)*	123.95/hour
Follow-up Inspection (Initial inspection ok to proceed)	\$0.00
Inspection for which no fee is specifically indicated per hour (1/2 hour minimum)*	133.92/hour

Notes:

*Or the total hourly cost to the jurisdiction, whichever is greatest. Cost includes supervision, overhead, equipment, hourly wages and benefits of employees involved.

1. Cost recovery fees are adjusted annually, effective on July 1st, reflecting changes in employee costs for the Community and Economic Development Department, and rounded to the closest whole dollar.
2. A state-mandated fee is added to each permit issued.

City of Lacey Building Services & Cost Recovery Fees
Effective June 1, 2018
Commercial, Industrial, Multi-Family, Mixed-Use

Building Service	Cost Recovery Fee
Grading Permit	
<100 cubic yards	\$123.89
100 & < 1,000 cubic yards	\$274.55
1,000 & < 10,000 cubic yards	\$661.35
10,000 & < 100,000 cubic yards	\$1,523.59
100,000 cubic yards and more	\$2,544.98
Building Permit (Value of improvements)	
\$10,000 or less	\$236.25
>\$10,000 to \$15,000	\$354.00
>\$15,000 to \$20,000	\$473.00
>\$20,000 to \$25,000	\$709.00
>\$25,000 to \$50,000	\$945.00
>\$50,000 to \$100,000	\$1,639.69
>\$100,000 to \$500,000	\$5,335.77
>\$500,000 to \$1 million	\$9,254.44
>\$1 million & higher	\$9,254.44 for first \$1 million, plus \$6.02 for each additional \$1,000 or fraction thereof
Plan check fees are included and remain unchanged at 65% of permit fee. Plan check fees MAY be waived for some simple minor	
Plumbing Permit	
Minimum Plumbing Permit	\$92.96
Base Permit	\$40.00
Gas piping (per system)	\$10.00
Industrial waste interceptor	\$20.00
Lawn sprinkler (per system)	\$25.00
Plumbing Fixture	\$10.25
Water Heater	\$20.00
Plan review % of permit fee	65%

Building Service	Cost Recovery Fee
Mechanical Permit	
Minimum Mechanical Permit	\$92.96
Base Permit	\$60.00
Air Handler w/ducts	\$28.00
Boiler/Compressor	\$95.00
Dryer	\$12.00
Evaporative Cooler	\$18.00
Furnace	\$30.00
Gas Insert	\$18.00
Gas piping (per system)	\$18.00
Hazardous or non-hazardous piping system	\$18.00
Heat Pumps	\$18.00
Hood	\$18.00
Installation or relocation of furnaces or heaters	\$25.00
Range	\$12.00
Vent or vent fan not covered by any other permit	\$22.00
Ventilation System NOT part of heat/AC system	\$18.00
Water Heater	\$38.00
Wood Stove	\$18.00
Plan review % of permit fee	65%
Adult Family Home	Listed under "Homeowners"
Fire/Burglar Alarm Permit	
< 2,500 sf	\$92.96, plus electrical permit
Per additional 2,500 sf	\$23.24
Electrical Permit	Varies based on State L&I Rates
Pools	\$386.80
Spas	\$386.80
Courtesy Walk-through	\$-0-

Building Service	Cost Recovery Fee
Permanent Stand Alone Signs	\$243.71
Wall Signs	243.71 1st sign, \$127.00 additional sign
Directional Signs	\$243.71
Sign Alteration	\$243.71
Electronic Sign Message Component	\$340.49
Demolition	\$75.33
Washington State Energy Code	\$185.93
Administrative Cost Recovery--Deferred Impact Fees	\$258.10
Fire Code Construction Permits (includes Fire Code Plan Review Fee) Based on value of system	
\$50,000.00 or less	\$533.00
>\$50,000 to \$100,000	\$719.00
>\$100,000 to \$500,000	\$992.00
>\$500,000 to \$1 million	\$1,265.00
>\$1 million to \$5 million	\$2,099.00
>\$5 million	\$4,097.00
Annual Fire Inspections	Free
Annual Fire Inspections--Reinspections	\$123.95
Fireworks	\$123.95/hour (after hours rate may apply)
Tents	\$123.95
Inspection outside normal business hours*	185.93/hour
Reinspection Fee (Work not done/No-show)*	123.95/hour
Follow-up Inspection (Initial inspection ok to proceed)	\$0.00
Inspection for which no fee is specifically indicated per hour (1/2 hour minimum)*	133.92/hour

Notes:

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2. A state-mandated fee is added to each permit issued.