



DEVELOPMENT SERVICES FEES**

Development Services fees are codified within Chapter 14.15 of the Mount Vernon Municipal Code (MVMC). These fees are organized into the general categories outlined below:

- A. Building Fees Pages 1 - 6
- B. Engineering Fees Pages 6 - 7
- C. Planning Fees Pages 7 - 11
- D. Other Fees Pages 11 - 13

Chapter 14.15 MVMC contains the below-listed requirements regarding when fees are required to be paid:

- All fees shall be payable at the time of submittal of an application for processing or, where indicated, at the time of submittal of materials for review. An example of materials submitted for review includes submittal of plans for engineering review.
- Unless specifically stated otherwise, all application fees are in addition to other city fees that may be applicable.
- Unless specifically exempted, the fees described in this chapter are required for government agency projects, as well as projects sponsored by non-government entities.

Don't hesitate to reach out to the Development Services Department (360-336-6214 or PermitTech@mountvernonwa.gov) with questions about fees. Additionally, the Department is happy to create fee estimates for a project.

BUILDING FEES	
Building Permit Valuation Fees⁽¹⁾	
Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00

BUILDING FEES

\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof

(1) For the purposes of determining valuation for issuance of building permits and charging building permit fees, the current building valuation data published in the Building Safety Journal published by the International Code Council shall be utilized.

BUILDING PERMIT PLAN REVIEW FEES

Plan Review Fees. With respect to plans submitted for plan review in connection with an application for a building permit, the applicant shall be responsible for the payment of a plan review fee. Such fee shall be due and payable regardless of whether a building permit is issued.

Building Permit Fees and Plan Review Fees. When submittal documents are required a plan review fee shall be paid at the time the permit application is submitted. Such plan review fee shall be 85 percent of the building permit fee. The plan review fees specified in this section are separate fees from the building permit fees, and are in addition to the building permit fees. When submittal documents are changed so as to require additional plan review or when the project involves deferred submittal items as defined in IBC Section 106.3.4.2, an additional plan review fee shall be charged at the rate shown in the building permit valuation table above.

Demolition	\$350.00
Mobile and Manufactured Homes:	
Inside Mobile Home Parks	\$250.00
Outside Mobile Home Parks	Valuation of the foundation + plan review fee + \$200.00

MECHANICAL PERMIT FEES

Permit Issuance Fees	Fees
For the issuance of each mechanical permit	\$75.00
For issuing each supplemental permit for which the original permit has not expired, been canceled or finalized	\$6.50
Mechanical plan review fee	DS staff time

BUILDING FEES

Mechanical Unit Fee Schedule

These fees are in addition to the above-listed permit issuance fees

Furnaces

For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW)	\$25.00
For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW)	\$40.00
For the installation or relocation of each floor furnace, including vent	\$25.00
For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$25.00

Appliance Vents

For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$15.00
--	---------

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	\$15.00
---	---------

Boilers, Compressors and Absorption Systems

For the installation or relocation of each boiler or compressor to and including three horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	\$25.00
For the installation or relocation of each boiler or compressor over three horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW)	\$40.00
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$52.00
For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$70.00

BUILDING FEES

For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$100.00
Air Handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4,719 L/s), including ducts attached thereto	\$15.00
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 over 10,000 cfm (4,719 L/s)	\$20.00
Evaporative Coolers	
For each evaporative cooler other than portable type	\$15.00
Ventilation and Exhaust	
For each ventilation fan connected to a single duct	\$15.00
For each ventilation system which is not a portion of any heating or air conditioning system authorized by a permit	\$15.00
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood. Type I/II commercial hoods	\$25.00 (Type I) \$50.00 (Type II)
Incinerators	
For the installation or relocation of each domestic-type incinerator	\$25.00
For the installation or relocation of each commercial- or industrial-type incinerator	\$80.00
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 table	\$15.00
Gas-Piping System	
For each gas-piping system one to five outlets	\$10.00
For each gas-piping system of five or more outlets, per outlet	\$2.00
Plumbing Permit Fees	
Permit Issuance Fees	Fee

BUILDING FEES

For issuing each permit	\$75.00
For issuing each supplemental permit	\$10.00
Plumbing plan review fee	DS staff time
Plumbing Unit Fee Schedule	
These fees are in addition to the above-listed permit issuance fees	
For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection therefor)	\$10.00
For each building sewer and each trailer park sewer	\$15.00
Rainwater systems – Per drain (inside building)	\$10.00
For each cesspool (where permitted)	\$25.00
For each private sewage disposal system	\$40.00
For each water heater and/or vent	\$10.00
For each gas-piping system of one to five outlets	\$10.00
For each additional gas-piping system outlet, per outlet	\$2.00
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$10.00
For each installation, alteration or repair of water piping and/or water treating equipment, each fixture	\$10.00
For each repair or alteration of drainage or vent piping, each fixture	\$10.00
For each lawn sprinkler system on any one meter including backflow protection devices therefor	\$10.00
For each backflow protective device other than atmospheric type vacuum breakers:	
Two-inch (51 mm) diameter and smaller	\$10.00
Over two-inch (51 mm) diameter	\$15.00
For each gray water system	\$40.00
For initial installation and testing for a reclaimed water system	\$30.00
For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$30.00

BUILDING FEES

For each medical gas-piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$60.00
For each additional medical gas inlet(s)/outlet(s)	\$5.00
STATE BUILDING CODE COUNCIL SURCHARGE FEE	
<p>Building Permit Fees: The activities of the State Building Code Council are supported by permit fees collected by each city and county. RCW 19.27.085 of the State Building Code Act requires the imposition of a fee on residential and commercial building permits issued by the city plus an additional surcharge for each residential unit, not including the first unit, on each building containing more than one residential unit. The city hereby adopts RCW 19.27.085(3) by this reference as if it was fully set forth herein as it is currently written and as it may be amended in the future.</p> <p>For the purpose of this fee, Chapter 51-05 WAC defines “building permits” as any permit to construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building or structure regulated by the building code. Exempt from the fee are plumbing, electrical, mechanical permits, permits issued to install a mobile/manufactured home, commercial coach or factory-built structure, or permits issued pursuant to the International Fire Code.</p> <p>Each city and county shall remit moneys collected to the State Treasury quarterly. No remittance is required until a minimum of \$50.00 has accumulated.</p> <p>These permit fees are the amounts current in October 2018. Such fees may be changed by the state legislature.</p>	
Temporary Certificates of Occupancy	
First temporary certificate of occupancy	10% of building permit fee
Additional renewals, each	\$250.00

ENGINEERING FEES

Description	Fee
Boundary line adjustment	\$950.00
Clearing permit (Chapter 15.16 MVMC)	DS staff time
Fill and grade permits with 499 cubic yards or less of fill and excavation added together	\$350.00
Fill and grade permits with 500 to 1,000 cubic yards of fill and excavation added together	\$650.00
Fill and grade permits with 1,001 cubic yards or more of fill and excavation added together	\$950.00

ENGINEERING FEES

Description	Fee
Right-of-way use agreement for co-location of power poles	\$2,000.00
Right-of-way (type A – short term) permits	\$200.00 + \$25.00 technology fee
Right-of-way (type B – long term) permits	\$350.00 + \$25.00 technology fee
Sewer cap permit	\$200.00 + \$25.00 technology fee
Sewer connection permit	\$200.00 + \$25.00 technology fee
Sewer repair permit	\$200.00 + \$25.00 technology fee
Sewer replacement permit	\$200.00 + \$25.00 technology fee
Street vacation petition	\$2,750.00 + the cost of appraisal
Transportation concurrency permit (completed by transportation engineering consultant)	\$200.00 + the consultant cost
Transportation concurrency permit (completed by engineering division when less than 10 PM peak hour trips are generated)	DS staff time

PLANNING FEES

Description	Fee
Affordable housing regulations, fee paid with projects using these regulations (Chapter 17.73 MVMC)	\$1,000.00 plus \$50.00 per dwelling unit being created
Monitoring fees **The city estimates the cost to complete the described monitoring tasks will be \$75.00 for each restricted unit in 2019. Should city staff time needed to complete the required yearly monitoring tasks be less than \$75.00 per restricted unit the city will assess a reduced fee that covers only the required city staff time. Every year starting in 2020 the \$75.00 restricted unit monitoring fee shall be adjusted on January 1st to account for inflation. The Consumer Price Index (CPI) published by the Bureau of Labor Statistics that is part of the United States Department of Labor shall be used to account for inflation to increase or decrease the monitoring fees assessed by the city over time.	Housing owner shall pay to the city an annual monitoring fee, due on January 1st of each year, intended to cover the cost of city staff time to receive, review, document, and record compliance of each affordable housing unit with the terms of this covenant and agreement** 100% of consultant cost
Accessory dwelling unit	\$500.00
Administrative appeals not subject to Chapter 36.70B RCW	\$1,250.00 + the cost of hearing examiner when applicable

PLANNING FEES

Description	Fee
Administrative appeals subject to Chapter 36.70B RCW	\$0.00
Annexation	\$5,000.00
Binding site plan, minor amendment (administrative)	DS staff time
Binding site plan, final	\$1,900.00 plus \$300.00 per lot
Binding site plan, preliminary	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Comprehensive plan amendment	\$5,000.00
Conditional use permit (administrative)	\$950.00
Conditional use for signs (administrative)	\$950.00
Conditional use permit (hearing examiner)	\$1,250.00 + the cost of the hearing examiner
Critical area review regulated per Chapter 15.40 MVMC (administrative)	\$950.00
Critical area reasonable use or variance (hearing examiner)	DS staff time + the cost of the hearing examiner
Design review for a single-family building permit per Chapter 17.70 MVMC (administrative)	\$350.00 + consultant cost
Design review required as part of a preliminary plat, short plat, or PUD process	\$1,000.00 + consultant cost
Design review required as part of a final plat, short plat or PUD process	\$1000.00 + consultant cost
Design review waiver per MVMC 17.70.080	\$500.00 + consultant cost
Development agreement	\$3,850.00
Environmental checklist (SEPA)	\$1,550.00
SEPA addendum	\$650.00
Environmental impact statement (draft and final)	DS staff time + the cost of all consultants
Fence permit	\$137.50
Floodplain development permits	\$175.00 when elevation certificate is not required

PLANNING FEES

Description	Fee
	\$475.00 when elevation certificates are required
Home occupation permits (Type 1)	\$100.00
Home occupation permits (Type 2)	\$650.00
Home occupation permits annual review	\$50.00
Land clearing and management plans (Chapter 15.18 MVMC)	\$950.00
Land clearing moratorium removal	\$1,200.00
Land clearing moratorium exception for single-family residential units	\$950.00
Latecomers agreement	\$5,000.00
Master plan	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Mobile home park	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Nonconforming alteration permit (administrative)	\$650.00
Nonconforming alteration permit (hearing examiner)	\$1250.00 + the cost of the hearing examiner
Parking waiver (MVMC 17.84.040(B)) – Administrative	\$950.00
Parking waiver (MVMC 17.84.040(B)) – Hearing examiner	\$300.00 + cost of hearing examiner
Planned unit development, minor amendment (administrative)	DS staff time
Planned unit development, final	\$1,900.00 plus \$300.00 per lot
Planned unit development, preliminary	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Planned unit development with preliminary and final processed together	\$3,300.00 + \$500.00 per lot + cost of hearing examiner
Plat (short subdivision), final	\$1,900.00 plus \$300.00 per lot
Plat (short subdivision), preliminary	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Plat (subdivision and short subdivision), minor amendment (administrative)	DS staff time

PLANNING FEES

Description	Fee
Plat (subdivision), final	\$1,900.00 + \$300.00 per lot
Plat (subdivision), preliminary	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Plat of duplex and townhouse structures, final	\$1,900.00 + \$300.00 per lot
Plat of duplex and townhouse structures, preliminary	\$2,250.00 + \$300.00 per lot + the cost of hearing examiner
Preapplication meetings	\$950.00
Reconsideration of hearing examiner decision or recommendation	\$1,250.00 + the cost of hearing examiner
Rezone	\$2,200.00 + the cost of the hearing examiner
Shoreline, conditional use permits	\$2,200.00 + the cost of the hearing examiner
Shoreline exemption	\$350.00
Shoreline substantial development permit	\$950.00
Shoreline, variance	\$2,200.00 + the cost of the hearing examiner
Site plan approvals per Chapter 17.90 MVMC (administrative)	\$650.00
Site Plan Approvals per Chapter 17.90 MVMC (hearing examiner)	\$1,250.00 + the cost of the hearing examiner
Special use permit (administrative)	\$950.00
Special use permit (hearing examiner)	\$1,250.00 + the cost of the hearing examiner
Telecommunication permit for permitted uses (administrative)	\$1,250.00
Telecommunication conditional use permit (hearing examiner)	\$2,200.00 + the cost of the hearing examiner
Temporary homeless encampment permits	\$1,500.00 No technology fee added
Temporary use, food trucks and other similar	\$650.00

PLANNING FEES

Description	Fee
Variance (administrative)	\$650.00
Variance (hearing examiner)	\$1,250.00 + the cost of the hearing examiner

OTHER FEES

Fees Applicable to All Permits, Approvals, Inspections, and Other Work Completed by the Development Services Department

Additional staff review time by development services staff required because of changes, additions or revisions to plans after one review has been completed	Staff time with a minimum of one-half hour billed
Additional staff time completing inspections after one failed inspection	Staff time with a minimum of one-half hour billed
Consultant(s) needed to complete review and/or inspections on behalf of the city Where it states "100% of consultant cost" in this fee schedule these fees shall be assessed as indicated	100% of consultant cost shall be paid to the city
Copies	\$0.15 per side for 8.5" by 11" paper
Copies of maps	Cost to print or have made
Copies of other materials	Cost to print or have made
Critical area signs	100% of city's cost
Development services review of materials, processing of permits/approvals, or other similar work when fees for this review/work are not listed within this fee schedule	Staff time with a minimum of one hour billed
Development services (DS) staff time Where it states "DS Staff Time" in this fee schedule these fees shall be assessed as indicated	\$50.00 an hour with a minimum of one hour billed for permit technician's time \$150.00 an hour with a minimum of one hour billed for staff other than permit technicians
Fee increases to account for inflation	All fees in this fee schedule shall be adjusted each January to account for inflation. The Engineering News Record Construction Cost Index for the Seattle Area shall be used to determine the percent increases all fees shall be subject to.

OTHER FEES

Fees Applicable to All Permits, Approvals, Inspections, and Other Work Completed by the Development Services Department

<p>Hearing examiner cost</p> <p>Where it states “cost of the hearing examiner” in this fee schedule these fees shall be assessed and collected as indicated.</p>	<p>The actual costs for the hearing examiner that are billed to the city shall be paid by the applicant, appellant, or other (as applicable).</p> <p>A deposit for these fees estimated to cover the total cost shall be paid when permits, approvals, appeals (as applicable) are submitted to the city.</p> <p>If the estimated deposit collected by the city is in excess of what the hearing examiner charges to the city, then the city shall refund the amount over what the hearing examiner charges.</p> <p>If the estimated deposit collected by the city is less than what the hearing examiner charges the city, then the city shall charge the applicant, appellant, or other (as applicable) the additional amount of the hearing examiner charges.</p>
<p>Inspections for which no fee is listed in this fee schedule</p>	<p>Staff time with a minimum of one-half hour billed</p>
<p>Inspections outside 8:00 a.m. to 3:30 p.m. Monday through Friday</p>	<p>Staff time with a minimum of two hours billed</p>
<p>Postage costs</p>	<p>100% of the city’s cost</p>
<p>Publications in newspaper</p>	<p>Average cost of the previous year’s legal notices x number of notices required</p> <p>(This cost shall be set in January of each calendar year by taking the average of the publishing cost for DS legal notices for the prior year. This cost will be multiplied by the number of published notices required for a particular project)</p>
<p>Technology fee for all building permits with valuation and plan review fees</p>	<p>6% of the building permit valuation and plan review fees</p>
<p>Technology fee for all engineering and planning permits/approvals when other technology fees are not listed</p>	<p>6% of the permit fee after all fees are added together</p> <p>Engineering and planning permits, approvals, reviews and inspections generally have several fee amounts to be added together. For example: a four-lot preliminary short plat on property with critical areas (with a mitigation plan) the applicant will be charged</p>

OTHER FEES

Fees Applicable to All Permits, Approvals, Inspections, and Other Work Completed by the Development Services Department

for the preliminary short plat (with the per lot fees), SEPA environmental review for sites with critical areas, a critical area permit, signs, postage and publications. This technology fee adds 6% after all of the listed fees are added together.

In this fee schedule when the symbol “+” is used it indicates adding a fee to another listed fee

** The purpose of this handout is to assist Applicants in complying with detailed permit requirements. This handout does NOT contain all permit and/or code requirements and cannot be used as a substitute for applicable regulations. It is the responsibility of the owner/applicant/design professional to submit items that are complete and code compliant. Only complete applications can be accepted by the City for review and processing.