

RESOLUTION NO. 1070

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, ADOPTING A NEW COMPREHENSIVE USER FEE SCHEDULE FOR THE PLANNING DEPARTMENT AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Ordinance No. 1480 of the City of Redmond provides that all administrative fees will be set by Council resolution, and

WHEREAS, Resolution 793, passed by the City Council on April 4, 1989, established a schedule of fees, charges and penalties for various applications submitted to the City and for various services and materials provided by the City, and

WHEREAS, Resolution 793 has been amended numerous times over the years, and for purposes of clarity and efficiency, the City Council desires to adopt new user fee schedules which incorporate all of the amendments to Resolution 793 over the years, and

WHEREAS, the City Council has determined to adopt a separate resolution for each departmental user fee schedule and this resolution is one of a series of eight resolutions setting such fees, and

WHEREAS, the City Council has also determined that such fees, charges and penalties should reflect the City's costs of providing services, and that department heads should be allowed to raise the fees administratively on an annual basis in an amount not exceeding the CPI in order to recapture the City's costs, now, therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. New Planning Department Fee Schedule Adopted. The schedule of Planning Department fees, charges and penalties attached to this resolution as Exhibit A and incorporated herein by this reference as if set forth in full, is hereby adopted as the official fee schedule for the City of Redmond's Planning Department, provided, that any fee, charge, or penalty set forth on the attached schedule for which a specific amount has been set by any section of the Redmond Municipal Code (RMC) is shown merely for convenience, is not adopted or altered by this Resolution, and shall remain governed by the appropriate section of the RMC.

Section 2. Services and Materials Fees. The fee amounts for various materials which are not established by the attached schedule, such as but not limited to, maps, drawings, plans, reports, and studies, shall be as established by the Mayor, or her designee, to recover the costs to the City for printing, preparing, or making the various materials available to the public.

Section 3. Annual Review of Fees. The Planning Director shall annually review the user fees, charges and penalties imposed by this Resolution in order to determine whether the same are adequate to cover the City's costs of providing the services for which the fee, charge or penalty is collected. If, after such review, the Planning Director determines that the City's costs are not adequately covered, the Planning Director may either:

- A. Administratively increase the amount of the user fee, charge or penalty in order to cover the City's cost of providing the service, provided, that the *increase shall not exceed the most recently published Consumer Price Index -- Wage Earners and Clerical Workers for the Seattle-Tacoma area, as published by the U.S. Department of Labor -- Bureau of Labor Statistics; or*

- B. If an increase greater than the CPI is necessary to cover the City's costs, the Planning Director shall submit the increase to the City Council for approval.

All administratively adjusted fees, charges and penalties shall become effective as provided in Section 5 below.

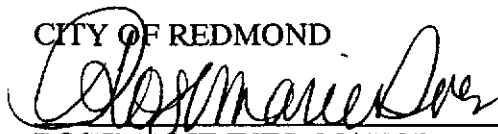
Section 4. Other Increases. In the event that the Planning Director determines that any increase in fees, charges or penalties is necessary at any time other than the annual review in order to cover the City's cost of providing services, such increase shall require City Council approval, whether the increase exceeds the CPI or not.

Section 5. Duties of City Clerk and Mayor -- Effective Date of Adjusted Fees.

The City Clerk's office shall maintain a current listing of all user fees, charges and penalties in the City. Whenever the Planning Director makes administrative adjustments to fees under Section 3 of this Resolution, the Planning Director must submit the adjustments to the City Clerk no later than December 1 of each year. The City Clerk shall then promulgate a current listing of fees, charges and penalties and submit the same to the Mayor for review. After obtaining the Mayor's approval, the City Clerk will forward a copy to each department head by January 1 of the following year. Thereafter, except as adjusted by the City Council pursuant to Section 4, the fees set forth on the City Clerk's listing shall be those charged by the City.

Section 7. Effective Date. This Resolution, and the fee schedule adopted hereby, shall become effective immediately upon passage by the City Council.

RESOLVED this 16th day of June, 1998.

CITY OF REDMOND

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

Bonnie Mattson
BONNIE MATTSON, CITY CLERK

FILED WITH THE CITY CLERK:	June 10, 1998
PASSED BY THE CITY COUNCIL:	June 16, 1998
RESOLUTION NO. <u>1070</u>	

**PLANNING DEPARMENT
DEVELOPMENT REVIEW PERMIT FEES**

<u>Administrative Policy</u>	<u>Fee/Charge</u>
Land Use Plan Map	\$3.25
Miscellaneous maps:	
18x24	\$2.00
22x34	\$3.00
24x36	\$3.00
30x30	\$3.00
34x44	\$4.00
Zoning Map	\$3.25
Applications for Development Review	
Annexation	< than five acres \$500
(Note: Council retains the right to waive an annexation fee for substantially developed areas where the annexation would help address a public health or safety issue.)	> than five acres \$1,500
Appeals	No Charge
Binding Site Plan	\$6,500 plus \$120 per lot
Modification	\$1,500
Development Guide Amendment	\$1,500
General Development	
New Construction	\$5,000
Change of Use/Day Care	\$250
Lot Line Revision	
Single-family residential	\$245
All others	\$1,260
Master Sign Program or modifications to Master Sign Program	\$250
Modifications to Development Permit	
Major	100% of current application fee
Minor	Greater of \$1,250 or 25% of current application fee
Pre-application Conference	
(Technical Staff or Design Review Board)	\$250
	Forfeited if no show; credited towards application fee if within 90 days

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**PLANNING DEPARMENT
DEVELOPMENT REVIEW PERMIT FEES**

Applications for Development Review (Cont'd)	<u>Fee/Charge</u>
Right-of-Way Vacation	\$1,350
Sensitive Area Consultant Fees	
Projects up to 2 acres	\$1,750
Projects > 2 acres	\$450 plus cost of contract
SEPA	
Environmental Checklist	\$0
Environmental Impact Statements	Cost of environmental document, plus 10%
Shoreline Permit	
Single-family	\$375
All others	\$1,350
Short Subdivision (nine or fewer lots)	
4 or fewer lots	\$3,500
5 to 9 lots	\$3,500 plus \$1,000 per lot over 4 lots
Sign Removal	\$21
Site Plan Review:	
1,000 - 6,000 gross sq. ft. of building area	\$1,500
6,001 - 20,000 gross sq. ft. of building area	\$7,500
> 20,000 gross sq. ft of building area	\$7,500 plus \$1,000 for each 10,000 sq. ft. (or portion) over 20,000 sq. ft.
Special Development Permit	\$10,000
Subdivision (Preliminary Plats of ten lots or more)	\$9,500 plus \$1,000 per lot over 10
Temporary Use	
Less than 60 days	\$250
60 days or more	\$1,350
Variance	
Single-family residential	\$250
All others	\$2,500
Zoning Map Amendment	\$7,500

**PLANNING DEPARTMENT
DEVELOPMENT REVIEW PERMIT FEES**

Miscellaneous Building Fees	<u>Fee/Charge</u>
Demolition Permit	\$50
Moving Fee	\$75

**PLANNING DEPARTMENT
ELECTRICAL FEE SCHEDULE**

Administrative Policy

Fee/Charge

ONE & TWO FAMILY DWELLINGS:

New Construction:

200 Amp service & circuits	\$88
Larger than 200 amp service & circuits	\$115

Service Change:

200 Amp (includes added circuits)	\$65
Larger than 200 amps	\$75

Installation of New Circuits Only:

1-5 circuits	\$65
6 or more circuits	\$5 per circuit

MULTI-FAMILY AND COMMERCIAL BUILDINGS:

Based on contract amount. If unknown, value at \$1.00 per square foot. A separate permit is required for *each* building.

Valuation:	Permit Fee:
to \$250	\$30
\$251 to \$5,000	\$45 plus 1.5% of cost over \$1,000
\$5,001 to \$20,000	\$105 plus 1% of cost over \$5,000
\$20,001 to \$50,000	\$285 plus .9% of cost over \$20,000
\$50,001 to \$250,000	\$555 plus .8% of cost over \$50,000
\$250,001 to \$1 million	\$2,155 plus .6% of cost over \$250,000
\$1 million and above	\$6,655 plus .4% of cost over \$1,000,000

LOW VOLTAGE ELECTRICAL FEES:

All commercial low voltage to use above multi-family and commercial valuation scale.

**PLANNING DEPARMENT
ELECTRICAL FEE SCHEDULE**

Administrative Policy

Fee/Charge

OTHER ELECTRICAL INSPECTION & FEES:

Portable Classrooms	Based on commercial valuation	
Mobile Home Service		\$55
Temporary Electrical	1-200 amp - 201+ amp - use total valuation based on commercial schedule	\$35
Swimming Pools/Hot Tubs		\$55
Sign		\$45
Carnivals		\$200
Residential Low Voltage		\$30
Reinspection fee		\$88/hour
Inspections outside of normal business hours (2 hour minimum)		\$88/hour
Inspection for which no fee is specifically indicated (2 hour minimum)		\$88/hour
Plan review, if required	20% of total electrical permit fee	

**PLANNING DEPARTMENT
PLUMBING PERMIT FEES**

<u>Administrative Policy</u>	<u>Fee/Charge</u>
Issuance of Each Permit	\$40
For each plumbing fixture on one trap or set of fixtures on one trap	\$10
Roof Drain	\$10/each
Water Heater	\$10/each
Gas Pipe - one to 5 outlets	\$5
Gas Pipe - over 5 outlets	\$1/each outlet
Grease Trap	\$10/each
Alteration or repair of water piping or water treating equipment	\$10/each
Alteration or repair of waste and vent piping	\$10/each fixture
Back flow devices (other than Atmospheric Vacuum Breakers)	\$10/each
Inspection outside normal business hours (2 hour minimum)	\$88/hour
Reinspection	\$88/hour
Inspection for which no fee is specifically indicated (2 hour minimum)	\$88/hour
Plan review, if required	65% of total plumbing permit fee

**PLANNING DEPARTMENT
MECHANICAL PERMIT FEES**

Administrative Policy

Fee/Charge

Base Fee Per Permit

\$45

New Construction - Residential and Multi-family

For the purpose of mechanical fee calculations, the definition of residential is new, single family home, duplex, or individual dwellings within a new apartment building, condominium building, hotel or motel which is individually heated and/or air-conditioned

Conditioned floor space up to 2,000 sq. ft.
Conditioned floor space over 2,000 sq. ft.

\$60 per unit
\$80 per unit

Alterations and New Commercial

The permit fee for the installation, replacement, relocation or repair of each non-residential or multi-family appliance, ventilation or air-conditioning unit or system, work performed on existing residential or multi-family systems or phased work on new systems, is calculated according to the value of the work to be done as follows:

\$1.00 to \$1,000	\$45
Each additional \$1,000 or fraction thereof over the first \$1,000 up to \$1,000,000	\$10
Each additional \$1,000 or fraction thereof over \$1,000,000 up to \$2,000,000	\$5
Each additional \$1,000 or fraction thereof Over \$2,000,000	\$3

Single-family residential

Heating Appliance Replacement	\$50
Water Heater and Heating Appliance Replacement at the same time (including gas piping)	\$60
Gas piping only	\$45 plus \$1 For each outlet beyond 5

Other Inspections and Fees

Reinspection fees	\$88/hour
Inspection for which no fee is specifically Indicated (2 hour minimum)	\$88/hour
Inspection outside normal hours (2 hour minimum)	\$88/hour
Plan review, if required	25% of total mechanical permit fee

**PLANNING DEPARTMENT
ENERGY CODE PLAN CHECK
AND
INSPECTION FEE SCHEDULE**

<u>Administrative Policy</u>	<u>Fee/Charge</u>
Single Family	\$60
Residential Remodel/Addition	\$45
Multi-family	
Per Building	\$100
Each Additional Unit	\$20
New Commercial Building	\$100
Tenant Improvement:	
No Energy Code change	\$15
0-1,500 sq. ft	\$30
1,501 to 3,000 sq. ft.	\$60
3,001 to 10,000 sq. ft.	\$120
10,001 to 25,000 sq. ft.	\$180
25,001 sq. ft. and over	\$300

NOTE: One-half of all fees on this page are payable at time of permit application