

RESOLUTION NO. 1099

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, AMENDING THE PLANNING DEPARTMENT COMPREHENSIVE USER FEE SCHEDULE ADOPTED BY RESOLUTION 1070 IN ORDER TO CAP THE APPLICABLE FEE FOR PRELIMINARY PLAT REVIEW AT \$50,000.00.

WHEREAS, Resolution No. 1070, passed by the City Council on June 16, 1998, established a comprehensive user fee schedule for development reviews and other services provided by the Planning Department, and

WHEREAS, the fee schedule establishes a fee for review of preliminary plats of ten lots or more in the amount of \$9,500 plus \$1,000 per lot for each lot over ten, and

WHEREAS, the Planning Department has recommended that the fee established for the review of preliminary plats of ten lots or more be capped at \$50,000 in order to more accurately reflect the City's actual processing costs, and

WHEREAS, the City Council agrees with the recommendation, now, therefore,

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

Section 1. Planning Department Fee Schedule Amended. The schedule of Planning Department fees, charges and penalties adopted by Resolution No. 1070 is hereby amended by revising Exhibit A to Resolution No. 1070 to reflect a cap at \$50,000 for the fee for review of preliminary plats of ten lots or more, as set forth in Exhibit A attached hereto and incorporated herein as if set forth in full:

Section 2. Effective Date. This resolution shall become effective immediately upon passage, provided that the fee cap adopted by this resolution shall apply retroactively to any preliminary plat application that was submitted after passage of Resolution No. 1070 on June 16, 1998 and any payment above the cap for such preliminary plats shall be refunded.

RESOLVED this 5th day of October, 1999.

CITY OF REDMOND



ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:



BONNIE MATTSON, CITY CLERK

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL
RESOLUTION NO. 1099

October 1, 1999
October 5, 1999

**EXHIBIT A
PLANNING DEPARTMENT
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 Modification	\$6,500 plus \$123 per lot \$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	\$252
All others	\$1,295
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

**PLANNING DEPARTMENT
DEVELOPMENT REVIEW PERMIT FEES**

Applications for Development Review (Cont'd)	<u>Fee/Charge</u>
Pre-application Conference (Technical Staff or Design Review Board)	\$250 Forfeited if no show; credited towards application fee if within 90 days
Right-of-Way Vacation	\$1,388
Sensitive Area Consultant Fees	
Projects up to 2 acres	\$1,800
Projects > 2 acres	\$463 plus cost of contract
SEPA	
Environmental Checklist	\$0
Environmental Impact Statements	Cost of environmental document, plus 10%
Shoreline Permit	
Single-family	\$385
All others	\$1,388
Short Subdivision (nine or fewer lots)	
4 or fewer lots	\$3,600
5 to 9 lots	\$3,600 plus \$1,028 per lot over 4 lots
Sign Removal	\$22
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, provided that the total amount of the fee shall not exceed \$50,000.
Temporary Use	
Less than 60 days	\$250
60 days or more	\$1,388
Variance	
Single-family residential	\$250
All others	\$2,500

**PLANNING DEPARTMENT
DEVELOPMENT REVIEW PERMIT FEES**

Applications for Development Review (Cont'd)	<u>Fee/Charge</u>
Zoning Map Amendment	\$7,500
Miscellaneous Building Fees	
Demolition Permit	\$51
Moving Fee	\$77

**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 DEPARTMENT
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		\$90/hour
Inspections outside of normal business hours (2 hour minimum)		\$90/hour
Inspection for which no fee is specifically indicated (2 hour minimum)		\$90/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)	\$90/hour
Reinspection	\$90/hour
Inspection for which no fee is specifically indicated (2 hour minimum)	\$90/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.

\$60 per unit

Conditioned floor space over 2,000 sq. ft.

\$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

\$60

Replacement at the same time

(including gas piping)

Gas piping only

\$45 plus \$1

For each outlet beyond 5

Other Inspections and Fees

Reinspection fees

\$90/hour

Inspection for which no fee is specifically
Indicated (2 hour minimum)

\$90/hour

Inspection outside normal hours
(2 hour minimum)

\$90/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