CITY of SEDRO-WOOLLEY

MASTER FEE SCHEDULE

Effective January 1, 2026

Updated July 8, 2026

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Updated July 8, 2026

2026 SOLID WASTE RATES

RESIDENTIAL GARBAGE RATES

ITEM	RATE	ADD'T INFO
20 Gallon Toter	$16.11	Customer with existing 20 gallon toter only
32 Gallon Toter	$26.71	
65 Gallon Toter	$37.47	
95 Gallon Toter	$48.22	
LOW INCOME - 20 Gallon Toter	$12.89	
LOW INCOME - 32 Gallon Toter	$21.36	Low Income - 80% of
LOW INCOME - 65 Gallon Toter	$29.98	regular rate
LOW INCOME - 95 Gallon Toter	$38.58	
OPTIONAL: Food and Yard Waste	$13.25 per Unit	

RESIDENTIAL RECYCLING RATES

ITEM	RATE	ADD'T INFO
Curbside Recycling	$9.54 per Unit	single family + multifamily
LOW INCOME - Curbside Recycling	$7.63 per Unit	80% of regular rate

FUEL SURCHARGE

ITEM	RATE	ADD'T INFO
Diesel over $3.00 per Gallon	$2.15	Flat fee when diesel is over $3.00, $4.00, or $5.00 per gallon. Amount is charged per month for each account. Rates include $1.00 base rate plus garbage and recycling.
Diesel over $4.00 per Gallon	$2.70	
Diesel over $5.00 per Gallon	$3.27	

COMMERCIAL GARBAGE RATES (PERMANENT)

ITEM	RATE	ADD'T INFO
32 Gallon Toter	$28.08	
65 Gallon Toter	$37.47	
95 Gallon Toter	$50.39	
1 Yard Dumpster	$121.46	
2 Yard Dumpster	$160.57	
3 Yard Dumpster	$239.16	
4 Yard Dumpster	$314.94	
6 Yard Dumpster	$464.68	
8 Yard Dumpster	$621.21	
20, 30 & 40 Yard Roll-Off	$133.00 a Ton	

DUMPSTER RENTALS (TEMPORARY)

ITEM	DUMPING FEE	RENTAL FEE	ADD'T INFO
1 Yard Dumpsters	$40.39	$3.96 per Day	
2 Yard Dumpsters	$71.44	$3.96 per Day	
3 Yard Dumpsters	$110.24	$3.96 per Day	
4 Yard Dumpsters	$125.81	$7.93 per Day	
6 Yard Dumpsters	$187.88	$7.93 per Day	
8 Yard Dumpsters	$250.03	$7.93 per Day	
20, 30 & 40 Yard Roll-Off	$133.00 a Ton	$7.93 per Day	or $75.61 per month for permanent containers Haul fee of $249.07
Delivery + Pick Up: 1-8 Yard Dumpster	$25.83		

Delivery + Pick Up: 20, 30 & 40 Yard Dumpsters	$75.61

EXTRA CHARGE ITEMS

ITEM	RATE	ADD'T INFO
Recliner	$17.00	
Refrigerators /freezers	$27.00	
Other Appliances	$17.00	
Mattress	$17.00	
Couch	$17.00	
Tires	$6.00	
Wood Waste-Residential	$12.71 per Yard	We Haul - $12.71 per yard + $249.07 haul fee
Wood Waste-Commercial	$12.71 per Yard	
Yard Waste - Commercial	$12.71 per Yard	We Haul - $12.71 per yard + $105.88 haul fee
Construction and Demo - Recycling	varies	20-40 yard roll-off = varies based on materials recycling + $7.93 per day (or $75.61 per month if over 1 month) + $249.07 haul fee
Cement - Residential	$11.65 per Ton	We Haul - $11.65 per yard + $249.07 haul fee
Cement - Commerial	$11.65 per Ton	
Chain & Lock (one-time fee) - All Dumpsters	$15.90	
Toter Replacement	$117.20	
Liner Replacement	$104.87	
Re-Trip Fee	$20.00	

COMMERCIAL RECYCLING

ITEM	MIXED PAPER	CARDBOARD	MIXED RECYCLING
95 Gallon Container	$74.19	Not available	$74.19
2 Yard Dumpster	$84.79	$42.39	$84.79
3 Yard Dumpster	$116.59	$47.70	$116.59
4 Yard Dumpster	$137.78	$52.99	$137.78
6 Yard Dumpster	$172.76	$58.30	$172.76
8 Yard Dumpster	$227.88	$63.59	$227.88

UTILITY TAX

ITEM	RATE	ADD'T INFO
Utility Tax	10.50%	

SPECIAL PERMIT RATES

ITEM	RATE PER YEAR	PER CART, CONTAINER OR VEHCILE
Source Separated Recycling Companies and Non-Profts	$636	$0.00
Mixed Recycling Companies	$2,544	$21.20
Junk Collector Companies	$2,544	$21.20
Penalties for Non-Compliance with Above Special Permits	$0	$530 per Violation
Solid Waste Truck Advertising	$1,272	$55.51 per Vehicle per Side per Month
Hourly Charge for Solid Waste Department to Handle Improve Disposal	$105.88 per Hour with Minimum of $105.88, or cost of services	

LATE CHARGES

Sanitation service charges shall be delinquent if not paid in full within twenty-five days after the date of billing. Delinquent charges shall bear interest at the rate of eight percent per annum beginning on the first day of the month following delinquency until paid in full. A late penalty of ten dollars shall be charged for any solid waste account that is delinquent for more than sixty days.

Sedro-Woolley Municipal Code Chapter / Section References: 8.04

Effective January 1, 2026
Updated July 8, 2026

2026 SEWER AND STORMWATER RATES

SEWER CONNECTION FEES		*SWMC 13.16.035*
ITEM	RATE	ADD'T INFO
Connection or Commencement of Use per ERU	$ 10,202.29	for single family residential, duplexes, triplexes, mobile home unit or condominium, multiple residential greater than 4 units
Plumbing Fixture	$ 423.95	per each equivalent fixture unit, applies to all non-residential users
Uses other than plumbing fixtures	$ 423.95	per 234 gallons water consumption per month, for non-residentail users not using equivalent fixture unit counts
Credit for Disconnecting Septic System	$ 3,025.92	

SEWER UTILITY SPECIAL CONNECTION FEES		*SWMC 13.16.037, 13.16.038, 13.16.039, 13.16.039.1, 13.16.039.2*
ITEM	Rate	
North Reed Street	$ 1,152.00	per each residential unit or per each ERU for non residential properties
Cook Road-Trail Road	$ 3,426.00	per each residential unit or per each ERU for non residential properties
Fruitdale Road	$ 3,450.00	per each residential unit or per each ERU for non residential properties
North Township Street	$ 725.00	per each residential unit or per each ERU for non residential properties
West Bennet, West Nelson, Batey Robinson and Borseth Street	$ 3,450.00	per each residential unit or per each ERU for non residential properties

SEWER RATES		*SWMC 13.30.020, 13.30.030, 13.30.040, 13.30.130*
ITEM	RATE	ADD'T INFO
Residential	$ 78.07	Base rate
multi residential	$ 78.07	Base rate per unit for duplexes, triplexes and multifamily with 4 or more units
Nonresidential	$ 78.07	Base rate
and	$ 7.22	per 100 cubic feet of water greater than 750cu.ft per month measured by PUD water meter
credit for BOD less than 120mg/liter	1%	reduction of volume charge for each ten mg/liter BOD less than 120 mg/liter
surcharge for BOD greater than 360mg/liter	1%	increase of volume charge fro each ten mg/liter BOD greater than 360 mg/liter
Low Income Residential Household	$ 62.46	
Outside City Limit	150%	

STORM AND SURFACE WATER			*SWMC 2.46.090, 2.46.100*
ITEM	RATE		ADD'T INFO
Class 1 Single-Family/Multifamily/Condo with 1 unit	$	14.16	per month per parcel
Class 2 Multifamily/condos with 2or more units	$	7.08	per month per unit
Class 3 Commercial/Industrial	$	14.16	per 10,000 sq. ft of land per parcel
or	$	28.32	per 10,000 sq. ft of impervious surface per parcel
Class 4 Public Use Customer (Schools, Government Builings)	$	14.16	per 10,000 sq. ft of land per parcel
or	$	28.32	per 10,000 sq. ft of impervious surface per parcel
Class 5 Mixed Use facilities	$	14.16	$13.08 Per Month per Commercial Unit for Every 10,000 Sq. Ft. of Land and $13.08 per Month per Unit, Unless 3+ Residential, the fee Shall be 50% of the Class 1 per-Unit Basis
Low Income Single Family	$	11.33	per month per parcel (80% of Class 1 rate)

Updated annual by August to August CPI-U.

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2026 PARK FEES

ATHLETIC FIELD USER FEES		
Facility	Weekly Rate	Daily Rate
Riverfront 1 - East	$90.00	$25.00
Riverfront 2 - West	$90.00	$25.00
Riverfront - Rookie - South	$50.00	$15.00
Riverfront - T-Ball - North	$50.00	$15.00
Tesarik	$90.00	$25.00
Winnie Houser	$200.00	$60.00
Denny Engberg	$150.00	$45.00

COMMUNITY CENTER RENTAL FEES			
	Group		
Day of the Week	Resident	Community Group	All Others
Monday through Thursday	$250	$175	$400
Friday through Sunday	$300	$175	$475

COMMUNITY CENTER RENTAL FEES CONTINUED					
Group	Security Deposit			Facility Monitor	Audio / Visual
Day of the Week	NO Alcohol	WITH Alcohol	Non-Resident	WITH Alcohol	Audio / Visual Equipment
Monday through Sunday	$100	$1,000	$1,000	$280 flat fee	$50

Additional Cleanup Required	$75 per hour
Annual Users	$200 per use
Storage Closet - Large	$15 per month
Storage Closet - Small	$10 per month

SENIOR CENTER RENTAL FEES				
Day of the Week	Resident	Community Group	All Others	Deposit
Monday through Thursday	$50	$25	$200	$100
Friday through Sunday	$100	$25	$250	$100

RECREATIONAL VEHICLE PARK FEES	
Location	Fee
Riverfront RV Park (Without Full Sewer Hook-Ups)	$40 per Night
Bingham RV Park (with Full Sewer Hook-Ups)	$50 per Night

OTHER FACILITY RENTALS		
	Group	
Location	Resident	Nonresident
Olmsted Park - Small Shelter	$50	$75
Olmsted Park - Large Shelter	$100	$150
Memorial Park - Covered Shelter	$25	$35
Bingham Park Shelter	$100	$150
Hammer Heritage Square	$100	$200
Riverfront - Small Covered Shelter	$125	$150
Riverfront - Large Covered Shelter	$175	$250
Riverfront - Amphitheatre - Nonprofits, City Sanctioned Festivals, Private Users and For-Profit	$400	$650

Credit Card Processing Fee for Reservations Paid Online Through the Reservation System	3%

Sedro-Woolley Municipal Code Chapter / Section References:

12.36.020
12.36.030
12.36.040
12.36.050
12.36.090

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2026 BUILDING AND CONSTRUCTION

Building and Construction	
Description	Fee
Building Code Fees	See attached Building, Planning & Engineering Fee Schedule
Administrative Fee	$750
Transportation Fee Schedule and Established of Service Area	Attachment A
Park Impact Fee and Establishment of Service Area	Attachment B
Fire Department Impact Fee and Establishment of Service Area	Attachment C
School Impact Fees and Administrative Fees	$35
Independent Fee Calculations - Deposit	$500
School Impact Fees - Single Family Units: per single-family residential unit or mobile or manufactured home (whether on a single lot, condominium unit or mobile park)	$4,461
School Impact Fees - Multifamily Units: per residential unit in a multifamily structure	$2,888
School Impact Fees - Accessary Dwelling Unit Between the Minimum Allowed Size ADU and 450 Square Feet	$1,338.30 30% of a standard school impact fee
School Impact Fees - Accessory Dwelling Unit Greater than 450 Square Fee and Below the Maximum Size Allowed ADU	$2,230 50% of a standard school impact fee

Attachment A – Schedule of Traffic Impact Fees
See attached schedule. SWMC 15.60.050 B. "The impact fee schedule of costs out, a set out in in Attachment A, shall be updated annually at a rate adjusted in accordance with the Federal Highway Administration's National Highway Construction Cost Index (NHCCI), using an annual measure to establish revised fee schedule effective January 1st of each year."

Attachment B - Building, Planning & Engineering Fee Schedule
See attached schedule.

Schedule of Park Impact Fees per Unit	
Structure	Fee
Single-Family Resident	$2,455
Manufactured Home	$2,455
Units in a Duplex or Multifamily Unit	$2,455
Dependent Relative Cottage	$2,455
Accessary Dwelling Unit Between the Minimum Allowed Size ADU and 450 Square Feet	$736.51 30% of a standard park impact fee
Accessory Dwelling Unit Greater than 450 Square Fee and Below the Maximum Size Allowed ADU	$1,227.53 50% of a standard park impact fee
All Units Not Specifically Identified in the Above	$2,456

Annual increase by Seattle-Tacoma-Bellevue June to June CPI-U

Schedule of Fire Department Impact Fees	
Structure	Fee
Residential structures, including single-family and multifamily structures	$0.28 per square foot of structure, including garage, outbuildings and attached porches
Accessary Dwelling Unit Between the Minimum Allowed Size ADU and 450 Square Feet	$0.08 per square foot of structure 30% of a standard fire impact fee
Accessory Dwelling Unit Greater than 450 Square Fee and Below the Maximum Size Allowed ADU	$0.14 per square foot of structure 50% of a standard fire impact fee

Nonresidential structures	$0.28 per square foot of structure, including garage, outbuildings and attached porches; provided, that the fee for nonresidential structures shall receive an adjustment, in an amount determined by the responsible official, equal to forty percent reduction for buildings equipped with an approved sprinkler system, and ten percent reduction for buildings equipped with an alarm system
Nonresidential construction and development activity which requires fire protection but is not a traditional structure, such as a bulk fuel storage facility or a fuel pipeline	shall be assessed an impact fee in an amount determined by the responsible official pursuant to Section 15.60.100.

Sedro-Woolley Municipal Code Chapter / Section References:

15.04
15.52.1220
15.60.050
15.60.070
15.60.90
15.664.130
15.64.150

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2026 CEMETERY

BURIAL SPACE	
Description	Amount
Burial Space (includes space at $1,000; endowment at $100)	$1,100
Double Burial Single Space (1 full body and 1 cremains or 2 cremains) Requires purchase of burial space; fee for each additional burial	$300 Additional
Triple Burial Single Space (1 full body and 2 cremains) Requires purchase of burial space; fee for each additional burial	$300 additional
Opening/Closing (Includes tent, chairs, greens and equipment)	$1,000
Standard Size Concrete Liner (Includes purchase price and handling) (Oversize liner price on request)	$675 + Sales Tax
Concrete Vault (Handling fee only)	$200
Headstone Reset Fee	$50
Headstone Setting	$200
Additional folding chairs (up to 20) $2.00 per additional chair	$2.00 per additional chair

URN SPACE	
Description	Amount
Urn Space (Includes space at $425.00; endowment at $100.00)	$525.00
Double Burial Single Space Requires Purchase of Burial Space; Fee for Each Addition Burial	$300 Additional
Opening/Closing (Includes tent, chairs and greens)	$400
Opening/Closing (No tent, chairs or greens)	$200
Urn Vault (Includes purchase price and handling)	$175 + Sales Tax
Headstone Setting	$200

BABY SPACE	
Description	Amount
Baby Space (Includes space at $300.00; endowment at $100.00)	$400
Opening/Closing (Includes tent, chairs and greens)	$300
Opening/Closing (No tent, chairs or greens)	$275
Concrete Baby Liner (Includes purchase price and handling)	$225 + Sales Tax
Combo (Liner/Casket) (Handling fee only)	$75
Headstone Setting	$200

COLUMBARIUM NICHE WALL (SINGLE INURNMENTS ONLY)	
Description	Amount
Niche Space (Includes space at variable price by location; and endowment at $100.00)*	Niche Space (Includes space at variable price by location; and endowment at $100)* Row 1 (top) $850 Row 2 $800 Row 3 $750 Row 4 $700
Opening/Closing (Includes tent, chairs and greens)	$300
Opening/Closing (No tent, chairs or greens)	$250
Inscription (Single shutter inscription)	$275 + Sales Tax

COLUMBARIUM NICHEL WALL "ESTATE UNITY' (SINGLE INURNMENTS ONLY)	
Description	Amount
Niche space* (11-7/8" x 11-7/8" x 15-1/2") (Includes space and endowment at $100)	
Niches 1 through 4	$1,450 Each
Niches 5 through 10	$1,400 Each
Niches 11 and 12	$1,300 Each
Niches 13 and 14	$1,200 Each
2 plus cremains per niche	1-1/2 times single unit price
Opening/Closing (Includes tent, chairs and greens)	$300

Opening/Closing (Includes tent, chairs and greens)	$300
Opening/Closing (No tent, chairs or greens)	$250
Inscription (Single shutter inscription) each cremains $175.00 + Sales Tax	$275 + Sales Tax

ADDITIONAL LABOR CHARGES (MAXIMUM OF TWO HEADSTSONES PER GRAVE SPACE)	
Description	Amount
Saturday Service (Standard Burial)	$500
Saturday Service (Cremation)	$300
Sunday/Holiday Service (Standard Burial)	$600
Sunday/Holiday Service (Cremation)	$350
Additional Headstone on Existing Grave Space	$200
Setting of Headstone Flower Vase	$25
Chapel Services at 3:00 p.m. or Later	$200

DISINTERNMENT	
Description	Amount
Casket/any removal	$1,200
Casket/Relocation within Union Cemetery	$1,600
Urn/any removal	$250
Urn/Relocation within Union Cemetery	$310

Sedro-Woolley Municipal Code Chapter / Section References:
2.80.040

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2026 PUBLIC RECORDS REQUESTS

PUBLIC RECORDS ACT - RELATED FEES		
Item	Rate	Description
Electronic Files	$0.01	For each electronic file. Files refers to the number of responsive items. Files may include Word documents, PDFs, PowerPoints, audio files, or emails. The City will charge $0.01 per file regardless if the individual files are provided to the requester in a combined PDF or one zip file.
First 200 Electronic Files	Waived	The City has determined it is overly burdensome to track invoicing and payment for requests of 200 electronic files or less ($2.00). Therefore, the $0.01 electronic files fee will be waiver for the first 200 electronic files.
Printed Copies	$0.15	Fifteen cents per page for photocopies of public records, printed copies of electronic public records when requested by the person requesting records, or for the use of agency equipment of photocopy public records.
Printed Copies - Plotter Paper	$0.06	Six cents per square foot for plotter paper.
Scanning	$0.10	Ten cents per page for public records scanned into an electronic format or for the use of agency equipment to scan the records.
First 100 Scanned Pages	Waived	The City has determined it is overly burdensome to track invoicing and payment for requests of 100 scanned pages or less ($10.00). Therefore, the $0.10 scanning fee per page will be waiver for the first 100 scanned pages.
Storage Devices		The actual cost of any digital storage media or device provided by the agency, the actual cost of any container or envelope used to mail the copies to the requester, and the actual postage or delivery charge.
Customized Electronic Access or Data		A customized service charge to recover actual costs for requests that require information technology expertise to prepare data or provide customized electronic access when such compilations and customized access services are not used by the agency for other agency purposes.

Body Worn Camera Records Requests	$54.30	$54.30 per hour redaction fee in accordance with RCW 42.56.240(14). The hourly rate may be prorated in 15 minute intervals. Plus, any additional costs permitted and identified in this fee schedule, including the cost of video copying. Charges will not be levied if the request comes from: •A person directly involved in a recorded incident and their attorney; •A person or his or her attorney who request a body worn camera recording relevant to a criminal case involving that person; •Executive Directors from the Washington State Commission on African American Affairs, Asian-Pacific Affairs or Hispanic Affairs; • Attorneys who represent a person in a potential or existing civil cause of action involving the denial of civil rights under the federal or state constitution or a violation of a United States Department of Justice settlement agreement and explain the relevancy of the requested video.
Postage		Actual Cost

Sedro-Woolley Municipal Code Chapter / Section References: 1.24.060

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2026 OTHER

ANIMAL	
Fee Type	Amount
Impound Fees	$25 + $10 Day After 2 Days
Animal Control Infractions	$150
Potentially Dangerous Dog - Registration Fee	$250 + $50 Annually
Dangerous Dog - Registration Fee	$500 + $100 Annually
Potentially Dangerous Dog - Fail to Register or Renew Penalty	$250
Dangerous Dog - Fail to Register or Renew Penalty	$500
Animal Control Civil Penalty	$150 + $10 Day + Care Cost
Animal Control Civil Penalty for Animal Destruction	$250
Hearings	$15 per Day
Animal Control Civil Penalty for Animal Destruction- Failure to Pick Up After 10 days	$50

FESS FOR POLICE AND FIRE REPORTS OR SERVICE FEES TABLE	
Description	Amount
Fingerprint Cards (including applicants for concealed weapons permits)	$10 (Up to 2)+ $3 for Additional

BUSINESS LICENSES AND REGULATIONS		FAILURE TO PAY		
Description	Amount	11-60 days late	60-90 days late	90+ days late
Business License Fee - General Business	$35 annually	$3.50	$7.00	$10.50
Business License Fee - Selling and Beveraging Alcohol or Cannibis	$250 annually	$25.00	$50.00	$75.00
Business License Fee- Pawnbroker	$135 annually	$13.50	$27.00	$40.50
Business License Fee- Mobile Vending	$75 annually	$7.50	$15.00	$22.50
Business License Fee - Taxicabs	$135 annually	$13.50	$27.00	$40.50
Business License Fee - Extension Vendors	$200 annually per location	$20.00	$40.00	$60.00

Failure to pay fees may be waivered at the Finance Director's discretion on a case by case basis.

CITY RIGHTS-OF-WAY	
Description	Amount
Utility Relocation - Enforcement	$250 Per Day
Cable Communications - Cable System Evaluation - Non-Compliance Fee	Up to $3,500 Per Evaluation - To Adjusted from 1997 Inflation

ZONING	
Description	Amount
Enforcement of the Critical Areas Regulations - Violations Civil Penalty	$75 Per Day
Model Homes - Application Requirements	$300 Per Model
Temporary Homeless Encampment Permit Application	$1,500

CODE ENFORCEMENT	
Description	Amount
Notice of Violation and Order/Administrative Proceeding - Appeal Procedure	$300 filing fee plus actual cost of hearing examiner (if appellant is successful, hearing examiner cost is waived)
Civil Fines and Civil Penalties - Civil Penalty - Critical Areas	$50,000

Attachment C - Sedro-Woolley Fire Department Training Facility Fees
See attachment.

OTHER	
Description	Amount
Fireworks - Public Display - Permit Fees	$50
Smoking in Public Places and Places of Employment - Penalties - Person	Up to $100
Smoking in Public Places and Places of Employment - Penalties - Owner Obligations	Up to $100
Violation - Penalty	Class 1 civil infraction $250.00 Class 2 civil infraction $125.00
Tree Standards - Inspection and Appeal - Penalty	$250 Each Day

EMPLOYEE RECOGNITION	
Description	Amount
Employee Recognition Program Token Appreciation Award	Up to $100
Years of Service - Value of Item	Example of Type of Item
1 year - $15	City logo hat or mug
5 years - $35	City logo polo shirt / sweater
10 years - $65	City logo jacket / coat / vest
20 years - $100	City logo article

AMBULANCE SERVICE FEES	
Description	Fee
BLS - Non-Emergency	$1,109.05
BLS Emergency	$1,174.30
ALS 1 Non-Emergency	$1,517.45
ALS 1 Emergency	$1,523.97
ALS 2	$1,604.87
Mileage	$23.49

FIRE DEPARTMENT TRAINING FACILITY FEE SCHEDULE	
Description	Amount
Non-Fire Use (Mutual Aid) - Facility	$110 / Hour
Non-Fire Use (Non-Mutual Aid) - Facility	$135 / Hour
Fire Use (Mutual Aid) - Facility	$135 / Hour
Fire Use (Non-Mutual Aid) - Facility	$185 / Hour
Additional Instruction	Average Hourly Rate (calculated by City Finance Department)
Propane	Market Value per Gallon
Pallet	Market Value of Pallet
Cancellations	$100 Under Two day Notice

See Fire Department for further detail.

Utility Taxes	
Description	Rate
Domestic Water	6.00%
Cellular Telephone	6.00%
Cable Television	6.50%
Electricity and Electrical Energy	6.00%
Natural Gas	6.00%

Sedro-Woolley Municipal Code Chapter / Section References:
3.60.010
5.04.030
5.04.060
8.28.060
8.36.040
8.50.160
12.40.120
17.65.760
17.98.040
17.110.020
18.15.040
18.35.030
2.100.040
8.40.120

Effective January 1, 2026

Attachment A - Traffic Impact Fees

Traffic Impact Rate Schedule - Residential					
ITE Code[1]	ITE Land Use Category[1]	ITE Trip Rate[2]	Rate per Unit[3]	Impact Fee per Unit by District	
				Non-CBD	CBD
210	Single-Family Detached Housing	0.94	DU	$4,783	$2,660
215	Single-Family Attached Housing (Duplex/Townhome)	0.57	DU	$2,901	$1,614
220	Multifamily Housing (1-3 floors)	0.51	DU	$2,595	$1,443
221	Multifamily Housing (4-10 floors)	0.39	DU	$1,984	$1,104
230	Low-Rise Residential w/ 1st Floor Commercial	0.36	DU	$1,832	$1,019
240	Mobile Home Park	0.58	DU	$2,952	$1,641
251	Senior Adult Housing - Single-Family	0.30	DU	$1,527	$850
252	Senior Adult Housing - Multifamily	0.25	DU	$1,272	$707
253	Congregate Care Facility	0.18	DU	$916	$509
254	Assisted Living	0.24	bed	$1,221	$679
255	Continuing Care Retirement Community	0.19	DU	$967	$538
260	Recreational Home	0.29	DU	$1,476	$821
-	Accessory Dwelling Unit (≥ 450 sf)[5]	0.61	DU	$3,105	$1,726
-	Accessory Dwelling Unit (< 450 sf)[5]	0.30	DU	$1,527	$850

1 Institute of Transportation Engineers, Trip Generation Manual (11th Edition)

2 Trip generation rate per development unit for PM peak hour of the adjacent street traffic (4-6 PM)

3 DU = Dwelling Unit

[4]No ITE rate exists for ADUs. ADU trip rates modeled consistent with "Clackamas County Residential TSDC Analysis" (2019)

*Traffic impact fees for PRDs will be based on the type of dwellings

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Attachment A - Traffic Impact Fees

Traffic Impact Fee Rate Schedule – Non-Residential LUC 1-799							
ITE Code[1]	ITE Land Use Category[1]	Base Trip Rate[2]	% Primary Trips	Net Trip Rate	Rate per Unit[3]	Impact Fee per Unit by District	
						Non-CBD	CBD
PORT AND TERMINAL							
30	Intermodal Truck Terminal	1.87	*	1.870	ksf	$9,516	$5,292
90	Park and Ride with Bus Service	0.49	*	0.490	space	$2,493	$1,387
110	General Light Industrial	0.65	*	0.650	KSF	$3,307	$1,839
130	Industrial Park	0.34	*	0.340	KSF	$1,731	$962
140	Manufacturing	0.74	*	0.740	KSF	$3,765	$2,094
150	Warehousing	0.18	*	0.180	KSF	$916	$509
151	Mini Warehouse	0.15	*	0.150	KSF	$763	$425
170	Utilities	2.16	*	2.160	KSF	$10,991	$6,113
180	Speciality Trade Contractor	1.93	*	1.930	KSF	$9,821	$5,462
LODGING							
310	Hotel	0.59	*	0.590	room	$3,003	$1,670
311	All Suites Hotel	0.36	*	0.360	room	$1,832	$1,019
312	Business Hotel	0.31	*	0.310	room	$1,578	$877
320	Motel	0.36	*	0.360	room	$1,832	$1,019
RECREATIONAL							
411	Public Park	0.11	*	0.110	acre	$560	$311
416	Campground/RV Park	0.27	*	0.270	site	$1,374	$764
430	Golf Course	0.28	*	0.280	acre	$1,425	$793
432	Golf Driving Range	1.25	*	1.250	tee	$6,361	$3,537
433	Batting Cages	2.22	*	2.220	cage	$11,296	$6,283
434	Rock Climbing Gym	1.64	*	1.640	KSF	$8,345	$4,642
435	Multi-Purpose Recreational Facility	3.58	*	3.580	KSF	$18,217	$10,132
437	Bowling Alley	1.16	*	1.160	KSF	$5,902	$3,283
445	Movie Theater	13.96	*	13.960	screen	$71,036	$39,509
488	Soccer Complex	16.43	*	16.430	field	$83,604	$46,499
490	Tennis Courts	4.21	*	4.210	court	$21,422	$11,914
491	Racquet/Tennis Club	3.82	*	3.820	court	$19,438	$10,811
492	Health Fitness Club	3.45	*	3.450	KSF	$17,555	$9,764
493	Athletic Club	6.29	*	6.290	KSF	$32,007	$17,802
495	Recreational Community Center	2.50	*	2.500	KSF	$12,721	$7,076
INSTITUTIONAL							
520	Elementary School	0.16	*	0.160	student	$814	$453
522	Middle/Junior High School	0.15	*	0.150	student	$763	$425
525	High School	0.14	*	0.140	student	$712	$396
528	School District Office	2.04	*	2.040	student	$10,381	$5,774
536	Charter Elementary School	0.16	*	0.160	student	$814	$453
540	Junior / Community College	0.11	*	0.110	student	$560	$311
560	Church	0.49	*	0.490	KSF	$2,493	$1,387
565	Day Care Center	11.12	44%	4.893	KSF	$24,897	$13,848
566	Cemetery	0.46	*	0.460	acre	$2,341	$1,302
571	Adult Detention Facility	0.08	*	0.080	bed	$407	$227
575	Fire & Rescue Station	0.48	*	0.480	KSF	$2,442	$1,359
590	Library	8.16	*	8.160	KSF	$41,522	$23,094

MEDICAL							
610	Hospital	0.86	*	0.860	KSF	$4,377	$2,434
620	Nursing Home	0.14	*	0.140	bed	$712	$396
630	Clinic	3.69	*	3.690	KSF	$18,776	$10,443
640	Animal Hospital / Veterinary Clinic	3.53	*	3.530	KSF	$17,963	$9,991
650	Freestanding Emergency Room	1.52	*	1.520	KSF	$7,735	$4,301
OFFICE							
710	General Office	1.44	*	1.440	KSF	$7,327	$4,076
712	Small Office Bldg (<10,000 sf)	2.16	*	2.160	KSF	$10,991	$6,113
714	Corporate Headquarters Building	1.30	*	1.300	KSF	$6,615	$3,680
715	Single Tenant Office (≥10,000 sf)	1.76	*	1.760	KSF	$8,956	$4,981
720	Medical/Dental Office (Stand-Alone)	3.93	*	3.930	KSF	$19,998	$11,123
730	Government Office Building	1.71	*	1.710	KSF	$8,701	$4,840
732	US Post Office	11.21	*	11.210	KSF	$57,042	$31,726
750	Office Park	1.30	*	1.300	KSF	$6,615	$3,680
760	Research and Development Center	0.98	*	0.980	KSF	$4,987	$2,773
770	Business Park	1.22	*	1.220	KSF	$6,208	$3,453

Institute of Transportation Engineers, Trip Generation Manual (11th Edition)
Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).
3 DU = Dwelling Unit; KSF = 1,000 square feet; VSP = Vehicle servicing position
* Pass-by and diverted trip rate data not available. Primary trip rates may be applied based on local data, development context, and engineering judgment

Effective January 1, 2026



Attachment A - Traffic Impact Fees

Traffic Impact Fee Rate Schedule – Non-Residential LUC 800-999							
ITE Code[1]	ITE Land Use Category[1]	Base Trip	% Prim	Net Trip Rate	Rate per Unit[4]	Impact Fee per Unit	
						Non-CBD	CBD
RETAIL							
810	Tractor Supply Store	1.40	66%	0.924	KSF	$4,702	$2,615
811	Construction Equipment Rental Store	0.99	74%	0.733	KSF	$3,728	$2,073
812	Building Materials and Lumber Store	2.25	74%	1.665	KSF	$8,472	$4,712
813	Free-Standing Discount Superstore (w/ Grocery)	4.33	71%	3.074	KSF	$15,644	$8,701
814	Variety Store	6.70	66%	4.422	KSF	$22,501	$12,515
815	Free Standing Discount Store (w/o Grocery)	4.86	83%	4.034	KSF	$20,527	$11,417
816	Hardware/Paint Store	2.98	74%	2.205	KSF	$11,221	$6,241
817	Nursery (Garden Center)	6.94	74%	5.136	KSF	$26,132	$14,535
818	Nursery (Wholesale)	5.24	74%	3.878	KSF	$19,731	$10,975
820	Shopping Center (>150k)	3.40	66%	2.244	KSF	$11,419	$6,351
821	Shopping Plaza (40-150k) w/ Supermarket	9.03	66%	5.960	KSF	$30,326	$16,868
821	Shopping Plaza (40-150k) w/o Supermarket	5.19	66%	3.425	KSF	$17,430	$9,694
822	Strip Retail Plaza (<40k)	6.59	66%	4.349	KSF	$22,132	$12,309
823	Factory Outlet Center	2.29	66%	1.511	KSF	$7,691	$4,277
840	Automobile Sales (New)	2.42	100%	2.420	KSF	$12,314	$6,849
841	Automobile Sales (Used)	3.75	100%	3.750	KSF	$19,082	$10,613
842	Recreational Vehicle Sales	0.77	100%	0.770	KSF	$3,918	$2,180
843	Automobile Parts Sales	4.90	44%	2.156	KSF	$10,971	$6,101
848	Tire Store	3.75	72%	2.700	KSF	$13,739	$7,642
849	Tire Superstore	2.11	72%	1.519	KSF	$7,730	$4,299
850	Supermarket	8.95	64%	5.728	KSF	$29,147	$16,211
851	Convenience Store	49.11	49%	24.064	KSF	$122,450	$68,105
857	Discount Club	4.19	63%	2.640	KSF	$13,432	$7,471
861	Sporting Goods Superstore	2.14	66%	1.412	KSF	$7,187	$3,997
862	Home Improvement Superstore	2.29	58%	1.328	KSF	$6,759	$3,759
863	Electronics Superstore	4.25	60%	2.550	KSF	$12,976	$7,217
866	Pet Supply Superstore	3.55	66%	2.343	KSF	$11,923	$6,632
867	Office Supply Superstore	2.77	66%	1.828	KSF	$9,303	$5,174
875	Department Store	1.95	66%	1.287	KSF	$6,549	$3,643
876	Apparel Store	4.12	66%	2.719	KSF	$13,837	$7,695
879	Arts and Crafts Store	6.21	66%	4.099	KSF	$20,855	$11,600
880	Pharmacy/Drug Store w/o Drive-Thru	8.51	47%	4.000	KSF	$20,353	$11,320
881	Pharmacy/Drug Store w/ Drive-Thru	10.25	38%	3.895	KSF	$19,819	$11,023
882	Marijuana Dispensery	18.92	100%	18.920	KSF	$96,274	$53,546
890	Furniture Store	0.52	47%	0.244	KSF	$1,243	$692
899	Liquor Store	16.62	64%	10.637	KSF	$54,125	$30,104
SERVICES							
911	Walk-in Bank	12.13	65%	7.885	KSF	$40,120	$22,315
912	Drive-in Bank	21.01	65%	13.657	KSF	$69,491	$38,650
918	Hair Salon	1.45	65%	0.943	KSF	$4,796	$2,667
920	Copy, Print, and Express Ship Store	7.42	66%	4.897	KSF	$24,919	$13,860
930	Fast Casual Restaurant	12.55	57%	7.154	KSF	$36,401	$20,245
931	Fine Dining Restaurant	7.80	56%	4.368	KSF	$22,227	$12,362
932	High Turnover (Sit-Down) Restaurant	9.05	57%	5.159	KSF	$26,249	$14,600
933	Fast Food w/o Drive-Thru	33.21	57%	18.930	KSF	$96,324	$53,574
934	Fast Food w/ Drive-Thru	33.03	50%	16.515	KSF	$84,037	$46,740
935	Fast Food Restaurant w/ Drive-Thru w/o Indoor Seating	59.50	50%	29.750	lane	$151,383	$84,198

936	Coffee/Donut Shop w/o Drive-Thru	32.29	57%	18.405	KSF	$93,656	$52,090
937	Coffee/Donut Shop w/ Drive-Thru	38.99	50%	19.495	KSF	$99,201	$55,174
938	Coffee/Donut Shop w/ Drive-Thru w/o Indoor Seating (Espresso Stand)	15.08	11%	1.659	lane	$8,441	$4,695
941	Quick Lubrication Vehicle Stop	8.70	72%	6.264	VSP	$31,875	$17,728
942	Automobile Care Center	3.11	72%	2.239	KSF	$11,395	$6,337
943	Automobile Parts and Service Center	2.06	72%	1.483	KSF	$7,547	$4,197
944	Gasoline/Service Station	13.91	58%	8.068	VFP	$41,053	$22,834
945	Convenience Store/Gas Station (<4,000 sf)	18.42	12%	2.210	VFP	$11,248	$6,255
945	Convenience Store/Gas Station (4,000 sf -- 5,500 sf)	22.76	12%	2.731	VFP	$13,897	$7,730
945	Convenience Store/Gas Station (>5,500 sf)	26.90	12%	3.228	VFP	$16,425	$9,135
947	Self-Serve Car Wash	5.54	58%	3.213	stall	$16,350	$9,094
948	Automated Car Wash	77.50	58%	44.950	stall	$228,729	$127,216
950	Truck Stop (Truck Trips Only)	15.42	58%	8.944	VFP	$45,510	$25,312
970	Winery	7.31	100%	7.310	KSF	$37,197	$20,689
971	Brewery Taproom	9.83	100%	9.830	KSF	$50,021	$27,820
975	Drinking Place	11.36	100%	11.360	KSF	$57,806	$32,150

Institute of Transportation Engineers, Trip Generation Manual (11th Edition)
Trip generation rate per development unit, for PM Peak Hour of the adjacent street traffic (4-6 pm).
3 Average primary trip rates, per Trip Generation Handbook (3rd Edition), 2017. Additional primary rates based on similar land use and engineering judgment

Pass-by rates should be used with caution and refined using local data whenever possible. [4] DU = Dwelling Unit; KSF = 1,000 square feet; VSP = Vehicle servicing position

CITY OF SEDRO-WOOLLEY
BUILDING, PLANNING & ENGINEERING
FEE SCHEDULE

The fees described below are the minimum fees specific to the identified activities. Other fees may apply and will be added to the minimum fee. Plan Review and Application Fees are due at time of application. All fees must be paid before Permit Issuance or City Action.

SECTION 1. BUILDING PERMIT FEES

To calculate building permit fees, valuation is established by using the current building valuation data published by the International Code Council (ICC). Permit fees are then calculated from the City of Sedro-Woolley BPE Fee Schedule Table 1. Valuation information for structures/improvements not designated by ICC is as shown in this schedule. The plan check fees for projects reviewed by the City of Sedro-Woolley shall be 65 percent of the building permit fee.

TABLE 1—BUILDING PERMIT FEES

TOTAL VALUATION	FEE
$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
$1.00 to $500.00	$23.50
$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
$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

Structure or Improvement	Valuation
Uninsulated, Unheated Basement	50% of finished space
Open Carport	$16.10 per Square foot
Foundations	$35.00 per linear foot
Fences greater than 6' in height	$12.84 per linear foot
Decks	$12.84 per Square foot
Post Frame Building	$16.10 per Square foot
Commercial Signs	$25.00 Surface mounted $25.00 Replacement of insert to existing sign cabinet $200.00 Monument $300.00 Pole-mounted

Other Building Related Fees	
Plans Examination Review Fee	65% of assessed building permit fee
Projects not specified in schedule	Valuation based on contractor's estimate
Inspections outside of normal business hours, if granted	$100.00/hour plus administrative overhead 2 hour minimum[1]
Inspections for which no fee is specifically indicated	$50.00 per hour[1] ½ hour minimum
Re-inspection fees (due prior to second re-inspection of written correction notice)	$50.00/hour plus administrative costs 1 hour minimum[1]
Expedited Inspection – for inspection requests received after 8:30 AM (due prior to subsequent inspection)	$50.00
Additional plan review fee or inspection required by changes, additions, or revisions to plans	$50.00/hour 1/2 hour minimum
Pre-review of Building Plans Fee – for review of building plans prior to the submittal of a complete building permit application.	10% of the projected Plans Examination Review Fee (based on building size and valuation). The Pre-review Fee does not count towards the Plans Examination Review Fee.
For use of outside consultants for plan checking, inspections, environmental, stormwater, landscape & other related reviews	$50.00/hour administrative costs plus the resulting consultant fees
Demolition Permits	$100.00 SFR Demolition Permit $125.00 Commercial Demolition Permit
Temporary Certificate of Occupancy	$250.00
Change of Use permit	$100.00
Building Decision Appeal	$300.00 Plus $50.00/hour for staff time plus resulting consultant fees plus resulting attorney fees.
Washington State Building Code Council Fee – building permit fee	$4.50 per building permit
Washington State Building Code Council Fee – multi-family unit fee	$2.00 per unit for each unit after the first unit
Adult Family Home Application Review Adult Family Home Inspection	$50.00 $50.00
Solar panel permit for buildings regulated by the International Residential Code (IRC)	$50.00

Solar panel permit for buildings regulated by the International Building Code (IBC)	$50.00 plus building plan review fee based in project valuation of the structural components and labor only
Residential re-roofing permit for roofing projects that require structural modification	$75.00
Commercial re-roofing permit	$75.00
Administration fee for processing deferred impact fees	$100.00

[1] Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

Manufactured Homes	
Manufactured Home	$500.00
Modular Homes	$750.00 plus foundation and/or basement permit fee

Mechanical Permits	
Permit Administration	
1. For the issuance of each mechanical permit	$25.00
Unit Fees	
1. 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)	$20.00
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 suspended heater, recessed wall heater or floor-mounted unit heater	$14.80
2. Appliance Vents	
For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	$ 7.25
3. 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	$13.70
4. Boilers, Compressors and Absorption Systems	
For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW)	$14.70

For the installation or relocation of each boiler or compressor over three horsepower (10.6kw) 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 (146.6kw)	$27.15
For the installation or relocation of each boiler or compressor over 15 horsepower (52.7kW) 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)	$37.25
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)	$55.45
For the installation or relocation of each boiler or compressor over 50 horsepower (176kw), or each absorption system over 1,750,000 Bin/h (512.9 kW)	$92.65
5. Air Handlers	
For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto 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.	$10.65
For each air-handling unit over 10,000 cfm (4719 L/s)	$18.10
6. Evaporative Coolers.	
For each evaporative cooler other than portable type	$10.65
7. Ventilation and Exhaust	
For each ventilation fan connected to a single duct	$ 7.25
For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	$10.65
For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	$10.65
8. Incinerators	
For the installation or relocation of each domestic-type incinerator	$18.20
For the installation or relocation of each commercial or industrial-type incinerator	$14.50
9. 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	$10.65
10. Range hoods	
Residential	$9.50
Commercial –plan review --inspection (does not include Fire Suppression)	$50.00/hour $50.00/hour
11. Wood/gas/pellet stove or insert	$20.00
Dryer vent	$7.50
Gas Range	$7.50
Other Inspections and Fees:	
1. Inspections outside of normal business hours, per hour (minimum charge—two hours)	$50.00*
2. Re-inspection fees assessed under provisions of Section 116.6, per inspection	$50.00*

3. Inspections for which no fee is specifically indicated, per hour (minimum charge—one-half hour)	$50.00*
4. Additional plan review required by changes, additions or revisions to plans or top for which an initial review has been completed (minimum charge—one-half hour)	$50.00*
*Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.	

Plumbing Permits

Permit Administration – See Appendix A for Equivalent Fixture Units table	
1. For issuing each permit	$ 25.00
Unit Fee Schedule	
1. For each plumbing fixture on one trap or a set of fixtures on one trap	$ 10.00
2. Rainwater systems - per drain (inside building)	
3. For each water heater and/or vent	$ 7.00
4. For each gas-piping system of one to five outlets	$ 7.00
5. For each additional gas piping system outlet, per outlet	$ 5.00
6. For each industrial waste pretreatment interceptor including Its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	$ 2.00
7. For each installation, alteration or repair of water piping and/or water treating equipment, each	$ 7.00
8. For each repair or alteration of drainage or vent piping, each fixture	$ 7.00
9. For each lawn sprinkler system on any one meter including backflow protection devices	$ 7.00
10. For atmospheric-type vacuum breakers not included in item 12: 1 to 5 over 5, each	$ 7.00
10. For atmospheric-type vacuum breakers not included in item 12: 1 to 5 over 5, each 11. For each backflow protective device other than atmospheric type vacuum breakers: 2 inch (51 mm) diameter and smaller over 2 inch (51 mm) diameter	$ 7.00 $ 1.00
11. For each backflow protective device other than atmospheric type vacuum breakers: 2 inch (51 mm) diameter and smaller over 2 inch (51 mm) diameter 12. For initial installation and testing for a reclaimed water system	$ 7.00 $ 15.00
13. For each annual cross-connection testing of a reclaimed water system (excluding initial test)	$30.00*
14. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	$30.00*
15. For each additional medical gas inlet(s)/outlet(s)	$50.00
Other Inspections and Fees	
1. Inspections outside of normal business hours	$50.00*

2. Re-inspection fee	$50.00*
3. Inspections for which no fee is specifically indicated	$50.00*
4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge — one-half hour)	$50.00*
*Per hour for each hour worked or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of all the employees involved.	$50.00*

SECTION 2. PLANNING PERMIT FEES

Planning	
Pre-Application Meeting Fee	$60.00 Planning Review $60.00 Engineering Review
Comprehensive Plan Amendment	$600.00 For projects that require more than 10 hours of staff time, the applicant will be billed at $60.00/hour plus any consultant fees.
Zoning Ordinance Amendment	$500.00
Rezone	See Comprehensive Plan Amendment
Long Plat - Preliminary	$2,000.00 plus $150/lot. For projects that require more than 30 hours of staff time, the applicant will be billed at $60.00/hour.
Long Plat - Final	$500.00
Short Plat	$1,000.00
Planned Residential Development (in addition to Long Plat fees)	$2000.00 plus $15/lot
Conditional Use Permit (does not include Hearing Examiner Fees)	$300.00 Residential $1,000.00 Commercial
Essential Public Facility review (in addition to the Conditional Use Permit fee)	$500.00
Zoning Waiver	$200.00
Zoning Variance - Residential	$400.00
Zoning Variance - Commercial	$1,000.00
Home Occupation Permit	$25.00
Boundary Line adjustment	$150.00
Binding Site Plan - Preliminary	$1,000.00 plus $150/lot
Binding Site Plan - Final	$300.00
Binding Site Plan - Amended	$500.00
Design Review	$25.00
Design Review for projects using the UVMU Overlay regulations	$100 base plus $0.005 per square foot of gross building area

Attachment B: Building, Planning & Engineering Fee Schedule

Annexation	$1,200.00
Temporary Permit per SWMC 17.64	$300.00
Planned Action – review of applications for projects within the boundaries of an approved Planned Action Ordinance	$300.00
Accessory Dwelling Unit (ADU) Permit	$250.00
Request for letter of interpretation	$250.00
Non-conforming use certificate	$500.00
Zoning Compliance letter	$150.00
Planning Decision Appeal	$200.00 by Permit Applicant $100.00 by non-permit applicant residing greater than 500 ft from the project. $30.00 by non-permit applicant residing less than 500 ft from the project Plus all resultant consultant fees, hearing examiner fees and/or attorney fees
Planning Review of site & construction plans for new buildings (not additions to an existing building) - Single-family (including manufactured home) & duplex building permits - Small Commercial & Industrial building permits without SEPA - All other building permits including multi-family	 $70.00 $110.00 10% of Building Permit fee or $2,500.00 (whichever is less)
Planning Review Fee for Excavation & Grading permits w/SEPA	$150.00
Planning Review for activities not listed specifically above.	$60.00/hour
Hearing Examiner Fees	 Actual cost Prepayment fees taken at time of application
Hearing Examiner - Prepayment of fees	Type I & II - $2,200 Type III - $2,200 Type IV - $3,000
Public Notification - Legal Notice in newspaper	Actual cost
Public Notification - Postage	Actual cost
Public Notification - Prepayment of publication costs	$350.00
Notice of Land Use Action sign	$25.00

Environmental Fees	
Critical Areas Review Fee	$10.00 Checklist review and site visit, if req. for building permits $20.00 Checklist review and site visit, if req. for projects requiring land disturbance, plats, and boundary line adjustments $380.00 Request and review applicant submitted reports
Shoreline Permit	$200.00
Shoreline Conditional Use/Variance	$250.00
Floodplain Permit	$60.00
For use of outside consultants for specialty plan checking and inspections	$60.00/hour administrative fee plus the resulting consultant fees
SEPA- State Environmental Policy Act Checklist Review	$150.00 (up to 10,000 sq. ft. disturbed area) $300.00 (10,000-50,000 sq. ft. disturbed area) $500.00 (50,000 sq. ft. and over disturbed area)
SEPA- Site Visit	$100.00
Environmental Impact Statement (E.I.S.) Review	$500.00 (included 10 hours of staff time) For projects that require more than 10 hours of staff time, applicant will be billed at $50.00/hour plus consultant fees
Appeal of SEPA determinations	$1000 plus consultant fees and attorney fees.

SECTION 3. ENGINEERING PERMIT FEES

ENGINEERING DEPARTMENT FEES Permits/Review/Inspection/Misc	Fee
Street Vacation Request	$1,000.00
Modification of Public Works Standards (PW Variance) Request (SW PWDS 1.3.9)	$250.00 plus Additional Engineering Plan Review fee for every hour over 3 hours of staff time to process request
Access Permit (new driveways accessing city streets)	$50.00
Oversize/Overweight Vehicles Permit (SWMC Ch. 10.20.025)	$30.00
Waiver, Deferral or Modification of Frontage Improvements (SWPWDS 1.3.10 and 3.2.7.E)	$50.00 for Single Family Residences $250.00 for all others
Right of Way Permit (any work within city right of way including street cuts, utility extension, driveway construction, sidewalks, etc.; includes initial inspection). One work location per permit	$70.00
Sewer Service Permit (includes initial inspection)	$75.00
Decommissioning Septic System Inspection Fee	$70.00

Clearing & Grading Permit (when not a part of an Engineering Plan Review project; includes TESC review and inspection)	$50.00 - Up to 50 CYS $100.00 plus $25.00 per Acre – 50 CYS and over
Re-inspection for ROW Permits & Sewer Service Permits, per each	$75.00
Engineering Plan Review – Simple Site Plan (up to two lots)	$95.00/hour; minimum ½ hour
Engineering Plan Review (on and off site civil improvements – see SWPWDS Ch. 2.2)	0.5% approved Engineer's Project Cost Estimate; $600.00 minimum
Additional Engineering Plan Review (see SWPWDS Ch. 2.2)	$95.00/hour; minimum ½ hour
Consultant Plan Review where required (Traffic Signals, Traffic Impact Analysis, Stormwater etc.)	Consultant Cost plus 5%
Construction Inspection (on and off site civil improvements; may be reduced up to 50% if Developer provides full time independent inspection services)	$500.00 plus 1.5% approved Engineers Estimate
Additional Construction Inspection (if required)	$75.00/hour; minimum ½ hour
Consultant Specialty Inspection & Testing (SWPWDS Ch. 2.1.10)	Consultant Cost plus 5%
Pavement Repair Performance Bond (cuts 100 sf or less - refundable on satisfactory completion of work – SWPWDS Ch. 2.3 and 3.2.15.G.6)	$750.00 (cash deposit)
Performance and Maintenance Bonds (all civil-related work)	See SWPWDS Chapters 1.4.8.B and 2.3

For Impact Fees, see Master Fee Schedule Title 15.

SECTION 4. OTHER FEES

Fire Code Fees	
Administrative fee	$60.00
Fire Code Operations Permit (pursuant to IFC 105.6)	$250.00 plus $60.00/hr plan review fee plus consultant fees.
Fire Code Construction Permit (pursuant to IFC 105.7)	$250.00 plus $60.00/hr plan review fee plus consultant fees.
Fire suppression – building sprinklers	$300.00 plus Fire Plan Review Fees
Fire suppression – tenant space sprinklers	$125.00 plus Fire Plan Review Fees
Fire suppression – commercial hood sprinklers	$77.00 plus Fire Plan Review Fees
Fire alarm system when required	$125.00 plus Fire Plan Review Fees
Fire alarm panel	$50 replaced / $75 new plus Fire Plan Review Fees
Fire Code Violation Investigation Fee	$60.00/hr minimum 1 hour
Fire Code Violation Fine	$60.00 - $200.00 per violation per day
Fire Code Compliance Review Fee and Report	$100.00 plus consultant fees
Fire Investigation Fee	$60.00/hr plus consultant fees.
Above/Underground fuel tank installation	$100

Underground fuel tank removal	$75
Underground fuel tank decommission – fill in place	$100
Compressed gas	$50.00 plus Fire Plan Review Fees
Install/Remove LP fuel tank	$35.00
Fire Plan Review Fee	$60.00/hr – one hour minimum
Fire inspection Fee	$60.00/hr – one hour minimum
Marijuana Operations Permit	$275.00 (annual fee)
Carbon Dioxide System Permit	$275.00 (annual fee)
Extraction Process Permit	$275.00 (annual fee)

Enforcement Fees	
Work without a permit investigation fee	$50.00/hour plus consultant fees plus attorney fees plus applicable fines.
Permit violation investigation fee	$50.00/hour plus consultant fees plus attorney fees plus applicable fines.
Permit compliance monitoring fee (for permits that require temporary monitoring)	$50.00/hour plus consultant fees
Building Permit Violation Fine	Add 100% of the building fee
Planning/Zoning Violation Fine	Add 100% of resulting planning fees
Legal action	$50.00/hour administrative fee plus attorney fees and consultant fees.

Computer Mapping Services	
8½ x 11	1-5 copies $2.50 (20% discount after five copies)
11 x 17	1-5 copies $5.00 (20% discount after five copies)
17 X 20 to 18 x 24	1-5 copies $10.00 (20% discount after five copies)
22 X 34 to 24 x 36	1-5 copies $15.00 (20% discount after five copies)
34 X 44 to 36 x 48	1-5 copies $20.00 (20% discount after five copies)
A $60/hour charge will be applied to all custom map request plus actual cost for maps produced and reproduced by outside sources.	

Address & Street Name Fees (SWMC 15.24)	
Standard Address Sign (12” x 6”)	$30.00 / sign
Oversize Address Sign (Larger than 12” x 6”)	Actual Cost of Materials and Labor as invoiced by Manufacturer. Prepayment fees taken at time of application.
Oversize Address Sign (Larger than 12” x 6”) – Prepayment of Fees	$30.00 / sign
Street Name Petition – Planning Review	$60.00/hour; minimum ½ hour
Street Name Petition – Fire Review	$60.00/hour; minimum ½ hour
Street Name Petition – Engineering Review	$60.00/hour; minimum ½ hour
Street Name Petition – Replacement of Street Name Signage	Actual Cost of Materials and Labor to order and install replacement signage as invoiced by the City of Sedro-Woolley. Prepayment fees taken at time of petition.
Street Name Petition – Replacement of Street Name Signage – Prepayment of Fees	$250.00

Administrative And Misc. Fees	
Copies	$0.15/single-page $0.25/double-page Actual cost for multi-media materials such as computer diskettes and CD's.
Color Copies	8.5x11/$0.50 8.5x14/$0.75 11x17/$1.00
Copies of recorded public hearings	Free on City website or $15.00/disk

FEE REFUNDS: The Building Official may authorize a refund of fees in accordance with IRC R108.5 and IBC 108.6

BUILDING PERMIT EXPIRATION: Every building permit issued by the City of Sedro-Woolley under the provisions of the Building Code shall expire by limitation and become null and void if the building or work authorized by such permit is not completed per the permitted requirements within two (2) years of the date of issuance.

RENEWAL OF EXPIRED BUILDING PERMITS: To renew action on a permit after expiration, the permittee shall pay a renewal fee of one half of the amount of the building permit fee that would be required for a new permit (not plan review fee), provided no changes have been made or will be made in the original plans and specifications for such work. A new permit – including plan review fees – will be required where expiration has been more than six months. Expired non-commercial projects requiring only final inspections shall pay a minimum fee of $100.00.

Any permittee holding an unexpired permit may apply for a six-month extension in order to complete the authorized work. The Building Official may grant one free 180 day extension of time upon a written request from the permittee showing that circumstances beyond the control of the permittee have prevented the authorized work from being completed. No permit may be extended more than once.

Appendix A - Equivalent Fixture Units

For calculation of Commercial General Facility Charge

Kinds of Fixtures	Units
Bathtubs	2
Bidets	2
Clothes washers, private	2
Clothes washers, commercial	6
Dental units or cuspidors	1
Drinking fountains	1
Floor drains	2
Interceptors for grease, oil, solids, etc.	3
Interceptors for sand, auto wash, etc.	6
Laundry tubs	2
Receptors (floor sinks), indirect waste receptors for refrigerators, coffee urns, water stations, etc.	1
Receptors, indirect waste receptors for commercial sinks, dishwashers, air-washers, etc.	3
Showers, single stalls	2
Showers, gang (per head)	1
Sinks, and/or dishwashers (residential) (2" min. waste)	2
Sinks, bar, commercial	2
Sinks, bar, private	1
Sinks, commercial or industrial, schools, etc., including dishwashers, wash up sinks and wash fountains	3
Sinks, flushing rim, clinic	6
Sinks, service	3
Sinks, service (3" trap)	6
Urinals, pedestal, trap arm only	6
Urinals, stall, separate trap	2
Urinals, wall-mounted, blowout, integral trap 2" trap arm only	3
Urinals, wall-mounted, blowout, integral trap 3" trap arm only	6
Urinals, wall-mounted, washdown or siphon jet, integral trap, trap arm only	2
Urinals, wall-mounted, washdown, separate trap (2" min. waste)	2
Wash basins, in sets	2
Wash basins (lavatories) single	1
Water closet, private installation	4
Water closet, public installation	6