

ORDINANCE NO. 64-08
TO AMEND ORDINANCE NO. 146-07, ORDINANCE NO. 2-07, ORDINANCE NO. 115-03 AND ORDINANCE NO. 142-04 ESTABLISHING FEES FOR THE MASON COUNTY BUILDING AND PLANNING DEPARTMENTS

WHEREAS, RCW 36.32.120 states “. the board of county commissioners.. have the care of the county property and the management of the county funds and business.”

WHEREAS, to maintain the financial stability of Mason County, it is prudent that the Building and Planning departments are operated as an enterprise; and that adequate revenue is generated by the Building and Planning Departments to cover their costs of services.

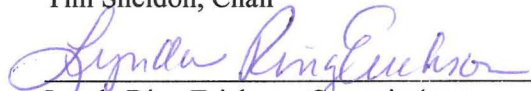
NOW THEREFORE, IT IS ESTABLISHED THAT Mason County Building and Planning Department fees for land modification permits will be increased per Table 1-D, and effective June 10, 2008. Table 1 and Table 1-D are hereby incorporated as part of this ordinance. See attached fee schedule with Tables as listed above.

APPROVED this 3rd day of June, 2008.

BOARD OF COUNTY COMMISSIONERS



Tim Sheldon, Chair

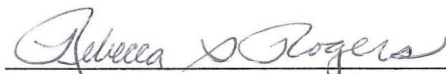


Lynda Ring Erickson, Commissioner



Ross Gallagher, Commissioner

ATTEST:



Rebecca S. Rogers, Clerk of the Board

APPROVED AS TO FORM:



Monty Cobb, Chief Civil Deputy Prosecuting Attorney

C: Budget & Finance, Barbara Robinson, Kathy Nelson, Accounting, Treasurer, Diane Zoren



**MASON COUNTY
DEPARTMENT OF
COMMUNITY DEVELOPMENT**

P.O. Box 186/426 W. Cedar
Shelton, WA 98584
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**RESIDENTIAL BUILDING PERMIT FEE INFORMATION
EFFECTIVE: January 1, 2008**

Please use this guide to determine the approximate cost of your residential building permit. On the back of this page you will find a valuation table. This table shows the permit fee and plan review fee based on the valuation of your proposed building. The Building Permit Fee is based on Table 1-A of the 1997 Uniform Building Code and the Plan Review Fee is 65% of the Building Permit Fee. The plan check fee will be collected when the building plans and applications are submitted. In addition to the plan check fee, there is a Planning Department Review Fee (\$190.00 – residential/\$310.00 – commercial) due upon submittal. The building, and other permit fees, will be collected when the permit is issued.

Once you have calculated the square footage of your building, use the following categories to determine the project valuation. Multiply the square footage by the cost per square foot (listed to the right of each category):

Type of Construction	Cost per Square Foot
Residential / Basement	\$ 76.65
Basement (semi-finished/unfinished)	\$ 37.70
Garage / Storage Building	\$ 27.66
Carport / Covered Deck	\$ 19.05
Deck (uncovered)	\$ 13.40
Manufactured/Modular Homes are a flat fee of \$494.00. There is a 50% application fee of \$247.00 due upon submittal, which is applied to the total fees when the permit is issued.	

Here is an example: The proposed building is 1200 square feet with a second story of 400 square feet, a garage of 500 square feet, and a 160 square foot deck. *(Using 10% increase)*

Valuation Calculation	Cost per Sq. Ft.	Valuation
Residence	1600 x \$ 76.65 =	\$ 122,640.00
Garage	500 x \$ 27.66 =	\$ 13,830.00
Deck (uncovered)	160 x \$ 13.40 =	\$ 2,144.00
	Total Valuation	\$ 138,614.00
Refer to the valuation table. For the range \$138,001.00 to \$139,000.00, the permit fee is \$1212.15 and the plan review fee is \$787.90.		

- For projects with valuations that exceed \$229,000.00 please refer to the 1997 UBC Code Table 1-A.
- For plumbing and mechanical fees, please refer to the attached tables.
- For additional fee information on projects not listed above, please contact the Mason County Department of Community Development at (360) 427-9670 ext. 352.

TABLE 1

**Mason County Building Permit Fees
And Valuation Criteria**

EFFECTIVE DATE: June 3, 2008

RESIDENTIAL PERMITS

FEE

*New construction, Additions, Basements:	\$ 76.65
*Remodels greater than 50%:	\$ 76.65
*Remodels less than 50%:	\$ 37.70
*Basement (Semi-finished/Unfinished)	\$ 37.70

MANUFACTURED HOUSING

*Manufactured Homes:	\$494.00
*MH Title Elimination:	\$ 31.50
*MH Runners/Tiedowns:	\$141.50
*Modular Home:	\$635.00

MISCELLANEOUS

*Garages:	\$ 27.66 sq. ft.
*Storage Buildings:	\$ 27.66 sq. ft.
*Green Houses:	\$ 27.66 sq. ft.
*Agricultural Buildings:	\$ 27.66 sq. ft.
*Covered Decks/Carport:	\$ 19.05 sq. ft.
*Fences:	\$ 10.50 sq. ft.
*Tanks/Tank Removal (Res.only):	\$110.00 Flat Fee

SHORELINE RELATED PERMITS

*Bulkheads:	\$ 21.00 sq. ft.
*Boat ramps:	\$ 13.40 sq. ft.
*Docks, Piers, Floats:	\$ 13.40 sq. ft.
*Stairs and Landings:	\$ 13.40 sq. ft.
*Pilings:	\$1,622.75 Per Piling

MISCELLANEOUS PERMIT FEES (Plan Review fees may apply where applicable)

*Foundation Only:	\$141.50 Flat Fee
*Retaining Walls:	\$ 20.20 sq. ft.
*Re-inspect Fee:	\$ 68.00
*Decks:	\$ 13.40 sq. ft.
*Demolition Fee:	\$ 110.00
*Site Inspection/Investigation	\$ 68.00
*Addressing Fee:	\$ 162.00
*Final Inspection/Expired permit:	\$ 68.00
*Site plan Revisions:	\$ 68.00
*Roofing Only (Residential):	\$ 110.00
*Roofing Only (Res. Accessory):	\$ 68.00
*Bldg. Inspections/Adj. Counties:	\$ 134.00 + Mileage
*Appeals of Administrative Decisions	\$ 530.00
*Large scale copies (plans):	\$ 4.20 Per Page
*Land Use Prosecutor/Deputy Prosecutor Research and/or Consultation fee:	\$ 90.00/hour

*Structures or work requiring permits for which no fee is specifically indicated: **signs, pools, window replacement, equipment, etc.**, will be valued and assessed utilizing submitted written contractor or engineer cost bid information, or closest related item for which a fee is determined. A minimum fee of **\$132.00** will be assessed for projects valued under \$1700.00 or at the discretion of the Building Official and/or Community Development Director.

STOCK PLAN FEES

*A full plan review fee based upon square footage, occupancy, and use of the building, will be collected when the initial stock plan is submitted. The plan review fee for subsequent submittals will be equal to 20% of the building permit fee, but not less than **\$132.00**. The reduced plan check fee will cover review of site specific conditions and is intended to cover processing costs. If additional reviews are needed because of a geo-technical report or similar issue, hourly fees will be assessed based upon the current adopted fee schedule in effect at the time the building permit application was received. Stock plan use and limitations will be per current Mason County stock plan policy at time of submittal.

PERMIT FEES/PLAN REVIEW

*Permit fees shall be as set forth in Table 1-A, and dated January 1, 2007. A minimum fee of **\$132.00** will be assessed for projects valued under \$1700.00 or at the discretion of the Building Official and Fire Marshal. Plan review fees, where not otherwise provided for or indicated, shall be established at the rate of **\$68.00** per hour with a one-hour minimum charge.

*Plan review fees for compliance to the Non-Residential Energy Code shall be established at the rate of **\$68.00** per hour, with a 1/2 hour minimum and shall be paid at the time the permit is issued.

VIOLATION/STOP WORK ORDER PENALTIES AND FINES

*Shall be assessed pursuant to Title 14, Title 15, and codes adopted at time of submittal.

COMMERCIAL STRUCTURES & IMPROVEMENTS

- 1.) Building Valuation Data, published by the International Code Council (ICC).
- 2.) Contractor/Engineer Estimate if not specified in the published Building Valuation Data.
- 3.) Misc. Tank installation/removal permit fees will be based upon the above criteria or will be a minimum fee base of **\$157.50**, whichever is greater. Additionally IFC and IBC plan check fees may apply.
- 4.) Re-roof permit fees for commercial structures will be based upon the above criteria or will be a minimum fee base of **\$157.50**, whichever is greater. Additionally IFC and IBC plan review fees may apply.
- 5.) Tenant Review Applications \$132.00
Additionally, IFC and IBC plan review fees may apply
- 6.) Commercial Coach **\$494.00**, plus written contractor bid if Coach or Modular is altered. A separate plan review fee and building permit fee will be charged for additional structures, such as landings, etc.
- 7.) Modular office placed on permanent foundation systems **\$635.00**.

***PLUMBING FEES**

Base and fixture fees, Table 1-B

***MECHANICAL FEES**

Base and unit fees, Table 1-C

*Plan review fees may be assessed at discretion of Building Official.

LAND MODIFICATION

*Fees assessed pursuant to Table 1-D. Additional fees may apply for review.

UNIFORM FIRE CODE/ASSOCIATED FEES

*Plan review fees for fire code compliance of building plan reviews, shall be established at 50% of the IBC plan review fee.

*Automatic Fire Alarms: Fees to be assessed based upon submitted contractor bid and the adopted fee schedule as depicted in Table 1. Exception: The permit fee will be a minimum fee base of **\$157.50**. Plan review fees will be calculated at 65% of permit fee.

*Fixed Fire Suppression: Fees to be assessed based upon submitted contractor bid and the adopted fee schedule as depicted in Table 1. Exception: The permit fee will be a minimum fee base of **\$157.50**. Plan review fees will be calculated at 65% of permit fee.

*Automatic Sprinkler: Fees to be assessed per Building Standards valuation data or upon submitted contractor bid at the discretion of the Fire Marshal. Exception: The permit fee will be a minimum fee base of **\$157.50**. Plan review fees will be calculated at 65% of permit fee.

Fire Apparatus Road Review:	\$68.00 per site
Burn Permit:	\$150.00 per site

Fireworks related fees-Local permit and license fee limits

*Retail Fireworks Stand Permit: **\$100.00** for one retail sales permit for one selling season in a year. Cost includes processing, permit, and inspections.

*Public Fireworks Display Permit: **\$250.00** minimum permit fee and min. ½ hr plan review fee 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 and include administrative costs. In no case shall the costs total more than five thousand dollars for any one display permit pursuant to RCW70.77.555.

TABLE 1-B

**Plumbing Permit Fees
EFFECTIVE: JANUARY 1, 2008**

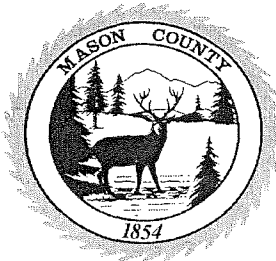
	FEE
Permit Issuance	
1. For issuing each permit.....	\$23.10
2. For issuing each supplemental permit.....	\$11.60
Unit Fee Schedule (In addition to items 1 and 2 above)	
1. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, Drainage piping and backflow protection therefor).....	\$ 8.10
2. For each building sewer and each trailer pack sewer.....	\$17.30
3. Rainwater systems – per drain (inside building).....	\$ 8.10
4. For each cesspool (where permitted).....	\$28.85
5. For each private sewage disposal system.....	\$46.20
6. For each water heater and or vent.....	\$ 8.10
7. For each gas-piping system of one to five outlets.....	\$ 5.75
8. For each additional gas piping system outlet, per outlet.....	\$ 1.15
9. For each industrial waste pretreatment interceptor including its trap and vent, Except kitchen-type grease interceptors functioning as fixture traps.....	\$ 8.10
10. For each installation, alteration or repair of water piping and/or water treating Equipment, each.....	\$ 8.10
11. For each repair or alteration of drainage or vent piping, each fixture.....	\$ 8.10
12. For each lawn sprinkler system on any one meter including backflow protection Devices therefor.....	\$ 8.10
13. For atmospheric-type vacuum breakers not included in item 12:	
1 to 5.....	\$ 5.75
over 5, each.....	\$ 1.15
14. For each backflow protective device other than atmospheric type vacuum breakers:	
2 inch (51 mm) diameter and smaller.....	\$ 8.10
over 2 inch (51 mm) diameter.....	\$17.30
15. For each gray water system.....	\$46.20
16. For initial installation and testing for a reclaimed water system.....	\$68.00
17. For each annual cross-connection testing of a reclaimed water system (including Initial test).....	\$68.00
18. For each medical gas piping system serving one to five inlets(s)/outlet(s) for a Specific gas.....	\$57.75
19. For each additional medical gas inlet(s)/outlet(s).....	\$ 5.75
Other Inspections and Fees	
1. Inspections outside of normal business hours.....	\$102.00
2. Reinspection fee.....	\$68.00
3. Inspections for which no fee is specifically indicated.....	\$68.00*
4. Additional plan review required by changes, additions or revisions to approved Plans (minimum charge – one half hour).....	\$68.00*

*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.

**TABLE 1-C
Mechanical Permit Fees**

EFFECTIVE: JANUARY 1, 2008

		FEE
Permit Issuance and Heaters		
1.	For the issuance of each mechanical permit.....	\$26.60
2.	For issuing each supplemental permit for which the original permit has not expired, been canceled or finaled.....	\$8.40
Unit Fee Schedule		
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 Btu/h (29.3 kW).....	\$17.10
	For the installation or relocation of each floor furnace, including vent.....	\$17.10
	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater.....	\$17.10
	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and Vents attached to such appliance.....	\$21.00
	Appliance Vents	
	For the installation, relocation or replacement of each appliance vent installed and not included in an Appliance permit.....	\$ 8.40
2.	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 regulation by the Mechanical Code.....	\$15.75
3.	Boilers, Compressors and Absorption Systems (Incl. Heat Pump)	
	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(29.3kW).....	\$17.00
	For the installation or relocation of each boiler or compressor over three horsepower (10.6kW) to And including 15 horsepower (52.7kW), or each absorption system over 100,000 Btu/h (29.3 kW) to And including 500,000 Btu/h (146.6kW).....	\$31.35
	For the installation or relocation of each boiler or compressor over 30 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).....	\$43.00
	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).....	\$64.00
	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).....	\$107.10
4.	Air Handlers	
	For each air-handling unit to and including 10,000 cubic fee per minute (cfm) (4719L/s), including Ducts attached thereto.....	\$12.35
	Note: This fee doe 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 (4719L/s).....	\$20.90
	Miscellaneous.....	\$12.35
6.	Ventilation and Exhaust	
	For each ventilation fan connected to a single duct.....	\$ 8.40
	For each ventilation system which is not a portion of any heating or air-conditioning system Authorized by a permit.....	\$12.35
	For the installation of each hood which is served by mechanical exhaust, including the ducts for Each hood.....	\$12.35
7.	Incinerator	
	For the installation or relocation of each domestic-type incinerator.....	\$21.00
	For the installation or relocation of each commercial or industrial-type incinerator.....	\$16.80
8.	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.....	\$12.35
Other Inspections and Fee:		
	Inspections outside of normal business hours, per hour (minimum charge two hours).....	\$68.00
	Re-inspection Fee.....	\$68.00
	Inspections for which no fee is specifically indicated, per hour (minimum charge one-half hour).....	\$68.00
	Additional plan review required by changes, additions or revisions to plans or to plans for which an Initial review has been completed (minimum charge-one-half hour).....	\$68.00
	Liquid propane tank, above ground tank, below ground fuel storage tank.....	\$68.00
	Solid Fuel Burning Equipment: Wood, Pellett, LP and fireplace, barbeque appliances.....	\$68.00



**MASON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

Mason County Bldg. III, 426 West Cedar Street
PO Box 186, Shelton, WA 98584

(360)427-9670 Belfair (360)275-4467 Elma (360)482-5269 www.co.mason.wa.us

Minimum Grading Fee's	
PLAN REVIEW	\$ 34.08
PERMIT FEES	\$ 34.08
INSPECTION FEE	\$ 68.00 per hour

GRADING FEE'S

Table 1-D

Prior to each inspection, active grading permits greater than two (2) years of age from issuance date will be charged \$68 per inspection or at current inspection rate.

GRADING PLAN REVIEW FEES

50 cubic yards or less.....	NO-FEE
51 to 100 cubic yards	\$ 34.08
101 to 1,000 cubic yards	\$ 53.65
1,001 to 10,000 cubic yards	\$ 71.41
10,001 to 100,000 cubic yards for the first 10,000 cubic yards,.....	\$ 71.41
plus.....	\$ 35.53
for each additional 10,000 yards or fraction thereof.	
100,001 to 200,000 cubic yards for the first 100,000 cubic yards,.....	\$ 391.14
plus.....	\$ 19.21
for each additional 10,000 yards or fraction thereof.	
200,001 cubic yards or more for the first 200,000 cubic yards,.....	\$ 583.26
plus.....	\$ 10.51
for each additional 10,000 yards or fraction thereof.	

Other Fees:

Additional plan review required by changes, additions or revisions to approved plans (minimum charge--one hour).....	\$68.00 per hour
Inspector fee per trip.....	\$68.00 per trip

GRADING PERMIT FEES

50 cubic yards or less.....	\$ 34.08
51 to 100 cubic yards	\$ 53.65
101 to 1,000 cubic yards for the first 100 cubic yards,.....	\$ 53.65
plus.....	\$ 25.38
for each additional 100 cubic yards or fraction thereof.	
1,001 to 10,000 cubic yards for the first 1,000 cubic yards,.....	\$ 282.03
plus.....	\$ 21.03
for each additional 1,000 cubic yards or fraction thereof.	
10,001 to 100,000 cubic yards for the first 10,000 cubic yards,.....	\$ 471.25
plus.....	\$ 95.70
for each additional 10,000 yards or fraction thereof.	
100,001 cubic yards or more for the first 100,000 cubic yards,.....	\$1,332.55
plus.....	\$ 52.93
for each additional 10,000 yards or fraction thereof.	

Building Valuation Data (continued)

accurate values for that purpose. However, the Square Foot Construction Costs table can be used to determine the cost of an addition that is basically a stand-alone building which happens to be attached to an existing building. In the case of such additions, the only alterations to the existing building would involve the attachment of the addition to the existing building and the openings between the addition and the existing building.

- For purposes of establishing the Permit Fee Multiplier, the estimated total annual construction value for a given time period

(1 year) is the sum of each building's value (Gross Area x Square Foot Construction Cost) for that time period (e.g., 1 year).

- The Square Foot Construction Cost does not include the price of the land on which the building is built. The Square Foot Construction Cost takes into account everything from site and foundation work to the roof structure and coverings but does not include the price of the land. The cost of the land does not affect the cost of related code enforcement activities and is not included in the Square Foot Construction Cost.

Square Foot Construction Costs^{a, b, c, d}

Group	(2006 International Building Code)	Type of Construction								
		IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1	Assembly, theaters, with stage	196.11	189.78	185.37	177.60	167.20	162.27	171.92	152.56	146.94
	Assembly, theaters, without stage	177.62	171.29	166.88	159.10	148.75	143.82	153.43	134.10	128.49
A-2	Assembly, nightclubs	149.94	145.74	142.04	136.49	128.53	124.91	131.71	116.50	112.58
A-2	Assembly, restaurants, bars, banquet halls	148.94	144.74	140.04	135.49	126.53	123.91	130.71	114.50	111.58
A-3	Assembly, churches	180.72	174.39	169.98	162.21	151.82	146.89	156.54	137.18	131.57
A-3	Assembly, general, community halls, libraries, museums	152.81	146.48	141.07	134.30	122.33	118.97	128.63	108.26	103.65
A-4	Assembly, arenas	176.62	170.29	164.88	158.10	146.75	142.82	152.43	132.10	127.49
B	Business	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
E	Educational	166.52	160.91	156.34	149.52	140.14	132.98	144.59	123.34	118.69
F-1	Factory and industrial, moderate hazard	92.68	88.42	83.70	80.93	72.45	69.29	77.68	59.67	56.50
F-2	Factory and industrial, low hazard	91.68	87.42	83.70	79.93	72.45	68.29	76.68	59.67	55.50
H-1	High Hazard, explosives	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	N.P.
H234	High Hazard	86.84	82.58	78.86	75.09	67.79	63.63	71.84	55.02	50.85
H-5	HPM	154.16	148.70	144.00	137.27	125.07	120.41	131.97	109.81	105.37
I-1	Institutional, supervised environment	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
I-2	Institutional, hospitals	256.26	250.80	246.11	239.38	226.55	N.P.	234.08	211.31	N.P.
I-2	Institutional, nursing homes	179.18	173.72	169.02	162.30	150.51	N.P.	157.00	135.27	N.P.
I-3	Institutional, restrained	174.99	169.52	164.83	158.10	147.16	141.52	152.80	131.92	125.48
I-4	Institutional, day care facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
M	Mercantile	111.44	107.24	102.53	97.99	89.62	87.00	93.21	77.59	74.67
R-1	Residential, hotels	154.24	149.02	145.08	139.28	129.95	126.44	140.32	117.80	113.25
R-2	Residential, multiple family	129.33	124.11	120.17	114.37	105.16	101.65	115.53	93.01	88.46
R-3	Residential, one- and two-family	122.11	118.76	115.86	112.68	108.62	105.77	110.77	101.74	95.91
R-4	Residential, care/assisted living facilities	152.30	147.08	143.14	137.34	128.24	124.73	138.61	116.09	111.54
S-1	Storage, moderate hazard	85.84	81.58	76.86	74.09	65.79	62.63	70.84	53.02	49.85
S-2	Storage, low hazard	84.84	80.58	76.86	73.09	65.79	61.63	69.84	53.02	48.85
U	Utility, miscellaneous	65.15	61.60	57.92	55.03	49.70	46.33	51.94	39.23	37.34

- a. Private Garages use Utility, miscellaneous
 b. Unfinished basements (all use group) = \$15.00 per sq. ft.
 c. For shell only buildings deduct 20 percent.
 d. N.P. = not permitted

Electronic files of the latest Building Valuation Data can be downloaded from the Code Council website at www.iccsafe.org/cs/techservices

**Section 1.10.020
Mason County Development Fee Ordinance**

EFFECTIVE: January 1, 2008

PLANNING PROGRAM PERMITS FEES

TYPE OF PERMIT	EXISTING	PROPOSED
SHORELINE PERMITS:		
Substantial Development Permit:		
\$10,000 or Less	\$670	\$705
\$10,001 to \$50,000	\$900	\$945
\$50,001 to \$200,000	\$1,350	\$1,420
Over \$200,000	\$1,685	\$1,770
Conditional Use and/or Variance/SDP:		
\$10,000 or Less	\$785	\$825
\$10,001 to \$50,000	\$1,010	\$1,060
\$50,001 to \$200,000	\$1,685	\$1,770
Over \$200,000	\$2,245	\$2,360
Shoreline Exemption:		
Single Family*	\$225	\$240
Other	\$450	\$475
Shoreline Permit Revision	\$335	\$355
Shoreline Appeals of Admin. Decision	\$505	\$530
LAND SEGREGATIONS:		
Boundary Line Adjustments	\$250 + \$30 Per Line	\$265 + 35 per line
Easement Removal	\$190	\$200
Declaration of Parcel Combination	\$65	\$120
Short Subdivisions	\$1,575 + \$55 Per Lot	\$1,655 + 60 Per Lot
Large Lot Subdivisions (Administrative)	\$1,680 + \$55 Per Lot	\$1,765 + 60 Per Lot
Large Lot Subdivisions (Hearing)	\$2,245 + \$55 Per Lot	\$2,360 + 60 Per Lot
Preliminary Plat – Subdivision	\$2,245 + \$55 Per Lot	\$2,360 + 60 Per Lot
Final Plat – Subdivision	\$1,120 + \$55 Per Lot	\$1,180 + 60 Per Lot
ENVIRONMENTAL REVIEW/SEPA:		
SEPA – Checklist		
Single Family*	\$340	\$360
Non-Single Family		
0 to 9.99 Acres	\$560	\$590
10 to 20 Acres	\$670	\$705
Over 20 Acres	\$840	\$885
SEPA - EIS (DS)	\$2,245 + \$62 Per Hr	\$2,360 + 65 Per hr

TYPE OF PERMIT (Cont.)

FEE

MOBILE HOME PARK AND RV PARK

Small Mobile Home Park	\$785 + \$55 Per Space	\$825 + 60 Per Space
Mobile Home Park	\$1,575 + \$55 Per Space	\$1,655 + 60 Per Space
Recreational Vehicle Park	\$1,575 + \$55 Per Space	\$1,655 + 60 Per Space

CRITICAL AREAS ORDINANCE :

Critical Areas Ordinance – Variance	\$1,350	\$1,420
CAO – Reasonable Use	\$1,350	\$1,420
Mason Environmental Permit	\$560	\$590
Mason Conditional Environmental Permit	\$1,350	\$1,420
Mason Environmental Permit Processed with another permit	\$335	\$355
Geotechnical Assessment/Report Reviews	\$195	#
Wetland Delineation Reviews	\$120	\$130
Habitat Management Plan Reviews	\$395	\$415
Geotechnical Assessment/Report (per hr)	#	#
Wetland Delineation (per hour)	\$62	\$65
Restoration Plan Review	\$395	\$415

OTHER PERMITS OR ACTIONS:

Comprehensive Plan Amendment or re- zone of property	\$1,700	\$1,785
Dev. Regs. – Special Use Permit	\$1,010	\$1,060
Dev. Regs. – Variance	\$1,010	\$1,060
Dev. Regs – Administrative Variance	\$100	\$105
Pre-Consultation	\$170 + \$62/Hr	\$180 + 65/Hr
Appeals of Administrative Decisions	\$505	\$530
Hazardous Waste Siting Permit	\$2,245	\$2,360
Administrative determination letter	\$170	\$180
Technical Assistance Fee (per hour)	\$62	\$65
Site Inspection	\$225	\$240
Stormwater, road, other engineering reviews	#	#
Legal assistance fee	\$75	\$80/hr
Water System Reviews	\$115	\$125
Forest Practice Reviews (with no SEPA)	\$330	\$350
Forest Practice Reviews (SEPA additional)	\$220	\$240

TYPE OF PERMIT (Cont.)

FEE

Pre- application	\$225	\$240
Residential Building Permit Review	\$170	\$190
Commercial Building Permit Review (Excluding sign permit review)	\$280	\$310
Building Permit Revision Review	\$55	\$60
Moratorium Waiver	\$1,120	\$1,180
Moratorium Removal	\$2,245	\$2,360
Hearing Examiner Fees:		
Examiner Hearings (permits and appeals)	\$1,875	\$1,875
Examiner Hearings (easement removals)	\$275	\$275
Examiner Hearings (Accessory Dwelling Unit)	\$625	\$625
Examiner Hearings (enforcement cases)	COST	COST

NOTES:

*Not including subdivisions

Per hour rate as charged by the Mason County Public Works Department or for the Professional Engineer retained by the Department of Community Development.

All fees are due on application for a complete application or on request for the service; except that hourly fees, shall be due within 30 days of billing or prior to issuance of a permit, whichever is earlier.

**MASON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT**

FEE CALCULATION WORKSHEET

VALUATION DETERMINATION

Occupancy Type	Square Footage	Valuation Amount	Total Valuation (sq. ft. x valuation)
Residence /Addition /Basement		\$76.65	\$
Garage /Storage Building		\$27.66	\$
Basement (semi-finished /unfinished)		\$37.70	\$
Deck		\$13.40	\$
Carport /Covered Deck		\$19.05	\$
Other			\$
			\$
Total Valuation			\$

Estimated Plan Review Fee, due when the permit is submitted:	\$ _____
Planning Dept. Review Fee (\$190/\$310), due when permit is submitted:	\$ _____
Addressing Fee (\$162.00), due upon submittal:	\$ _____
Fire Warden Review Fee (\$68.00), due upon permit submittal:	\$ _____
TOTAL DUE WHEN PERMIT IS SUBMITTED:	\$ _____

The estimated plan review fee is based upon information provided at the time of application and is subject to change. Planning Department fee is a flat fee which is due when permit is submitted. Building, mechanical, and plumbing permit fees will be calculated during plan review. Environmental Health, and other fees will be collected when the permit is issued.

ESTIMATED BUILDING PERMIT FEES

Building Permit Fee (see table attached to Building Permit Fee list U.B.C., table 1-A)	\$	
Estimated Mechanical Fees (U.M.C. , Table 1-A)	\$	
Estimated Plumbing Fees (U.P.C. ,Table 1-1)	\$	
Estimated Environmental Health Fees:	\$	
Estimated Fire Marshal Fees (Commercial projects -50% plan review)	\$	
State Fee	\$	4.50
Estimated Fees due when permit is approved:	\$	
Total Cost:	\$	

