

City of Newcastle
Consolidated Fee Schedule
 Effective January 1, 2019



Land Use Permits - Schedule 1

In addition to the application fee, which is non-refundable, the applicant shall reimburse the City at a rate of \$150.00 for staff time. The applicant shall also reimburse the City for costs of consultants hired by the City to review and inspect the applicant's proposal when the City is unable to do so with existing in-house staff. These professional services may include, but are not limited to: survey, civil engineering, traffic engineering, legal, planning, hearing examiner, environmental review, financial, accounting, soils, mechanical and structural engineering, and other agencies. A deposit is required at the time of application to use to reimburse the City for these charges. Deposit amount is determined on a case by case basis.

Fee Description	2019 Fee	Deposit
Accessory Dwelling Unit	\$165	yes
Annexation	No Fee	
Appeals Administrative	\$390	yes
Appeals to Hearing Examiner	\$390	yes
Appeals to City Council	\$390	yes
Binding Site Plan	\$2,840	yes
Boundary Line Adjustment	\$390	yes
Code Interpretation	\$390	
Comprehensive Plan Amendment	\$1,295	yes
Conditional Use Permit	\$2,845	yes
Development Agreement	\$1,195	yes
Engineering Review Permit/Inspections (not plats)	\$910	yes
Essential Public Facilities	\$2,845	yes
Home Occupation - Permit Type II	\$195	yes
Miscellaneous Administrative Decision	\$390	
Mobile Home Park Application	\$3,870	yes
Multi-Family Tax Exemption (see note 6)	\$1,330 plus King County Assessor Cost	yes
Planned Unit Development (under PUD ordinance)		
Preliminary, Under 100 lots	\$3,865 plus \$135 per lot	yes
Preliminary, Over 100 lots	\$6,440 plus \$135	yes
Final	\$1,295	yes
Pre-Application	\$390	yes
Reasonable Use Exception	\$390	yes
Residential Condominium Building Site Plan	\$2,845	yes
Critical Area Decision	\$390	yes
SEPA:		
Checklist	\$1,165	yes
MDNS	Actual Costs	yes
EIS filing fee (see note 4)	\$1,950	yes
Short Plat Applications:		
Preliminary	\$2,845	yes
Final	\$260 plus \$31 per lot	yes
Engineering Review/Inspection	\$660 plus costs (see note 5)	yes
Alteration	\$390	
Vacation	\$390	
Sign Permits - Temporary (less than 30 days)	\$65	no

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Fee Description	2019 Fee	Deposit
Sign Permits - Permanent (incl. building review)	\$120 min. 16% of Value to Max of \$1,215	no
Site Plan Review	\$2,845	yes
Special Use Permit	\$2,845	yes
Subdivision Applications:		
Preliminary Plat, Under 100 lots	\$3,765 plus \$265 per lot plus costs	yes
Preliminary Plat, Over 100 lots	\$5,015 plus \$190 per lot plus costs	yes
Engineering Review/ Major Revision	\$1,170	yes
Major Modification (of approved Prelim Plat)	\$1,300	yes
Extension	\$390	
Alteration	\$390	
Vacation	\$390	
Final Plat	\$2,845 plus \$190 per lot	yes
Temporary Use Permit	\$390	yes
Variance - Major	\$2,845	yes
Variance - Minor (Director's Decision)	\$390	yes
Wireless Communication Facility	\$2,845	yes
Zoning Determination	\$165	yes
Zoning Map Amendment, Rezone	\$7,760	yes
Zoning Text Amendment	\$1,625	yes

Notes to Schedule 1

- 1) If a permit category is not listed, the City Manager or his/her designee shall determine the fee schedule for that category subject to City Council approval.
- 2) In the event of unique or unusual circumstances or economic hardship, the City Manager may waive or reduce a fee. The City Manager will notify the full City Council of any waivers or reductions, and will rescind any charges deemed inappropriate by the City Council.
- 3) This fee schedule does not include mitigation fees such as road, school, or fees in-lieu-of open space which may be required for subdivisions or multifamily developments.
- 4) All fees are due and payable at time of application, except those fees which are actual costs of service. For "cost of service" fees, except EIS preparation and review, a 50% deposit of estimated costs is required at time of application. For EIS preparation and review, a 100% deposit of estimated costs is required at time of issuance of Threshold Determination. All fees are due and payable at time of issuing final permit. For site engineering/inspection, a final bill will be adjusted based on actual engineering and inspection costs.
- 5) Short Plat Construction Engineering/Inspection: The initial fee is non-refundable. Actual costs will be collected prior to Final Plat approval.
- 6) "King County Assessor costs" - the applicant shall provide a fee in the amount estimated by the Assessor's Office to cover the costs of administering the exemption. The City will remit the fee in accordance with NMC 3.60.050 and RCW 84.14.080 to King County or back to the applicant if the proposal is denied. If the application is denied, the City portion will not be remitted to the applicant.

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Clearing and Grading - Schedule 2

Fee Description	2019 Fee
Grading Plan Review Fees:	
50 cubic yards or less	No Fee
51 to 100 cubic yards (40m to 76.5m)	\$35
101 to 1,000 cubic yards (77.2m to 764.6m)	\$45
1,001 to 10,000 cubic yards (765.3m to 7645.5m)	\$65
10,001 to 100,000 cubic yards (7646.3m to 76,455m)	\$65 for first 10,000 cubic yards, plus \$30 each additional 10,000 cubic yards or fraction thereof
100,001 to 200,000 cubic yards (76456m to 152911m)	\$310 for first 10,000 cubic yards, plus \$15 each additional 10,000 cubic yards or fraction thereof
200,001 cubic yards (152912m) or more Additional plan review required by changes, adds or revisions to approved plans (minimum charge - one-half hour)	\$460 for first 10,000 cubic yards, plus \$10 each additional 10,000 cubic yards or fraction thereof \$155
Grading Permit Fees:	
50 cubic yards (38.2m) or less	No Fee
51 to 100 cubic yards (40m to 76.5m)	\$50
101 to 1,000 cubic yards (77.2m to 764.6m)	\$50 for the first 100 cubic yards, plus \$20 each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards (765.3m to 7645.5m)	\$225 for the 1,000 cubic yards, plus \$15 each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards (7646.3m to 76,455m)	\$370 for the first 10,000 cubic yards, plus \$75 each additional 10,000 cubic yard or fraction thereof
100,001 cubic yards (76,456m) or more	\$1050 for the first 100,000 cubic yards, plus \$40 each additional 10,000 cubic yards or fraction thereof
Inspections outside of normal business hrs.-minimum charge - two hrs.	\$120
Reinspection fees assessed under provisions of Section 108.8	\$120
Inspections for which no fee is indicated (minimum charge-one-half hr.)	\$120

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Building Division Fees - Schedule 3

Fee Description	2019 Fee
<u>Building Division Administrative Fees</u>	
Technology Fee for all community development fees collected	3.0%
All fees through online building permit, "MyBuildingPermit.com"	3.0%
<u>A) Building Permits</u>	
Total Valuation:	
\$1.00 to \$500.00	\$45
\$501.00 to \$2,000.00	\$45 1st \$500, \$5 each additional \$100 or fraction thereof
\$2,001 to \$25,000	\$130 1st \$2,000, \$30 each additional \$1,000 or fraction thereof
\$25,001 to \$50,000	\$725 1st \$25,000, \$20 each additional \$1,000 or fraction thereof
\$50,001.00 to \$100,000.00	\$1,200 1st \$50,000, \$11 each additional \$1,000 or fraction thereof
\$100,001.00 to \$500,000.00	\$1,845 1st \$100,000, \$9 each additional \$1,000 or fraction thereof
\$500,001.00 to \$1,000,000.00	\$6,005 1st \$500,000, \$8 each additional \$1,000 or fraction thereof
\$1,000,001.00 and up	\$10,420 1st \$1,000,000, \$6 each additional \$1,000 or fraction thereof
<u>Other Inspections and Fees:</u>	
Re-roofs - residential	\$230
Re-roofs - commercial	Fee is based on project valuation
Solar Panels with Review	\$555
Solar Panels over the counter	\$450
Inspections outside of normal business hours (min. charge - two hrs.)	\$120/per hour (or cost) whichever is greater
Reinspection fees	\$120/per hour (or cost) whichever is greater
Inspections for which no fee is specifically indicated (minimum charge - one-half hr.)	\$120/per hour (or cost) whichever is greater
Additional plan review required by changes, additions, or revisions (min.charge - one-half hr.)	\$120/per hour (or cost) whichever is greater
For use of outside consultants for plan checking and inspections, or both	Actual costs including administrative and overhead costs

Notes to Schedule 3

- 1) Plan Review Fee is paid at application. The cost for Plan Review is 65% of the Building Permit Fee. This fee covers initial review plus one re-check. Additional reviews incur an hourly charge.
- 2) Valuation is determined by the most current version of the International Code Council Building Valuation table. An additional line item is added: U Utility, carports and decks, with the cost being 50% of the U Utility, miscellaneous cost.

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Building Division Fees - Schedule 3

Fee Description	2019 Fee
B) Energy Code Fees	
Single Family	\$115
Residential Remodel/Addition	\$85
Multi-Family - Per Building	\$185
New Commercial Building	\$185
Tenant Improvement	\$85
(0 to 1,500 sq. feet)	\$30
(1,501 to 3,000 sq. feet)	\$55
(3,001 to 10,000 sq. feet)	\$115
(10,001 to 25,000 sq. feet)	\$165
(25,001 sq. feet or over)	\$220
C) Fire Code Fees	
Explosives/Blasting	\$275 + Costs + fire review fee
Operational Permit Fee	\$120
All other fire code fees are listed on the attached fee schedule entitled "Contract Cities 2018 Fee Schedule for Fire Protection Permits."	

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Building Division Fees - Schedule 3

Fee Description	2019 Fee
D) Mechanical Code Permit Fees	
For the issuance of a permit	\$45
Furnace:	
<= 100,000 Btu/h	\$30
> 1000,000 Btu/h	\$35
For installation or relocation of each floor furnace, including vent	\$30
For install or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$30
Appliance Vents:	
For install., relocation or replace. of each appliance vent installed & not included in an appliance permit	\$20
Repairs or Additions:	
For the alteration or, 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, including a/c & heat pumps	\$30
Boilers, Compressors, & Absorption Systems:	
< = 100,000 BTU (3 hp)	\$30
over 100,000 - 500,000 BTU (15 hp)	\$50
over 500,000 - 1,000,000 BTU (30 hp)	\$75
over 1,000,000 - 1,750,000 BTU (50 hp)	\$105
over 1,750,000 BTU	\$170
Air Handlers:	
For each air-handling unit up to and incl. 10,000 cubic ft per min. including ducts attached thereto	\$25
For each air-handling unit exceeding 10,000 cfm	\$35
Evaporative Coolers:	
For each evaporative cooler other than portable type	\$25

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Building Division Fees - Schedule 3

Fee Description	2019 Fee
Ventilation and Exhaust:	
For each ventilation fan connected to a single duct	\$20
For each ventilation system which is not a portion of heating or air-conditioning sys. auth.by a permit	\$20
For the installation of each hood which is served by mechanical exhaust, include. ducts for each hood	\$25
Incinerators:	
For installation or relocation of each domestic-type incinerator	\$35
For installation or relocation of each commercial or industrial type incinerator	\$30
Miscellaneous (Mechanical):	
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 code	\$25
For each gas-piping system of one to four outlets	\$10
For each gas-piping system, additional outlets over four, each	\$2
For each hazardous process piping system (HPP) of one to four outlets	\$10
For each piping system of five or more outlets, per outlet	\$2
For each non hazardous process piping system (NPP) of one to four outlets	\$5
For each piping system of five or more outlets, per outlet	\$2
Other Inspections and Fees:	
Inspections outside of normal business hours, per hour	1.5 the normal rate of \$120.00
Reinspection fees	\$120
Inspection for which no fee is specifically indicated, per hr. (min.charge - one-half hrs.)	\$120
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)	\$120
For use of outside consultants for plan checking and inspections, or both	Actual Costs incl. admin and overhead costs

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Building Division Fees - Schedule 3

Fee Description	2019 Fee
E) Miscellaneous Fees	
Hourly rate for miscellaneous inspections - per hour	\$120
Hourly rate for miscellaneous plans checks not listed below - per hour	\$120
Hourly rate for permit specialist - per hour	\$75
Overtime charges:	
Plans checker - per hour	1 1/2 times
Inspector - per hour	1 1/2 times
Permit specialist - per hour	1 1/2 times
Hourly fees for contracted services	Will be according to contract rate
Pre-application fees for preliminary review and evaluation	\$385
Demolition Permit	\$120
Mobile home location inspection	\$120
House Moving:	
Class I and II Moving Permit	\$110
Inspection Fee	\$80 (plus \$120 per hr after 1st hr. & .82 per mile if building moved into City is outside City.
Class III and IV Moving Permit	\$95
Minimum Housing Inspection Fee	\$120
Special Inspections:	
Fire or flood damage	\$120
Mini Day Care	\$120
Nursing homes, hospitals, et. al.	\$85 (plus \$120 per hour after the first hour)
Special Occupancies	\$120
Excess inspections created by contractor for a given inspection - per inspection	\$120
Condominium conversion plans review fee	
1-30 units	\$450
31-99 units	\$670
100 or more units	\$890
Air Supported Structures	
Plans check fee	\$100
Building permit fee	\$15
State Building Code (IBC) (Commercial)	\$25
Residential projects (IRC)	\$6.50 first residential unit, \$2.00 each additional unit.

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Building Division Fees - Schedule 3

Fee Description	2019 Fee
F) Plumbing Code Fees	
For issuing each permit	\$45
Unit Fee Schedule:	
For each plumbing fixture on one trap or set of fixtures on one trap (include drainage piping & backflow protection therefor)	\$20
For each building sewer and each trailer park sewer	\$35
Rainwater systems-per drain (inside building)	\$20
For each private sewage disposal system	\$80
For each water heater and/or vent	\$20
For each gas piping system of one to five outlets	\$10
For each additional gas piping system outlet, per outlet	\$2
For each industrial waste pretreatment interceptor including its trap and vent, except kitchen - type grease interceptors functioning as fixture traps	\$20
For each installation, alteration repair of water piping and/or water treating equipment	\$20
For each repair or alteration of drainage or vent piping, each fixture	\$20
For each lawn sprinkler system on any one meter including backflow protection devices	\$20
For atmospheric - type vacuum breakers not included in item 12:	
1 to 5	\$10
over 5, each	\$5
Vacuum breakers:	
2 inch (51mm) diameter and smaller	\$20
over 2 inch (51mm) diameter	\$35
For each graywater system	\$80
For initial installation and testing for a reclaimed water system	\$85
For each annual cross connection testing of a reclaimed water system (excluding initial test)	\$95
For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$95
For each medical gas inlet(s)/outlet(s)	\$10
Other Inspections and Fees:	
Inspections outside normal business hours	\$120
Reinspection fee	\$120
Inspections for which no fee is specifically indicated	\$120
Plan review required by changes or revisions to approved plans (min. charge - 1/2 hour)	\$120
For use of outside consultants for plan checking and inspections, or both	Actual Costs incl. admin and overhead costs.

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Public Works Fees - Schedule 4

Fee Description		2019 Fee
General Inspection Fee (for inspections not listed)		\$155
Right-of-Way Use Permit		\$220
Right-of-Way Vacation		\$1,125
Storm Water Review Fee		\$735
Work in Street Right-of-Way Permit		\$900
Impact Fees		
Transportation Impact Fees - Per SFR (ITE Code 210)		\$6,475
Transportation Impact Fees - Per apartment unit (ITE Code 220)		\$4,015
Transportation Impact Fees - Per townhome unit (ITE Code 231)		\$5,051
Transportation Impact Fees - All others		Per NMC 16.15 / ORD 2014-494
Parks & Trails Impact Fees - Per dwelling unit		\$3,006
Parks Shelter Fees		
	Resident	Non-Resident
1/2 Day Rental: Monday -Thursday	\$95	\$200
1/2 Day Rental: Friday - Sunday & Holidays	\$135	\$280
Full Day Rental	\$265	\$550

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Surface Water Management Fees - Schedule 5

Rate Category	Rate Description	Percent Impervious Surface	Basis	2019 Fee
1	Single Family Residential	Varies	Parcel	\$239.29
	Commercial:			
2	Very Light	≤ 10%	Parcel	\$2,477.00
3	Light	> 10% and ≤ 20%	Acre	\$547.66
4	Moderate	> 20% and ≤ 45%	Acre	\$1,439.66
5	Moderately Heavy	> 45% and ≤ 65%	Acre	\$2,479.18
6	Heavy	> 65% and ≤ 85%	Acre	\$3,051.89
7	Very Heavy	> 85%	Acre	\$3,843.00
8	Minimum Rate		Acre	\$239.29
9	Discounted Light Rate		Acre	\$242.28
10	Discounted Residential & Very Light Rate		Acre	\$121.14

Notes To Schedule 5

1) Fees provided for notification purposes only. Surface Water Management ree rates for 2018-2020 are established by Resolution 2018-745.

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Administrative Fees - Schedule 6

Fee Description	2019 Fee
Business License	\$31.00 (Plus State Fees) and \$0 for businesses meeting threshold exemption under NMC 5.15.040(A)
Pet License - Juvenile (under 6 months of age; 6-month expiration)	\$15.00
Pet License - Altered	\$30.00
Pet License - Unaltered	\$60.00
Pet License - Senior (owner 65 years of age or older, pet altered)	\$15.00
Pet License - Disabled (Proof of disability application, pet altered)	\$15.00
Pet License - Replacement for lost or unexpired tag	\$5.00
Pet License - Service Animal (statement required)	\$0.00
Notary Services	\$10.00 per notarial act
Administrative Fee for Processing of School Impact Fee Revenue	\$80.00 per school impact fee assessment
Solicitor's Permit - First Time Per Year	\$37 solicitor permit application fee PLUS \$43/per person fee for background check(s)
Solicitor's Permit - Renewal	\$37 solicitor permit application fee
Paper Copies in Excess of 50 Pages:	\$0.15 per page
Scanned Documents in Excess of 100 pages	\$0.10 per page scanned into electronic format
Electronic Files Provided by Electronic Delivery in Excess of 40 Files	\$0.05 for every four files
Postage for Transmitting Paper Copies	Actual Cost
Storage Media for Electronic Files	Actual Cost
Returned Checks (NSF)	\$25.00
Credit Card Transaction Fee	3.0% processing fee

Notes to Schedule 6

- 1) An agreement containing an alternative fee arrangement may be required for voluminous or frequently occurring public records requests.
- 2) Actual costs will be charged for providing customized access services for public records such as information technology expertise.