

City of Vancouver Development Review Fees
Effective Date January 16, 2009

Planning Fees, Engineering Fees and Fire Fees (Combined) Ordinance M-3895

Number	Activity	Fee
1.	Address Changes	\$286.28
2.	Airport Height Combining District	\$406.51
3.	Appeals (To Hearings Examiner, Planning Commission or City Council)	
A.	Filed by a recognized city neighborhood association	\$85.88
B.	Involving an individual single-family residence or duplex	\$400.79
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$1,145.10
4.	Archaeological Review	
A.	Pre-Determinations	
1.	Base Fee	\$372.16
2.	Plus fee per acre for each acre more than 5	\$62.98
3.	Surveys and other special studies	Cost Recovery ¹
5.	Binding Site Plan	
5.1	Binding Site Plan (Planning)	
A.	<u>Conceptual</u> – Requiring subsequent site plan review	
1.	Same as comparable short plat or subdivision	See short plat or subdivision
B.	<u>Detailed</u> – Not requiring subsequent site plan review	
1.	Same as comparable short plat or subdivision	See short plat or subdivision
2.	Plus one half (1/2) comparable site plan review	See Site Plan Review
5.2	Binding Site Plan (Engineering) (in addition to underlying site plan review fee)	
A.	<u>Conceptual</u> – Requiring subsequent site plan review	
1.	Same as comparable short plat or subdivision	See short plat or subdivision
B.	<u>Detailed</u> – Not requiring subsequent site plan review	
1.	Same as comparable short plat or subdivision	See short plat or subdivision
2.	Plus same as comparable site plan review	See Site Plan Review
6.	Boundary Line Adjustments	
A.	Base fee	\$601.18
1.	Plus fee per lot for each additional lot more than two	\$194.67
7.	Comprehensive Plan Amendments (including rezone in conjunction w/ plan amendment)	\$7,901.19
8.	Conditional Use Permit	
8.1	Conditional Use Permit (Planning)	\$4,838.05
8.2	Conditional Use Permit (Engineering)	
A.	Stormwater plan review	\$767.22
B.	Transportation plan review	\$1030.59
8.3	Conditional Use Permit (Fire)	\$166.56
9.	Continuance of Public Hearing	
9.1	Continuance of Public Hearing (Planning)	
A.	Initiated by applicant after public notice is mailed	\$1,145.10
B.	Resulting from inadequate information provided by the applicant. Does not apply in cases where new information is presented at the hearing by staff or other parties.	\$1,145.10
C.	Hearing Examiner Reconsideration	\$1,145.10
9.2	Continuance of Public Hearing (Engineering) (Applicant initiated)	\$437.22
10.	Covenant Release – Full and Partial	\$5,095.70
11.	Critical Areas Permit	
A.	Single-Family and Duplex lots (Fee per Applicable Critical Area)	
1.	Fish and Wildlife Habitat Areas	\$858.83
2.	Frequently Flooded Areas	\$171.77
3.	Geologic Hazard Areas	\$171.77
4.	Wetland Areas	\$858.83
B.	All Others (Fee per Applicable Critical Area)	
1.	Fish and Wildlife Habitat Areas	\$1,717.65
2.	Frequently Flooded Areas	\$395.06
3.	Geologic Hazard Areas	\$395.06
4.	Wetland Areas	\$1,717.65

C.	Minor Exception Request	
1.	Single-Family and Duplex lots	\$395.06
2.	All others (Fee per Applicable Critical Area)	\$412.24
D.	Reasonable Use Request	
1.	Single-Family and Duplex lots	\$2,520.12
2.	All others (Fee per Applicable Critical Area)	\$5,010.96
E.	Digitizing Critical Areas Geographic Information	Cost Recovery ¹
12.	Design Review (Downtown)	
A.	Exterior reviews only	\$343.53
B.	All others	\$1,145.10
13.	Development Agreement	Cost Recovery ¹
14.	Extension of Preliminary Approval	\$400.79
15.	Grading & Erosion Control Permit (includes plan check and inspection)	See Table VI
16.	Drainage Projects (Special)	
A.	Plan Review Fee	\$388.29
B.	Construction inspection fee	\$398.70
C.	Fees resulting from working without a permit	2x regular fee
17.	Escrow Review and Administration	
A.	\$0 to \$10,000 (Final city approved escrow amount)	
1.	Base Fee	\$260.25
2.	Plus percentage of final city approved escrow amount	1.5%
B.	\$10,001 to \$100,000 (Final city approved escrow amount)	
1.	Base Fee	\$520.50
2.	Plus percentage of final city approved escrow amount	1.0%
C.	Greater than \$100,000 (Final city approved escrow amount)	
1.	Base Fee	\$1,041.00
2.	Plus percentage of final city approved escrow amount	1.0%
18.	Historic Preservation – Special Valuation	\$289.71
19.	Home Occupation	
A.	Home Occupation (Planning)	
1.	General	\$114.51
2.	Penalty – When application is received after code enforcement action has been initiated.	2x regular fee
20.	Human Service Facility Siting Request	\$400.79
21.	Inspection Fees – Additional (Engineering)	
A.	Construction inspection after normal work hours ²	Cost Recovery ³
B.	Construction inspection during normal work hours	Cost Recovery ³
22.	Joint Use Parking Agreement	\$643.55
23.	Land Use Permit for 1 & 2 Unit Residential Dwellings (land use permit fees for other than 1 & 2 unit residential dwellings are subject to the “exempt” site plan review fee – See 32.B and 33.E of this table)	\$28.63
24.	Lot Determination	
A.	Base Fee (1-2 lots)	\$1,253.88
1.	Plus per lot fee over 3	\$400.79
25.	Master Plan (Planning) ⁴	
25.1	<u>Conceptual</u> – Requiring subsequent site plan review	\$4,452.15
25.2	<u>Detailed</u> – Not requiring subsequent site plan review	\$4,452.15
		Plus ½ applicable site plan review fee
	<u>Hybrid</u> – Conceptual approval for overall site, plus partial detailed approval)	\$4,452.15
	Plus same as comparable site plan review	Plus ½ applicable site plan review fee for area for which detailed approval is sought
25.3	Master Plan (Fire)	\$239.43
26.	Planned Development	
26.1	Planned Development (Planning)	
A.	<u>Residential</u>	
1.	Base Fee	\$1,391.30
2.	Plus fee per unit	\$62.98
3.	Minimum	\$2,040.00

	4.	Maximum	\$9,223.00 Subdivision fee reduced by ½ when filed simultaneously
B.		<u>Non-Residential</u>	
	1.	Base Fee	\$1,374.12
	2.	Plus fee per sq. ft. – ground floor	\$0.34
	3.	Plus fee per sq. ft. – upper floors	\$0.17
	4.	Minimum	\$2,095.00
	5.	Maximum	\$13,787.00
C.		<u>Mixed</u>	
	1.	Base Fee	\$1,374.12
	2.	Plus fee per sq. ft. – ground floor	\$0.34
	3.	Plus fee per sq. ft. – upper floors	\$0.17
	4.	Minimum	\$2,095.00
	5.	Maximum	\$13,787.00
26.2			Subdivision fee reduced by ½ when filed simultaneously
A.		Planned Development (Fire)	
B.		Base fee for up to 23 lots	\$999.36
		Plus fees per lot over 23	\$44.76
27.		Plan Review, Final Engineering – Additional/Reapproved	
A.		Each additional review (beyond 3)	\$403.91
28.		Planning Official	
28.1		Planning Official Review (Zoning Administrator & Planning)	
A.		Temporary Use	
	1.	Seasonal or special event	\$54.96
	2.	Temporary sales office, model home or unforeseen emergency	\$168.33
	3.	Temporary Use in a commercial or industrial district	\$788.97
B.		Similar Use Determination or Other	\$788.97
29.		Plat Alterations	\$3,698.67
30.		Post Decision Reviews	
30.1		Post Decision Review (Planning)	
A.		Post Decision Review - Type I	\$194.67
B.		Post Decision Review – Type II	\$549.65
C.		Post Decision Review – Type III	\$858.83
30.2		Post Decision Review – specifications (Engineering)	
A.		Change specifications prior to submittal	No Fee
B.		Change specifications after first review	½ Regular Fee
C.		Change specifications after final approval	Full Regular Fee
30.3		Post Decision Review (Fire)	\$239.43
31.		Pre-Application Process (Planning)	
A.		Pre-Application conference request	\$572.55
B.		Pre-Application conference request – Single-Family and Duplex lots (critical areas only)	\$171.77
C.		Pre-Application continuance – all other	\$572.55
D.		Pre-Application waiver request	\$85.88
32.		Zoning Verification Letter (authorizes replacement of destroyed structure)	\$131.69
33.		Reporting (misc. application and permit information)	Cost Recovery ¹
34.		Right-Of-Way Permits – (Engineering)	
A.		City of Vancouver	
	1.	Base Fee	\$104.10
	2.	Plus fee per lineal foot of improvement (includes all frontage improvements and trenching in right-of-way)	\$1.87
B.		Clark County (County reviews stormwater and transportation)	\$104.10
C.		WSDOT	\$260.25
35.		SEPA – Checklists	
A.		Critical Areas Permit	
	1.	Single-Family residential	\$139.70
	2.	All Other	
	a.)	Base Fee	\$621.79
	b.)	Plus fee per acre of land disturbed by the project	\$27.48
B.		Grading Permit	
	1.	Single-Family residential and appurtenances	\$75.58

	2.	All Other	\$561.10
		c.) Base Fee	\$9.16
		d.) Plus fee per acre of land disturbed by the project	
C.		Flood Plain Permit	
	1.	Single-Family residential and appurtenances	\$75.58
	2.	All Other	
		a.) Base Fee	\$621.79
		b.) Plus fee per acre of land disturbed by the project	\$27.48
D.		Subdivision or Planned Development	
		a.) Base Fee	\$458.04
		b.) Plus fee per acre of land disturbed by the project	\$5.73
E.		Site Plan Review – Residential	
		a.) Fee per unit up to 5 units	\$114.51
		b.) Plus fee per unit more than 5	\$11.45
F.		Non-Projects	\$1,259.61
G.		All Other Reviews	
		a.) Base Fee	\$916.08
		b.) Plus fee per acre	\$29.77
H.		SEPA Procedural Appeal (See “Appeals – All others” for substantive SEPA appeal fee)	\$74.43
I.		SEPA (EIS) Review	Cost Recovery ¹
36.		Shoreline Permits	
	A.	Shoreline Permit	\$4,007.85
	B.	Shoreline Conditional Use Permit	\$4,408.64
	C.	Shoreline Variance Request	\$4,408.64
37.		Short Subdivisions	
	37.1	Short Subdivisions (Planning)	
		A. Preliminary	\$3,893.34
		B. Final	\$1,322.59
	37.2	Short Subdivisions (2-9 lots) (Engineering)	
		A. Plan review fee	
		1. Stormwater	\$1,155.51
		2. Transportation	\$1,604.18
		B. Construction Inspection Fee	
		1. Stormwater	\$1,006.65
		2. Transportation	\$1,006.65
	37.3	Short Subdivisions (Fire)	\$666.24
38.		Signs⁵	
	A.	All Other	\$194.67
39.		Site Plan Review	
	39.1	Site Plan Review – Type I (Planning)	
		A. Residential	\$168.33
		B. Non-Residential	\$788.97
	39.2	Site Plan Review – Type I (Fire)	\$239.43
	39.3	Site Plan Review – Type II Residential (Planning)	
		A. General Case	
		1. Base Fee	\$990.51
		2. Plus fee per unit	\$68.71
		3. Maximum Fee	\$13,962.20
	39.4	Site Plan Review – Type II (Fire)	\$666.24
	39.5	Site Plan Review – Type II Non-Residential (Planning)	
		A. General Case	
		1. Base Fee	\$2,690.99
		2. Plus fee per sq. ft. – ground floor	\$0.11
		3. Plus fee per sq. ft. – upper floors	\$0.06
		B. Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$1,837.89
		C. Land extensive uses such as a golf course	\$2,215.77
		D. Unoccupied commercial and utility structures (including cell towers)	\$1019.14
	39.6	Site Plan Review (Engineering)	
		A. Stormwater plan review (includes preliminary and final) ⁴	
		1. General Case:	
		a.) Base Fee:	\$1,156.55

	Plus charge per square foot of impervious area as follows (including roof area):	
	b.) First 0.99 acre	\$0.04
	c.) .99 to 5 acres	\$0.02
	d.) Over 5 acres	\$0.004
	2. Unoccupied commercial and utility structures	\$373.72
	3. Tenant Improvements	\$78.08
B.	Transportation plan review (includes preliminary and final) ⁴	
1.	General Case	\$2,951.00
2.	Unoccupied commercial and utility structures	\$1,226.30
3.	Tenant Improvements	\$108.26
C.	Construction inspection fees (stormwater and transportation)	
1.	Small projects (less than 1 acre of impervious surface)	
a.)	Base Fee	\$739.11
b.)	Plus charge per square foot of impervious surface	\$0.01
2.	Medium projects (1.0 to 4.99 acres of impervious surface)	
a.)	Base Fee	\$1,478.22
b.)	Plus charge per square foot of impervious surface	\$0.005
3.	Large projects (over 5 acres of impervious surface) - - \$10,000 maximum	
a.)	Base Fee	\$2,956.44
b.)	Plus charge per square foot of impervious surface	\$0.002
4.	Unoccupied commercial and utility structures	\$246.72
5.	Tenant Improvements	\$78.08
40.	Special Valuation – Historic Preservation	\$289.71
41.	Street Modifications	
41.1	Street Modifications (Engineering)	
A.	Prior to public hearing or administrative decision	
1.	Administrative modification	\$144.70
2.	Technical (minor) modification	\$1,058.70
3.	Design (major) modification	\$2,101.78
B.	After public hearing or administrative decision	
1.	Administrative modification	\$144.70
2.	Technical (minor) modification	\$1,327.28
3.	Design (major) modification	\$2,377.64
C.	Appeal to Hearing Examiner	\$1,058.70
42.	Subdivision	
42.1	Subdivision – Preliminary (Planning)	
A.	2-9 Lots	\$4,117.78
B.	10-22 Lots	\$5,954.52
C.	23+ Lots	
1.	Base Fee (for 22 lots)	\$5, 954.52
2.	Plus fee per lot (each lot more than 22)	\$148.86
D.	In conjunction with a planned development	½ Regular Fee
42.2	Subdivisions (2-9 lots, not qualifying as short plat) (Engineering)	Same as Subdivision
42.3	Subdivisions (Engineering)	
A.	Plan Review Fees	
1.	Stormwater	
a.)	Base Fee	\$1,041.00
b.)	Plus per lot fee	
1.)	Less than 23 lots	\$43.72
2.)	23 or more lots	\$38.52
2.	Transportation	
a.)	Base Fee	\$2,309.98
b.)	Plus per lot fee	\$55.17
B.	Construction inspection fees	
1.	Stormwater	
a.)	Base Fee	\$686.02
b.)	Plus per lot fee	\$67.67
2.	Transportation	
a.)	Base Fee	\$2,161.12
b.)	Plus per lot fee	\$19.78
42.4	Subdivisions (Fire)	
A.	Base fee for first 23 lots	\$999.36
B.	Plus fee per lot over 23	\$37.48
42.5	Final – Plat Check	\$3,149.03

43.	Traffic Signal Plan Review and Inspection (Engineering)	
A.	Plan review fee	\$3,465.49
B.	Civil construction inspection fee	\$2,082.00
44.	Transportation Concurrency Review (Engineering)	
A.	Concurrency certificate request evaluation (preliminary scoping)	\$144.70
B.	Traffic study review	\$288.36
C.	Model maintenance fee per trip (peak hour); \$1,500 maximum	\$43.72
45.	Tree Plan Review	
A.	Levels 1, 2, 4, 5	\$188.94
B.	Levels 3, 6, 7	\$62.98
46.	Variance	
46.1	Variance (Planning) (full fee for 1st variance; ½ fee for 2nd; \$0 for 3rd or more)	
A.	Type I and Type II	
1.	Single-Family and Duplex	\$395.06
2.	All Other	\$412.24
B.	Type III	
1.	Single-Family and Duplex	\$2,250.12
2.	All Other	\$5,010.96
46.2	Variance (Engineering – all cases)	
A.	Stormwater	\$577.76
B.	Transportation	\$801.57
46.3	Variance (Fire)	\$166.56
47.	Zoning Certificates	\$429.41
48.	Zoning Change (not involving comp. plan amendment)	\$5,162.11
49.	Zoning Maps	
A.	Color Wall Map	\$30.00
B.	Black & White Map	\$15.00
C.	Zoning Ordinance (in binder)	\$25.00
D.	8½ x 11 Zoning Sections	\$5.00

¹ Cost Recovery. Applicants or persons requesting reports, SEPA EIS reviews, Development Agreement, or Special Studies will be required to sign an agreement that they will pay the actual cost of the work being performed. Actual costs will be calculated based on the salary and benefits of the employees performing work plus overhead at a rate 30%.

² Costs for construction inspection services scheduled after normal business hours solely for the convenience of the contractor (i.e. not resulting from delays caused by the City) shall be reimbursed to the City on a cost recovery basis (see Note 3).

³ Cost Recovery. Contractor will be required to sign an agreement that they will pay actual costs of the inspection. Actual costs will be salary and benefits for employees performing work plus overhead at the rate of 30%. The contractor will be sent an itemized billing.

⁴ Projects with approved master plans, which include preliminary stormwater and transportation plans, shall be entitled to a 30% reduction in the fee for stormwater and transportation plan review.

⁵ See Building Fee Schedule for building plan review and inspection fees on signs when applicable.