

**TITLE 20**

**Planning, Development Engineering and Fire Review Fees**

Fee tables from Title 20 have been combined (Parts of VMC 20.180.060, 20.180.070 and 20.180.080)

Fees from 20.180.070 for Development Engineering are highlighted in blue.

Fees from 20.180.080 for Fire Review are highlighted in orange.

Section	Activity	Fee
1.	<b>Address Changes</b>	\$570.00
2.	<b>Airport Height Combining District</b>	\$812.00
3.	<b>Appeals (To Hearings Examiner, Planning Commission or City Council)</b>	
A.	Filed by a recognized city neighborhood association	\$173.00
B.	Involving an individual single-family residence or duplex	\$800.00
C.	All other (see SEPA fees for SEPA procedural appeal fee)	\$2,286.00
4.	<b>Archaeological Review</b>	
A.	Pre-Determinations	
1.	Base Fee	\$744.00
2.	Plus fee per acre for each acre more than 5	\$126.00
B.	Surveys and other special studies	Cost Recovery <sup>1</sup>
5.	<b>Binding Site Plan</b>	
A.	<u>Conceptual</u> – Requiring subsequent site plan review	See short plat or subdivision
1.	Same as comparable short plat or subdivision	
B.	<u>Detailed</u> – Not requiring subsequent site plan review	See short plat or subdivision
1.	Same as comparable short plat or subdivision	See Site Plan Review
2.	Plus one half (1/2) comparable site plan review	
	<b>Engineering</b> (in addition to underlying site plan review fee)	
A.	Conceptual – Requiring subsequent site plan review	See short plat or subdivision
1.	Same as comparable short plat or subdivision	
B.	Detailed – Not requiring subsequent site plan review	See short plat or subdivision
1.	Same as comparable short plat or subdivision	See Site Plan Review
2.	Plus same as comparable site plan review	
6.	<b>Boundary Line Adjustments</b>	
	Base fee	\$1,200.00
	Plus fee per lot for each additional lot more than two	\$389.00
7.	<b>Comprehensive Plan Amendments (including rezone in conjunction with plan amendment)</b>	\$15,774.00
8.	<b>Conditional Use Permit</b>	
A.	Initial (Community Centers, Group Meal Service, Shelters)	\$1,716.00
B.	Initial (All Others)	\$9,662.00
C.	Major Modification, Type III	\$1,716.00
D.	Minor Modification, Type I	\$389.00
	<b>Engineering</b>	
A.	Stormwater plan review	\$1,152.00
B.	Transportation plan review	\$1,549.00
	<b>Fire (All Other Land Use applications) /Conditional Use Permit</b>	\$250.00
9.	<b>Continuance of Public Hearing</b>	
A.	Initiated by applicant after public notice is mailed	\$2,286.00
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.	\$2,286.00
C.	Hearing Examiner Reconsideration Request	\$2,286.00
	<b>Engineering</b>	
	Applicant initiated	\$658.00
10.	<b>Covenant Release – Full and Partial</b>	\$10,173.00
11.	<b>Critical Areas Permit</b>	
A.	<b>Single-Family and Duplex lots</b> (Fee per applicable critical area)	
1.	Fish and Wildlife Habitat Areas	\$1,716.00
2.	Frequently Flooded Areas	\$344.00
3.	Geologic Hazard Areas	\$344.00
4.	Wetland Areas	\$1,716.00

B.	<b>All Others</b> (Fee per applicable critical area)	
1.	Fish and Wildlife Habitat Areas	\$3,431.00
2.	Frequently Flooded Areas	\$787.00
3.	Geologic Hazard Areas	\$787.00
4.	Wetland Areas	\$3,431.00
C.	<b>Minor Exception Request</b>	
1.	Single-Family and Duplex lots	\$787.00
2.	All others	\$822.00
D.	<b>Reasonable Use Request</b>	
1.	Single-Family and Duplex lots	\$5,031.00
2.	All others	\$10,006.00
E.	<b>Digitizing Critical Areas Geographic Information</b>	Cost Recovery <sup>1</sup>
12.	<b>Design Review (Downtown)</b>	
A.	Exterior Reviews Only	\$687.00
B.	All Others (Including New Buildings)	\$2,286.00
13.	<b>Development Agreement</b>	
A.	Initial	\$7,691.00
B.	Modification	\$3,525.00
C.	Extension	\$654.00
14.	<b>Extension of Preliminary Approval</b>	\$800.00
15.	<b>Grading &amp; Erosion Control Permit (includes plan check and inspection)</b>	See Table VI, Page 12
	<b>Engineering</b> <u>Drainage Projects (Special)</u>	
A.	Plan Review Fee	\$585.00
B.	Construction inspection fee	\$599.00
C.	Fees resulting from working without a permit	2x regular fee
	<b>Engineering</b> <u>Escrow Review and Administration</u>	
A.	<b>\$0 to \$10,000</b> (Final city approved escrow amount)	
1.	Base Fee	\$390.00
2.	Plus percentage of final city approved escrow amount	1.5%
B.	<b>\$10,001 to \$100,000</b> (Final city approved escrow amount)	
1.	Base Fee	\$782.00
2.	Plus percentage of final city approved escrow amount	1.0%
C.	<b>Greater than \$100,000</b> (Final city approved escrow amount)	
1.	Base Fee	\$1,564.00
2.	Plus percentage of final city approved escrow amount	1.0%
	<b>Historic Preservation is listed under Special Valuation</b> (Section 36)	\$582.00
16.	<b>Home Occupation (BLR Business License Review)</b>	
A.	General	\$227.00
B.	Penalty – When application is received after code enforcement action has been initiated.	2x regular fee
17.	<b>Impact Fee Deferral for Single Family Housing (administrative fee per lot)</b>	\$717.00
	<b>Engineering</b> <u>Inspection Fees – Additional</u>	
A.	Construction inspection after normal work hours <sup>2</sup>	Cost Recovery <sup>3</sup>
B.	Construction inspection during normal work hours	Cost Recovery <sup>3</sup>
18.	<b>Joint Use Parking Agreement</b>	\$1,286.00
19.	<b>Land Use Permit</b> (single-family residential; sheds; decks; driveways; fences, etc.)	\$60.00
20.	<b>Lot Determination</b>	
A.	Base Fee (1-2 lots)	\$2,505.00
B.	Plus per lot fee over 2	\$800.00
21.	<b>Master Plan</b> <sup>4</sup>	
A.	<u>Conceptual</u> – requiring subsequent site plan review	\$8,887.00
B.	<u>Detailed</u> – not requiring subsequent site plan review	\$8,887.00
		Plus ½ applicable site plan review fee
C.	<u>Hybrid</u> – conceptual approval for overall site, plus partial detailed approval	\$8,887.00
		Plus ½ applicable site plan review fee for area for which detailed approval is sought

	<b>Fire (All other site plan reviews) / Master Plan</b>	\$359.00
22.	<b>Planned Development</b>	
A.	<u>Residential</u> Subdivision fee reduced by ½ when filed simultaneously	
1.	Base Fee	\$2,779.00
2.	Plus fee per unit	\$126.00
3.	Minimum	\$3,974.00
	Maximum	\$17,971.00
B.	<u>Non-Residential</u>	
1.	Base Fee	\$2,743.00
2.	Plus fee per sq. ft. – ground floor	\$0.70
3.	Plus fee per sq. ft. – upper floors	\$0.32
4.	Minimum	\$4,082.00
	Maximum	\$26,865.00
C.	<u>Mixed</u> Subdivision fee reduced by ½ when filed simultaneously	
1.	Base Fee	\$2,743.00
2.	Plus fee per sq. ft. – ground floor	\$0.70
3.	Plus fee per sq. ft. – upper floors	\$0.32
4.	Minimum	\$4,082.00
	Maximum	\$27,051.00
	<b>Fire (C. Planned Development)</b>	
a.	Base fee for up to 23 lots	\$1,502.00
b.	Plus fees per lot over 23	\$57.00
	<b>Engineering</b>	
	<u>Plan Review, Final Engineering – Additional/Reapproved</u>	
A.	Each additional review (beyond 3)	\$607.00
23.	<b>Planning Official Review</b>	
A.	<u>Temporary Use</u>	
1.	Seasonal or special event	\$111.00
2.	Temporary sales office, model home or unforeseen emergency	\$337.00
3.	Temporary Use in a commercial or industrial district	\$1,578.00
B.	<u>Similar Use Determination or Other</u>	\$1,578.00
24.	<b>Plat Alteration</b>	\$7,385.00
25.	<b>Post Decision Reviews</b>	
A.	Post Decision Review - Type I	\$389.00
B.	Post Decision Review – Type II	\$1,094.00
C.	Post Decision Review – Type III	\$1,716.00
	<b>Engineering</b>	
	<u>Post Decision Review – specifications</u>	
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
	<b>Fire (All other site plan reviews) / Post Decision Review</b>	\$359.00
26.	<b>Pre-Application Conference Process</b>	
A.	Pre-Application – Single-Family and Duplex lots (critical areas only VMC 20.210.040)	\$344.00
B.	Pre-Application conference request (most commonly used)	\$1,211.00
C.	Pre-Application waiver request	\$173.00
27.	<b>Zoning Verification Letter</b> (Authorizes Replacement of Destroyed Structure)	\$261.00
28.	<b>Reporting</b> (Misc. Application and Permit Information)	Cost Recovery <sup>1</sup>
	<b>Engineering</b>	
	<u>Right-Of-Way Permits</u>	
A.	City of Vancouver	
	<b>Residential</b>	
1.	Base Fee	\$33.00
2.	Plus fee per square foot of sidewalk (after the first 100)	\$0.05
3.	Plus fee per lineal foot of driveway (after the first 10)	\$0.25
	<b>Commercial</b>	
1.	Base Fee	\$156.00
2.	Plus fee per lineal foot of improvement (includes all frontage improvements and trenching in right-of-way)	\$2.81
B.	Clark County	Amount per Clark County Code (CCC) 13.12A

	C. WSDOT	\$347.00
	<b>Engineering</b> Right-Of-Way Use Permits Type A – Application Fee Short Term Permit Type B – Encroachment Permit Fee Type C – Use Fee Temporary Use and Occupation Permit ( <b>Street Use</b> ) Type D – Long Term ROW use and Occupation Permit Type E – Material Encroachment Permit	\$36.00 \$36.00 \$36.00 \$648.00 \$2,594.00
29.	<b>SEPA – Checklists</b> A. <u>Grading Permit</u> 1. Single-Family and duplex lots 2. All Other a. Base fee b. Plus fee per acre of land disturbed by the project B. <u>Subdivision or Planned Development</u> a. Base fee b. Plus fee per acre of land disturbed by the project <u>Site Plan Review – Residential</u> C. a. Base fee per unit up to 5 units b. Plus fee per unit more than 5 D. <u>Non-Projects</u> (including rezone and annual review applications) E. <u>All Other Reviews</u> a. Base fee b. Plus fee per acre of land disturbed by the project F. <u>SEPA Procedural Appeal</u> (See “Appeals – All others” for substantive SEPA appeal fee) G. <u>Environmental Impact Statement (EIS) Review</u>	\$151.00 \$1,121.00 \$21.00 \$915.00 \$10.45 \$227.00 \$23.00 \$2,515.00 \$1,830.00 \$61.00 \$148.00 Cost Recovery <sup>1</sup>
30.	<b>Shoreline Permits</b> A. Shoreline Substantial Development Permit B. Shoreline Conditional Use Permit C. Shoreline Variance Request	\$8,001.00 \$8,802.00 \$8,802.00
31.	<b>Short Subdivisions</b> A. Preliminary (9 lots or fewer) Plats B. Final Plat Check <b>Engineering</b> <u>Short Subdivisions (2-9 lots)</u> A. Plan review fee (includes preliminary and final) 1. Stormwater 2. Transportation B. Construction Inspection Fee 1. Stormwater 2. Transportation <b>Fire (Short Subdivision (9 lots or less))</b>	\$7,773.00 \$2,641.00 \$1,734.00 \$2,409.00 \$1,512.00 \$1,512.00 \$999.00
32.	<b>Signs</b> – All except sandwich board signs (also see Building Fees for building plan review and inspection fees as applicable)	\$389.00
33.	<b>Site Plan Review – Type I</b> A. Residential B. Non-Residential C. Qualifying Planned Action <b>Same as Type II Site Plan Review fees</b> See Also <b>Engineering</b> Site Plan Review <b>Fire (Type I)</b>	\$337.00 \$1,578.00 See Type II Fees \$359.00
34.	<b>Site Plan Review – Type II Residential</b> <u>General Case</u> A. Base Fee B. Plus fee per unit C. Maximum Fee See Also <b>Engineering</b> Site Plan Review <b>Fire (Type II)</b>	\$1,977.00 \$137.00 \$27,873.00 \$999.00
35.	<b>Site Plan Review – Type II Non-Residential</b> A. <u>General Case</u> 1. Base Fee 2. Plus fee per sq. ft. – ground floor 3. Plus fee per sq. ft. – upper floors	\$5,372.00 \$0.22 \$0.10

B.	Commercial pad within a previously approved site plan that was not originally reviewed for the proposed specific use or structure	\$3,668.00
C.	Land extensive uses such as a golf course	\$4,422.00
D.	Unoccupied commercial and utility structures (including cell towers)	\$2,036.00
	See Also <b>Engineering</b> Site Plan Review	
	<b>Fire (Type II)</b>	\$999.00
	<b>Engineering Site Plan Review</b>	
	A. <u>Stormwater plan review</u> (includes preliminary and final) <sup>4</sup>	
	1. General Case:	
	a. Base Fee:	\$1,735.00
	b. Plus charge per square foot of impervious area as follows (including roof area):	
	i. First 1.00 acre	\$0.04
	ii. Next 1 to 5 acres	\$0.02
	iii. Over 5 acres	\$0.004
	2. Unoccupied commercial and utility structures	\$562.00
	3. Tenant Improvements	\$117.00
	B. <u>Transportation plan review</u> (includes preliminary and final) <sup>4</sup>	
	1. General Case	\$4,432.00
	2. Unoccupied commercial and utility structures	\$1,840.00
	3. Tenant Improvements	\$163.00
	C. <u>Construction inspection fees</u> (stormwater and transportation)	
	1. Small projects (less than 1 acre of impervious surface)	
	a. Base Fee	\$1,112.00
	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	\$2,220.00
	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	\$4,440.00
	b. Plus charge per square foot of impervious surface	\$0.002
	4. Unoccupied commercial and utility structures	\$371.00
	5. Tenant Improvements	\$117.00
36.	<b>Special Valuation – Historic Preservation</b>	\$582.00
	<b>Engineering</b> <u>Street Modification – Transportation (Road Modifications)</u>	
	A. Prior to public hearing or administrative decision	
	1. Minor modification (formerly administrative)	\$218.00
	2. Technical modification (formerly technical minor)	\$1,590.00
	3. Major modification (formerly Design major)	\$3,158.00
	B. After public hearing or administrative decision	
	1. Minor modification	\$218.00
	2. Technical modification	\$1,996.00
	3. Major modification	\$3,573.00
	C. Appeal to Hearing Examiner	\$1,590.00
	<b>Engineering</b> Use Fee Temporary Use and Occupation Permit ( <b>Street Use</b> )	\$36.00
37.	<b>Subdivision - Preliminary</b>	
	A. 2-9 Lots (not qualifying as a short subdivision)	\$8,220.00
	B. 10-22 Lots	\$11,885.00
	C. 23+ Lots	
	1. Base Fee (for first 23 lots)	\$11,885.00
	2. Plus fee per lot (each lot more than 23)	\$296.00
	D. In conjunction with a planned development	½ Regular Fee
	<b>Engineering</b> <b>Subdivisions (2-9 lots, not qualifying as short subdivision; use subdivision fees)</b> <b>Subdivisions</b>	
	A. Plan Review Fees	
	1. Stormwater	
	a. Base Fee	\$1,564.00
	b. Plus per lot fee	
	i. Less than 23 lots	\$66.00
	ii. 23 or more lots	\$60.00

	<ul style="list-style-type: none"> <li>2. Transportation <ul style="list-style-type: none"> <li>a. Base Fee \$3,471.00</li> <li>b. Plus per lot fee \$83.00</li> </ul> </li> <li>B. Construction inspection fees <ul style="list-style-type: none"> <li>1. Stormwater <ul style="list-style-type: none"> <li>a. Base Fee \$1,029.00</li> <li>b. Plus per lot fee \$101.00</li> </ul> </li> <li>2. Transportation <ul style="list-style-type: none"> <li>a. Base Fee \$3,245.00</li> <li>b. Plus per lot fee \$30.00</li> </ul> </li> </ul> </li> </ul>	
	<b>Fire (Subdivision (10 lots or more))</b>	
	<ul style="list-style-type: none"> <li>a. Base fee for first 23 lots \$1,502.00</li> <li>b. Plus fee per lot over 23 \$57.00</li> </ul>	
38.	<b>Subdivisions – Final Plat Check</b>	\$5,985.00
39.	<b>Tenant Improvement</b> (if exempt from site plan review)	\$111.00
	<b>Engineering</b>	
	<u>Traffic Signal Plan Review and Inspection</u>	
	<ul style="list-style-type: none"> <li>A. Plan review fee \$5,207.00</li> <li>B. Civil construction inspection fee \$3,127.00</li> </ul>	
	<b>Engineering</b>	
	<u>Transportation Concurrency Review</u>	
	<ul style="list-style-type: none"> <li>A. Trip Generation and Distribution Report/Trip Compliance Letter/Trip Generation Letter (formerly Concurrency certificate request evaluation/preliminary scoping) \$218.00</li> <li>B. Traffic study review \$433.00</li> <li>C. Model maintenance fee per trip (peak hour); \$1,500 maximum \$66.00</li> </ul>	
40.	<b>Tree Plan Review</b>	
	<ul style="list-style-type: none"> <li>A. Levels 1, 2, 4, 5 \$378.00</li> <li>B. Levels 3, 6, 7 (includes Tree Removal only permits) \$126.00</li> </ul>	
41.	<b>Variance (full fee for 1<sup>st</sup> variance; ½ fee for 2<sup>nd</sup>; \$0 for 3<sup>rd</sup> or more)</b>	
	<ul style="list-style-type: none"> <li>A. Type I <ul style="list-style-type: none"> <li>1. Single-Family and Duplex \$787.00</li> <li>2. All Other \$822.00</li> </ul> </li> <li>B. Type II <ul style="list-style-type: none"> <li>1. Single-Family and Duplex \$2,484.00</li> <li>2. All Other \$5,983.00</li> </ul> </li> </ul>	
	<b>Engineering (all cases)</b>	
	<ul style="list-style-type: none"> <li>A. Stormwater \$869.00</li> <li>B. Transportation \$1,203.00</li> </ul>	
	<b>Fire (All Other Land Use applications) /Variance</b>	\$250.00
42.	<b>Zoning Certificates</b>	\$857.00
43.	<b>Zoning Map or Text Change (not involving comprehensive plan amendment)</b>	\$10,305.00

<sup>1</sup> 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%.

<sup>2</sup> 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).

<sup>3</sup> 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.

<sup>4</sup> 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.