

**Douglas County Transportation & Land Services**  
**Consolidated Permit Cost Recovery Schedule**  
Resolution TLS No: 25-61B  
Effective January 1, 2026  
Exhibit A

Pre-Development Conferences	\$0
<b><u>Land Development, Planning, Environmental:</u></b>	
Rezone, Planned Dev.,	\$1,314 + actual cost recovery above that
Overlay Amendments	
Time Extensions	One-half current fee
Administrative Revisions	One-half current fee
Master Planned Resort (Leg. Approval)	\$1,314 base fee + actual cost recovery above that
Amendments	\$657 base fee + actual cost recovery above that
Stormwater	\$200 1st submittal and Each Resubmittal
Major subdivision (preliminary plat)	
Land Services	\$985 + \$62/ lot for first 20 lots; \$32/lot thereafter
Engineering	\$330 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal
Major subdivision final review <sup>1</sup>	
Land Services	\$147 + \$59/lot for first 20 lots; \$29/lot thereafter
Engineering	\$462 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal
Short Subdivision; amend to add lots	
Land Services	\$655 + \$59/lot
Engineering	\$133 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal
Short subdivision final review <sup>1</sup>	
Land Services	\$147 + \$59/lot
Engineering	\$67 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal
Binding Site Plan; amend to add lots	
Land Services	\$657 + \$59/lot for first 20 lots; \$29/lot thereafter
Engineering	\$331 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal
Binding site plan final review <sup>1</sup>	
Land Services	\$147 + \$59/lot for first 20 lots; \$29/lot thereafter
Engineering	\$265 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal
Amend/Alter Plat (administrative)	\$363
Amend/Alter Plat (add. for public hearing)	\$1,084
Amend/Alter plat final review <sup>1</sup>	
Land Services	\$147 + \$59/lot for first 20 lots; \$29/lot thereafter
Engineering	\$494 + \$29/lot
Stormwater	\$200 1st submittal and Each Resubmittal

Variance (Titles 17 & 18)	\$1,314	
Full Administrative Review (Title 14)		
Projects up to \$10,000 in value		
Land Services	\$182	
Engineering	\$199	
Stormwater	\$200	1st submittal and Each Resubmittal
Full Administrative Review (Title 14)		
Land Services	\$369	
Engineering	\$132	
Stormwater	\$200	1st submittal and Each Resubmittal
Projects \$10,000 or more in value		
Add for advertising	\$297	
Limited Administrative Review (Title 14):		
Projects up to \$10,000 in value		
Land Services	\$60	
Engineering		
Projects \$10,000 or more in value		
Land Services	\$101	
Engineering		
Add for advertising	\$297	
Full & Limited Administrative , Add Review in critical area	\$265	
Comprehensive sign plan review	\$147	
Developer Agreement	\$1,350	+ actual cost recovery above that
Developer Agreement-Amendment	1/2 of original fee	
Boundary Line Adjustment	\$359	
	\$108	per prelim Lot
	\$108	(\$68 to Assessor; \$40 GIS)
Tech Limited	\$22	
Limited Land Segregations	\$358	
	\$108	per final Lot
	\$108	(\$68 to Assessor; \$40 GIS)
Tech Limited	\$22	
Critical area permits/compliance review	\$351	
Shoreline Management Permits:		
SP, SCUP, & Shoreline Variance	\$1,928	+ actual cost recovery above that
Revisions	\$447	
Time Extensions	\$447	
Exemptions	\$256	\$256 + 107 critical area review if necessary
Environment Change	\$638	+ actual cost recovery above that
SMP Text Amend	\$638	+ actual cost recovery above that
Floodplain Review	\$50	
Floodplain Development Permit	\$150	

Conditional Use Permits: Stormwater	\$1,987 + actual cost recovery above that \$200 1st submittal and Each Resubmittal
Nonconforming uses and/or structures: DCC 18.82.060, DCC 18.82.070: DCC 18.82.080: Stormwater	\$369 \$1,987 + actual cost recovery above that \$200 1st submittal and Each Resubmittal
Comprehensive Plan Amendments	\$1,444 + actual cost recovery above that
Open Space (RCW 84.34.020 (1) (b) or (c))	\$1,312
SEPA Checklist Review:	\$297 With published notice \$182 Without published notice
Environmental Impact Statements	\$658 + actual cost recovery above that
Mitigated DNS, Expanded Checklist	\$331 + actual cost recovery above that
Notice of Application Sign Noticing Sign Damaged By US mail	\$28 Sign \$67 Sign not returned/damaged Actual cost recovery
Investigation Fee (for code enforcement activities resulting in permit application)	Fee equal to the building permit + fee x2
<b><u>Administrative:</u></b>	
Appeals: Full Admin. Decision, Code Interpretation, Notice of Violation & Order Tech Fee	\$724 \$36
Request for administrative interpretation, determination of nonconforming use and/or structure (DCC 18.82.020)	\$147
Technology Fee Minor permits (woodstoves, demolition, etc.) Limited administrative review Full administrative review Quasi-judicial and legislative review	\$17 \$22 \$30 \$36
Rehearing Fee	\$1,084
Land use research, analysis, inventory, inspections	Actual cost recovery

**Roads, Utilities, Addressing:**

Addressing (per request/building or plat)	\$100
Right-of-way vacation request	\$1,000
Road approach permits (driveways)	\$200
Stormwater Development	\$200 1st submittal and Each Resubmittal
Construction and Utility Inspection <sup>2</sup>	
Type 1	\$67 Involves overhead line work, installation of replacement utility poles and pedestal 'drops' connecting utility pedestals to individual users that are dug or plowed outside the traveled way and involve no pavement, curb or sidewalk cuts.
Type 2	\$67 Fixed fee plus hourly rate method: Involves longitudinal or cross cuts in existing pavements, curbs or sidewalks. Insure proper backfill and pavement restoration as well as proper traffic control. Fixed fee plus hourly rate, \$64 which will include up to 2 hours of inspection time; additional inspection time would be charged at \$32.00 per hour. Time tracking required.
Type 3	\$67 Fixed fee plus hourly rate method: Mechanical plowing of utility lines parallel to and outside the traveled way. Inspection to insure road shoulder/ditches restored. Fixed fee plus hourly rate, \$64 plus \$21 hour and a per-foot additional charge be used - \$0.10/foot up to 1,000 lineal feet; \$0.09/foot over 1,000 and up to 25,000 lineal feet; and \$0.08/foot over 25,000 lineal feet.
Type 4	\$134 Pushing or boring of utilities that do not require the breaking of the pavement, curb or sidewalk. Little on-site inspection other than to insure the access pits are properly restored. Fixed fee amount \$128.
Manufactured Housing Transport Permit	\$35
All other engineering reviews/extra work	\$67 hour

**Construction permits:**

Total valuation:	\$1.00 to \$500	\$35.50 \$35.50
	\$501 to \$2000	\$35.50 for the first \$500 plus \$3.99 for each additional \$100 or fraction thereof, to and including \$2,000.
	\$2001 to \$25,000	\$95.35 for the first \$2,000 plus \$18.63 for each additional \$1,000 or fraction thereof, to and including \$25,000.
	\$25,001 to \$50,000	\$523.84 for the first \$25,000 plus \$13.44 for each additional \$1,000 or fraction thereof, to and including \$50,000.
	\$50,001 to \$100,000	\$859.84 for the first \$50,000 plus \$9.34 for each additional \$1,000 or fraction thereof, to and including \$100,000.
	\$100,001 to \$500,000	\$1,326.84 for the first \$100,000 plus \$7.49 for each additional \$1,000 or fraction thereof, to and including \$500,000.
	\$500,001 to \$1,000,000	\$4,506.84 for the first \$500,000 plus \$6.36 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
	\$1,000,001 and up	\$7,686.84 for the first \$1,000,000 plus \$5.35 for each additional \$1,000 or fraction thereof.

Plan review	Commercial Projects	65% of the building permit fee. Plan review fees are payable in advance with the submittal documents for commercial projects with a value of \$50,000 or greater.
		\$600 An initial plan review fee for one- and two-family dwellings of \$600 shall be paid at the time of plan submittal, with the balance of the actual plan review fee to be collected at the time of building permit issuance. Fees for plans that are reviewed are payable for all projects regardless of whether or not permits are pursued/issued. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged.

**Basic Fixture Fee**

Mechanical	\$32
Plumbing	\$28

**Residential Miscellaneous.:**

Wood and gas stoves/inserts	\$99
Swimming Pools	\$295
Occupancy change (residential to licensed care)	\$247

Manufactured Home, Factory Built Structures, Commercial coach

<i>Single unit</i>	\$393
<i>Double unit</i>	\$589
<i>Triple unit</i>	\$786
<i>Each additional unit</i>	\$99

Title Elimination	\$99
Demolition	\$99
LPG fuel storage tank & appliance	\$198
Sheathing and re-roofing	\$231
Re-inspection fee	\$99
Temp C of O, 30 day only	\$200
Notice to Title	2x Auditor's Fee

**Commercial Miscellaneous.:**

Swimming Pools	Based on valuation
Occupancy change	Based on valuation

Factory built structures

<i>Single unit</i>	\$393
<i>Double unit</i>	\$589
<i>Triple unit</i>	\$786
<i>Each additional unit</i>	\$99

Title Elimination	\$99
Signs	\$198
Re-roofing	Based on valuation
Demolition	\$99
Re-inspection fee	\$99
All other permits	In accordance with the fee schedule contained within the most current edition of the applicable code (e.g. IBC, IRC, IMC, IFC, IPC, etc. & successors).

**Fire Code Review Fees :**

Operational Permits	\$0
Firework display plan review/permit fee	\$63
Residential fire sprinkler plan review	\$99
Residential fire sprinkler inspection <sup>3</sup>	\$99
Fire alarm & smoke detection system plan	\$198 plus \$1.92 per device
Fire alarm & smoke detection system insp	\$198 plus \$2.56 per device

Fire sprinkler system plan review	\$198 plus \$1.92 per device
Fire sprinkler system inspection <sup>3</sup>	\$198 plus \$2.56 per device
Fire hydrants and mains plan review	\$198
Fire hydrants and mains inspection <sup>3</sup>	\$99 per each hydrant or main
Commercial IFC application plan review	\$329 per building application or \$96 if single component
Commercial IFC component inspection <sup>3</sup>	\$99 per individual component

(Commercial hood, high-piled storage, membrane structures, fireworks stands, fireworks displays, exhibitions, fire and sprinkler system revisions less than 5 devices, standpipes.)

Commercial fuel tanks (per tank)	
500 gallons or less	\$198
501 to 5000 gallons	\$396
5001 gallons or more	\$594
Residential or Comm. tank decomm <sup>3</sup>	\$99
Development permit review	\$99
Reinspection fee <sup>3</sup>	\$99

Listed fees represent the typical amount expended for review and processing, based on historical averages. It is the only fee charged for most applications, except those that are exceptional in scale and/or complexity. "Base fee" and "actual cost recovery" include costs for staff, consultants, hearing examiner, advertising, communications, postage and public notice expenses when those costs exceed the base (minimum) fee. Time is computed in increments not less than one-quarter hour. Expenses are payable prior to hearing (legislative and quasi-judicial) or final action (administrative). A final billing will include advertising and hearing examiner cost recovery.

<sup>1</sup> Final review includes one review and check of corrected plan, traffic analysis, drainage plan, etc. Additional reviews charged at actual cost recovery.

<sup>2</sup> Additional work beyond permit review and site inspection will be charged at actual cost recovery for construction inspection and remediation.

<sup>3</sup> Add \$67.00 for Fire Marshal inspections conducted outside of Fire District #2.

BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, WASHINGTON

In re: )  
)  
Cost Recovery Schedule for Land Use Activities, ) Resolution TLS No: 25-61B  
Right-of-Way Work Permits, Engineering Review, )  
Building Permits and Fire Marshal Services. )

WHEREAS, to clarify the cost recovery schedule for all permits and review activities of the Department of Transportation and Land Service it is appropriate to amend the cost recovery schedule to be included in the Transportation and Land Services accounting system; and

WHEREAS, permit fees do not establish a rate which reflects current conditions related to work load created by permits and review activity; and

WHEREAS, permit review has become more sophisticated, requiring more legal notification and requiring more staff time to review and approve; and

WHEREAS, the Board of Douglas County Commissioners held a public hearing to review and consider the proposed cost recovery schedule for land use activities, rights-of-way work permits, engineering review, building permits and Fire Marshal services on Tuesday, December 16, 2025 at 9:00 AM; and

WHEREAS, to offset the cost to the general public it is appropriate to charge applicants a fair amount to recover the public cost to process permits.

NOW THEREFORE BE IT RESOLVED as follows by the Board of Douglas County Commissioners:

Section 1. The Board of Douglas County Commissioners that the initial fee schedule in attached Exhibit "A" be established commencing January 1, 2026 for all listed applications except those initiated by the Board of Douglas County Commissioners, Planning Commission or the Transportation and Land Services Division.

Section 2. That in addition to such other charges as may be approved by the Board of Douglas County Commissioners, fees shall be adjusted, as rounded up to the next whole dollar, annually beginning January 1, 2027 and each year thereafter based on the Consumer Price Index (CPI-U) for "West", or union increase percentage, whichever is greater. In no event shall rates be increased by an amount greater than five (5) percent without prior approval by the Board of Douglas County Commissioners and these fees and charges shall not, in any case, decrease. On or before the end of December of each year the Land Services Development Director shall revise the consolidated cost recovery schedule according and the schedule shall become effective January 1 of each year unless other action is taken by the Board of County Commissioners.

Section 3. That the annual fee(s) increase shall continue annually and shall also be re-  
valuated every 5-years with Land Services Director and Board of County Commissioners.

Section 5. Resolution No. TLS 20-53B is hereby repealed January 1, 2026.

BE IT FURTHER RESOLVED that this Resolution TLS No: 25-42A shall be effective  
January 1, 2026.

Dated this \_\_\_<sup>th</sup> day of December 2025, in regular session at the Douglas County  
Courthouse, Waterville, Washington.

BOARD OF COUNTY COMMISSIONERS  
DOUGLAS COUNTY, WASHINGTON



3282  
\_\_\_\_\_  
Marc S. Straub Chair  
\_\_\_\_\_  
Dan Sutton Vice-Chair  
\_\_\_\_\_  
Randy Agnew Commissioner

ATTEST:

Carlye Baily  
Carlye Baily, Clerk of the Board