

**RESOLUTION NO. 2016-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, AMENDING RESOLUTION NO. 15-12 TO UPDATE THE CITY'S FEE SCHEDULE FOR 2017.**

WHEREAS, certain sections of the Covington Municipal Code authorize the City of Covington ("City") to charge a fee for services; and

WHEREAS, the City Council of the City of Covington ("Council") desires to maintain administrative fees for certain products and services provided by City staff and established the City's Fee Schedule through Resolution No. 02-72 ("Fee Schedule"); and

WHEREAS, since adoption, the City's Fee Schedule has been updated annually, and was last amended by Resolution No. 15-12 to adopt fees for 2016; and

WHEREAS, the Council has established a 100% cost recovery policy for land use, development, and building permits; and

WHEREAS, the Council desires to maintain transportation impact fees to fund capital improvements; and

WHEREAS, the Council desires to modify the City's Fee Schedule for 2017 to reflect the actual staff time and cost to the City for providing those services, as well as to make other minor changes; and

WHEREAS, except as provided for below, the Council desires to apply a 1.99% cost of living adjustment to the City's Fee Schedule for 2017, based on the CPI-W Seattle-Tacoma June to June Index published by the Bureau of Labor Statistics for the period 2015-2016 ("2017 CPI"); and

WHEREAS, the Council does not desire to apply the 2017 CPI to the City's fees for Integrated Traffic Concurrency Modeling and Traffic Analysis Report (Section I.A.1), Schedule A, as these fees will be amended upon completion of the City's traffic model program anticipated to be completed in 2017-2018; and

WHEREAS, the Council does not desire to apply the 2017 CPI to the valuation tables for clearing and grading, construction and maintenance inspections, building permits, plumbing permits, mechanical permits, and fire fees because the 2017 CPI will be reflected in the labor, materials, and contractor's overhead and profit (cost of the project), which is used to determine valuation; and

WHEREAS, the Council does not desire to apply the 2017 CPI to the Technology Surcharge or Business Licensing Fees; and

WHEREAS, Chapter 13.30 of the Covington Municipal Code (CMC) authorizes the Council to collect Surface Water Management fees; and

WHEREAS, pursuant to Resolution No. 14-18, the Council desires to increase Surface Water Management fees by five percent (5%) annually until 2021; and

WHEREAS, the Council passed Ordinance No. 18-16, which adopts the Kent School District Six-Year Capital Facilities Plan for 2017-2022 and authorizes collection of school impact fees at the rate identified therein for 2017, which fees may be adopted by reference in the City's Fee Schedule.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COVINGTON, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

**Section 1. Adoption of 2017 Fees.** The City of Covington's Fee Schedule, as originally adopted by Resolution No. 02-72 and last amended by Resolution No. 15-12, is hereby amended pursuant to Exhibit "A", attached hereto and incorporated fully herein by this reference as if fully set forth, to reflect the updated Fee Schedule for 2017.

**Section 2. Adoption of 2017 Surface Water Management Fees.** The City of Covington's Surface Water Management fees, as originally adopted by Resolution No. 14-18 and last amended by Resolution No. 15-12 as included in the City's Fee Schedule, are hereby amended pursuant to Exhibit "A", attached hereto and incorporated fully herein by this reference as if fully set forth, to reflect the updated Surface Water Management fees for 2017.

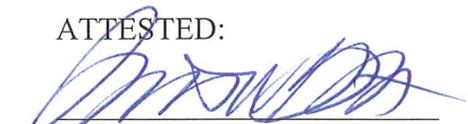
**Section 3. Fee Waiver.** The city manager shall have the right to waive all or part of any fee in the City's Fee Schedule if deemed in the best interest of the City.

**Section 4. Corrections.** Upon approval of the city attorney, the city clerk is authorized to make necessary corrections to this resolution, including the correction of clerical errors.

**Section 5. Effective Date.** The amendments adopted in Sections 1 and 2 of this resolution shall take effect on January 1, 2017.

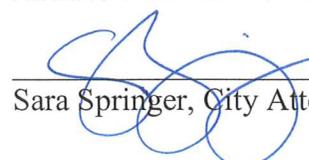
**ADOPTED** in an open and regular session of the City Council of the City of Covington, Washington, on this 9th day of November 2016, and signed in authentication thereof.

ATTESTED:

  
\_\_\_\_\_  
Sharon Scott, City Clerk

  
\_\_\_\_\_  
MAYOR JEFF WAGNER

APPROVED AS TO FORM ONLY:

  
\_\_\_\_\_  
Sara Springer, City Attorney

**2017 CITY OF COVINGTON FEE NOTEBOOK**  
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**DEVELOPMENT AND PERMIT CHARGES**

**I. DEVELOPMENT FEES**

**A. Integrated Traffic Concurrency Modeling and Reports**

1. Integrated Traffic Concurrency Modeling and Traffic Analysis Reports	See Schedule A	2016 Fee	2017 Fee	101.000.345.83.00.05
<b>2. Supplemental Traffic Review</b>			<b>Actual Cost</b>	
3. Request for Extension of Concurrency and Traffic Report Approval		415.73	424	101.000.345.83.00.05
4. Request for an individually-determined transportation impact fee		421.94	430	101.000.345.83.00.05
<b>5. Traffic Concurrency Appeal</b>			<b>584</b>	
<b>PLUS</b> consultant costs	Billed separately			

**B. Pre-application Conferences/Use Determinations**

1. Pre-application conference		750.80	766	130.000.322.90.00.00
2. Downtown permitted use determination		700.13	714	130.000.345.81.01.00

**C. Residential Land Development**

1. Short Subdivisions				130.000.345.81.00.00
a. Preliminary application review fees		11,728.49	11,962	130.000.345.81.00.00
b. Request for extension		276.00	281	130.000.345.81.00.00
c. Final short plat		5,827.83	5,944	130.000.345.81.00.00
d. Alteration to recorded short plat		1,650.93	1,684	130.000.345.81.00.00
e. Vacation of short plat		769.83	785	130.000.345.81.00.00
f. Affidavit of correction		492.65	502	130.000.345.81.00.00
2. Subdivisions				130.000.345.81.00.00
a. Preliminary application review fees		26,496.84	27,024	130.000.345.81.00.00
<b>PLUS</b> per lot fee		303.48	310	130.000.345.81.00.00
b. Major revision to approved preliminary subdivision		6,927.44	7,065	130.000.345.81.00.00
c. Request for extension		276.17	282	130.000.345.81.00.00
d. Final subdivision				130.000.345.81.00.00
(i) Final subdivision fee		9,895.47	10,092	130.000.345.81.00.00
<b>PLUS</b> per lot fee		83.96	86	130.000.345.81.00.00
(ii) Subdivision alteration		2,199.22	2,243	130.000.345.81.00.00
e. Vacation of plat		769.83	785	130.000.345.81.00.00
f. Affidavit of correction		492.65	502	130.000.345.81.00.00

D. Commercial Development	2016 Fee	2017 Fee	
1. Commercial Site Development Permit (includes multifamily)	12,827.09	13,082	130.000.345.81.01.00
2. Binding Site Plan			
a. Binding site plan	13,438.09	13,706	130.000.345.81.01.00
b. Binding site plan, in conjunction with commercial site development permit	1,094.55	1,116	130.000.345.81.01.00
c. Alteration of binding site plan	13,438.09	13,706	130.000.345.81.01.00
d. Vacation of binding site plan	13,438.09	13,706	130.000.345.81.01.00
3. Condominium Survey Map Review	1,118.96	1,141	130.000.345.81.01.00

E. Boundary Line Adjustment	2016 Fee	2017 Fee	
Request for boundary line adjustment	918.53	937	130.000.345.81.00.02

F. Environmental Review	2016 Fee	2017 Fee	
1. State Environmental Policy Act (SEPA) Review			130.000.345.89.00.00
a. Environmental checklist & Threshold Determination	1,125.16	1,148	130.000.345.89.00.00
b. Determination of Significance (DS)	5,625.82	5,738	130.000.345.89.00.00
Threshold determination			
<b>PLUS</b> hourly fee to review EIS (Required when review exceeds 40 staff hours)	142.99	146	130.000.345.89.00.00
c. SEPA Threshold Determination Amendment	703.23	717	130.000.345.89.00.00
d. SEPA Determination of Consistency Review (Planned Actions)	2,116.16	2,158	130.000.345.89.00.00
e. Subarea Plan - Planned Action Ordinance	2,116.00	2,158	130.000.322.90.00.00
<b>PLUS</b> hourly fee when review exceeds 15 hours	143.00	146	130.000.322.90.00.00
2. Critical Area Review Fees			
a. Reviews associated with single-family residential building permits, shoreline permits, boundary line adjustments, right-of-way permits, variances, partial critical area exemptions, and individual grading permits.	939.02	958	130.000.322.90.00.00
b. Reviews associated with commercial and/or multifamily building permits, commercial site development, subdivisions, short subdivisions, rezones, and conditional use permits to be collected as follows:			130.000.322.90.00.00
(i) at time of application	2,185.18	2,229	130.000.322.90.00.00
(ii) at time of engineering review	1,092.07	1,114	130.000.322.90.00.00
(iii) at commencement of monitoring	2,093.14	2,135	130.000.322.90.00.00
c. If critical area review not covered under (a) or (b) <b>PLUS</b> hourly fee	Same fees as (a) above		130.000.322.90.00.00
d. Critical area exceptions/reasonable use	142.99	146	130.000.322.90.00.00
d. Critical area exceptions/reasonable use	2,607.11	2,659	130.000.322.90.00.00
3. Flood Damage Prevention Variance	1,118.96	1,141	130.000.322.90.00.00

G. Parking Demand/Trip Reduction	2016 Fee	2017 Fee	
1. Parking Management Plan Review Fee	280.26	286	130.000.345.81.01.00
2. Commute Trip Reduction			
a. Program review	142.99	146	130.000.345.81.01.00
b. Request for extension	142.99	146	130.000.345.81.01.00
c. Request for modification	142.99	146	130.000.345.81.01.00

H. Engineering Review	2016 Fee	2017 Fee	
1. Engineering Plan Review Fees			
a. Short subdivision			
(i) Base fee	6,348.48	6,475	130.000.345.83.00.01

(ii) Resubmittal or revision, each occurrence			
Base fee	142.99	146	130.000.345.83.00.01
<b>PLUS</b> hourly fee	142.99	146	130.000.345.83.00.01
b. Subdivision			
(i) Application plan review			
Base fee	8,281.54	8,446	130.000.345.83.00.01
<b>PLUS</b> per lot fee	65.15	66	130.000.345.83.00.01
(ii) Resubmittal or revision, each occurrence			
Base fee	142.99	146	130.000.345.83.00.01
<b>PLUS</b> hourly fee	142.99	146	130.000.345.83.00.01
c. Commercial/multifamily			
(i) Base fee	5,620.65	5,733	130.000.345.83.00.01
(ii) Resubmittal or revision, each occurrence			
Base fee	142.99	146	130.000.345.83.00.01
<b>PLUS</b> hourly fee	142.99	146	130.000.345.83.00.01
2. Engineering Design Review			
a. Design and Construction Standards	419.87	428	130.000.345.83.00.01
design deviation (Type 1)			
b. Design and Construction Standards	700.13	714	130.000.345.83.00.01
design variance (Type 2)			
3. Drainage Review Fees			
a. Drainage plan review	142.99	146	130.000.345.83.00.01
b. Storm water Manual design deviation (Type 1)	419.87	428	130.000.345.83.00.01
c. Storm water Manual design variance (Type 2)	820.09	836	130.000.345.83.00.01

## I. Clearing and Grading

### 1. Clearing and Grading Permit Plan Review Fees

a. The Clearing and Grading fee shall be calculated by adding applicable amounts from Clearing and Grading Fee Tables.

130.000.345.83.00.01

#### Clearing Fee Table

Clearing Fee (ac)		Fee			Plus Per/1 ac over Min
Min	Max	Min			Min
-	1	\$ 680.00			\$ -
1	10	680.00			48.00
10	40	1,112.00			32.00
40	120	2,702.00			16.00
120	-	3,352.00			3.00

#### Grading Fee Table

Grading Volume (cv)		Fee			Plus Per/100 cv over Min
Min	Max	Min			over Min
-	50	\$ 408.00			\$ -
50	100	408.00			48.00
100	1,000	432.00			32.00
1,000	10,000	720.00			16.00
10,000	100,000	2,160.00			3.00
100,000	-	4,860.00			0.30

	2016 Fee	2017 Fee	
b. Plan revision fee			
Base fee, each occurrence	416.77	425	130.000.345.83.00.01
<b>PLUS</b> hourly fee	142.99	146	130.000.345.83.00.01
2. Grading Permit Fee Reductions			
Grading fee reduction for projects reviewed in conjunction with building permits, subdivisions or short subdivisions	0.30		130.000.345.83.00.01
<b>3. Grading Permit Extension Fee (180 days)</b>		<b>146</b>	<b>130.000.345.83.00.01</b>
4. Tree Removal and Clearing Fees			
a. Minor tree removal	278.19	284	130.000.322.90.00.00
b. Major tree removal	835.60	852	130.000.322.90.00.00
<b>c. Tree Departure/Modification</b>		<b>438</b>	<b>130.000.322.90.00.00</b>

**J. Construction Inspection**

**1. Construction and Maintenance Inspection Fee Table**

Bond Quantity Worksheet		Fee			Plus Per/1,000 over BQW Min
Min	Max	Min			
\$ -	\$ 100,000.00	\$ 5,168.00			\$ 40.80
100,000.00	500,000.00	9,248.00			\$ 34.00
500,000.00	1,000,000.00	22,848.00			\$ 27.20
1,000,000.00	+	36,448.00			\$ 27.40

	2016 Fee	2017	
2. Landscape Installation Inspection	286.00	292	130.000.342.40.00.01
3. Bond Release	286.00	292	130.000.342.40.00.01
3. Request for Extension of Performance Guarantee	279.22	285	130.000.342.40.00.01
4. Inspection outside of business hours on weekdays	142.99	146	130.000.342.40.00.01
Billed at 2 hour minimum	143.00	146	130.000.342.40.00.01
5. Inspection on weekend/holidays			130.000.342.40.00.01
Billed at 4 hour minimum	143.00	146	130.000.342.40.00.01

**K. Re-inspections and Missed Appointments (Construction, Planning, Engineering, Fire)**

Re-inspection fees will be assessed at **\$146 per occurrence** when an inspection has been requested or is required and (1) the previous inspection correction items are not complete, and/or (2) access to the site is not provided, and/or (3) approved plans are not on-site.

**L. Latecomers' Agreements**

	2016 Fee	2017 Fee	
1. Application Fee			
a. Latecomer's costs \$20,000 or less	580.16	592	130.000.322.90.00.00
b. Latecomer's costs \$21,001-\$100,000	1,160.33	1,183	130.000.322.90.00.00
c. Latecomer's costs more than \$100,000	2,320.65	2,367	130.000.322.90.00.00
2. Review by City Engineer; 4-hour deposit required	142.99	146	130.000.322.90.00.00
3. Processing fee	142.99	146	130.000.322.90.00.00
4. Segregation Processing Fee	142.99	146	130.000.322.90.00.00

<b>M. Shoreline Management Fees</b>			
1. Substantial Development Permit			130.000.322.90.00.00
<b>a. Total Cost of Proposed Development</b>			
Total Cost of Proposed Development	Fee		
\$5,001 - 10,000	\$		1,652.00
\$10,001 - 100,000			3,303.00
\$100,001 - 500,000			8,254.00
\$500,001 - 1,000,000			12,378.00
\$1,000,000+			16,501.00
		2016 Fee	2017 Fee
b. Single-family Joint-Use Dock		3,746.76	3,821
2. Shoreline Conditional Use Permit		13,113.13	13,374
3. Shoreline Variance			
Up to \$10,000 project value		3,871.89	3,949
Over \$10,000 project value		10,242.31	10,446
4. Shoreline Environment Redefinition			
Base fee		19,252.93	19,636
<b>PLUS</b> per shoreline lineal foot		39.30	40
Maximum charge		72,191.51	73,628
5. Shoreline Exemption		282.00	288
6. Supplemental Fees			
a. Request for extension, calculated as % of original permit		20%	20%
b. Revision, as % of original permit		20%	20%
c. Surcharge when public hearing required, as % of original permit		12%	12%
Minimum charge		3,995.99	4,076
d. Compliance investigation not to exceed cost of permit (including travel time)		142.99	146
			130.000.322.90.00.00

<b>N. Administrative Fees</b>			
1. Administrative fee for school impact fees, per residential unit	70.32	72	130.000.345.89.00.05
2. Administrative fee for development permits subject to transportation impact fees, per lot	70.32	72	130.000.345.89.00.05
<b>3. Impact Fee Deferral Program Application</b>		<b>292</b>	

**O. Consultant Pass-Through Fees**

In the review of a land-use permit application, including but not limited to environmental (SEPA) review, the City may determine that such review requires the review of the City Attorney. In addition to the above development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the cost of professional consultant services if the City determines that such services are necessary to complete its review of the application submittal. The City may also require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated costs of retaining professional consultant services and ensure reimbursement to the City for such costs.

- |                       |                                |
|-----------------------|--------------------------------|
| 1. Consultant costs   | Actual Cost                    |
| 2. Administrative fee | 10% of actual consultant costs |

**P. City Attorney Review**

The City may determine that a land-use application requires the City Attorney's review. In addition to the development fees that an applicant is required to submit, the applicant shall also be responsible for reimbursing the City for the attorney's billable hourly rate. The City may require the applicant to deposit an amount with the City which is estimated, at the discretion of the Community Development Director, to be sufficient to cover anticipated cost of attorney services and ensure reimbursement to the City for such costs.

- |                                    |             |
|------------------------------------|-------------|
| 1. Attorney's billable hourly rate | Actual Cost |
|------------------------------------|-------------|

**Traffic Review Fee Table/ SCHEDULE A**

Per Council Direction 1/10/2012

**Formula 1 - SMALL Developments**

Formula: Total Fee = Base Fee + Rate per Unit \* DevelopmentUnits

If calculated fee is **MORE** than \$10,563 use formula for Large Developments instead

Land Use Category	Typical examples or indicators	Development Unit	(a) Base Fee <sup>1</sup>	(b) Rate <sup>1</sup> Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MAXIMUM No. of Units for this formula
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**RESIDENTIAL**

Residential - independent living	Single family, apartments, townhomes, condos	DU	\$ 2,437.50	\$ 81.25		\$0	100
Assisted living facilities	Residents don't drive; caregivers are employed	<i>bed</i>	\$ 2,437.50	\$ 20.31		\$0	400

**RETAIL BUSINESS**

Small Retail < 10KSF	Restaurants, banks, mini-mart <sup>1</sup>	1000sf	\$ 2,437.50	\$812.50		\$0	10
General Retail 10KSF-200KSF	Most stores, small shopping centers	1000sf	\$ 2,437.50	\$203.13		\$0	40
Large Retail >200kst	Most shopping centers, superstores				use other table	use other table	NA
Day care	Child-care facilities	1000sf	\$ 2,437.50	\$203.13		\$0	40
Medical facilities - all	Clinic, hospital, dental, veterinary	1000sf	\$ 2,437.50	\$203.13		\$0	40
Hotel, motel by size	All types of rooms for rent	1000sf	\$ 2,437.50	\$ 81.25		\$0	100
Automotive services	Gas station, car wash, quick lube, tire store <sup>1</sup>	<i>vehicle servicing position</i>	\$ 2,437.50	\$203.13		\$0	40

<sup>1</sup> If vehicle servicing is secondary to convenience market or fast food business, use small retail rate above for building space only

**NONRETAIL BUSINESS**

Office	Workers at desks	1000sf	\$ 2,437.50	\$101.56		\$0	80
Industrial	Workers on shop floor	1000sf	\$ 2,437.50	\$101.56		\$0	80
Education	Schools, colleges	1000sf	\$ 2,437.50	\$101.56		\$0	80
Warehouse	Storage with minimal employment	1000sf	\$ 2,437.50	\$ 20.31		\$0	400

**OTHER**

Church, theater	Large space used in off-hours	1000sf	\$ 2,437.50	\$ 61.10		\$0	133
Recreation bldg	Health club, community center	1000sf	\$ 2,437.50	\$ 81.25		\$0	100
Movie theater	single or multi-screen	1000sf	\$ 2,437.50	\$ 81.25		\$0	100
Recreation land	Golf course, park	<i>acre</i>	\$ 2,437.50	\$ 20.31		\$0	400
Marina	Moorage for boats	<i>slip</i>	\$ 2,437.50	\$ 12.19		\$0	667
Park & Ride	Transit related car parking	<i>stall</i>	\$ 2,437.50	\$ 61.10		\$0	133

**SPECIAL CASES**

Not specified above	Use rate per peak hour trip	<i>pk hr trip</i>	\$ 2,437.50	\$ 81.25		\$0	100
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Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

### Formula 2 - LARGE Developments

Fee = Base Fee + Rate per Unit \* DevelopmentUnits  
 If calculated fee is LESS than \$10,563, use formula for Small Developments instead

Land Use Category	Typical examples or indicators	Development Unit	(a) Base Fee <sup>1</sup>	(b) Rate <sup>1</sup> Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MINIMUM No. of Units for this formula
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#### RESIDENTIAL

Residential - independent living	Single family, apartments, townhomes, condos	DU	\$ 6,500.00	\$ 40.63		\$0	100
Assisted living facilities	Residents don't drive; caregivers are employed	<i>bed</i>	\$ 6,500.00	\$ 10.16		\$0	400

#### RETAIL BUSINESS

Small Retail < 10KSF	Restaurants, banks, mini-mart <sup>1</sup>	1000sf	\$ 6,500.00	\$ 406.25	use other table	use other table	NA
General Retail 10KSF-200KSF	Most stores, small shopping centers	1000sf	\$ 6,500.00	\$101.57		\$0	40
Large Retail >200ksf	Most shopping centers, superstores	1000sf	\$ 6,500.00	\$ 18.75		\$0	200
Day care	Child-care facilities	1000sf	\$ 6,500.00	\$101.57		\$0	40
Medical facilities - all	Clinic, hospital, dental, veterinary	1000sf	\$ 6,500.00	\$101.57		\$0	40
Hotel, motel by size	All types of rooms for rent	1000sf	\$ 6,500.00	\$ 40.63		\$0	100
Automotive services	Gas station, car wash, quick lube, tire store <sup>1</sup>	<i>vehicle servicing position</i>	\$ 6,500.00	\$101.57		\$0	40

<sup>1</sup> If vehicle servicing is secondary to convenience market or fast food business, use small retail rate above for building space only

#### NONRETAIL BUSINESS

Office	High density employment	1000sf	\$ 6,500.00	\$ 50.78		\$0	80
Industrial	Low density employment	1000sf	\$ 6,500.00	\$ 50.78		\$0	80
Education	Schools, colleges	1000sf	\$ 6,500.00	\$ 50.78		\$0	80
Warehouse	Storage with minimal employment	1000sf	\$ 6,500.00	\$ 10.16		\$0	400

#### OTHER

Church, theater	Large space used in off-hours	1000sf	\$ 6,500.00	\$ 30.55		\$0	133
Recreation bldg	Health club, community center	1000sf	\$ 6,500.00	\$ 40.63		\$0	100
Movie theater	single or multi-screen	1000sf	\$ 6,500.00	\$ 40.63		\$0	100
Recreation land	Golf course, park	<i>acre</i>	\$ 6,500.00	\$ 10.16		\$0	400
Marina	Moorage for boats	<i>slip</i>	\$ 6,500.00	\$ 6.10		\$0	667
Park & Ride	Transit related car parking	<i>stall</i>	\$ 6,500.00	\$ 30.55		\$0	133

#### SPECIAL CASES

Not specified above	Use rate per peak hour trip	<i>pk hr trip</i>	\$ 6,500.00	\$ 40.63		\$0	100
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Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

**ZONING AND LAND USE FEES**

**II. ZONING AND LAND USE FEES**

**A. Zoning Fees**

	2016 Fee		2017 Fee	
1. Annexation Petitions and Election Requests <sup>2</sup>				
Base Fee	13,603.32	\$	13,874	130.000.345.81.00.01
<b>PLUS</b> per acre	81.70	\$	83	130.000.345.81.00.01
2. Comprehensive Plan Amendment	4,061.14	\$	4,142	130.000.345.81.00.01
(includes \$500 non-refundable docketing fee)				
<b>PLUS</b> consultant costs if accepted by Planning Commission		Billed separately		
3. Development Regulation Amendment	3,480.98	\$	3,550	130.000.345.81.00.01
(includes \$500 non-refundable docketing fee)				
<b>PLUS</b> consultant costs if accepted by Planning Commission		Billed separately		
4. Land Use Written Determination/Certification <sup>1</sup>				
Type 1 decision letter	439.52	\$	448	130.000.322.90.00.00
5. Development Agreement Fee	4,232.32	\$	4,317	130.000.322.90.00.00
Plus hourly fee exceeding 30 hours of staff time	143.00	\$	146	130.000.322.90.00.00
6. Zoning Map Amendment/Re-zone	3,481.00	\$	3,550	130.000.345.81.00.01
(includes \$500 non-refundable docketing fee)				

1. Some written determinations may require additional consultant pass-through costs as authorized by the Covington Municipal Code.

2. Fee does not include any costs associated with development of Sub-Area Plans and development regulations.

**B. Conditional Use Permits**

	2016 Fee		2017 Fee	
1. Conditional Use Permit (CUP)				
a. CUP (stand alone permit)	10,515.58	\$	10,725	130.000.322.90.00.00
b. CUP w/ Commercial Site Development	2,992.31	\$	3,052	130.000.322.90.00.00
c. Amendment to CUP	3,677.17	\$	3,750	130.000.322.90.00.00

**C. Temporary Use/Re-use of a Facility**

1. Temporary Use Permit	279.22	\$	285	130.000.322.90.01.00
2. Re-use of Closed Public School Facilities	1,869.76	\$	1,907	130.000.322.90.00.00

D. Zoning Variance/Downtown Design Departure/Appeals	2016 Fee		2017 Fee	
1. Zoning Variance (Type 3)	7,032.28	\$	7,172	130.000.322.90.00.00
2. Design Departure from the City of Covington Design Guidelines and Standards	288.29	\$	294	130.000.322.90.01.00
3. Appeals to Hearing Examiner	657.72	\$	671	130.000.345.81.00.04

E. Sign Permits				
1. Sign Permits				
a. Freestanding sign, each	626.70	\$	639	130.000.322.14.00.00
b. Wall-mounted sign (up to 3)	423.23	\$	432	130.000.322.14.00.00
Additional per sign over 3 signs	142.99	\$	146	130.000.322.14.00.00
c. Temporary sign permit	142.99	\$	146	130.000.322.14.00.00
2. Sign Variance	7,032.28	\$	7,172	130.000.322.14.00.00

F. Wireless Communications Facilities				
1. Wireless Communications Facilities (WCF)				
a. WCF - Type 1	420.90	\$	429	130.000.322.15.00.00
b. WCF - Type 2 Administrative	1,541.93	\$	1,573	130.000.322.15.00.00
c. WCF - Type 3 - New WCF Tower or Height Waiver	2,021.78	\$	2,062	130.000.322.15.00.00

G. Multifamily Tax Exemption Fees				
1. Multifamily property tax exemption application	806.64	\$	823	130.000.345.81.00.03
2. Amendment of approved contract	560.51	\$	572	130.000.345.81.00.03
3. Extension time for the conditional tax exempt certificate	280.26	\$	286	130.000.345.81.00.03
4. Application for final certificate of tax exemption	806.64	\$	823	130.000.345.81.00.03

1. If approved, applicant is responsible for processing fee for filing with King County Department of Records and Elections.

H. General Land Use/Miscellaneous				
1. General Land Use (where otherwise not defined)				
Base fee		\$	438	130.000.322.90.01.00
<b>PLUS</b> hourly fee		\$	146	
2. Farm Conservation Plan		\$	438	

I. Other Services (per hour fee)	142.99	\$	146	130.000.322.90.01.00
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### III. RIGHT-OF-WAY FEES

	2016 Fee	2017 Fee	
A. Right-of-Way Use Permit <sup>1</sup>			
Up to 300 lineal feet	451.94	461	130.000.322.40.00.00
Over 300 lineal feet	713.48	728	130.000.322.40.00.00
<b>PLUS</b> \$2.00 per foot over 300 lineal feet			130.000.322.40.00.00
B. Right-of-Way Use Permit Extension			
Up to 300 lineal feet	451.94	461	130.000.322.40.00.00
Over 300 lineal feet	713.48	728	130.000.322.40.00.00
<b>PLUS</b> \$2.00 per foot over 300 lineal feet			130.000.322.40.00.00
C. Right-of-Way Use - Non-Construction (e.g. parade. Block party. Oversize load, etc.)	143.00	146	130.000.322.40.00.00
D. Right-of-Way Construction Permit (Franchised Utility)			
Up to 300 lineal feet	451.94	461	130.000.322.40.00.00
Over 300 lineal feet	713.48	728	130.000.322.40.00.00
<b>PLUS</b> \$2.00 per foot over 300 lineal feet			130.000.322.40.00.00
E. Right-of-Way Placement Permit (Non-franchised Utility)			
Up to 300 lineal feet	451.94	461	130.000.322.40.00.00
Over 300 lineal feet	713.48	728	130.000.322.40.00.00
<b>PLUS</b> \$2.00 per foot over 300 lineal feet			130.000.322.40.00.00
F. Right-of-Way Use Permit - Aerial Work			
Base fee (non-construction)	143.00	146	130.000.322.40.00.00
Per pole fee	143.00	146	130.000.322.40.00.00
G. Right-of-Way Use Permit - Aerial & Pole Replacement			
Base fee (construction)	451.94	461	130.000.322.40.00.00
Per pole fee	282.46	288	130.000.322.40.00.00
H. Failure to Call in Job Start	143.00	146	130.000.322.40.00.00
I. Petition for Vacation of Right-of-Way	1,016.86	1,037	130.000.322.90.00.00
<b>PLUS</b> pass through consultant costs			Billed separately
J. Limited Special Permit to Exceed Bridge Load Limit (hourly rate)	142.99	146	130.000.322.40.00.00

1. The fee is applicable to a request for the relocation of an existing driveway.

## IV. BUILDING FEES

**A. Building Permit Fees** 130.000.322.10.00.00

**1. Building Permit Fee Table**

Project Value	Fee
\$1 - \$500	<b>\$35</b>
\$500 - \$2,000	<b>\$35</b> for first \$500, plus <b>\$7</b> per each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	<b>\$140</b> for first \$2,000, plus <b>\$17</b> per each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	<b>\$531</b> for first \$25,000, plus <b>\$14</b> per each additional \$1,000 or fraction thereof up to and including \$50,000
\$50,001 - \$100,000	<b>\$881</b> for first \$50,000, plus <b>\$13</b> per each additional \$1,000 or fraction thereof up to and including \$100,000
\$100,001 - \$500,000	<b>\$1,531</b> for first \$100,000 plus <b>\$13</b> per each additional \$1,000 or fraction thereof up to and including \$500,000
\$500,001 - \$1,000,000	<b>\$6,731</b> for first \$500,000, plus <b>\$6</b> per each additional \$1,000 or fraction thereof up to and including \$1,000,000
\$1,000,001+	<b>\$9,731</b> for first \$1,000,000, plus <b>\$7</b> per each additional \$1,000 or fraction thereof

2. Other Inspections and Fees	2016 Fee	2017 Fee	
a. Inspections outside of normal business hours			
Base fee	286.62 \$	292	130.000.342.40.00.04
<b>PLUS</b> hourly rate beyond two hours	143.43 \$	146	130.000.342.40.00.04
b. Reinspecton fees assessed per IBC 305.8	143.43 \$	146	130.000.359.20.00.00
c. Other inspections	143.43 \$	146	130.000.342.40.00.04
d. Additional plan review	143.43 \$	146	130.000.345.83.00.00
e. Plan review and/or inspection by outside consultants	Actual costs		
f. Permit Extension Request	143.43 \$	146	130.000.322.18.00.00
3. Building Permit Plan Review (due at time of application)	65% of building permit fee		130.000.345.83.00.00
4. Misc. Single-Family Residential Building Permit Fees			
a. Re-roofs	203.35 \$	207	130.000.322.10.00.00
b. Manufactured home placement, per unit	423.23 \$	432	130.000.322.10.00.00
c. Energy Code review			
i. New Residential	282.00 \$	288	130.000.345.83.00.00
ii. New Commercial	564.00 \$	575	130.000.345.83.00.00
<b>iii. Residential or Commercial Remodel</b>	<b>1/2 hour \$</b>	<b>73</b>	
d. Fences over 6 feet tall	Valuation-based		
e. Demolition, per site	423.23 \$	432	130.000.322.16.00.00
5. Miscellaneous Commercial Building Permit Fees			
a. Phased Occupancy	<b>3 hours \$</b>	<b>438</b>	
b. Temporary Certificate of Occupancy	286.62 \$	292	130.000.322.17.00.00

**B. Mechanical Permit Fees**

<b>1. Commercial Mechanical Permit Fee Table</b>		130.000.322.12.00.00			
<b>Project Value</b>	<b>Fee</b>				
\$1 - \$500	<b>\$141</b>				
\$501 - \$2,000	<b>\$141</b> for first \$501, plus <b>\$3</b> per each additional \$500 or fraction thereof up to and including \$2,000				
\$2,001 - \$25,000	<b>\$186</b> for first \$2,001, plus <b>\$11</b> per each additional \$1,000 or fraction thereof up to and including \$25,000				
\$25,001 - \$50,000	<b>\$439</b> for first \$25,001, plus <b>\$10</b> per each additional \$100 or fraction thereof, up to and including \$100,000				
\$50,001 - \$100,000	<b>\$689</b> for first \$50,001, plus <b>\$8</b> per each additional \$1,000 or fraction thereof, up to and including \$100,000				
\$100,001 +	<b>\$1089</b> for first \$100,001, plus <b>\$17</b> per each additional \$1,000 or fraction thereof				
2. Permit Issuance	\$	51.12	\$	52	130.000.322.12.00.00
3. Supplemental Permit Issuance	\$	15.31	\$	16	130.000.322.12.00.00
4. Mechanical Unit Fee Schedule					130.000.322.12.00.00
a. Furnace	\$	22.17	\$	23	
b. Furnace over 100,000 Btu/h (29.3 kw)	\$	26.70	\$	27	
c. Floor furnace	\$	22.17	\$	23	
d. Unit heater	\$	22.17	\$	23	
e. Appliance vent	\$	11.82	\$	12	
f. Boiler or compressor up to 3 hp, or	\$	22.17	\$	23	
g. Boiler or compressor over 3 up to 15 hp, or	\$	36.32	\$	37	
h. Boiler or compressor over 30 up to 50 hp, or	\$	74.70	\$	76	
i. Boiler or compressor over 50 hp or	\$	122.69	\$	125	
j. Air-handling unit up to 10,000 cfm	\$	15.31	\$	16	
k. Air-handling unit over 10,000 cfm	\$	26.70	\$	27	
l. Evaporative cooler	\$	15.31	\$	16	
m. Ventilation fan	\$	11.82	\$	12	
n. Mechanical hood	\$	15.31	\$	16	
o. Domestic-type incinerator	\$	26.70	\$	27	
p. Commercial or industrial-type incinerator	\$	22.17	\$	23	
q. Miscellaneous appliance	\$	15.31	\$	16	
r. Gas piping system					
1-5 outlets	\$	9.74	\$	10	
Each outlet over 5	\$	5.84	\$	6	
s. Hazardous process piping system (HPP),					
1-4 outlets	\$	9.74	\$	10	
5 or more outlets, each	\$	5.84	\$	6	
5. Residential New Single family	\$	200.00	\$	204	130.000.322.12.00.00
6. Commercial Mechanical Permit by Valuation					
7. Commercial Mechanical Permit Plan Review		65% of Mechanical Permit Fee			

### C. Plumbing Permit Fees

#### 1. Commercial Plumbing Permit Fee Table

130.000.322.11.00.00

Project Value	Fee
\$1 - \$500	<b>\$141</b>
\$501 - \$2,000	<b>\$141</b> for first \$501, plus <b>\$3</b> per each additional \$500 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	<b>\$186</b> for first \$2,001, plus <b>\$11</b> per each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	<b>\$439</b> for first \$25,001, plus <b>\$10</b> per each additional \$100 or fraction thereof, up to and including \$100,000
\$50,001 - \$100,000	<b>\$689</b> for first \$50,001, plus <b>\$8</b> per each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 +	<b>\$1089</b> for first \$100,001, plus <b>\$17</b> per each additional \$1,000 or fraction thereof

	2016 Fee	2017 Fee	
2. Permit Issuance	\$ 38.51	\$ 39	130.000.322.11.00.00
3. Supplemental Permit Issuance	\$ 15.31	\$ 16	130.000.322.11.00.00
4. Plumbing Unit Fee Schedule			
a. One trap or set of fixtures on one trap	\$ 12.27	\$ 13	
b. Building sewer and each trailer park sewer	\$ 23.51	\$ 24	
c. Rainwater systems, per drain (inside building)	\$ 12.27	\$ 13	
d. Water heater and/or vent	\$ 12.27	\$ 13	
e. Gas-piping system, 1-5 outlets	\$ 10.22	\$ 10	
f. Additional outlet exceeding 5, each	\$ 6.13	\$ 6	
g. Industrial waste pretreatment interceptor including its trap and vent, except kitchen type grease interceptors functioning as fixture trap	\$ 12.27	\$ 13	
h. Installation or alteration of drainage or vent piping and/or water treating equipment, each	\$ 12.27	\$ 13	
i. Repair or alteration of drainage or vent piping, each fixture	\$ 12.27	\$ 13	
j. Lawn sprinkler system on any one meter including backflow protection devices	\$ 12.27	\$ 13	
k. Atmospheric-type vacuum breakers, 1-5	\$ 10.22	\$ 10	
l. Additional breakers exceeding 5, each	\$ 6.13	\$ 6	
m. Backflow device other than atmospheric-type vacuum breakers, 2-inch or smaller	\$ 12.27	\$ 13	
n. Backflow device other than atmospheric-type vacuum breakers, over 2 inches	\$ 23.51	\$ 24	
o. Initial installation and testing for reclaimed water system	\$ 40.89	\$ 42	
p. Annual cross-connection testing of reclaimed water system (excluding initial test)*	\$ 40.89	\$ 42	
q. Medical gas piping system serving 1-5 inlets/outlets for a specific gas	\$ 69.52	\$ 71	
r. Additional medical gas inlets/outlets, each	\$ 10.22	\$ 10	
*Additional hourly rate may apply to complex systems			

5. Residential New Single family	\$	250.00	\$	255	130.000.322.11.00.00
6. Commercial Mechanical Permit by Valuation					
7. Commercial Plumbing Permit Plan Review					65% of Plumbing Permit Fee

**V. FIRE FEES**

**A. Fire Permit Fee Table** 130.000.342.40.00.05

Project Value	Fee
Three (3) or less sprinkler heads or alarm devices are exempt from plan review. Issued over counter.	Flat rate of <b>\$141</b> plus tech fee
\$1 - \$500	<b>\$198</b>
\$501 - \$2,000	<b>\$198</b> for first \$501, plus <b>\$7</b> per each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	<b>\$303</b> for first \$2,001, plus <b>\$3</b> per each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	<b>\$372</b> for first \$25,001, plus <b>\$8</b> per each additional \$100 or fraction thereof, up to and including \$100,000
\$50,001 - \$100,000	<b>\$572</b> for first \$50,001, plus <b>\$6</b> per each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 - \$500,000	<b>\$872</b> for first \$100,001, plus <b>\$4</b> per each additional \$10,000 or fraction thereof, up to and including \$500,000
\$500,000+	<b>\$1,032</b> for first \$500,001, plus <b>\$4</b> per each additional \$10,000 or fraction thereof

**B. Fire Code Construction Permit** 2016 Fee      2017 Fee

1. Plan Review Fee (due at application)	65% of fire permit fee	130.000.345.83.00.03
2. Permit Fee (due at issuance)	See fire permit fee table	130.000.342.40.00.05
3. Commercial Tanks		
a. First tank	\$ 280.26	\$ 286 130.000.345.83.00.03
b. Additional tanks	\$ 280.26	\$ 286 130.000.345.83.00.03
4. Residential Tanks		
a. First tank	\$ 280.26	\$ 286 130.000.345.83.00.03
b. Additional tanks	\$ 140.65	\$ 143 130.000.345.83.00.03
5. Residential tank removal/fill	\$ 209.93	\$ 214 130.000.345.83.00.03
6. Commercial tank removal/fill	\$ 280.26	\$ 286 130.000.345.83.00.03
7. Residential Emergency Generator	\$ 280.26	\$ 286 130.000.345.83.00.03
8. Commercial Emergency Generator	\$ 560.51	\$ 572 130.000.345.83.00.03
9. Hazardous Materials (per hour)	\$ 142.99	\$ 146 130.000.345.83.00.03
10. Permit extensions or approvals		
a. Single family residential	\$ 167.53	\$ 171 130.000.345.83.00.03
b. Final and correction inspections	\$ 269.92	\$ 275 130.000.345.83.00.03
c. Full fire inspection	20% of original permit fee	

C. Building and Land Use Plan Review				
1. Commercial Building Permit				
0 - 10,000 sq. ft.	\$	560.51	\$	572 130.000.345.83.00.02
10,001 - 50,000 sq. ft.	\$	1,541.93	\$	1,573 130.000.345.83.00.02
50,001 sq. ft. and up	\$	2,102.44	\$	2,144 130.000.345.83.00.02
2. Multi-Family Building Permit		5% of building permit fee		130.000.345.83.00.02
3. Single-family Permit		5% of building permit fee		130.000.345.83.00.02
D. Land Use Plan Review				
1. Subdivisions (at preliminary plat review)	\$	700.13	\$	714 130.000.345.83.00.02
2. Short subdivisions (at preliminary plat review)	\$	629.80	\$	642 130.000.345.83.00.02
3. Boundary line adjustments (case by case)	\$	143.00	\$	146 130.000.345.83.00.02
4. Commercial Site Development and Multi-Family				
0 - 10,000 sq. ft.	\$	560.51	\$	572 130.000.345.83.00.02
10,001 - 50,000 sq. ft.	\$	1,121.03	\$	1,143 130.000.345.83.00.02
50,001 sq. ft. and up	\$	1,401.29	\$	1,429 130.000.345.83.00.02
5. Binding site plan, in conjunction with commercial site development permit	\$	209.93	\$	214 130.000.345.83.00.02
E. Annual Fire Code Enforcement Inspection				
1. Fire Code Permitted Business (per hour)	\$	142.99	\$	146 130.000.342.40.00.02
2. General Business (per hour)	\$	142.99	\$	146 130.000.342.40.00.02
F. Fireworks				
1. Fireworks stands (rate set by state law)	\$	100.00	\$	100.00 130.000.345.83.00.02
2. Fireworks displays (rate set by state law)	\$	100.00	\$	100.00 130.000.345.83.00.02
G. Other				
1. Inspections outside of normal business hours				
Base fee	\$	285.99	\$	292 130.000.345.83.00.03
<b>PLUS</b> hourly rate beyond two hours (per hour)	\$	142.99	\$	146 130.000.345.83.00.03
2. Re-inspection (per hour)	\$	142.99	\$	146 130.000.345.83.00.03
3. Other inspections (per hour)	\$	142.99	\$	146 130.000.345.83.00.03
4. Additional plan review (per hour)	\$	142.99	\$	146 130.000.345.83.00.02
5. Request for a code modification (per hour)	\$	142.99	\$	146 130.000.345.83.00.02
6. Request for alternative material and method (per hour)	\$	142.99	\$	146 130.000.345.83.00.02
7. Plan review and/or inspection by outside consultants				

## VI. TECHNOLOGY MANAGEMENT FEE

A **\$40.00 technology surcharge** is assessed for each of the following transactions: Building permit, plumbing permit, mechanical permit, fire permit, sign permit, demolition permit, right-of-way use permit, etc. The fee is collected at the time of issuance for the building specific permits and right-of-way use permits. A technology surcharge will be assessed for development projects at each step in the land-use process (Concurrency Review, Preliminary, Engineering, Notice to Proceed and Final approvals). Individual impact fees not paid with an associated building permit will be required to pay a separate technology surcharge fee at the time of payment.

001.000.369.91.00.02

## ADMINISTRATIVE CHARGES

A. Business Licenses	2016 Fee	2017 Fee
1. Business license fee, (New)	\$ 60	\$ 60 130.000.321.99.00.00
2. Business license for home occupation or home industry (New)	\$ 60	\$ 60 130.000.321.99.00.00
3. Business license renewal fee	\$ 60	\$ 60 130.000.321.99.00.01
4. Peddler's permit fee	\$ 102.23	\$ 104 130.000.321.60.00.00
PLUS technology surcharge	\$ 40	\$ 40 001.000.369.91.00.02
5. Special event license (3-day license)	\$ 146.19	\$ 149 130.000.321.99.00.00
PLUS technology surcharge	\$ 40	\$ 40 001.000.369.91.00.02

B. City Clerk's Office	
1. Agenda-only subscription (City Council and all commissions)	No charge
2. Verbatim transcripts, requires \$400 deposit when ordered	Actual cost
3. Copy - CD ROM	Actual cost
4. Paper copies on copier (no charge first 5 pages), per page	\$0.15

C. Finance Department	
1. Finance Documents - copies available at City Hall for viewing	
a. Final Budget	Actual Cost
b. Preliminary Budget	No charge
c. Financial Statement	Actual Cost
2. Returned item fee (i.e. NSF, chargeback, etc.)	Actual Cost

D. Miscellaneous Fees		2017 Fee
1. Maps larger than 11" x 17"	Actual Cost	
2. Community Room		
a. Reservation fees - Weekdays during normal City Hall business hours (8am to 5pm)	\$28/hour	\$30/hour
b. Reservation fees - Weekends, holidays, times other than normal City Hall business hours	\$64/hour	\$65/hour
c. Facility monitor hourly rate (set by Executive Department)	\$12/hour	\$12/hour
d. Facility monitor lock-up fee	\$6	\$6
e. Kitchen use fee (set by Executive Department)	\$30	\$30
f. Refundable damage/cleaning deposit	\$250	\$250
g. Processing fee for refunds for cancellations (set by Executive Department)	\$10/per transaction	\$10/per transaction
3. Promotional Items		
a. City of Covington hats, mugs, etc.	Actual Cost	Actual Cost
b. Covington historical books	Actual Cost	Actual Cost

## **Impact Fees / Other Section A**

### **Transportation Impact Fees (TIF) CMC Chapter 12.105**

Residential Subdivisions: The TIF is based on fees in effect at the time of building permit issuance. Fees are calculated on a per lot basis and are paid prior to (or at time of) building permit issuance.

Commercial Site Development (includes multi-family): The TIF is based on fees in effect at the time of the building permit issuance. Fees are paid prior to (or at time of) building permit issuance.

Fees are determined by the City on a project by project basis, same methodology set forth in the code section cited above.

*Refer to the Traffic Impact Fee Rate Table and Calculation Sheet for specific fees.*

# Worksheet for Transportation Impact Fee of New Development

*Pursuant to Ordinance No. 08-10 (Effective October 1, 2010)*

**Development Name:**

**Street Location:**

**City Case Number:**

**Size of Development:**

Residential: Enter number of dwelling units:

Other: Enter building square feet / 1000, or other unit if applicable. (see Table 1)

Total sq. ft. / units

(a)

Enter ITE Land Use Code (or word description) from Table 1 columns 1-2, for reference:

ITE L.U. Code:

**Transportation Impact Fee Rate per Unit of Development:**

Enter corresponding Fee per Land Use Unit from Table 1 last column:

(b)

Note: Fee rate per Land Use Unit is based on adopted Fee per Vehicle-Mile of impact at top of Table 1.

**Transportation Impact Fee:**

Size of Development x Impact Fee Rate:

(a) x (b) =

(c)

**Total Transportation Impact Fee Due for this Development:**

(c)

## Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091      Avg Daily Fee/Trip = \$ 406

This table uses ITE<sup>(9)</sup> driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories.<sup>(9)</sup>

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT <sup>(11)</sup>	ITE Avg SIZE <sup>(9)</sup>	ITE GROSS TRIP RATE / UNIT <sup>(9)</sup>		DISCOUNT PASS-BY TRIPS <sup>(4)</sup>	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT <sup>(9)</sup>	FEE PER LAND USE UNIT
				PM	DAILY				
<b>RESIDENTIAL</b>									
<i>Signature elements: places where people live with active lifestyles. Afternoon peak hour traffic is mainly inbound.</i>									
Single-Family (Detached) Housing	210	Dwelling	214	1.00	9.52	0%	10.5%	9.52	\$ 4,461
Duplex (Detached) Housing	use 210	Dwelling	same	1.00	9.52	0%	10.5%	9.52	\$ 4,461
Multifamily, 3+ Bedrooms	use 231	Dwelling	234	0.78	7.41	0%	10.5%	7.41	\$ 3,479
Multifamily, under 3 Bedrooms	blend 220, 221, 230	Dwelling	250	0.60	6.00	0%	10.0%	6.00	\$ 2,676
Mobile Home Park	240	Dwelling	168	0.59	4.99	0%	11.8%	4.99	\$ 2,632
Self-contained Retirement Community <sup>(7)</sup>	251	Dwelling	862	0.27	3.68	0%	7.3%	3.68	\$ 1,204
Senior Adult Housing-Attached	252	Dwelling	147	0.25	3.44	0%	7.3%	3.44	\$ 1,115
Congregate Care Facility, Nursing Home, Elderly Housing (Attached) <i>please see Non-Retail, assisted living facilities</i>									
<b>NON-RETAIL</b>									
<i>Signature elements: places where most traffic is generated by employees, rather than customers, patrons or residents. Includes some public facilities and some assisted-living types of residential facilities. Peak hour main direction varies.</i>									
<b>Employment Centers</b>									
Office Building (Single Building)	blend 710, 714, 715	1000 sq. ft.	150-300	1.50	11.42	0%	13.1%	11.42	\$ 6,691
Office Park (Multiple Buildings)	750	1000 sq. ft.	370	1.48	11.42	0%	13.0%	11.42	\$ 6,602
Business Park (Multiple Buildings)	770	1000 sq. ft.	379	1.26	12.44	0%	10.1%	12.44	\$ 5,621
Research & Development Center	760	1000 sq. ft.	306	1.07	8.11	0%	13.2%	8.11	\$ 4,773 %T <sup>(10)</sup>
General Light Industrial	110	1000 sq. ft.	357	0.97	6.97	0%	13.9%	6.97	\$ 4,327 %T <sup>(10)</sup>
Industrial Park	130	1000 sq. ft.	447	0.85	6.83	0%	12.4%	6.83	\$ 3,792 %T <sup>(10)</sup>
Manufacturing	140	1000 sq. ft.	325	0.73	3.82	0%	19.1%	3.82	\$ 3,256 %T <sup>(10)</sup>
General Heavy Industrial	120	1000 sq. ft.	1544	0.68	1.50	0%	45.3%	1.50	\$ 3,033 %T <sup>(10)</sup>
<b>Trucking and Storage Facilities</b>									
1 Warehousing (Industrial)	150	1000 sq. ft.	354	0.32	3.56	0%	9.0%	3.56	\$ 1,427 %T <sup>(10)</sup>
2 Mini-Warehouse (Self-Service Storage)	151	1000 sq. ft.	58	0.26	2.50	0%	10.4%	2.50	\$ 1,160
High-Cube Warehouse/Distribution Center	152	1000 sq. ft.	302	0.12	1.68	0%	7.1%	1.68	\$ 535 %T <sup>(10)</sup>
4 Intermodal Truck Terminal	30	Acres	12	6.55	81.90	0%	8.0%	81.90	\$ 29,218 %T <sup>(10)</sup>
<b>Institutions</b>									
Church, with Weekday Programs	560	1000 sq. ft.	17	2.00	30.00	20%	6.7%	24.00	\$ 7,137
High School	530	1000 sq. ft.	225	0.97	12.89	10%	7.5%	11.60	\$ 3,894
Elementary and Junior High School	520	1000 sq. ft.	55	0.20	14.49	20%	1.4%	11.59	\$ 714
Church, No Weekday Programs	560	1000 sq. ft.	17	0.40	6.00	0%	6.7%	6.00	\$ 1,784
<b>Assisted Living Facilities</b>									
Nursing Home	620	Beds	99	0.22	2.74	10%	8.0%	2.47	\$ 883
Congregate Care Facility, Elderly Housing (Attached)	253	Living unit	164	0.17	2.02	10%	8.4%	1.82	\$ 682

### Notes:

- (1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
- (2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
- (3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.
- (4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.
- (5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate \* (1 - % Pass-by)
- (6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
- (7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc. For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
- (8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
- (9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
- (10) This land use generates heavy truck travel. Truck surcharge must be calculated.
- (11) Units expressed as 1000 sq. ft. refer to habitable gross building area, not land area. Units expressed as "acres" refer to land area.

## Appendix B. Traffic Impact Rate Table

PM Avg K-factor = 0.091      Avg Daily Fee/Trip = \$ 406

This table uses ITE<sup>(9)</sup> driveway trip rates, with adjustments, to derive the net new impact per unit of development, in vehicle-miles-traveled (VMT). See ITE for details of land use categories.<sup>(6)</sup>

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT <sup>(11)</sup>	ITE Avg SIZE <sup>(9)</sup>	ITE GROSS TRIP RATE / UNIT <sup>(3)</sup>		DISCOUNT PASS-BY TRIPS <sup>(4)</sup>	ITE Pik/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT <sup>(5)</sup>	FEE PER LAND USE UNIT
				PM	DAILY				
<b>RETAIL</b>									
<i>Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".</i>									
<b>Automobile-related Sales</b>									
Auto Parts Sales	843	1000 sq. ft.	8	5.98	61.91	50%	9.7%	30.96	\$ 13,338
Auto Care Center (Multiple Stores)	942	1000 sq. ft.	12	3.11	38.87	20%	8.0%	31.10	\$ 11,098
Car Sales, New and Used	841	1000 sq. ft.	30	2.62	32.30	10%	8.1%	29.07	\$ 10,518
<b>Automobile Servicing</b>									
Gasoline/Service Station no Mini-Mart	944	V.S.P. <sup>(1)</sup>	8	13.87	168.56	80%	8.2%	33.71	\$ 12,374
Self-Service Car Wash	947	V.S.P. <sup>(1)</sup>	7	5.54	75.00	50%	7.4%	37.50	\$ 12,356
Gasoline/Service Station with Mini-Mart	945	V.S.P. <sup>(1)</sup>	10	13.51	162.78	80%	8.3%	32.56	\$ 12,053
Quick-Lube Vehicle Shop	941	V.S.P. <sup>(1)</sup>	2	5.19	40.00	50%	13.0%	20.00	\$ 11,576
Tire Store	848, 849	V.S.P. <sup>(1)</sup>	8	3.32	32.00	50%	10.4%	16.00	\$ 7,405
<b>Social-Recreational Activities</b>									
Coffee and Donut Shop w/o Drive-Through Window	936	1000 sq. ft.	4	40.75	503.09	80%	8.1%	100.62	\$ 36,355
Fast-Food Restaurant with Drive-Through Window	934	1000 sq. ft.	4	32.65	496.12	80%	6.6%	99.22	\$ 29,128
Library	590	1000 sq. ft.	16	7.30	56.24	10%	13.0%	50.62	\$ 29,307
Quality Restaurant	931	1000 sq. ft.	9	7.49	89.95	20%	8.3%	71.96	\$ 26,729
Sit-Down Restaurant	932	1000 sq. ft.	6	9.85	127.15	50%	7.7%	63.58	\$ 21,969
Lodge/Fraternal Organization, with dining facilities	591	1000 sq. ft.	n/a	6.00	48.00	10%	12.5%	43.20	\$ 24,088
Health/Fitness Club	492	1000 sq. ft.	36	3.53	32.93	10%	10.7%	29.64	\$ 14,172
Bowling Alley	437	1000 sq. ft.	24	1.71	33.33	10%	5.1%	30.00	\$ 6,865
Recreational Community Center	495	1000 sq. ft.	65	2.74	33.82	10%	8.1%	30.44	\$ 11,000
Racquet/Tennis Club	491	1000 sq. ft.	48	0.84	14.03	10%	6.0%	12.63	\$ 3,372

### Notes:

- (1) V.S.P. (Vehicle Servicing Position) = space provided for one vehicle to be fueled or washed; not necessarily "pumps" or "hoses"
- (2) Use total rooms for hotel/motel; 15% vacancy factor is incorporated in gross trip rate. Excludes facilities with major restaurants and meeting places.
- (3) ITE Trip Generation Manual, 9th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differences.
- (4) Pass-by Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road system.
- (5) Net New VMT Impact Trip Rate = ITE Gross Trip Rate \* (1 - % Pass-by)
- (6) For shopping centers over 65,000 sq. ft., see ITE for logarithmic trip rate formula.
- (7) A retirement community is "self-contained" only if it provides a full range of facilities on-site for medical care, recreation, shopping, dining, etc.  
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
- (8) Average size of developments comprising the ITE database. May be useful to distinguish between otherwise similar-sounding classes.
- (9) Trip rate for any land use not covered by this table shall be determined by the Director of Public Works.
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				PM	DAILY				
<b>RETAIL</b>									
<i>Signature elements: non-residential activity with traffic generated mainly by customers or patrons, not employees. Inbound and outbound are roughly equal most of the day. Some public facilities are thus "retail".</i>									
<b>Community Retail Focus</b>									
Walk-in Bank	911	1000 sq. ft.	5	12.13	156.48	65%	7.8%	54.77	\$ 18,938
Drive-in Bank	912	1000 sq. ft.	4	24.30	148.15	75%	16.4%	37.04	\$ 27,099
Convenience Market	851 - 853	1000 sq. ft.	3	50.00	640.00	85%	7.8%	96.00	\$ 33,455
DVD/Video Rental Store	896	1000 sq. ft.	7	13.80	140.00	55%	9.7%	63.00	\$ 27,300
Pharmacy/Drug Store	880, 881	1000 sq. ft.	13	8.71	89.10	30%	9.8%	62.37	\$ 27,203
Supermarket and Discount Supermarket	850, 854	1000 sq. ft.	62	10.45	102.24	45%	10.2%	56.23	\$ 25,638
Hardware/Paint Store	816	1000 sq. ft.	21	4.84	51.29	25%	9.4%	38.47	\$ 16,192
Building Materials & Lumber Store	812	1000 sq. ft.	11	4.49	45.16	20%	9.9%	36.13	\$ 16,023
Apparel Store	876	1000 sq. ft.	5	3.83	66.40	20%	5.8%	53.12	\$ 13,668
Shopping Center, under 65,000 sq. ft. <sup>(6)</sup>	820	1000 sq. ft.	50	3.71	42.70	50%	8.7%	21.35	\$ 8,275
Specialty Retail Center (Strip Mall)	826	1000 sq. ft.	105	2.71	44.32	20%	6.1%	35.46	\$ 9,671
<b>Destination Retail Focus</b>									
1 Free-Standing Discount Store	815	1000 sq. ft.	111	4.98	57.24	30%	8.7%	40.07	\$ 15,550
2 Toy/Children's Superstore	864	1000 sq. ft.	46	4.99	60.00	30%	8.3%	42.00	\$ 15,581
3 (Membership Warehouse Store)	857	1000 sq. ft.	112	4.18	41.80	20%	10.0%	33.44	\$ 14,917
4 Electronics Superstore	863	1000 sq. ft.	37	4.50	45.04	30%	10.0%	31.53	\$ 14,051
5 Free-Standing Discount Superstore	813	1000 sq. ft.	154	4.35	50.75	20%	8.6%	40.60	\$ 15,523
6 Factory Outlet Center	823	1000 sq. ft.	146	2.29	26.59	10%	8.6%	23.93	\$ 9,194
7 Home Improvement Superstore	862	1000 sq. ft.	100	2.33	30.74	10%	7.6%	27.67	\$ 9,354
8 Furniture Store	890	1000 sq. ft.	67	0.45	5.06	10%	8.9%	4.55	\$ 1,807
11 Nursery (Garden Center)	817	Acres	4	8.06	108.10	10%	7.5%	97.29	\$ 32,358
12 Nursery (Wholesale)	818	Acres	24	0.45	19.50	10%	2.3%	17.55	\$ 1,807
<b>SPECIAL CASES</b>									
<i>Signature Elements: Characteristics not matched with groups above</i>									
State Motor Vehicles Department/Licensing Agency	731	1000 sq. ft.	10	17.09	166.02	30%	10.3%	116.21	\$ 53,364
US Post Office	732	1000 sq. ft.	31	11.22	108.19	60%	10.4%	43.28	\$ 20,020
Medical/Dental Office or Clinic	630, 720	1000 sq. ft.	71	3.66	33.00	10%	11.1%	29.70	\$ 14,694
Day Care Center	565	1000 sq. ft.	4	12.34	74.06	80%	16.7%	14.81	\$ 11,009
Hospital	610	1000 sq. ft.	500	0.93	13.22	10%	7.0%	11.90	\$ 3,734
Hotel/Motel - No Convention Facilities	310-312, 320	Total Rooms <sup>(2)</sup>	200	0.53	6.50	10%	8.2%	5.85	\$ 2,128

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**Impact Fees / Other  
Section B**

**Park Impact Fee  
CMC 14.92**

Park Impact Fees have been authorized by City Council, but are not being collected at this time.

**Impact Fees / Other  
Section C**

**Fee-in-Lieu of Recreation Space  
CMC 18.35.160**

Most residential developments are required to provide on-site recreation space. The City may, at its sole discretion, allow the applicant to meet some or all of the on-site recreational space requirements by paying a fee in lieu of recreation space. Fees are determined by the City on a project-by-project basis, using the methodology set forth in

Park Fee in Lieu	800,000.345.89.00.06
Administrative Fee	130,000.345.89.00.05

**Impact Fees / Other  
Section D**

**School Impact Fee  
CMC Chapter 18.120**

The School Impact Fee is collected for residential development projects or projects with a residential component.

For a Plat/Subdivision, 100% of the fees can be paid per the fee schedule that is in effect at the time of Final Plat approval. Alternately, the School Impact Fee for each individual single family residence can be paid prior to issuance of the building permit for that SF residence, based on the impact fees in effect at the time of application for that building permit.

For development of existing lots (including plats that were finalized without payment of school impact fees) 100% of the fees are to be paid per the schedule in effect at the time of building permit application, and are to be paid prior to building permit issuance (or at time of issuance).

The only exception to the above references of when fees are assessed and paid are: 1) lots covered under a Plat Condition of Approval with different requirements.

**ORDINANCE NO. 18-2016 (Exhibit \_\_\_\_)**

**2017 Kent School District Impact Fee Schedule**

Single-family, per dwelling unit	\$ 5,100.00
Multi-family, per dwelling unit	\$ 2,210.00

**Impact Fees / Other  
Section E**

**Storm and Surface Water Management  
CMC Chapter 13.30**

<b>Land use</b>	<b>Impervious Surface %</b>		
Residential	NA	\$ 203.34	parcel/yr.
Very Light	0 to 10%	\$ 203.34	parcel/yr.
Light	>10% to 20%	\$ 501.88	acre/yr.
Moderate	>20% to 45%	\$ 1,065.75	acre/yr.
Moderately Heavy	>45% to 65%	\$ 1,796.94	acre/yr.
Heavy	>65% to 85%	\$ 2,476.20	acre/yr.
Very Heavy	>85% to 100%	\$ 3,123.74	acre/yr.
City Roads	NA		NA
State Highways	NA		NA

*Note: parcel/yr. = fee amount per parcel, per year. Acre/yr. = fee amount per Acre per year*





CITY OF COVINGTON  
 Permit Services  
 16720 SE 271st Street, Suite 100  
 Covington, WA 98042

Phone: 253-480-2400  
 Fax: 253-480-2401  
 www.covingtonwa.gov

## FEE-IN-LIEU OF OPEN SPACE CALCULATION SHEET

Plat Name: \_\_\_\_\_

Plat Number: \_\_\_\_\_

Zoning: \_\_\_\_\_

Date: \_\_\_\_\_

- 1. Valuation per Residential Acre
- Valuation per Commercial Acre
- Valuation of Improvements

\$5.00 SF multiplied by required SF\*  
 \$18.00 SF multiplied by required SF\*\*  
 \$6.00 SF multiplied by required SF\*\*\*

### 2. Required Open Space:

\_\_\_\_\_ sq. ft. x \_\_\_\_\_ = \_\_\_\_\_ sq. ft. (\_\_\_\_ acres)\*\*\*\*  
 Open space per unit / lot x # of units / lots = required open space

### 3. Fee-in-Lieu of Open Space:

\_\_\_\_\_ + \$ \_\_\_\_\_ x \_\_\_\_\_ = \$ \_\_\_\_\_  
 Improvement Value\*\* + Land Value x required open space = Fee DUE

\* Value based on Department estimates of land value, as amended annually; King County Office of Assessment data or average land cost in King County indicates a land value of \$199,170 per acre in 1999. Covington area value ranges from \$100,000 to \$150,000 per acre.

\*\* Value based on Department estimates of land value, as amended annually; Today's Real Estate, Inc. data on average commercial land cost in Covington area, year 2000 sales.

\*\*\* Improvement value is calculated by the Department based on an average cost for providing improvements (\$6.00 per SF).

\*\*\*\* 43,560 sq. ft./acre