

CITY OF COVINGTON
2012 FEE NOTEBOOK

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DEVELOPMENT AND PERMIT CHARGES

I. DEVELOPMENT FEES

A. Traffic Concurrency Certificate

1. Administrative Fee, Residential	\$784	CMC 12.100.090
2. Administrative Fee, Commercial (non-residential)	\$784	
3. Request for Extension of Certificate	\$392	

B. Pre-application Conferences/Use Determinations

1. Pre-application conference.....	\$708	CMC 14.30.030(1)
2. Downtown permitted use determination.....	\$659	CMC 18.31.085

C. Residential Land Development

1. Short Subdivisions		
a. Preliminary application review fees	\$12,882	CMC 17.20.010
b. Request for extension.....	\$295	CMC 17.20.040
c. Final short plat	\$6,235	CMC 17.25.030
d. Alteration to recorded short plat.....	\$1,766	CMC 17.25.080
e. Vacation of short plat	\$824	CMC 17.25.090
f. Affidavit of correction	\$527	CMC 17.15.120(5)
2. Subdivisions		
a. Preliminary application review fees	\$28,346	CMC 17.20.010
PLUS per lot fee	\$325	
b. Major revision to approved preliminary subdivision	\$7,411	CMC 17.20.030
c. Request for extension	\$295	CMC 17.20.020
d. Final subdivision		
(i) Final subdivision fee	\$10,586	CMC 17.25.030
PLUS per lot fee	\$90	
(ii) Subdivision alteration	\$2,353	CMC 17.25.070(1)
e. Vacation of plat	\$824	CMC 17.25.090
f. Affidavit of correction	\$527	CMC 17.15.120(5)

D. Commercial Development

1. Commercial Site Dev. Permit (includes multifamily)	\$12,350	CMC 18.110.010(2)
2. Binding Site Plan		
a. Binding site plan	\$12,939	CMC 17.30.020
b. Binding site plan, in conjunction with commercial site development permit	\$1,054	CMC 17.30.020
c. Alteration of binding site plan.....	\$12,939	CMC 17.30.040
d. Vacation of binding site plan	\$12,939	CMC 17.30.050
3. Condominium Survey Map Review	\$1,054	CMC 17.35.010

E. Boundary Line Adjustment		
Request for boundary line adjustment	\$884	CMC 17.40.010
F. Environmental Review		
1. State Environmental Policy Act (SEPA) Review		CMC 16.10.260(1)
a. Environmental checklist	\$942	
b. Threshold determination		
(i) MDNS	\$4,941	
(ii) DS	\$4,941	
PLUS hourly fee to review EIS		
2. Critical Area Review Fees		
a. Reviews associated with single-family residential building permits, shoreline permits, individual short subdivision, boundary line adjustments, right-of-way permits (Level 1 Report)	\$884	CMC 18.65.100(1)
b. Reviews associated with commercial and/or multifamily building permits, commercial site development, grading permits, subdivisions, rezones, variances, and conditional use permits (Level 1 Report), to be collected as follows:		CMC 18.65.100(1)
(i) at time of application	\$2,058	
(ii) at time of engineering review.....	\$1,029	
(iii) at commencement of monitoring.....	\$1,971	
c. If Level 2, 3, or 4 critical area report required	Same fees as in (b) above	CMC 18.65.100(1)
PLUS hourly fee	\$132/hr	
e. Critical area exceptions/reasonable use ...	\$2,455	CMC 18.65.070(4)
G. Traffic Engineering Review		
1. Traffic Engineering Review Fees		CMC 17.15.145(2)
a. Residential subdivision	\$2,444	
b. Commercial/multifamily/public /institutional		
(i) 0 - 20 parking spaces	\$2,444	
(ii) 21 - 100 parking spaces	\$4,274	
(iii) 101 or more parking spaces	\$6,105	
2. Parking Management Plan Review Fee.....	\$264.00	CMC 18.31.110(6)
H. Engineering Review		
1. Engineering Plan Review Fees		CMC 17.15.145(3)
a. Short subdivision		
(i) Base fee	\$8,177	
(ii) Resubmittal or revision, each occurrence		
Base fee	\$132	
PLUS hourly fee	\$132/hr	

b. Subdivision		
(i) Application plan review		
Base fee	\$7,800	
PLUS per lot fee	\$61	
(ii) Resubmittal or revision, each occurrence		
Base fee	\$132	
PLUS hourly fee	\$132/hr	
c. Commercial/multifamily		
		CMC 18.110.030(b)
(i) Base fee	\$5,294	
(ii) Resubmittal or revision, each occurrence		
Base fee	\$132	
PLUS hourly fee.....	\$132/hr	
2. Engineering Design Review		
a. Design and Construction Standards design deviation (Type 1)	\$395	CMC 12.60.050 (Standards 1.08G)
b. Design and Construction Standards design variance (Type 2)	\$659	CMC 12.60.050 (Standards 1.08)
3. Drainage Review Fees		
a. Drainage plan review	\$132/hr	CMC 13.25.040(3)
b. Stormwater Manual design deviation (Type 1).....	\$395	CMC 13.25.050(1) (Standards 1.08G)
c. Stormwater Manual design variance (Type 2).....	\$772.00	CMC 13.25.050(6, 7)

I. Clearing and Grading

1. Clearing & Grading Permit Plan Review Fees

CMC 18.60.035(1)

a. Permit plan review

The plan review fee shall be calculated by adding the applicable amounts from Tables 1 and 2, provided the maximum plan review fee shall not exceed \$69,286.

Table 1

Volume (yd ³)	Base	PLUS, per 100 yd ³ (For Total)
0 - 500	\$0	\$38
501 - 3,000	\$70	\$52
3,001 - 10,000	\$429	\$35
10,001 - 20,000	\$2,713	\$13
20,001 - 40,000	\$4,172	\$8
40,001 - 80,000	\$4,522	\$7
Over 80,000	\$5,327	\$6

Table 2

Disturbed Area (acres)	Base	PLUS, per acre (For Total)
Up to 1 Acre	\$222	\$1,033
1.1 to 10 Acres	\$481	\$774
10.1 to 40 Acres	\$3,663	\$457
40.1 to 120 Acres	\$12,663	\$219
120.1 to 360 Acres	\$28,815	\$87
360.1 Acres and more	\$31,269	\$48

- b. Plan revision fee
 - (i) Base fee, each occurrence \$471
 PLUS hourly fee..... \$132/hr
 - (ii) SEPA re-review \$5,058

- 2. Grading Permit Fee Reductions CMC 18.60.035(3)
 - a. Grading permit fee reduction for projects completed within one year 40%
 - b. Grading permit fee reduction for projects reviewed in conjunction with building permits, subdivisions, short subdivisions or planned unit developments 50%

- 3. Tree Removal and Clearing Fees
 - a. Minor tree removal \$262 CMC 18.45.060(6)
 - b. Major tree clearing \$787 CMC 18.45.060(6)

J. Construction Inspection

- 1. Construction Inspection Fee Table CMC 17.15.145(4)

Bond Quantities Worksheet Amount	Fee	PLUS, per each \$1,000 assured
\$0 - \$30,000	\$41	\$213
\$30,001 - \$120,000	\$5,410	\$90
More than \$120,001	\$11,762	\$39

- 2. Annual Inspections \$132/hr CMC 17.15.145(4)
- 3. Supplemental Inspection, base fee \$341 CMC 17.15.145(4)
 PLUS hourly fee..... \$132/hr
- 4. Landscape Installation Inspection \$341 CMC 18.40.150(4)
- 5. Landscape Maintenance Bond Release Inspection..... \$341 CMC 18.40.150(4)
- 6. Request for Extension of Performance Guarantee \$263 CMC 18.40.150(4)
- 7. Inspection outside of business hours -
 Weekdays, 2 hour minimum \$132/hr
- 8. Inspection on weekends/holidays - 4 hour minimum \$132/hr

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

Re-inspection fees will be assessed at **\$132 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. Maintenance Bond Fees

Bond/Assurance Amount	Fee	PLUS, per each \$1,000 assured
\$0 - \$30,000	\$707	\$25
\$30,001 - \$120,000	\$1,178	\$12
More than \$120,001	\$1,766	\$8

M. Latecomers' Agreements

1. Application Fee		CMC 13.45.020(1)
a. Latecomer's costs \$20,000 or less	\$546	
b. Latecomer's costs \$20,001 - \$100,000	\$1,093	
c. Latecomer's costs more than \$100,000.	\$2,186	
2. Review by City Engineer; 4-hour deposit required....	\$132/hr	CMC 13.45.020(2)
3. Processing Fee	\$132	CMC 13.45.050(6)
4. Segregation Processing Fee	\$132	CMC 13.45.060(1)

N. Shoreline Management Fees

1. Substantial Development Permit		CMC 16.05.050												
a.	<table border="1"> <thead> <tr> <th>Total Cost of Proposed Development</th> <th>Fee</th> </tr> </thead> <tbody> <tr> <td>\$5,001 - 10,000</td> <td>\$1,609</td> </tr> <tr> <td>\$10,001 - 100,000</td> <td>\$3,217</td> </tr> <tr> <td>\$100,001 - 500,000</td> <td>\$8,039</td> </tr> <tr> <td>\$500,001 - 1,000,000</td> <td>\$12,056</td> </tr> <tr> <td>More than \$1,000,000</td> <td>\$16,072</td> </tr> </tbody> </table>	Total Cost of Proposed Development	Fee	\$5,001 - 10,000	\$1,609	\$10,001 - 100,000	\$3,217	\$100,001 - 500,000	\$8,039	\$500,001 - 1,000,000	\$12,056	More than \$1,000,000	\$16,072	
Total Cost of Proposed Development	Fee													
\$5,001 - 10,000	\$1,609													
\$10,001 - 100,000	\$3,217													
\$100,001 - 500,000	\$8,039													
\$500,001 - 1,000,000	\$12,056													
More than \$1,000,000	\$16,072													
b. Single-family Joint-Use Dock	\$3,529													
2. Shoreline Conditional Use Permit	\$12,350													
3. Shoreline Variance														
Up to \$10,000 project value	\$3,647													
Over \$10,000 project value	\$9,646													
4. Shoreline Environment Redefinition														
Base fee	\$18,133													
PLUS per shoreline lineal foot.....	\$37													
Maximum charge	\$67,992													
5. Shoreline Exemption	\$414													
6. Supplemental Fees														

a. Request for extension, calculated as % of original permit	20%
b. Revision, as % of original permit	20%
c. Surcharge when public hearing required, as % of original permit	12%
Minimum charge	\$3,764
d. Compliance investigation not to exceed cost of permit (including travel time)	\$132/hr

O. Other Fees

1. Administrative fee for school impact fees, per residential unit	\$80	CMC 18.120.030(1)
2. Administrative fee for development permits subject to transportation impact fees, per lot.....	\$80	CMC 12.105.070(3)
3. Administrative fee for development permits subject to individually-determined transportation impact fees, per development ...	\$403	CMC 12.105.050(5)
4. Commute Trip Reduction		CMC 12.90.050
a. Program review	\$132/hr	
b. Request for extension	\$132/hr	
c. Request for modification	\$132/hr	
5. Flood Damage Prevention Variance	\$1,054	CMC 16.15.180(1)

P. 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 retention of professional consultant services. 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. (CMC 14.30.040(6))

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

II. ZONING AND LAND USE FEES

A. Annexation Petitions and Election Requests ²		
Base Fee	\$12,812	
PLUS per acre	\$77	
B. Comprehensive Plan Amendment	\$3,825	CMC 14.25.020(2)
(includes \$500 non-refundable docketing fee)		
PLUS consultant costs if accepted by Planning Commission	Billed separately	
C. Development Regulation Amendment	\$3,278	
(includes \$500 non-refundable docketing fee)		
PLUS consultant costs if accepted by Planning Commission	Billed separately	
D. Land Use Written Determination/Certification ¹		
Type 1 decision letter	\$414	Multiple cities
E. Conditional Use Permit (CUP)		CMC 18.125.020
1. CUP (stand alone permit)	\$10,125	
2. CUP w/ Commercial Site Development	\$2,881	
3. Amendment to CUP	\$3,540	
F. Temporary Use Permit	\$263	CMC 18.85.100
G. Zoning Variance (Type 3).....	\$8,881	CMC 18.125.030
H. Design Departure from the <i>City of Covington Design Guidelines and Standards</i>	\$263	CMC 18.31.050
I. Re-use of Closed Public School Facilities	\$1,761	CMC 18.85.220
J. Appeals to Hearing Examiner	\$619	CMC 14.35.110(1)
K. Sign Permits		CMC 18.55.050(1)
1. Freestanding sign, each	\$590	
2. Wall-mounted signs (up to 3)	\$590	
Additional per sign over 3 signs	\$132	
3. Temporary sign	\$132	
L. Sign Variance	\$8,881	CMC 18.55.090
M. Other services	\$132/hr	

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.

III. RIGHT-OF-WAY FEES

A. Right-of-Way Use Permit ¹		CMC 12.35.040
Up to 300 lineal feet	\$421	
Over 300 lineal feet	\$664	
PLUS \$2.00 per foot over 300 lineal feet		
B. Right-of-Way Use Permit Extension		CMC 12.35.050(4)
Up to 300 lineal feet	\$421	
Over 300 lineal feet	\$664	
PLUS \$2.00 per foot over 300 lineal feet		
C. Right-of-Way Use - Non-Construction	\$132	CMC 12.35.040
(e.g. parade, block party, oversize load, etc.)		
D. Right-of-Way Construction Permit (Franchised Utility)		CMC 12.65.040(1)
Up to 300 lineal feet	\$421	
Over 300 lineal feet	\$664	
PLUS \$2.00 per foot over 300 lineal feet		
E. Right-of-Way Placement Permit (Non-franchised Utility)		CMC 12.67.050(5)
Up to 300 lineal feet	\$421	
Over 300 lineal feet	\$664	
PLUS \$2.00 per foot over 300 lineal feet		
F. Right-of-Way Use Permit - Aerial Work		
Base fee (non-construction).....	\$132	
Per pole fee.....	\$132	
G. ROW Use Permit - Aerial & Pole Replacement		
Base fee (construction).....	\$421	
Per pole fee.....	\$263	
H. Failure to Call In Job Start.....	\$132	
I. Petition for Vacation of Right-of-Way	\$947	CMC 12.55.070
PLUS pass-through consultant costs.....	Billed separately	
J. Limited Special Permit to Exceed Bridge Load Limit.	\$132/hr	CMC 12.20.020

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

IV. BUILDING FEES

A. Building Code Fees

CMC 15.05.060

1. Building Permit Fee Table

Project Value	Fee
\$1 - \$500	\$30
\$500 - \$2,000	\$30 for first \$500, plus \$7 per each addt'l \$100 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	\$101 for first \$2,000, plus \$20 per each addt'l \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	\$506 for first \$25,000, plus \$15 per each addt'l \$1,000 or fraction thereof, up to and including \$50,000
\$50,001 - \$100,000	\$858 for first \$50,000, plus \$13 per each addt'l \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 - \$500,000	\$1,448 for first \$100,000, plus \$14 per each addt'l \$1,000 or fraction thereof, up to and including \$500,000
\$500,001 - \$1,000,000	\$6,622 for first \$500,000, plus \$10 per each addt'l \$1,000 or fraction thereof, up to and including \$1,000,000
More than \$1,000,001	\$10,739 for first \$1,000,000, plus \$9 per each addt'l \$1,000 or fraction thereof

2. Other Inspections and Fees

- a. Inspections outside of normal business hours
 - Base fee \$263
 - PLUS** hourly rate beyond two hours \$132/hr
- b. Reinspection fees assessed per IBC 305.8 \$132/hr
- c. Other inspections \$132/hr
- d. Additional plan review \$132/hr
- e. Plan review and/or inspection by outside consultants Actual costs

- 3. Building Permit Plan Review (due at time of application) 65% of building permit fee

4. Misc. Single-Family Residential Building Permit Fees

- a. Re-roofs \$192
- b. Manufactured home placement, per unit ... \$192
- c. Fences over 6 feet tall Valuation-based
- d. Demolition, per structure \$254
- e. Permit Extension Request..... \$132

5. Misc. Commercial Building Permit Fees

- a. Permit Extension Request..... \$132
- b. Temporary Certificate of Occupancy..... \$264

B. Mechanical Permit Fees

CMC 15.05.060

- 1. Permit Issuance \$37
- 2. Supplemental Permit Issuance \$15

3.

Mechanical Unit Fee Schedule	
a. Furnace	\$22
b. Furnace over 100,000 Btu/h (29.3 kw)	\$25
c. Floor furnace	\$22
d. Unit heater	\$22
e. Appliance vent	\$12
f. Boiler or compressor up to 3 hp, or absorption system up to 100,000 Btu/h	\$21
g. Boiler or compressor over 3 up to 15 hp, or absorption system 100,001-500,000 Btu/h	\$35
h. Boiler or compressor over 15 up to 30 hp, or absorption system 500,001-1,000,000 Btu/h	\$50
i. Boiler or compressor over 30 up to 50 hp, or absorption system 1,000,001-1,750,000 Btu/h	\$70
j. Boiler or compressor over 50 hp, or absorption system over 1,750,000 Btu/h	\$116
k. Air-handling unit up to 10,000 cfm	\$15
l. Air-handling unit over 10,000 cfm	\$25
m. Evaporative cooler	\$15
n. Ventilation fan	\$12
o. Mechanical hood	\$15
p. Domestic-type incinerator	\$25
q. Commercial or industrial-type incinerator	\$21
r. Miscellaneous appliance	\$15
s. Gas piping system, 1-5 outlets	\$10
t. Additional outlet exceeding 5, each	\$6
u. Hazardous process piping system (HPP), 1-4 outlets	\$10
v. Hazardous process piping system (HPP), 5 or more outlets, each	\$6
w. Nonhazardous process piping system (NPP), 1-4 outlets	\$7
x. Nonhazardous process piping system (HPP), 5 or more outlets, each	\$0.69

- 4. Commercial Mechanical Permit Plan Review..... 65% of mechanical permit fee

C. Plumbing Permit Fees

CMC 15.05.060

- 1. Permit Issuance \$37
- 2. Supplemental Permit Issuance \$15

3.

Plumbing Unit Fee Schedule	
a. One trap or a set of fixtures on one trap	\$12
b. Building sewer and each trailer park sewer	\$22
c. Rainwater systems, per drain (inside building)	\$12
d. Cesspool (where permitted)	\$33
e. Private sewage disposal system	\$52
f. Water heater and/or vent	\$12
g. Gas-piping system, 1-5 outlets	\$10
h. Additional outlet exceeding 5, each	\$6
i. Industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture trap	\$12
j. Installation or alteration of drainage or vent piping and/or water treating equipment, each	\$12
k. Repair or alteration of drainage or vent piping, each fixture	\$12
l. Lawn sprinkler system on any one meter including backflow protection devices	\$12
m. Atmospheric-type vacuum breakers, 1-5	\$10
n. Additional breakers exceeding 5, each	\$6
o. Backflow device other than atmospheric-type vacuum breakers, 2-inch or smaller	\$12
p. Backflow device other than atmospheric-type vacuum breakers, over 2 inches	\$22
q. Graywater system	\$52
r. Initial installation and testing for reclaimed water system*	\$39
s. Annual cross-connection testing of reclaimed water system (excluding initial test)*	\$39
t. Medical gas piping system serving 1-5 inlets/outlets for a specific gas	\$65
u. Additional medical gas inlets/outlets, each	\$10

*Additional hourly rate may apply to complex systems

- 4. Commercial Plumbing Permit Plan Review 65% of total plumbing permit fee

V. FIRE CODE FEES

A. Fire Flow & Fire Access Review - International Fire Code CMC 15.05.060

1. Commercial site development	
Buildings 5,000+ sq. ft.	\$889
Buildings less than 5,000 sq. ft.	\$494
2. Large commercial buildings 5,000 + sq. ft. (building permit review).....	\$1,350
3. Commercial building less than 5,000 sq. ft. (building permit review).....	\$527
4. Multifamily building (building permit review)....	\$1,350
5. Commercial tenant improvements	\$527
6. Single-family residential (new building permit).....	\$296
7. Subdivisions (at preliminary plat review)	\$659
8. Short subdivisions (at preliminary plat review).....	\$593
9. Boundary line adjustments (case by case).....	\$132
10. Other applications	\$198

B. Fire System and Tank Reviews CMC 15.05.060

1. Fire alarm systems	
a. 1-4 zones	\$204
b. Each additional zone	\$40
c. Each addressable panel	\$719
PLUS for each device	\$8
2. Fire extinguishing systems	\$403
PLUS for each nozzle	\$24
3. Automatic sprinkler systems	
a. Commercial, each riser	\$386
PLUS for each head/plug	\$8
b. Multifamily 13R, each riser	\$311
PLUS for each head/plug	\$7
c. Single-family 13D system	\$319
4. Standpipe systems	
a. Class I	\$403
b. Class II	\$403
c. Class III	\$1,108
d. Each outlet, Class I or II	\$78

e. Fire pump	\$359
5. Flammable or combustible liquids storage tanks	
a. Underground, first tank	\$204
PLUS each additional tank	\$111
b. Above ground, each tank	\$204
6. Hazardous materials storage tanks	
a. Less than 500 gallons, each	\$274
b. 501 - 1,199 gallons, each	\$553
c. 1,200 gallons or more	\$789
7. Liquefied petroleum tanks	
a. Less than 500 gallons, each	\$204
b. 501 - 9,999 gallons, each	\$403
c. 10,000 gallons or more	\$794
8. Gaseous oxygen systems	
a. Less than 6,000 ft ³	\$126
b. 6,001 - 11,999 ft ³	\$274
c. 12,000 ft ³ or more	\$396
9. Nitrous oxide systems	
PLUS each outlet	\$20
10. Medical gas systems	
a. Gaseous systems	\$430
PLUS each outlet	\$20
b. Liquefied systems	\$923
PLUS each outlet	\$20
11. Hazardous material recycling systems	
a. 110 gallons or less per day capacity	\$274
b. Over 110 gallons per day capacity	\$788
12. Vapor recovery systems (per tank)	
a. Phase I - tank truck and tank	\$220
b. Phase II - vehicle fueled and tank	\$275
13. Cryogenic tank, each	
	\$220
14. Flammable liquid devices	
a. Spray booths (updraft), each	\$220
b. Dip tanks, each	\$200
c. Spray booths (downdraft), each	\$367
d. Flow coaters, each	\$417
e. Mixing/handling room	\$544

15. Fiberglass work systems	
a. Spray or chopper booth	\$367
b. Lay-up areas	\$428
16. Organic peroxide storage facility	\$428
17. Explosives storage magazines	
a. Class I	\$428
b. Class II	\$274
18. Compressed natural gas systems, each	\$417
19. Liquefied natural gas systems	\$791
20. High-piled storage racks	\$417
21. Smoke removal systems	\$428
22. High rise emergency evacuation plans	\$428
23. Commercial candle-holding devices	\$274
24. Computer room	\$428
25. Floor or layout plans required by the Fire Code for public assembly, special sales, outdoor storage of flammable liquids in drums, or indoor storage of combustibles	\$417
26. Fire clearance when requested of the Fire Marshal, including but not limited to the following:	
a. State funding of school projects	\$274
b. State or federal school, hospital, nursing home, rehabilitative facilities, or custodial facilities accreditation	\$274
c. State licensing of mini-day care, day care, foster home, boarding home	\$274
d. State liquor license	\$274
e. State gambling license	\$274
f. Special out-of-occupancy uses	\$274
g. House moving permit	\$274
h. Fire clearance for Covington business licenses	\$274
27. Approval of carpet samples or decorative materials	\$274
28. Special inspections for occupancy determinations or changes of use requirements	\$274
29. Requested preliminary inspections	\$274
30. Each retest or re-inspection of a fire protection or hazardous materials	\$274

31.	Witnessing tests of used underground flammable liquids storage tanks before installation	\$274
32.	Investigating and processing leaking underground storage tanks or hazardous materials spills and the subsequent containment and recovery of lost product	\$274
33.	Underground piping to flammable or combustible liquid storage tanks	\$274
34.	Installation, removal or abandonment, or any combination thereof, of flammable or combustible liquid storage tanks	
	a. First commercial tank	\$274
	b. Each additional commercial tank	\$145
	c. Contractor's permit for removal or abandonment of residential underground fuel tanks	\$192
35.	Witnessing tests of underground flammable or combustible liquid storage tanks for tank tightness	\$274
36.	Conducting fire flow tests or analysis	\$968
37.	Fuel tanks for oil burning equipment	
	a. Commercial	\$204
	b. Residential	\$100
38.	Monitoring transmitters	\$275
	PLUS each device	\$8
39.	Sprinkler system supply mains (public main to sprinkler riser), each	\$274
40.	Emergency or standby power systems	\$274
41.	Plan review of construction fire safety plans	\$274
42.	Confidence testing of fire protection systems	\$274
43.	High rise fire system review	\$274
44.	Fire protection plan review	
	a. Review of water main extension, replacement, or both	\$291
	PLUS per hydrant	\$83
	b. Review of hazardous material management plan	\$568

C. Fire System and Fire Tank Inspections/Conformance		CMC 15.05.060
1. Inspection of residential projects	\$165	
PLUS per head/device	\$7	
2. Inspection of commercial projects	\$178	
PLUS per head/device	\$8	
3. Inspection of water main extension or replacement.	\$148	
4. Inspection of combustible liquid storage tanks..	\$165	
D. Hazardous Materials and Public Assembly Inspection		CMC 15.05.060
Code inspections, mitigations, and code enforcement fees shall be charged at the Department's current hourly rate, with the exception of the following:		
1. Fireworks stands (rate set by state law)	\$100	
2. Fireworks displays (rate set by state law)	\$100	
3. Liquefied petroleum gas serving single-family residences	No charge	
4. Parade floats	No charge	
5. Use of candles for ceremonial purposes by churches or nonprofit groups	No charge	
E. Extensions of permits or approvals		CMC 15.05.060
Fire system permits		
a. Single-family residential	\$158	
b. Final and correction inspections	\$254	
c. Full fire inspection	20% of original permit fee	
F. Fire Code Enforcement Inspection (Annual Fire Inspections)		CMC 15.05.060
Fire code enforcement inspections identified in the program policy shall be charged to the applicant or owner at hourly rate of \$132.		

VI. TECHNOLOGY MANAGEMENT FEE

A \$39.00 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., and each land-use action, impact fee assessment, and concurrency analysis (including supplemental applications).

ADMINISTRATIVE CHARGES

I. BUSINESS LICENSES

A. Business license fee, (New)	\$60
B. Business license fee for home occupations or home industry (New)	\$60
C. Business license renewal fee	\$60
C. Peddler's permit fee	\$99
PLUS technology surcharge	\$39
D. Special event license (3-day license)	\$141
PLUS technology surcharge	\$39

II. CITY CLERK'S OFFICE

A. Agenda-only subscription (City Council and all commissions)	No charge
B. Copies of audio tapes of meetings, per tape	Actual cost
C. Verbatim transcripts, requires \$400 deposit when ordered	Actual cost
D. Copy - CD rom	Actual cost
E. Paper copies on copier (no charge first 5 pages), per page	\$0.15

III. FINANCE DEPARTMENT

A. Financial Documents - <i>copies available at City Hall for viewing</i>	
1. Final Budget	Actual cost
2. Preliminary Budget	No charge
3. Financial Statement	Actual cost
B. Returned item fee (i.e. NSF, chargeback, etc.)	Actual cost

IV. MISCELLANEOUS FEES

A. Maps larger than 11" x 17"	Actual cost
B. Community Room	
1. Reservation fees - Weekdays during normal City business hours (8 am to 5 pm)	\$27/hour
2. Reservation fees - Weekends, holidays, times other than normal City hours	\$62/hour
3. Facility monitor hourly rate	\$12/hour
4. Kitchen use fee	\$30
5. Refundable damage/cleaning deposit	\$257
6. Processing fee for refunds for cancellations	\$10/per transaction
C. Promotional Items	
1. City of Covington hats, mugs, etc.	Actual cost
2. Covington historical books	Actual cost
D. Special Event Permit (on City property)	\$254

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, using the methodology set forth in the code section cited above.

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

Appendix B. Traffic Impact Rate Table

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

This table uses ITE⁽³⁾ 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 cat

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT ⁽¹⁾	ITE AVERAGE SIZE ⁽⁹⁾	ITE GROSS TRIP RATE / UNIT ⁽³⁾	DISCOUNT PASS-BY TRIPS ⁽⁴⁾	ITE Pk/Daily K-Factor	NET NEW VMT IMPACT RATE / UNIT ⁽⁵⁾	FEE PER LAND USE UNIT
RESIDENTIAL		<i>Signature elements: places where people live with active lifestyles. Afternoon peak hour traffic is mainly inbound.</i>						
Single-family (detached) dwelling	210	Dwelling	214	9.6	0%	10.6%	9.6	\$ 4,505
Duplex (detached) dwelling	use 210	Dwelling	same	9.6	0%	10.6%	9.6	\$ 4,505
Multifamily, 3+ bedrooms	use 231	Dwelling	234	7.4	0%	10.5%	7.4	\$ 3,479
Multifamily, under 3 bedrooms	blend 220, 221, 230	Dwelling	250	6.0	0%	10.0%	6.0	\$ 2,676
Mobile Home Park	240	Dwelling	168	5.0	0%	11.2%	5.0	\$ 2,498
Self-contained Retirement Community ⁽⁷⁾	251	Dwelling	862	3.7	0%	7.0%	3.7	\$ 1,160
Senior Adult Housing-Attached	252	Dwelling	147	3.5	0%	3.2%	3.5	\$ 491
Congregate Care Facility, Nursing Home, Elderly Housing		<i>please see Non-Retail, assisted living facilities</i>						
NON-RETAIL		<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</i>						
Employment Centers								
Office Building (single building)	blend 710, 714, 715	1000 sq. ft.	150-300	11.4	0%	13.1%	11.4	\$ 6,691
Office Park (multiple buildings)	750	1000 sq. ft.	370	11.4	0%	13.1%	11.4	\$ 6,691
Business Park (multiple buildings)	770	1000 sq. ft.	379	12.8	0%	10.1%	12.8	\$ 5,754
Research & Development Center	760	1000 sq. ft.	306	8.1	0%	13.3%	8.1	\$ 4,818
General Light Industrial	110	1000 sq. ft.	357	7.0	0%	14.1%	7.0	\$ 4,372
Industrial Park	130	1000 sq. ft.	447	7.0	0%	12.4%	7.0	\$ 3,836
Manufacturing	140	1000 sq. ft.	325	3.8	0%	19.4%	3.8	\$ 3,301
General Heavy Industrial	120	1000 sq. ft.	1544	1.5	0%	45.3%	1.5	\$ 3,033
Trucking and Storage Facilities								
1 Warehousing (industrial)	150	1000 sq. ft.	354	4.96	0%	9.5%	5.0	\$ 2,097
Mini-warehouse (self-service storage)	151	1000 sq. ft.	58	2.50	0%	10.4%	2.5	\$ 1,160
3 High-Cube Warehouse	152	1000 sq. ft.	302	1.44	0%	6.9%	1.4	\$ 446
4 Truck Terminal	30	Acres	12	81.9	0%	8.0%	81.9	\$ 29,218
Institutions								
Church, with weekday programs	560	1000 sq. ft.	17	30.0	20%	6.7%	24.0	\$ 7,137
School, high	530	1000 sq. ft.	225	12.9	10%	7.9%	11.6	\$ 4,095
School, elementary and junior-high	520	1000 sq. ft.	55	14.5	20%	1.4%	11.6	\$ 714
Church, no weekday programs	560	1000 sq. ft.	17	6.0	0%	6.7%	6.0	\$ 1,784
Assisted Living Facilities								
Nursing Home	620	Beds	99	2.4	10%	9.3%	2.1	\$ 883
Congregate Care Facility, Elderly Housing (Attached)	253	Living unit	164	2.0	10%	8.4%	1.8	\$ 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) Institution of Transportation Engineers, Trip Generation, 7th edition. Some ITE rates are smoothed and averaged to eliminate statistically insignificant differer
- (4) Pass-by Diversion Reduction eliminates trips diverted from the stream of traffic "passing by" a retail site, which add no vehicle-miles of impact on the road sy
- (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. similar to a sm
- 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

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

This table uses ITE⁽³⁾ 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 cat

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT ⁽¹¹⁾	ITE AVERAGE SIZE ⁽⁹⁾	ITE GROSS TRIP RATE / UNIT ⁽³⁾	DISCOUNT PASS-BY TRIPS ⁽⁴⁾	ITE Pk/Daily K-Factor	NET NEW VMT IMPACT RATE / UNIT ⁽⁵⁾	FEE PER LAND USE UNIT
RETAIL		<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>						
Automobile-related Sales								
Auto Parts Sales	843	1000 sq. ft.	8	61.9	50%	9.7%	31.0	\$ 13,338
Auto Care Center (multiple stores)	942	1000 sq. ft.	12	38.9	20%	8.7%	31.1	\$ 12,062
Car Sales, New and Used	841	1000 sq. ft.	30	33.3	10%	8.4%	30.0	\$ 11,241
Automobile Servicing								
Service Station no Mini-Mart	944	V.S.P. ⁽¹⁾	8	168.6	80%	8.6%	33.7	\$ 12,990
Carwash	947	V.S.P. ⁽¹⁾	7	75.0	50%	7.4%	37.5	\$ 12,356
Service Station with Mini-Mart	945	V.S.P. ⁽¹⁾	10	162.8	80%	8.2%	32.6	\$ 11,937
Quick-Lube Vehicle Servicing	941	V.S.P. ⁽¹⁾	2	51.9	50%	10.0%	26.0	\$ 11,576
Tire Store	848, 849	V.S.P. ⁽¹⁾	8	32.0	50%	10.4%	16.0	\$ 7,405
Social-Recreational Activities								
Drinking Place (pub, tavern, bar)	936	1000 sq. ft.	4	140.0	20%	8.1%	112.0	\$ 40,468
Restaurant, fast food	934	1000 sq. ft.	4	496.0	80%	7.0%	99.2	\$ 30,904
Library	590	1000 sq. ft.	16	54.0	10%	13.1%	48.6	\$ 28,464
Restaurant, quality	931	1000 sq. ft.	9	90.0	20%	8.3%	72.0	\$ 26,729
Restaurant, sit-down	932	1000 sq. ft.	6	127.2	50%	8.6%	63.6	\$ 24,356
Lodge, Fraternal Organization, with dining facilities	591	1000 sq. ft.	n/a	48.0	10%	12.5%	43.2	\$ 24,088
Health/Fitness Club	492	1000 sq. ft.	36	32.9	10%	12.3%	29.6	\$ 16,259
Bowling Alley	437	1000 sq. ft.	24	33.3	10%	10.6%	30.0	\$ 14,212
Recreational Community Center	495	1000 sq. ft.	65	22.9	10%	7.2%	20.6	\$ 6,584
Racquet/Tennis Club	491	1000 sq. ft.	48	14.0	10%	6.0%	12.6	\$ 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"
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- (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. similar to a sm:
For "assisted living" retirement facilities serving the non-driving elderly with caregivers employed on-site, use Congregate Care Centers under NON-RETAIL.
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RETAIL								
<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>								
Community Retail Focus								
Bank, walk-in	911	1000 sq. ft.	5	156.5	65%	21.2%	54.8	\$ 51,755
Bank, drive-in	912	1000 sq. ft.	4	246.5	75%	18.6%	61.6	\$ 51,008
Convenience Market	851 - 853	1000 sq. ft.	3	640.0	85%	7.8%	96.0	\$ 33,455
Video Rental Store	896	1000 sq. ft.	7	140.0	55%	9.7%	63.0	\$ 27,300
Pharmacy/Drug Store	880, 881	1000 sq. ft.	13	89.1	30%	9.8%	62.4	\$ 27,203
Supermarket, discount supermarket	850, 854	1000 sq. ft.	62	102.2	45%	10.2%	56.2	\$ 25,638
Hardware, paint store	816	1000 sq. ft.	21	51.3	25%	9.4%	38.5	\$ 16,192
Building Materials & Lumber Store	812	1000 sq. ft.	11	45.2	20%	9.9%	36.1	\$ 16,023
Apparel Store	870	1000 sq. ft.	5	66.4	20%	5.8%	53.1	\$ 13,668
Shopping Ctr., under 65,000 sq. ft. ⁽⁶⁾	820	1000 sq. ft.	50	70.0	50%	6.9%	35.0	\$ 10,706
Specialty retail center (strip mall)	814	1000 sq. ft.	105	44.3	20%	6.1%	35.5	\$ 9,671
Destination Retail Focus								
1 Freestanding Discount Store	815	1000 sq. ft.	111	56.0	30%	9.0%	39.2	\$ 15,800
2 Toy / Children's Superstore	864	1000 sq. ft.	46	60.0	30%	8.3%	42.0	\$ 15,581
3 Discount Club (membership warehouse store)	861	1000 sq. ft.	112	41.8	20%	10.1%	33.4	\$ 15,131
4 Electronics Superstore	863	1000 sq. ft.	37	45.0	30%	10.0%	31.5	\$ 14,051
5 Free-standing Discount Superstore	813	1000 sq. ft.	154	49.2	20%	7.9%	39.4	\$ 13,810
6 Factory Outlet Center	823	1000 sq. ft.	146	26.6	10%	10.0%	23.9	\$ 10,719
7 Home improvement superstore	862	1000 sq. ft.	100	29.8	10%	8.2%	26.8	\$ 9,836
8 Furniture Store	890	1000 sq. ft.	67	5.1	10%	9.1%	4.6	\$ 1,847
# Nursery (Garden Center)	817	Acres	4	96.2	10%	7.8%	86.6	\$ 30,190
# Nursery (Wholesale)	818	Acres	24	19.5	10%	2.7%	17.6	\$ 2,128
SPECIAL CASES								
<i>Signature Elements: Characteristics not matched with groups above</i>								
State Motor Vehicles / Licensing Agency	731	1000 sq. ft.	10	166.0	30%	10.3%	116.2	\$ 53,364
US Post Office	732	1000 sq. ft.	31	108.2	60%	10.1%	43.3	\$ 19,431
Medical/Dental Office or Clinic	630, 720	1000 sq. ft.	71	33.0	10%	11.1%	29.7	\$ 14,694
Day Care	565	1000 sq. ft.	4	79.3	80%	16.6%	15.9	\$ 11,758
Hospital	610	1000 sq. ft.	500	17.6	10%	6.7%	15.8	\$ 4,737
Hotel/Motel - no convention facilities	310-312, 320	Total Rooms ⁽²⁾	200	6.5	10%	8.2%	5.9	\$ 2,128

Notes:

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Appendix A
Worksheet for Transportation Impact Fee of New Development
on the Arterial System of the City of Covington, WA.
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)

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)

Impact Fees/ Other - Section B

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. 12-11(Exhibit B)

2012 KENT SCHOOL DISTRICT IMPACT FEE SCHEDULE

Single-family, per dwelling unit	\$5,486.00
Multi-family, per dwelling unit	\$3,378.00

Impact Fees/ Other - Section C

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 D

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 onsite 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 the code section cited above.

Impact Fees/ Other - Section E

Storm and Surface Water Service Charge