

**2019 CITY OF COVINGTON FEE SCHEDULE
TABLE OF CONTENTS**

DEVELOPMENT FEES		Page
I. Development Fees		3
A. Integrated Traffic Concurrency Modeling and Reports **		3
B. Pre-Application Conference		3
C. Residential Land Development		3
D. Commercial Development		4
E. Boundary Line Adjustment		4
F. Environmental Review		4
G. Parking Demand / Trip Reduction		5
H. Engineering Review		5
I. Clearing and Grading		6
J. Construction Inspection		7
K. Re-inspections and Missed Appointments		7
L. Latecomers' Agreements		7
M. Shoreline Management Fees		8
N. Impact Fee Administrative Fees		8
O. Consultant Pass Through Fees		9
P. City Attorney Fees		9
** Integrated Traffic Concurrency Modeling and Report Fee SCHEDULE A		10
II. Zoning and Land Use Fees		13
A. Zoning Fees		13
B. Conditional Use Permits		13
C. Temporary Use / Re-Use of a Facility		13
D. Zoning Variance / Downtown Departures / Appeals		13
E. Sign Permits		13
F. Wireless Communications Facilities		14
G. Multifamily Tax Exemption Fees		14
H. Landmark Designation		14
I. General Land Use/Miscellaneous		14
J. Lakepointe Urban Subarea		14
K. Other Services		14
III. Right-of-Way Fees		15
IV. Building Fees		16
A. Building Code Fees		16
B. Mechanical Permit Fees		17
C. Plumbing Permit Fees		18

V. Fire Fees	19
A. Fire Permit Fee Table	19
B. Fire Code Construction Permit	19
C. Building and Land Use Plan Review	20
D. Annual Fire Code Enforcement Inspection	20
E. Fireworks	20
F. Other	20
VI. Technology Management Fee	21
ADMINISTRATIVE CHARGES	22
A. Business Licenses	22
B. City Clerk's Office	22
C. Finance Department	22
D. Miscellaneous Fees	22
IMPACT FEES / OTHER	23
A. Traffic Impact Fees (TIF)	23
B. Park Impact Fees	28
C. Fee-in-Lieu of Recreation Space	28
D. School Impact Fees	29
E. Storm and Surface Water Service Charges	30
F. Fire Impact Fees	30
G. Fee-in-Lieu of Open Space Calculation Sheet	31

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	
2. Supplemental Traffic Review	Actual Cost	
3. Request for Extension of Concurrency and Traffic Report Approval	\$	453
4. Request for an individually-determined impact fee	\$	460
5. Traffic Concurrency Appeal	\$	624
PLUS consultant costs	Actual Cost	
6. Change of Use/TIF Evaluation	See Schedule A	

B. Pre-application Conferences/Use Determinations

1. Pre-application conference	\$	818
2. Downtown permitted use determination	\$	762

C. Residential Land Development

1. Short Subdivisions		
a. Preliminary application review fees	\$	12,397
b. Request for extension	\$	310
c. Final short plat	\$	6,160
d. Alteration to recorded short plat	\$	1,745
e. Vacation of short plat	\$	814
f. Affidavit of correction	\$	521
2. Subdivisions		
a. Preliminary application review fees	\$	28,008
PLUS per lot fee	\$	52
b. Major revision to approved preliminary subdivision	\$	7,322
c. Request for extension	\$	310
d. Final subdivision		
(i) Final subdivision fee	\$	10,460
PLUS per lot fee	\$	31
(ii) Subdivision alteration	\$	2,325
e. Vacation of plat	\$	814
f. Affidavit of correction	\$	521

D. Commercial Development		2019 Fee
1. Commercial Site Development Permit (includes multifamily)	\$	13,559
a. Commercial Site Development Extension	\$	311
b. Commercial Site Development Amendment	\$	7,322
2. Binding Site Plan		
a. Binding site plan	\$	14,204
b. Binding site plan, in conjunction with commercial site development permit	\$	1,157
c. Alteration of binding site plan	\$	14,204
d. Vacation of binding site plan	\$	14,204
3. Condominium Survey Map Review	\$	1,183

E. Boundary Line Adjustment		
Request for boundary line adjustment	\$	971

F. Environmental Review		
1. State Environmental Policy Act (SEPA) Review		
a. Environmental checklist & Threshold Determination	\$	1,189
b. Determination of Significance (DS)	\$	5,947
Threshold determination		
PLUS hourly fee to review EIS (Required when review exceeds 40 staff hours) Supplemental and addendums will be actual staff time and pass through consultant time	\$	155
c. SEPA Threshold Determination Amendment	\$	743
d. Subarea Plan - Planned Action Ordinance	\$	2,237
PLUS hourly fee when review exceeds 15 hours	\$	155
e. Subarea Plan - Planned Action Ordinance Amendment		
(i) Base fee	\$	1,023
(ii) Plus consultant costs		
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. Base fee, billed at hourly rate for subsequent reviews.	\$	1,023
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:		
(i) at time of application	\$	2,310
(ii) at time of engineering review	\$	1,154
(iii) at commencement of monitoring	\$	2,212
c. If critical area review not covered under (a) or (b)	Same fees as (a) above	
PLUS hourly fee	\$	155
d. Critical area exceptions/reasonable use	\$	5,659
3. Flood Damage Prevention Variance	\$	1,183

G. Parking Demand/Trip Reduction		2019 Fee
1. Parking Management Plan Review Fee	\$	305
2. Commute Trip Reduction		
a. Program review	\$	155
b. Request for extension	\$	155
c. Request for modification	\$	155

H. Engineering Review		
1. Engineering Plan Review Fees		
a. Short subdivision		
(i) Base fee	\$	6,711
(ii) Resubmittal or revision, each occurrence		
Base fee	\$	155
PLUS hourly fee	\$	155
b. Subdivision		
(i) Application plan review		
Base fee	\$	8,754
PLUS per lot fee	\$	34
(ii) Resubmittal or revision, each occurrence		
Base fee	\$	155
PLUS hourly fee	\$	155
c. Commercial/multifamily		
(i) Base fee	\$	5,941
(ii) Resubmittal or revision, each occurrence		
Base fee	\$	155
PLUS hourly fee	\$	155
2. Engineering Design Review		
a. Design and Construction Standards design deviation (Type 1)	\$	444
b. Design and Construction Standards design variance (Type 2)	\$	740
3. Drainage Review Fees		
a. Drainage plan review, per hour	\$	155
b. Storm water Manual design deviation (Type 1)	\$	444
c. Storm water Manual design variance (Type 2)	\$	866
d. Request to use city storm water facility	\$	466

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.			
Clearing Fee Table			
Clearing Fee (ac)		Fee	Plus Per/1 ac over Min
Min	Max	Min	
-	1	\$ 680.00	
1	10	680.00	\$ 48
10	40	1,112.00	\$ 32
40	120	2,702.00	\$ 16
120	-	3,352.00	\$ 3
Grading Fee Table			
Grading Volume (cv)		Fee	Plus Per/100 cv over Min
Min	Max	Min	
-	50	\$ 408.00	
50	100	408.00	\$ 48
100	1,000	432.00	\$ 32
1,000	10,000	720.00	\$ 16
10,000	100,000	2,160.00	\$ 3
100,000	-	4,860.00	
			2019 Fee
b. Plan revision fee			
Base fee, each occurrence			\$ 441
PLUS hourly fee			\$ 155
2. Clearing and Grading Permit Fee Reductions			
Clearing and Grading fee reduction for projects reviewed in conjunction with building permits and development permits			
3. Grading/Notice to Proceed Permit Extension Fee (1 year)			\$ 310
4. Tree Removal and Clearing Fees			
a. Minor tree removal			\$ 294
b. Major tree removal			\$ 883
c. Major tree removal in conjunction with site development permit			\$ 568
d. Tree Departure/Modification			\$ 454

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	\$ 5,168	\$ 41
\$ 100,000	\$ 500,000	\$ 9,248	\$ 34
\$ 500,000	\$ 1,000,000	\$ 22,848	\$ 27
\$ 1,000,000	\$ 1,000,000+	\$ 36,448	\$ 27

2. Landscape Installation Inspection	2019 Fee	\$ 310
3. Bond Management		\$ 310
3. Request for Extension of Performance Guarantee		\$ 310
4. Inspection outside of business hours on weekdays Billed hourly with 2 hour minimum		\$ 310
5. Inspection on weekends/holidays Billed hourly with 4 hour minimum		\$ 620

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

Re-inspection fees will be assessed at **\$155 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

1. Application Fee	2019 Fee
a. Latecomer's costs \$20,000 or less	\$ 613
b. Latecomer's costs \$21,001-\$100,000	\$ 1,226
c. Latecomer's costs more than \$100,000	\$ 2,453
2. Review by City Engineer; billed hourly with 4-hour minimum	\$ 620
3. Processing fee	\$ 155
4. Segregation Processing Fee	\$ 155

M. Shoreline Management Fees		
1. Substantial Development Permit		
a. Total Cost of Proposed Development		
	Total Cost of Proposed Development	Fee
	\$5,001 - 10,000	\$ 1,652
	\$10,001 - 100,000	\$ 3,303
	\$100,001 - 500,000	\$ 8,254
	\$500,001 - 1,000,000	\$ 12,378
	\$1,000,000+	\$ 16,501
		2019 Fee
	b. Single-family Joint-Use Dock	\$ 3,960
	2. Shoreline Conditional Use Permit	\$ 13,861
	3. Shoreline Variance	
	Up to \$10,000 project value	\$ 4,093
	Over \$10,000 project value	\$ 10,826
	4. Shoreline Environment Redefinition	
	Base fee	\$ 20,351
	PLUS per shoreline lineal foot	\$ 42
	Maximum charge	\$ 76,308
	5. Shoreline Letter of Exemption	\$ 310
	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	\$ 4,224
	d. Compliance investigation not to exceed cost of permit (including travel time)	\$ 155

N. Impact Fee Administration		
1. Administrative fee for School and Fire Impact Fees, per unit	\$	74
2. Administrative fee for Transportation and Park Impact Fees, per unit	\$	12
3. Impact Fee Deferral Program Application	\$	310

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

1. Consultant costs	Actual Costs
2. Administrative fee	10% of Actual 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.

	2019	
1. Attorney's billable hourly rate	\$	155

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 ¹	(b) Rate ¹ Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MAXIMUM No. of Units for this formula
-------------------	--------------------------------	------------------	---------------------------	--------------------------------	----------------------------	---------------------------------	---------------------------------------

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 ¹	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 >200ksf	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 ¹	<i>vehicle servicing position</i>	\$ 2,437.50	\$203.13		\$0	40

¹ 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
---------------------	-----------------------------	-------------------	-------------	----------	--	-----	-----

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 ¹	(b) Rate ¹ Per Unit	(c) Enter Development Size	(a)+(b)*(c) Calculate Total Fee	MINIMUM No. of Units for this formula
-------------------	--------------------------------	------------------	---------------------------	--------------------------------	----------------------------	---------------------------------	---------------------------------------

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 ¹	1000sf			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 ¹	<i>vehicle servicing position</i>	\$ 6,500.00	\$101.57		\$0	40

¹ 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
---------------------	-----------------------------	-------------------	-------------	----------	--	-----	-----

Fee schedule is based on typical trip generation rates, standardized across groups of similar land use categories

Residential - Independent Living	Single-family, condo's, townhomes, apartments, active senior housing,	DU	\$ 2,000.00	40	50	\$ 4,000	100	40,000
Non-Retail Employment	Business where customer traffic is minimal vs.	1000 sf	\$ 2,000.00	50	30	\$ 3,500	80	7,000

Retail Business	Business where customer traffic dominates over	1000 sf	\$ 2,000.00	100	30	\$ 5,000	40	15,000
Special Cases	Not covered above or below	Pk Hr Trip	\$ 2,000.00	40	50	\$ 4,000	100	4,000
Residential - Assisted Living	Facility employees provide care for residents who don't drive	Bed	\$ 2,000.00	10	100	\$ 3,000	400	3,000
Automobile Servicing	Fuel, lube, carwash, may have small convenience market ¹	Vehicle Servicing Position	\$ 2,000.00	100	16	\$ 3,600	40	3,600
Recreational lands	Golf Course, Parks	Acres	\$ 2,000.00	10	100	\$ 3,000	400	0
Marina		Boat Slip	\$ 2,000.00	10	100	\$ 3,000	400	0
Park and Ride		Space	\$ 2,000.00	30	100	\$ 5,000	134	0

¹ If vehicle servicing is secondary to convenience market or fast food business, use retail rate above for building sq **72600**

II. ZONING AND LAND USE FEES

A. Zoning Fees¹

		2019 Fee
1. Annexation Petitions and Election Requests ²		
Base Fee	\$	14,379
PLUS per acre	\$	86
2. Comprehensive Plan Amendment	\$	4,293
(includes \$1000 non-refundable docketing fee)		
PLUS consultant costs if placed on Docket	Billed separately	
3. Development Regulation Amendment	\$	3,679
(includes \$1000 non-refundable docketing fee)		
PLUS consultant costs if placed on Docket	Billed separately	
4. Land Use Written Determination/Certification/Zoning Verification Letter ¹		
Type 1 decision letter	\$	465
5. Development Agreement Fee	\$	4,474
Plus hourly fee exceeding 30 hours of staff time	plus consultant costs \$	155
6. Zoning Map Amendment/Re-zone	plus consultant costs \$	3,680
(includes \$500 non-refundable docketing fee)		

1. Some zoning 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

1. Conditional Use Permit (CUP)		
a. CUP (stand alone permit)	\$	11,115
b. CUP w/ Commercial Site Development	\$	3,163
c. Amendment to CUP	\$	3,887

C. Temporary Use/Re-use of a Facility

1. Temporary Use Permit	\$	310
2. Re-use of Closed Public School Facilities	\$	1,976
3. Partial Re-use of Closed Public School Facilities, billed hourly with 2 hour minimum	\$	310

D. Zoning Variance/Downtown Design Departure/Appeals

		2019 Fee
1. Zoning Variance (Type 3)	\$	7,433
2. Design Departure from the City of Covington Design Guidelines and Standards	\$	300
3. Appeals to Hearing Examiner	\$	695

E. Sign Permits

1. Sign Permits		
a. Freestanding sign, each	\$	662
b. Wall-mounted sign (up to 3)	\$	447
Additional per sign over 3 signs	\$	155
c. Temporary sign permit		no fee per Council in 2019
2. Sign Variance	\$	7,433
3. Comprehensive Sign Plan		
a. Base fee	\$	1,065
b. Plus hourly rate after 7 hours	\$	155
c. Plus consultant costs		Actual Cost
4. Street Pole Banners		
a. Base fee	\$	155
b. Plus consultant costs		Actual Cost

F. Wireless Communications Facilities		
1. Wireless Communications Facilities (WCF)		
a. WCF - Type 1	\$	445
b. WCF - Type 2 Administrative	\$	1,630
c. WCF - Type 3 - New WCF Tower or Height Waiver	\$	2,137
G. Multifamily Tax Exemption Fees ¹		
1. Multifamily property tax exemption application	\$	853
2. Amendment of approved contract	\$	592
3. Extension of the conditional tax exempt certificate	\$	296
4. Application for final certificate of tax exemption	\$	853
1. If approved, applicant is responsible for processing fee for filing with King County Department of Records and		
H. Landmark Designation Application		
1. Consultant costs		Actual Costs
2. Administrative fee		10% of Actual Costs
I. General Land Use/Miscellaneous		
1. General Land Use (where otherwise not defined)		
Base fee	\$	438
PLUS hourly fee	\$	155
2. Farm Conservation Plan	\$	454
J. Lakepointe Urban Subarea		
1. Planned Action Determination and Implementation Project Concurrency		
Base fee	\$	2,236
PLUS consultant costs		Actual Cost
K. Other Services (per hour fee)		
	\$	155

III. RIGHT-OF-WAY FEES

	2019 Fee
A. Right-of-Way Use Permit ¹	
1. Base Fee (up to 3 hours staff time)	\$ 465
2. Plus hourly after 3 hours	\$ 155
3. Right-of-Way Use Permit Extension	\$ 155
B. Right-of-Way Use - Non-Construction (e.g. parade. Block party. Oversize load, etc.)	\$ 155
C. Failure to Call in Job Start	\$ 155
D. Request for Night Time Work	
1. Base Fee (up to 3 hours staff time)	\$ 465
2. Plus hourly after 3 hours	\$ 155
3. Plus consultant time	Actual Cost
E. ROW inspections outside of normal business hours	
1. Base Fee (2 hour minimum)	\$ 310
2. Plus hourly after 2 hours	\$ 155
F. Petition for Vacation of Right-of-Way PLUS pass through consultant costs	\$ 1,075 Billed separately
G. Franchise Agreement base fee, plus consultant costs if required	\$ 5,000

1. The fee is applicable to a request for the relocation of an existing driveway. Fee is applicable to franchise and non-franchise, aerial, at-ground, underground, and pole replacement.

IV. BUILDING FEES

A. Building Permit Fees

1. Building Permit Fee Table

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

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

3. Site Plan Review

- a. Commercial \$ 155
- b. Residential \$ 155

4. Misc. Single-Family Residential Building Permit Fees

- a. Re-roofs \$ 214
- b. Manufactured home placement, per unit \$ 445
- c. Energy Code review
 - i. New Residential \$ 296
 - ii. New Commercial \$ 593
 - iii. Residential or Commercial Remodel \$ 75

d. Fences over 6 feet tall Valuation-based

- e. Demolition, per site \$ 445

5. Miscellaneous Commercial Building Permit Fees

- a. Phased Occupancy \$ 451
- b. Temporary Certificate of Occupancy - under \$2,000,000 in valuation \$ 310
- c. Temporary Certificate of Occupancy - \$2,000,000 in valuation and up 2% of building permit fee

6. Other Inspections and Fees 2019 Fee

- a. Inspections outside of normal business hours
 - Base fee \$ 310
 - PLUS** hourly rate beyond two hours \$ 155
- b. Reinspecton fees assessed per IBC 305.8 \$ 155
- c. Other inspections \$ 155
- d. Additional plan review \$ 155
- e. Alternate materials and methods review \$155
- f. Plan review and/or inspection by outside consultants Consultant cost PLUS Fee Table cost
- g. Permit Extension Request \$ 155

B. Mechanical Permit Fees	
1. Commercial Mechanical Permit Fee Table	
Project Value	Fee
\$1 - \$500	\$141
\$501 - \$2,000	\$141 for first \$501, plus \$3 per each additional \$500 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	\$186 for first \$2,001, plus \$11 per each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	\$439 for first \$25,001, plus \$10 per each additional \$100 or fraction thereof, up to and including \$100,000
\$50,001 - \$100,000	\$689 for first \$50,001, plus \$8 per each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 +	\$1089 for first \$100,001, plus \$17 per each additional \$1,000 or fraction thereof
2. Permit Issuance	\$ 60
3. Supplemental Permit Issuance	\$ 16
4. Mechanical Unit Fee Schedule	
a. Furnace	\$ 23
b. Furnace over 100,000 Btu/h (29.3 kw)	\$ 28
c. Floor furnace	\$ 23
d. Unit heater	\$ 23
e. Appliance vent	\$ 12
f. Boiler or compressor up to 3 hp, or	\$ 23
g. Boiler or compressor over 3 up to 15 hp, or	\$ 38
h. Boiler or compressor over 15 up to 30 hp, or	
i. Boiler or compressor over 30 up to 50 hp, or	\$ 78
j. Boiler or compressor over 50 hp or	\$ 129
k. Air-handling unit up to 10,000 cfm	\$ 16
l. Air-handling unit over 10,000 cfm	\$ 28
m. Ventilation fan	\$ 12
n. Mechanical hood	\$ 16
o. Miscellaneous appliance	\$ 16
p. Gas piping system	
1-5 outlets	\$ 10
Each outlet over 5	\$ 6
5. Residential New Single family	\$ 250
6. Commercial Mechanical Permit by Valuation	
7. Commercial Mechanical Permit Plan Review	65% of permit fee

C. Plumbing Permit Fees	
1. Commercial Plumbing Permit Fee Table	
Project Value	Fee
\$1 - \$500	\$141
\$501 - \$2,000	\$141 for first \$501, plus \$3 per each additional \$500 or fraction thereof up to and including
\$2,001 - \$25,000	\$186 for first \$2,001, plus \$11 per each additional \$1,000 or fraction thereof up to and
\$25,001 - \$50,000	\$439 for first \$25,001, plus \$10 per each additional \$100 or fraction thereof, up to and
\$50,001 - \$100,000	\$689 for first \$50,001, plus \$8 per each additional \$1,000 or fraction thereof, up to and
\$100,001 +	\$1089 for first \$100,001, plus \$17 per each additional \$1,000 or fraction thereof
	2019 Fee
2. Permit Issuance	\$ 50
3. Supplemental Permit Issuance	\$ 16
4. Plumbing Unit Fee Schedule	
a. One trap or set of fixtures on one trap	\$ 13
b. Building sewer and each trailer park sewer	\$ 25
c. Rainwater systems, per drain (inside building)	\$ 13
d. Water heater and/or vent	\$ 13
e. Gas-piping system, 1-5 outlets	\$ 11
f. Additional outlet exceeding 5, each	\$ 6
g. Installation or alteration of drainage or vent piping and/or water treating equipment, each	\$ 13
h. Repair or alteration of drainage or vent piping, each fixture	\$ 13
i. Lawn sprinkler system on any one meter including backflow protection devices	\$ 13
j. Atmospheric-type vacuum breakers, 1-5	\$ 11
k. Additional breakers exceeding 5, each	\$ 6
l. Backflow device other than atmospheric-type vacuum breakers, 2-inch or smaller	\$ 13
m. Backflow device other than atmospheric-type vacuum breakers, over 2 inches	\$ 25
n. Initial installation and testing for reclaimed water system	\$ 43
o. Annual cross-connection testing of reclaimed water system	\$ 43
p. Medical gas piping system serving 1-5 inlets/outlets for a specific gas	\$ 73
q. Additional medical gas inlets/outlets, each	\$ 11
*Additional hourly rate may apply to complex systems	
5. Residential New Single family	\$ 275
6. Commercial Mechanical Permit by Valuation	
7. Commercial Plumbing Permit Plan Review	65% of permit fee

V. FIRE FEES

A. Fire Permit Fee Table

Modifications to the existing fire sprinkler system effecting 4 or more heads or any fire alarm system modification to accommodate tenant improvements are by separate permit.

Project Value	Fee
\$1 - \$500	\$198
\$501 - \$2,000	\$198 for first \$501, plus \$7 per each additional \$100 or fraction thereof up to and including \$2,000
\$2,001 - \$25,000	\$303 for first \$2,001, plus \$3 per each additional \$1,000 or fraction thereof up to and including \$25,000
\$25,001 - \$50,000	\$372 for first \$25,001, plus \$8 per each additional \$100 or fraction thereof, up to and including \$100,000
\$50,001 - \$100,000	\$572 for first \$50,001, plus \$6 per each additional \$1,000 or fraction thereof, up to and including \$100,000
\$100,001 - \$500,000	\$872 for first \$100,001, plus \$4 per each additional \$10,000 or fraction thereof, up to and including
\$500,0001+	\$1,032 for first \$500,001, plus \$4 per each additional \$10,000 or fraction thereof

B. Fire Code Construction Permit

	2019 Fee
1. Plan Review Fee (due at application)	65% of fire permit fee
2. Permit Fee (due at issuance)	See fire permit fee table
3. Commercial Tanks	
a. First tank	\$ 305
b. Additional tanks	\$ 305
4. Residential Tanks	
a. First tank	\$ 305
b. Additional tanks	\$ 155
5. Residential tank removal/fill	\$ 229
6. Commercial tank removal/fill	\$ 305
7. Residential Emergency Generator	\$ 305
8. Commercial Emergency Generator	\$ 610
9. Hazardous Materials (per hour)	\$ 155
10. Permit extensions or approvals	
a. Single family residential	\$ 182
b. Final and correction inspections	\$ 294
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.	\$	610
10,001 - 50,000 sq. ft.	\$	1,679
50,001 sq. ft. and up	\$	2,290
2. Multi-Family Building Permit		5% of building permit fee
3. Single-family Permit		5% of building permit fee

D. Land Use Plan Review		
1. Subdivisions (at preliminary plat review)	\$	762
2. Short subdivisions (at preliminary plat review)	\$	686
3. Boundary line adjustments (case by case)	\$	155
4. Commercial Site Development and Multi-Family		
0 - 10,000 sq. ft.	\$	610
10,001 - 50,000 sq. ft.	\$	1,221
50,001 sq. ft. and up	\$	1,526
5. Binding site plan, in conjunction with	\$	229

E. Annual Fire Code Enforcement Inspection		
1. Fire Code Permitted Business (per hour)	\$	155
2. General Business (per hour)	\$	155
3. Late Payment Fees		
a. Over 30 days past due	\$	10
b. Over 60 days past due	\$	20
c. Over 90 days past due	\$	30

F. Fireworks		
1. Fireworks stands (rate set by state law)	\$	100
2. Fireworks displays (rate set by state law)	\$	100

G. Other		
1. Inspections outside of normal business hours		
Base fee	\$	311
PLUS hourly rate beyond two hours (per hour)	\$	155
2. Re-inspection (per hour)	\$	155
3. Other inspections (per hour)	\$	155
4. Additional plan review (per hour)	\$	155
5. Request for a code modification (per hour)	\$	155
6. Request for alternative material and method (per hour)	\$	155
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.

ADMINISTRATIVE CHARGES

A. Business Licenses

1. Business license fee, (New)	\$	60
2. Business license for home occupation or home industry (New)	\$	60
3. Business license renewal fee	\$	60
4. Peddler's permit fee	\$	108
5. Special event license (3-day license)	\$	155

B. City Clerk's Office

1. CD ROM, flash drive, etc.	Actual cost
2. Paper copies (no charge first 5 pages)	\$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

1. Maps larger than 11" x 17"	Actual Cost
2. Community Room (fees set by Parks Department)	
a. Rental fees - Weekdays during normal City Hall business hours (8am to 5pm)	\$30/hour
b. Rental fees - Weekends, holidays, times other than normal City Hall business hours	\$65/hour
c. Rental fee - HOA & City supported events, Custodian fee	\$15/hour
d. Facility monitor lock-up fee	\$6
e. Kitchen use fee (set by Executive Department)	\$30
f. Refundable damage/cleaning deposit	\$250
g. Processing fee for refunds	\$10/per transaction
3. Promotional Items	
a. Logo items	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:

 (a)

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

Total sq. ft. / units

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⁽⁹⁾ 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.⁽⁹⁾

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT ⁽¹¹⁾	ITE Avg SIZE ⁽⁸⁾	ITE GROSS TRIP RATE / UNIT ⁽³⁾		DISCOUNT PASS-BY TRIPS ⁽⁴⁾	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT ⁽⁵⁾	FEE PER LAND USE UNIT
				PM	DAILY				
RESIDENTIAL									
<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 ⁽⁷⁾	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>									
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 direction varies.</i>									
Employment Centers									
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
General Light Industrial	110	1000 sq. ft.	357	0.97	6.97	0%	13.9%	6.97	\$ 4,327
Industrial Park	130	1000 sq. ft.	447	0.85	6.83	0%	12.4%	6.83	\$ 3,792
Manufacturing	140	1000 sq. ft.	325	0.73	3.82	0%	19.1%	3.82	\$ 3,256
General Heavy Industrial	120	1000 sq. ft.	1544	0.68	1.50	0%	45.3%	1.50	\$ 3,033
Trucking and Storage Facilities									
1 Warehousing (Industrial)	150	1000 sq. ft.	354	0.32	3.56	0%	9.0%	3.56	\$ 1,427
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
4 Intermodal Truck Terminal	30	Acres	12	6.55	81.90	0%	8.0%	81.90	\$ 29,218
Institutions									
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
Assisted Living Facilities									
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⁽⁹⁾ 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.⁽⁹⁾

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT ⁽¹¹⁾	ITE Avg SIZE ⁽⁹⁾	ITE GROSS TRIP RATE / UNIT ⁽³⁾		DISCOUNT PASS-BY TRIPS ⁽⁴⁾	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT ⁽⁵⁾	FEE PER LAND USE UNIT
				PM	DAILY				
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	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
Automobile Servicing									
Gasoline/Service Station no Mini-Mart	944	V.S.P. ⁽¹⁾	8	13.87	168.56	80%	8.2%	33.71	\$ 12,374
Self-Service Car Wash	947	V.S.P. ⁽¹⁾	7	5.54	75.00	50%	7.4%	37.50	\$ 12,356
Gasoline/Service Station with Mini-Mart	945	V.S.P. ⁽¹⁾	10	13.51	162.78	80%	8.3%	32.56	\$ 12,053
Quick-Lube Vehicle Shop	941	V.S.P. ⁽¹⁾	2	5.19	40.00	50%	13.0%	20.00	\$ 11,576
Tire Store	848, 849	V.S.P. ⁽¹⁾	8	3.32	32.00	50%	10.4%	16.00	\$ 7,405
Social-Recreational Activities									
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.
- (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⁽⁹⁾ 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.⁽⁹⁾

ITE LAND USE NAME	ITE LAND USE CODE	ITE LAND USE UNIT ⁽¹¹⁾	ITE Avg SIZE ⁽⁹⁾	ITE GROSS TRIP RATE / UNIT ⁽³⁾		DISCOUNT PASS-BY TRIPS ⁽⁴⁾	ITE Pk/Daily K-Factor	NET DAILY VMT IMPACT RATE / UNIT ⁽⁵⁾	FEE PER LAND USE UNIT
				PM	DAILY				
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									
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	13.60	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. ⁽⁶⁾	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
Destination Retail Focus									
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 Discount Club (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
SPECIAL CASES									
<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 ⁽²⁾	200	0.53	6.50	10%	8.2%	5.85	\$ 2,128

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.

**Impact Fees / Other
Section B**

**Park Impact Fee
CMC 19.60**

ORDINANCE NO. 17-07

Single-Family, per dwelling unit	\$3,922.00
Multi-Family, per dwelling unit	\$2,760.55

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 the code section cited above.

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. 06-2018

2019 Kent School District Impact Fee Schedule

Single-family, per dwelling unit	\$5,397
Multi-family, per dwelling unit	\$2,279

Impact Fees / Other Section E

Storm and Surface Water Maintenance, Operations and CIP Fees CMC Chapter 13.30

Resolution 2017-14

Land use	Impervious Surface %	2019	
Residential	NA	\$ 241.59	parcel/yr.
Very Light	0 to 10%	\$ 241.59	parcel/yr.
Light	>10% to 20%	\$ 596.28	acre/yr.
Moderate	>20% to 45%	\$ 1,266.22	acre/yr.
Moderately Heavy	>45% to 65%	\$ 2,134.94	acre/yr.
Heavy	>65% to 85%	\$ 2,941.97	acre/yr.
Very Heavy	>85% to 100%	\$ 3,711.32	acre/yr.
City Roads	NA		
State Highways	NA		

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

Fire Impact Fees CMC Chapter 19.50

Ordinance 13-2018

	2019
Single-family, per dwelling unit	\$ 1,860.31
Multi-family, per dwelling unit	\$ 1,772.41
Commercial/Industrial, per square foot	\$ 1.88
Hospital/Medical/Civic/School/Church, per square foot	\$ 1.28
Assisted Care, per square foot	\$ 2.89
Regional Comm/Ind Regional Commercial, per square foot	\$ 2.31
Regional Hosp/Med/Civ/Sch/Chur Regional Commercial, per square foot	\$ 1.57



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

Phone: 253-480-2400
 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:

$$\underline{\hspace{2cm}} \text{ sq. ft. } \times \underline{\hspace{2cm}} = \underline{\hspace{2cm}} \text{ sq. ft. (} \underline{\hspace{1cm}} \text{ acres)****}$$

$$\text{Open space per unit / lot } \times \text{ \# of units / lots } = \text{ required open space}$$

3. Fee-in-Lieu of Open Space:

$$\underline{\hspace{2cm}} + \$ \underline{\hspace{2cm}} \times \underline{\hspace{2cm}} = \$ \underline{\hspace{2cm}}$$

$$\text{Improvement Value** } + \text{ Land Value } \times \text{ required open space } = \text{ Fee DUE}$$

- * 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