Attachment A Fee Schedule

Effective January 1, ~~2026~~2027

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GENERAL PROVISIONS

This fee schedule does not include permits that may be required from the Public Works Department or the Public Health Department.

REFUNDS

~~**The Department may refund up to:**~~

- If the applicant withdraws the application prior to permit issuance up to 80% of the plan review fee ~~paid~~ may be refunded.~~when an application for a permit is withdrawn or canceled before the department reviews the plans.~~
- For issued permits;~~80% of the permit fee paid~~ ~~i~~if construction on the permitted work has not started within 6 months of permit issuance up to 80% of the permit fee may be refunded~~.~~ After 6 months without start of construction refunds are not available.
- Any fee which was erroneously paid or collected.
- Up to 80% of a Comprehensive Plan Amendment application fee may be refunded if the applicant withdraws the application before docketing, or the Board of County Commissioners does not docket the application.
- The technology fee is non-refundable for applications withdrawn by applicants.
- Refunds are only available to the original payer.

CODE COMPLIANCE FEES

In addition to any other fees, the Department may assess civil or criminal penalties as daily fines as described in SCC Chapter 14.44 and RCW 90.58.210.

Code Compliance Violations	**Fee**
Building Violations	100% of the resulting building permit fee
Land Use Violations	100% of the resulting planning fee
Critical Areas Violations	200% of the resulting critical areas fee
Shoreline Violations	100% of the resulting planning fee
Appeal	
To Hearing Examiner for Code Enforcement Action	$~~1,550~~2,255.00

GENERAL FEES

In addition to the fees listed in this fee schedule, the fees below may apply ~~depending~~ based on the proposed project.

Administrative Fees	**Fee**
Administrative Impact Fee	$75.00
~~Copies~~	~~$0.17 per side per letter-size copy~~
Outside Consultants	Consultant Cost + Staff Hourly Rate
Publication/Mailings/Postage	Actual Cost
Recording Fees	See Auditor fee schedule
Staff Hourly Rate	$~~155~~205/hour
Technology fee applied to all applications	7.5% of total amount
Credit Card or Debit Card – LexisNexis charge for processing per Skagit County Contract with Amendments	2.35% of total amount
~~**Building and Fire Marshal Fees**~~	
~~Building Plan review~~	~~65% of building permit fee~~
~~Building Plan review of stock plans (for use on multiple lots)~~	~~100% of the plan review fee for the first plan set;50% of the plan review fee for subsequent plan sets~~
~~Building Permit Extension (up to 6-month extension of unexpired permit, allowed one time)~~	~~No Additional Fee~~
~~Building Permit Renewal (up to 3-year renewal of unexpired permit or within 6 months of expiration, allowed one time)~~	~~30% of the cost of the previously assessed building permit fee~~
~~Final inspection of expired residential projects - less than three years since expiration date~~	~~$455.00~~
~~Inspections outside of normal business hours~~	~~$155/hour (2 hour minimum)~~
~~Inspection fees~~	~~$155/hour (1 hour minimum)~~
~~Plan review required by revisions to plans~~	~~$155/hour (2 hour minimum)~~
~~State Building Code Council Surcharge - Residential~~	~~$6.50 + $2 for each additional residential unit~~
~~State Building Code Council Surcharge - Commercial~~	~~$25.00~~
~~Temporary Certificate of Occupancy~~	~~$315.00~~
~~Working without a Permit Fee~~	~~Double Permit Fee~~
Additional ~~Review~~ Fees	
Administrative Lot Certification	$~~155~~410.00
Building Plan review	65% of building permit fee
Building Plan review of stock plans (for use on multiple lots)	100% of the plan review fee for the first plan set; 50% of the plan review fee for subsequent plan sets
Building Permit Extension (up to 6-month extension of unexpired permit, allowed one time)	No Additional Fee
Building Permit Renewal (up to 3-year renewal of unexpired permit or within 6 months of expiration, allowed one time)	~~30%~~ 50% of the cost of the previously assessed building permit fee
Building Review	$205.00/hour
Change of Use	$~~315~~410.00
Critical Area Review Land Division	$~~1,250.00~~1,640.00
Final inspection of expired residential projects - less than three years since expiration date	$~~455~~410.00
Fire Site and Access Review	$~~155~~205.00/hour

Inspections outside of normal business hours	$~~155~~205.00/hour (2 hours minimum)
Inspection fees	~~$155~~205.00/hour (1 hour minimum)
Plan review required by revisions to plans	$~~155~~205.00/hour (1 hour minimum)
Planning Review	$205.00/hour
Public Works/Public Health - Planning Processing Fee	$205~~155~~.00
~~Public Works Land Use Review~~	~~$181.00~~
~~Public Works Land Division Review~~	~~$181.00 per lot~~
Public Health Water ~~Approval~~ Review	See Public Health fee schedule
Public Health Septic ~~Approval~~ Review	See Public Health fee schedule
Public Works ~~Access Permit~~ Review	See Public Works fee schedule
~~Water Resource Review~~	~~$155/hour~~
State Building Code Council Surcharge - Residential	$6.50 + $2 for each additional residential unit
State Building Code Council Surcharge - Commercial	$25.00
Stormwater Review	$205.00/hour
Temporary Certificate of Occupancy	$~~315~~410.00
~~Working without a Permit Fee~~	~~Double Permit Fee~~
WRIA 1 Water Resource Review	$500.00
~~Zoning Review~~	~~$155.00~~

BUILDING PERMITS

Building Fees include 2 plan reviews and 2 inspections for each required inspection unless otherwise noted. If plan review or inspection limits are exceeded, additional fees will apply.

MISCELLANEOUS BUILDING PERMITS

If a ~~permit~~ application is not specifically identified, valuation-based plan and permit review fees will apply and shall be a minimum of $410.00~~.~~

~~Valuation based fees not otherwise specified shall be a minimum of $310.00.~~ Additional ~~review~~ Ffees may apply~~., see Additional Review fees.~~

Permit Type	**Fee**
Bulkheads and retaining walls	Valuation based plan review and permit fee
C-PACER	1% of amount financed, minimum $2,500.00, maximum $15,000.00
Decks/Patios	Valuation based plan review and permit fee
Demolition Permit	~~Valuation based permit fee only~~ $515.00
Fences	~~Valuation based plan review and permit fee~~$410.00
Flood Area Development Permit	~~$500.00~~$205.00: Minor Project $410.00: Garages and Accessory Buildings/Structures $1,025.00: Dwellings and Commercial Buildings
Foundations	Valuation based plan review and permit fee. Valuation based on $~~15~~20.00 per square foot
Residential Mechanical Permit	$~~310~~410.00 ~~base fee + $15 per fixture~~
Commercial Mechanical Permit	Valuation based plan review and permit fee
Residential Water Heater Replacement	$205.00
~~Residential Plumbing Permit~~	~~$155.00 base fee + $15 per fixture~~
~~Commercial Plumbing Permit~~	~~Valuation based plan review and permit fee~~
Prefabricated metal carport/storage	$~~465~~605.00 ~~flat fee~~

~~Residential Site Plan Review~~	~~$755.00~~
Shipping Containers	$~~465~~605.00 ~~flat fee~~ (up to 3 containers)
Signs	Valuation based plan review and permit fee
Water Storage Tanks	Valuation based plan review and permit fee
Wireless Services Facility Eligibility Determination	$~~315~~1,435.00

VALUATION BASED PERMIT FEES

Each building permit includes a Plan Review Fee (charged at time of application) and a Permit Fee (charged when the permit is issued). Both fees are based on project valuation. ~~Additional Review fees may apply, see Additional Review fees.~~In addition to the fee table below, fees will be charged for planning, fire and stormwater reviews.

Total Valuation	Fee
$1 - $500	$~~33~~43.00
$501 - $2,000	$~~33~~43.00 for the first $500, plus $~~3.85~~5.00 for each additional $100, or fraction thereof,
$2,001 - $25,000	$~~90.75~~118.00 for the first $2,000 plus $~~15.15~~19.69 for each additional $1,000 or fraction thereof
$25,001 - $50,000	$~~439.20~~570.87 for the first $25,000 plus $~~11.00~~14.30 for each additional $1,000 or fraction thereof
$50,001 - $100,000	$~~714.20~~928.37 for the first $50,000 plus $~~9.25~~12.03 for each additional $1,000 or fraction thereof
$100,001 - $500,000	$~~1,176.70~~1,529.87 for the first $100,000 plus $~~6.68~~8.68 for each additional $1,000 or fraction thereof
$500,001 - $1,000,000	$~~3,848.70~~5,001.87 for the first $500,000 plus $~~5.53~~7.19 for each additional $1,000 or fraction thereof
$1,000,001 - $5,000,000	$~~6,613.70~~8,596.87 for the first $1,000,000 or fraction thereof plus $~~4.04~~5.25 for each additional $1,000 or fraction thereof.
$5,000,001 and over	$~~22,773.70~~29,596.87 for the first $5,000,000 or fraction thereof plus $~~2.57~~3.34 for each additional $1,000 or fraction thereof.

MANUFACTURED HOME PERMIT FEES

If adding a foundation, slab or basement, additional fees apply.

Manufactured Home	$~~625~~2,565.00
Modular Home	$~~625.00~~ Valuation based plan review and permit fee
Commercial Coach	$~~625~~2,665.00
Title elimination	$~~155~~205.00

LAND DISTURBANCE ACTIVITY

Land Disturbance Fees include 2 plan reviews and 2 inspections for each required inspection unless otherwise noted. If plan review or inspection limits are exceeded, additional fees will apply.

Fee Levels for Plan Review and Inspection	~~Drainage~~[1]Impervious Hard Surface[1]		~~Grading~~Excavation or Fill[2]		Fee
~~Level 1 (a): Drainage only~~	~~1-1,999~~				~~$360.00~~
Level 1 ~~(b): Grading only~~Excavation or Fill			~~1-500~~100-499	MR 1-2[4]	$~~360~~470.00
Level ~~1 (a) and (b)~~2 Inside NPDES, Outside NPDES	1-1,999[6] 1-3,999[6]	and	100-~~500~~499	MR 1-2[4]	$~~750~~975.00
Level ~~2~~ 3 Inside NPDES, Outside NPDES	2,000-4,999[6] 4,000-9,999[6]	and	100-~~500~~499	MR 1-5[4]	$1,250.00
Level ~~3~~ 4 Inside NPDES, Outside NPDES Commercial Only	5,000-9,999[6]	and/or	~~501~~500-4,999[3]	MR 1-9[4,5]	$2,475.00
Level ~~4~~ 5 Inside and Outside NPDES	10,000-39,999[6]	and/or	5,000-14,999[3]	MR 1-9[4,5]	$4,980.00
Level ~~5~~ 6 Inside and Outside NPDES	40,000-99,999[6]	and/or	15,000-69,999[3]	MR 1-9[4,5]	$12,350.00
Level ~~6~~ 7 Inside and Outside NPDES	100,000 or more[6]	and/or	70,000 or more[3]	MR 1-9[4,5]	$25,700.00
Fee Levels for Plan Review and Inspection	**~~Clearing~~Land Disturbance = change in soil coverage**				**Fee**
~~Level 1~~	~~1-6,999~~				~~$775.00~~
Level ~~2~~ 1 Inside NPDES, Outside NPDES	7,00~~0 or more~~1-32,669 14,000-65,339	Native Vegetation to lawn, landscape or pasture		MR 1-5[4]	$1,250.00
Level 2~~3~~ Inside NPDES, Outside NPDES Commercial Only	32,670 – 65,339	0.75 – 1.49 acres: Native vegetation to lawn/landscape~~/pasture~~		MR 1-9[4,5]	$1,750.00
Level ~~4~~ 3 Outside NPDES Only	65,340 – 108,889	1.5 - 2.49 acres: Native vegetation to ~~lawn/landscape/~~pasture		MR 1-9[4,5]	$~~2,275~~1,750.00
Level ~~5~~ 4 Inside NPDES, Outside NPDES Commercial Only	108,900 - 217,779	2.5 – 4.99 acres: Native vegetation to lawn/landscape~~/pasture~~		MR 1-9[4,5]	$2,900.00
Level ~~6~~ 5 Outside NPDES only	217,800 or more	5 acres or more: Native vegetation to ~~lawn/landscape/~~pasture		MR 1-9[4,5]	$~~3,3~~2,900.00

[1] New, replaced, or new and replaced hard surface per square feet.

[2] ~~Cut~~ Excavation and/or fill in cubic yards ~~whichever is greater~~.

[3] Residential projects are SEPA Exempt.

[4] MR = Minimum Requirements based on Skagit County adopted version of the Stormwater Management Manual for Western Washington.

[5] MR 1-9 requires a drainage report prepared by a Professional Engineer.

[6] 50% lot coverage requires a drainage report prepared by a Professional Engineer.

FIRE MARSHAL

Fire Marshal Fees include 2 plan reviews and 2 inspections for each required inspection unless otherwise noted. If plan review or inspection limits are exceeded, additional fees will apply.

FIRE PROTECTION SPRINKLER SYSTEMS

New or Alteration	Number of heads	Plan Review Fee	Permit Fee
Commercial NFPA 13 and 13 R Systems Includes ~~2~~ 3 inspections	1-25	$~~270~~460.00	$~~155~~615.00
	26-50	$~~415~~655.00	$~~315~~615
	51-100	$~~465~~720.00	$~~390~~615.00
	101-500	$~~550~~830.00	$~~465~~615.00
	501-1,000	$~~815~~1,180.00	$~~700~~820.00
	1,001 or more	$~~1,350~~1,890.00	$~~925~~820.00
Residential 13d System Includes ~~2~~ 3 inspections	1-50	$~~105~~465.00	$~~215~~615.00
	51-100	$~~135~~670.00	$~~315~~615.00
	~~101-1,000~~	~~$415.00~~	~~$775.00~~
Additional Fees may apply			
Commercial Fire Pump			$~~465~~615.00
Kitchen Hoods/Spray Booths ~~– Includes 1 inspection~~			$~~465~~615.00
Alternative/Clean agent suppression systems ~~– Includes 1 inspection~~			$~~465~~615.00
Residential Fire Pump			$~~155~~205.00
Underground Fire Main			$~~465~~615.00
Fire Suppression Tank (in addition to Water Storage Tank fee)			~~See Water Storage Tanks~~ $410.00

FIRE ALARM AND DETECTION

New or Alteration	Number of devices	Plan Review Fee	Permit Fee
Fire Alarm System	1-10	$~~135~~290.00	$~~155~~310.00
	11-50	$~~215~~390.00	$~~315~~410.00
	51-100	$~~260~~450.00	$~~465~~615.00
	101-200	$~~550~~830.00	$~~625~~615.00
	201-500	$~~675~~1,000.00	$~~1,250~~615.00
	501-1,000	$~~810~~1,175.00	$~~1,850~~820.00
Additional Fees may apply			
Transmitter Replacement			$~~315~~515.00
Panel Replacement			$~~315~~515.00
Smoke Control System			$~~525~~515.00 plus Consultant Cost
Building Emergency Radio Coverage System			$~~315~~720.00

MISCELLANEOUS FIRE PERMITS

Burn permit—Residential	$~~40~~55.00
Burn permit— commercial or land clearing	$~~215~~410.00
Fireworks Retail Stand	$100.00
Fireworks Display Event	$~~200~~410.00
Fuel Tank Installation/Removal/Decommission—Residential	$~~215~~410.00/each

Fuel Tank Installation/Removal/Decommission—Commercial	$~~415~~925.00/each
Gates—Residential/Commercial	$~~155~~410.00/each
~~Special Events/Temporary Tents~~	~~$155.00/each~~

LAND USE PERMIT FEES

~~Land Use fees are based on the Department's hourly rate. When staff time multiplied by the hourly rate exceeds the base fee, the Department may invoice additional review fees at the hourly rate.~~ Land Use Fees include 2 plan reviews. If plan review limits are exceeded, additional fees will apply.

Land Use fees include SEPA for Type 3 and Type 4 applications, legal publication(s), and posting of the site, as applicable. Mailing and postage for public notice shall be invoiced to the applicant. Additional ~~Review f~~Fees may apply.~~, see Additional Review fees.~~

Land Use Permits	**Fee**
Critical Area Evaluation	$~~625~~820.00
Land Use Permit Minor Revision	$~~925~~2,360.00
Special Use Permit - Administrative	$~~3,700~~6,540.00
Special Use Permit – Hearing Examiner	$~~5,815~~11,505.00
~~Special Use Permit – Temporary Manufactured Home~~	~~$1,400.00~~
~~Special Use Permit – Board of County Commissioners~~Regional Essential Public Facility	$~~11,100~~13,145.00
Wireless Services Eligible Facilities Determination	~~$465.00~~See Miscellaneous Building Permits
Appeals and Reconsideration	
~~To~~ Appeal to Hearing Examiner	$~~2,175~~5,120.00
~~To~~ Appeal to Board of County Commissioners	$~~1,1,004~~4,710.00
~~**Reconsideration of Decision**~~	
Reconsideration of a Hearing Examiner Decision	$~~775~~410.00
Reconsideration of the Board of County Commissioners Decision	$410.00
Boundary Line Adjustment	
Boundary Line Adjustment / Lot Line Elimination	$~~925~~2,155.00
Comprehensive Plan Amendment	
Comprehensive Plan Amendment—Site-Specific Policy, Map Amendment or Rezone	$~~6,325.00~~8,225.00
Comprehensive Plan Amendment—Code Amendment	$~~1,350.00~~1,755.00
Development Agreement	
Development Agreement	$~~6,015~~7,160.00
Preliminary Land Division or Binding Site Plan	
~~Short~~ Land Division 1-4 lots	$~~6,700~~7,485.00
~~Long~~ Land Division 5 or more lots	$~~10,800~~14,270.00
~~**Binding Site Plans**~~	
Binding Site Plan 1-8 lots	$~~8,325~~9,205.00
Binding Site Plan 9 or more lots	$~~11,100~~14,270.00
Final Land Division or Binding Site Plan	
Final Land Division or Binding Site Plan	$~~1,550.00 plus $155.00 per lot~~2,770.00
~~Final Binding Site Plan~~	~~$1,550.00 plus $155.00 per lot~~
Alteration or Vacation of Final Land Division or Binding Site Plan	
Alteration of Final ~~Short~~ Land Division ~~1-4 lots~~ or Binding Site Plan	$~~1,550.00 plus $155.00 per lot~~5,720.00
~~Alteration of Final Binding Site Plan 1-8 lots~~	~~$1,550.00 plus $155.00 per lot~~
~~Alteration of Final Long Land Division 5 or more lots~~	~~$1,850.00 plus $155.00 per lot~~

~~Alteration of Final Binding Site Plan 9 or more lots~~	~~$1,850.00 plus $155.00 per lot~~
Vacation of Final Land Division or Binding Site Plan	$~~1,550.00 plus $155.00 per lot~~6,230.00
Shoreline Development Permits	
Shoreline Substantial Development Permit	$~~6,125~~9,145.00
Shoreline Variance ~~/Conditional Use Permit/Map Amendment~~	$~~6,125~~9,145.00
Shoreline Conditional Use Permit	$9,145.00
Shoreline Letter of Exemption	$~~625~~820.00
Variance Request	
Administrative	~~$3,700.00~~
Critical Area Reasonable Use Exception	$4,950.00
Zoning Requirements	$4,590.00
Hearing Examiner	~~$5,815.00~~
Critical Area Variance	$7,045.00
Hearing Examiner (not specified)	$7,250.00
~~**Board of County Commissioners**~~	~~$5,500.00~~
~~Agricultural Land Preservation~~	
~~Board of County Commissioners (not specified)~~	
Miscellaneous Actions/Items	
~~Administrative Decision~~	~~$1,050.00~~
Administrative Interpretation	$~~1,050~~3,370.00
Environmental Impact Statement (EIS)	Consultant Cost plus Staff Hourly Rate
Hazard Tree Removal	-$~~155~~410.00
Joint Aquatic Resource Permit Application (JARPA) Review	$0
Lot Certification Reasonable Use Exception	$~~625~~770.00
Lot Certification	$~~625~~1,130.00
Pre-Application Meeting	$~~625~~820.00
~~Pre-Development Meeting~~	~~$0~~
SEPA – not associated with a current Type 3 or 4 land use application ~~land use action~~	$~~725~~2,705.00
SEPA Addendum	$820.00
Single Outdoor Events • Small Event: 50-199 people • Medium Event: 200-1,000 people • Large Event: 1,001 people or more	 Small Event: $920.00 Medium Event: $1,320.00 Large Event: $2,345.00

Administrative Fees for Non-Trust Lands within the Swinomish Reservation

When a fee-simple parcel is located within the reservation, the applicant has a choice to have either Skagit County, or the Swinomish Indian Tribal Community perform the lead role with application review and inspections. The agency not selected for the lead role will perform an administrative review. The administrative review fees can be deducted from the fees for the lead reviewer when a receipt is submitted to the lead agency.

Residential Building Permit

50-500 sq. ft.	$100
501-1,000 sq. ft.	$200
1,001-2,499 sq. ft.	$400

2,500-4,999 sq. ft.	$800
5,000 sq. ft. and over	$2,500

Commercial/Industrial Building Permit

50-500 sq. ft.	$300
501-1,000 sq. ft.	$500
1,001-2,499 sq. ft.	$700
2,500-4,999 sq. ft.	$2,500
5,000 sq. ft. and over	$2,500 plus $100 for every 1,000 sq. ft. or fraction thereof over 5,000 sq ft

Other Actions

Major Development (long plats, binding site plans, etc.) over $150,000 in value	$350 plus $10/lot
Non-residential development under $150,000	$75
Short plat	$200 plus $10/lot
Grading Permit	One-fourth of normal permit fee
On-site sewage (septic) permit	$50