

ENB-14.09 - Site Development Fee Schedule

SITE DEVELOPMENT FEE SCHEDULE

Binding City Policy

BCP-ENB-14.09

Effective Date: July 1, 2007

APPLIES TO COMMERCIAL PROJECTS:

On-Site Permanent Stormwater Control Facilities Inspection Fee

Applies to Commercial Permits with on-site stormwater management facilities.

Fees for inspecting construction of approved on-site permanent stormwater quality and quantity control facilities.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$18
\$501 - \$2,000	\$18 for the first \$500, plus \$.60 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 - \$25,000	\$27 for the first \$2,000, plus \$1.17 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 - \$50,000	\$53.91 for the first \$25,000, plus \$.88 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 - \$100,000	\$75.91 for the first \$50,000, plus \$.60 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 and up	\$105.91 for the first \$100,000, plus \$.29 for each additional \$1,000 or fraction thereof.

(This fee is consolidated in the Residential Fees.)

APPLIES TO RESIDENTIAL PROJECTS:

Residential Fees

Residential Site Inspection Fee for Simple Sites:

This fee replaces separate fees charged for on-site stormwater plan review, erosion control, tree preservation, and stormwater facilities inspections. It applies to all simple residential sites with ground-disturbing activity. Services include inspections for landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$392
Additions, alterations, garages, and carports	\$168

(This is a consolidated site development fee formerly: erosion control fees, on-site permanent stormwater control facilities / inspection fee, stormwater disposal plan check fee and tree preservation and planting plan check and inspection fee)

Residential Site Inspection Fee for Complex Sites:

This fee replaces separate fees charged for on-site stormwater plan review, erosion control, tree preservation and stormwater facilities inspections. It applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include inspections for required landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$504
Additions, alterations, garages, and carports	\$251

(This is a consolidated site development fee formerly: erosion control fees, on-site permanent stormwater control facilities / inspection fee, stormwater disposal plan check fee and tree preservation and planting plan check and inspection fee)

APPLIES TO COMMERCIAL and SITE DEVELOPMENT PROJECTS:

Erosion Control Fees

Commercial and Site Development Permits:

Located in an Environmental Zone:

Base fee (up to one acre) \$299
Plus, \$50 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)

Located in any other zone:

Base fee (up to one acre) \$200
Plus, \$50 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)

Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric) \$18 for the first 100 feet of line.
\$13 for each additional 100 feet of line, or portion thereof.

Exterior Remodels and Additions

Located in an Environmental Zone:

Base fee (up to one acre) \$177 plus, \$29 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

Located in any other zone:

Base fee (up to one acre) \$117 plus, \$29 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

(This fee is consolidated in the Residential Fees.)

APPLIES TO COMMERCIAL, RESIDENTIAL and SITE DEVELOPMENT PROJECTS:

Clearing Fee

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre	\$52
Over 1 acre	\$52 plus \$13 per additional acre or fraction of an acre.

Clearing with Tree Cutting Fee

For vegetation removal only with no other permitted activity.

(on slopes over 10% gradient)

2,500 square feet - 1 acre	\$107
1 acre and up	\$107, plus \$36 per additional acre or fraction of an acre.

Site Development Permit Fee

Applies to site work when no building permit is issued, including grading, excavation, private streets, landscaping, and on-site stormwater facilities. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$44.60 minimum fee
\$501 - \$2,000	\$44.60 for the first \$500, plus \$2.01 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$74.75 for the first \$2,000, plus \$7.87 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$255.76 for the first \$25,000, plus \$5.85 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$402.01 for the first \$50,000, plus \$3.90 for each additional \$1,000 or fraction thereof, to and including \$100,000

\$100,001 and up

\$597.01 for the first \$100,000, plus \$3.28 for each additional \$1,000 or fraction thereof

Site Development Plan Review Fee

For the original submittal and one revision, unless the revision increases the project valuation.

65% of the site development permit fee

APPLIES TO COMMERCIAL, RESIDENTIAL and SITE DEVELOPMENT PROJECTS:

Miscellaneous Fees

Additional Plan Review Fee

For changes, additions, or revisions to approved plans.

Plan review time 1/2 hour or less: \$55
Plan review time greater than 1/2 hour:
\$110 per hour or fraction thereof

For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets.

Inspections Outside of Normal Business Hours

\$150 per hour or fraction of an hour
Minimum - \$150

Investigation Fee

For commencement of work before obtaining a permit

Equal to the permit fee or the actual investigation costs at \$110 per hour, whichever is greater, plus \$250

Limited Site Development Consultation Fee

For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.

\$150 first hour, plus \$110 per additional hour or fraction of an hour
Minimum - 1 hour

The meeting will be limited to two City staff members.

Living Smart House Plans

Bureau of Development Services' fees for the construction of Living Smart houses are 50% of the standard fees shown on Bureau of Development Services fee schedules. If changes, alterations, or revisions are made to the permit-ready plans, standard fees will apply. (This discount does not apply to fees charged by other bureaus.)

Permit Reinstatement Processing Fee

Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$50
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Reinspection Fee

When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	\$75 per inspection
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HISTORY

Ordinance No. 176981, passed by City Council October 16, 2002 and effective November 15, 2002.
Filed for inclusion in PPD September 29, 2004.
Amended by Ordinance No. 180190, passed by City Council May 31, 2006 and effective July 1, 2006.
Amended by Ordinance No. 181007, passed by City Council May 31, 2007 and effective July 1, 2007.