

Land Use and Planning Fees	
A 3% Technology Fee is included in each of the fees below	
Appeals (fee refunded if appeal is granted)	
Building (plus actual cost of file preparation)	\$ 952.75
Land Use (plus actual cost of verbatim transcript)	\$ 952.75
Code Interpretation	\$ 952.75
Critical Areas	
Determination	\$ 2,944.77
Reasonable Use Exception	\$ 5,893.66
Design Review	
Administrative Review of Signs and Colors	\$ 650.96
Administrative Review Other Than Signs & Colors	\$ 786.92
Administrative Review of Development Signs	\$ 814.73
Change to Final Design Approval	\$ 786.92
Design Commission Study Session	\$ 1,630.49
Design Review - Major	
\$ 0 - \$ 5,000	\$ 1,630.49
\$ 5,001 - \$ 25,000	\$ 3,260.98
\$25,001 - \$ 50,000	\$ 4,075.71
\$50,001 - \$100,000	\$ 4,891.47
Over \$100,001 Valuation	\$ 8,151.42
Design Review - Minor	
\$ 0 - \$ 5,000	\$ 1,092.83
\$ 5,001 - \$ 25,000	\$ 2,184.63
\$25,001 - \$ 50,000	\$ 2,731.56
\$50,001 - \$100,000	\$ 3,276.43
Over \$100,001 Valuation	\$ 5,787.57
Wireless Communications Facilities	
Wireless Communications Facilities-6409 Exemption	\$ 1,630.49
New Wireless Communications Facility	\$ 6,521.96
Deviations	
Changes to Antenna Requirements	\$ 1,964.21
Changes to Open Space	\$ 1,964.21
Fence Height*	\$ 982.62
Critical Areas Setback	\$ 2,945.80
Impervious Surface (5% Lot Overage)*	\$ 2,945.80
Shoreline	\$ 3,928.42
Wet Season Construction Moratorium	\$ 1,023.82
*Per Ord 17C-15 these are no longer available	
Environmental Review (SEPA)	
Checklist – Single Family Residential Use	\$ 589.16
Checklist – Non-Single Family Residential Use	\$ 1,964.21
Environmental Impact Statement	\$ 2,945.80
Revision = 40% of Fee	
Shoreline Management	
Exemption	\$ 475.86
Permit Revision	\$ 786.92
Semi-Private Recreation Tract - Modification	\$ 786.92
Semi-Private Recreation Tract – New	\$ 1,964.21
Substantial Development Permit	\$ 2,945.80
Subdivision Long Plat	
Long Plat	\$20,378.55
Subdivision Alteration to Existing Plat	\$ 4,910.01

A 3% Technology Fee is included in each of the fees below	
Final Subdivision Review	\$ 4,891.47
Fire Review	\$133.90/hr.
Subdivision Short Plat	
Two Lots	\$ 5,705.17
Three Lots	\$ 6,847.44
Four Lots	\$ 8,151.42
Deviation of Acreage Limitation	\$ 982.62
Short Plat Amendment	\$ 5,705.17
Final Short Plat Approval	\$ 982.62
Fire Review	\$133.90/hr.
Variances (Plus Hearing Examiner Fee)	
Type 1	
(includes all variances of any type or purpose in all zones other than a single family residential Zone B, C-O, PBZ, MF-2L, MF-3, TC, P)	
	\$ 3,928.42
Type 2	
(includes all variances of any type or purpose in single family residential zones: R-8.4, R-9.6, R-12, R-15)	
	\$ 2,098.11
Other Land Use	
Accessory Dwelling Unit (ADU)	\$ 196.73
Code Interpretation Request (plus \$155.53/hr. over 6 hours)	\$ 978.50
Comprehensive Plan Amendment (CPA)-Application	\$ 452.17
Addition Fee if added to Final Docket	\$ 4,066.44
Applications proposed by the City are exempt from these fees.	
Conditional Use (CUP)	\$ 7,856.84
Lot Line Revision	\$ 3,260.98
Lot Consolidation	\$ 3,260.98
Noise Exception – Type 1	\$ 1,305.01
Noise Exception – Type 2	\$ 650.96
Noise Exception – Type 3	\$ 489.25
Reclassification of Property (Rezoning)	\$ 4,910.01
Right of Way Encroachment Agreement	\$ 582.98
(requires separate ROW Use Permit)	
Sign Fee	\$ 50.00
Zoning Code Text Amendment	\$ 4,518.61
Civil	
Engineering Review of Construction Permit	\$215.27/hr.
Storm Drainage Review and Inspection	\$ 430.54
(2 hour minimum)	
Plat Improvement Review/Site Development & Inspection (Initial 10 hour Deposit required at Application. \$215.27 hr for additional hours)	\$ 2,152.70
Water Service Order (Permit Processing Fee only)	\$ 622.12
Public Right of Way (ROW) Use Permit	
Miscellaneous	
Type A – Underground improvements in Unpaved Area	\$ 193.64
Type B – Surface Improvements	\$ 389.34
Type C – Underground Improvements in paved area	\$ 582.98

Building Permit Fees	
A 3% Technology Fee is included in each of the fees below	
<i>All valuations and development and construction permit fees have been established by City Council and passed by Resolution 1516.</i>	
Limited Inspection Permits	
Demolition – Single Family	\$ 335.78
Demolition – Non Single Family	\$ 586.07
Land Clearing	\$ 166.86
Grading: 50- 100 cubic yards	\$ 223.51
Grading: 101- 1,000 cubic yards	\$ 317.24
Grading: 1,001- 5,000 cubic yards	\$ 414.06
Grading: 5,001-10,000 cubic yards	\$ 545.90
Grading: 10,001+ cubic yards	\$ 674.65
State Energy Compliance-Residential New	\$ 403.76
State Energy Compliance-Residential Alteration	\$ 203.94
State Energy Compliance-Non-Residential New	\$ 673.62
State Energy Compliance-Non-Residential Alteration	\$ 203.94
Inspections Outside Normal Business Hours (minimum two hour charge)	\$133.90/hr.
Re-inspection (Assessed under Provisions of Section 305.8)	\$133.90/hr.
Partial Inspections	\$ 67.98
Plan Review and Inspections (all others are not specified)	\$133.90/hr.
Review of Special Foundations/Shoring	
Single Family	\$ 807.52
Multi Family/Commercial	\$ 1,212.31
Plan Review/Inspection of Geotech Report	
Single Family	\$ 538.69
Multi Family/Commercial	\$ 1,077.38
Temporary Certificate of Occupancy	
Single Family (plus \$133.90/hr. over 4 hrs.)	\$ 538.69
Multi Family (plus \$133.90/hr over 36 hrs.)	\$ 4,845.12
Additional Inspection (minimum charge 1 hr.)	\$133.90/hr.
Fire Protection Permits	
Fire Sprinkler – Single Family (plus back flow prevention fee)	\$ 677.74
Fire Protection Plan Review and Inspection	\$133.90/hr.
Other Fire Protection Permits	\$187.46/hr.
Fuel Tanks	\$ 166.86
Fire Code Alternate	\$ 402.73
Trees	
Arborist Review of Construction Permit	\$ 333.72
Single Family tree removal & Restoration-1-3 trees	\$ 166.86
Single Family tree removal & Restoration-4-10 trees	\$ 418.18
Single Family tree removal & Rostoration-10+ trees	\$ 1,169.05
Non-Single Family Tree Removal and Restoration	\$ 1,169.05

Other Building Related Fees	
A 3% Technology Fee is included in each of the fees below	
Formal Pre-Application/Intake Screening Meeting (second Meeting is ½ cost of first meeting)	\$ 502.64
E-M-P Combination Permit	31% of Building Permit Fee
(combines Electrical, Mechanical and Plumbing Permits for Single Family Homes)	
Building Plan Revisions (two hour minimum)	\$133.90/hr.
Stop Work Fee Double building permit fee	
Building Appeal	\$ 952.75
Water Service (Permit processing fee only)	\$ 622.12
Over The Counter Permits	
Residential Permit Minimums	\$ 166.86
<i>(except as listed below)</i>	
Building Permits	
Decks-Minor Repair & Maintenance (up to 20 sq. ft. of deck area)	\$ 92.70
Re-Roofing of Single-family Residence (except with same roofing system or masonry tile**)	\$ 166.86
Electrical Permits	
Temporary Power – Single Family Residence	\$ 92.70
Upgrade Panel to 400 amps or less (per panel)	\$ 166.86
Low Voltage Installation (Security, Irrigation, Vacuum System, Thermostat)	\$ 166.86
Plumbing Permits	
Water Heater Exchange (no new gas piping)	\$ 92.70
Water Supply Piping	\$ 92.70
Side Sewer Permits	
Side Sewer Revision/Modification/Repair	\$ 267.80
Side Sewer Disconnect	\$ 267.80
Side Sewer Connect	\$ 267.80
Backflow Prevention Inspection	\$ 166.86
Mechanical Permits	
Exchange of Existing HVAC System for Single Family Residence (includes thermostat)	\$ 92.70
Supplemental Permits	
Add to Existing Same Type OTC (plus itemized fee)	\$ 24.72
Additional Permit Information	
<ul style="list-style-type: none"> Some work requires multiple permits Fees for all other over the counter and limited inspection permits shall be based on the adopted Fee Tables Using Fair Market value of the labor and materials for the proposed work 	
** Masonry tile roofs are based on Fair Market Value of labor and materials. Replacement roof, in-kind materials, allowed without a building permit.	

IMPACT FEES

School and Park Impact Fees were adopted by the Mercer Island City Council in 2015. Transportation Impact Fees were adopted by the Mercer Island City Council in 2016. Impact fees are authorized by Chapter 82.02 of the Revised Code of Washington (RCW) and imposed on new development to help pay for public infrastructure required to accommodate the new development. The funds collected must be expended or encumbered for their intended purpose within 10 years.

School and Park Impact Fees are assessed only on new residential dwellings. Impact fees are **not** assessed on:

- Replacement residences (an existing legal dwelling is demolished and replaced with a new residential unit)
- Remodeling or reconstruction of existing dwellings
- Accessory Dwelling Units (ADUs)
- Temporary, transitional, senior and affordable housing
- Non-residential accessory structures like sheds or garages

School Impact Fees

Pursuant to Ordinance 15C-15, Mercer Island collects impact fees for schools and passes the funds onto the Mercer Island School District. School impact fees are used for the construction of new schools and/or improvements and additions to existing schools and ancillary structures, as needed to accommodate projected growth in the public school system.

Park Impact Fees

Pursuant to Ordinance 15C-22, Mercer Island collects impact fees for parks. Fees are used to address the impact from new development on park facilities including publicly owned parks, open space and recreational facilities.

Fee Schedule

Impact Fees are assessed on new residential dwellings, based on the type of residence. Single family homes, townhomes and are assessed at the single-family rate. Condominiums and apartments are assessed at the multi-family rate.

	Single Family Residence	Multi-Family Per Unit
School Impact Fee	\$6,978.19	\$ 3,343.00
Park Impact Fee	\$2,118.00	\$ 1,361.00
TOTAL	\$9,096.19	\$ 4,704.00

IMPACT FEES Continued...

Transportation Impact Fees

Pursuant to Ordinance 16C-01, Mercer Island collects impact fees for transportation. Fees are used to address the impact from new development on transportation facilities, such as public streets and roads, and ensure an adequate level of service, consistent with the capital facilities plan of the City of Mercer Island Comprehensive Plan.

Transportation Fee Schedule

Impact Fees are assessed on commercial construction, based on the use. Restaurant and Retail uses are exempt.

	Fee Amount
Single Family (1-2 dwellings)*	\$4,003.23/dwelling
Multi Family (3 or more dwellings)*	\$2,282.11/dwelling
Senior Housing	\$1,080.73/dwelling
Lodging	\$2,401.73/PER ROOM
Commercial Services	\$15.93/sq ft of GFA
School	\$520.77/student
Institutional	\$2.96/sq ft of GFA
Light Industry/Industrial park	\$3.64/sq ft of GFA
Warehousing/Storage	\$1.80/sq ft of GFA
Supermarket	\$24.30/sq ft of GFA
Gas Station	\$23.80/pump
Administrative Office	\$5.96/sq ft of GFA
Medical Office/Dental Clinic	\$14.29/sq ft of GFA

* School & Park impact fees also apply to residential dwelling units.

Fee Payment

As required by State law (RCW 82.02), impact fees are charged at the issuance of a project's building permit. Payment is due before the building permit can be issued, but applicants may request deferred payment. Impact fees can be deferred until (1) final inspection; (2) issuance of the Certificate of Occupancy or equivalent certification; or (3) the closing of the first sale of the property after the issuance of the applicable building permit, whichever comes first; provided that the term of the impact fee deferral shall not exceed 18 months from the date of building permit issuance.

IMPACT FEES Continued...

Requesting Deferred Payment

Requesting an impact fee deferral requires applicants to sign a deferred payment lien and pay applicable fees, including a \$50 administration fee. The lien will be recorded against the property, to be released upon payment of the impact fee. The Deferred Payment request Form is available here:

http://www.mercergov.org/files/Impact_Fee_Deferral_Form_2015.pdf



Development and Construction Permit Fee Schedule

Effective January 1, 2018

City of Mercer Island
Development Services

9611 SE 36th Street
Mercer Island, WA 98040
206.275.7605

www.mercergov.org