

Land Use and Planning Fees

Appeals *(fee refunded if appeal is granted)*

Building (plus actual cost of file preparation).....	\$627
Land Use (plus actual cost of verbatim transcript).....	\$608

Critical Areas

Determination	\$1,881
Reasonable Use Exception	\$3,762

Design Review

Administrative Review of Signs and Colors	\$301
Design Commission Review	
\$0 - \$5,000 Valuation	\$502
\$5,001 - \$25,000 Valuation.....	\$1,254
\$25,001 - 50,000 Valuation	\$1,881
Over \$50,000	\$2,884

Deviations

Changes to Antenna Requirements.....	\$1,254
Changes to Open Space	\$1,254
Fence Height.....	\$627
Critical Areas Setback.....	\$1,881
Impervious Surface (5% Lot Overage).....	\$1,881
Shoreline	\$2,508
Wet Season Construction Moratorium	\$768

Environmental Review (SEPA)

Checklist - Residential Use.....	\$376
Checklist - Non-Residential Use	\$1,254
Environmental Impact Statement.....	\$1,881
<i>Revision = 40% of Fee</i>	

Shoreline Management

Exemption.....	\$125
Permit Revision.....	\$502
Semi-Private Recreation Tract - Modification.....	\$502
Semi-Private Recreation Tract - New.....	\$1,254
Substantial Development Permit	\$1,254

Land Use and Planning Fees (Cont.)

Subdivision Long Plat

2 - 3 Lots.....	\$6,271
4 - 5 Lots.....	\$8,779
6 Lots or Greater	\$11,287
Subdivision Alteration to Existing Plat.....	\$3,135
Final Plat Subdivision Review.....	\$2,508

Subdivision Short Plat

Two Lots	\$3,135
Three Lots	\$3,762
Four Lots.....	\$4,389
Deviation of Acreage Limitation.....	\$627
Plat Amendment.....	\$1,568

Variances

Type 1	\$2,508
<i>(includes all variances of any type or purpose in all zones other than a single family residential zone: B, C-O, PBZ, MF-2, MF-2L, MF-3, TC, P)</i>	
Type 2	\$1,388
<i>(includes all variances of any type or purpose in single family residential zones: R-8.4, R-9.6, R-12, R-15)</i>	

Other Land Use

Accessory Dwelling Units (ADU)	\$125
Comprehensive Plan Amendment (CPA)	\$2,884
Conditional Use (CUP)	\$5,016
Lot Line Revision - Minor.....	\$1,881
Lot Line Revision - Major.....	\$3,135
Lot Line Consolidation	\$627
Lot Line Amendment.....	\$941
Rezoning Action	\$3,135
Right-of-Way Encroachment Agreement.....	\$376
<i>(Requires Separate ROW Use Permit)</i>	
Zoning Code Text Amendment.....	\$2,884

Public Right-of-Way (ROW) Use

Miscellaneous ROW Use	\$125
Type A - Underground Improvements in Unpaved Area....	\$125
Type B - Surface Improvements	\$251
Type C - Underground Improvements in Paved Area	\$376

Building Permit Fees

Limited Inspection Permits

Demolition - Single Family.....	\$251
Demolition - Non Single Family	\$439
Fire Sprinkler - Single Family <i>(plus plan review and back flow prevention fee)</i>	\$439
Fire Sprinkler - Single Family Modification	\$194
Other Fire Protection Permits	\$101/Hour
Fuel Tanks	\$125
Land Clearing.....	\$125
State Energy Compliance	\$125
Inspections Outside Normal Business Hours	\$101/Hour
<i>(minimum two hour charge)</i>	
Re-inspection	\$101/Hour
Plan Review and Inspections <i>(all others are not specified)</i>	\$101/Hour
Additional Inspections <i>(minimum charge one hour)</i>	\$101/Hour

Other Building Related Fees

Formal Pre-Application Meeting/Second Meeting	\$376/\$188
E-M-P Combination Permit	31% of Building Permit Fee
<i>(Combines Electrical, Mechanical, and Plumbing Permits for New Single Family Homes)</i>	
Building Plan Revisions <i>(two hour minimum)</i>	\$101/Hour
Storm Drainage Review and Inspection	
<i>(two hour minimum)</i>	\$101/Hour
Tree Removal and Restoration - 1 to 10 Trees.....	\$125
Tree Removal and Restoration - Over 10 Trees	\$376
Building Appeal.....	\$627
Plat Improvement/Site Development Review and Inspection <i>(Initial deposit required at application)</i>	\$101/Hour
Water Service Order <i>(Plus connection and installation fees)</i>	\$251

Over-the-Counter Permits

Residential Permit Minimums (\$125 Minimum Permit Fee Except as Listed Below)

Building Permits

Decks - Minor Repair and Maintenance (up to 20sf of deck area).....	\$69
Re-Roofing of Single Family Residences (except with same roofing system or masonry tile **)	\$125

Electrical Permits

Temporary Power - Single Family Residence	\$69
Upgrade Panel to 400 amps or Less (per panel).....	\$125
Low Voltage Installation (Security, Irrigation, Vacuum System, Thermostat).....	\$125

Plumbing Permits

Water Heater Exchange (no new gas piping).....	\$69
Water Supply Piping.....	\$69
Side Sewer Revision/Modification/Repair	\$69
Side Sewer Disconnect	\$125
Side Sewer Connection	\$125
Backflow Prevention Inspection (Fire and Irrigation).....	\$125

Mechanical Permits

Exchange of Existing HVAC System for Single Family Residences (includes thermostat).....	\$69
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Supplemental Permits

Adding to Existing Same Type	
OTC Permit.....	\$18 Plus Itemized Fees

Additional Permit Information

- 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 the 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.



Development and Permit Fee Schedule

Effective July 1, 2009

City of Mercer Island Development Services

*9611 S.E. 36th Street
Mercer Island, WA 98040*

206.275-7605

www.mercergov.org