

Land Use and Planning Fees

Appeals *(fee refunded if appeal is granted)*

Building (plus actual cost of file preparation).....	\$630
Land Use (plus actual cost of verbatim transcript).....	\$611

Critical Areas

Determination.....	\$1,891
Reasonable Use Exception.....	\$3,782

Design Review

Administrative Review of Signs and Colors	\$303
Design Commission Review	
\$0 - \$5,000 Valuation.....	\$505
\$5,001 - \$25,000 Valuation.....	\$1,261
\$25,001 - 50,000 Valuation	\$1,891
Over \$50,000.....	\$2,900

Deviations

Changes to Antenna Requirements	\$1,261
Changes to Open Space	\$1,261
Fence Height	\$630
Critical Areas Setback	\$1,891
Impervious Surface (5% Lot Overage)	\$1,891
Shoreline.....	\$2,522
Wet Season Construction Moratorium	\$772

Environmental Review (SEPA)

Checklist - Residential Use	\$378
Checklist - Non-Residential Use.....	\$1,261
Environmental Impact Statement	\$1,891
<i>Revision = 40% of Fee</i>	

Shoreline Management

Exemption.....	\$126
Permit Revision.....	\$505
Semi-Private Recreation Tract - Modification	\$505
Semi-Private Recreation Tract - New.....	\$1,261
Substantial Development Permit.....	\$1,261

Land Use and Planning Fees (Cont.)

Subdivision Long Plat

2 - 3 Lots.....	\$6,305
4 - 5 Lots.....	\$8,826
6 Lots or Greater	\$11,348
Subdivision Alteration to Existing Plat	\$3,152
Final Plat Subdivision Review.....	\$2,522

Subdivision Short Plat

Two Lots	\$3,152
Three Lots	\$3,782
Four Lots	\$4,413
Deviation of Acreage Limitation	\$630
Plat Amendment	\$1,576

Variances

Type 1	\$2,522
<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	\$1,395
<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)	\$126
Code Interpretation Request (plus \$102/hr over 6 hrs)	\$612
Comprehensive Plan Amendment (CPA)	\$2,900
Conditional Use (CUP).....	\$5,043
Lot Line Revision - Minor	\$1,891
Lot Line Revision - Major.....	\$3,152
Lot Line Consolidation.....	\$630
Lot Line Amendment.....	\$946
Noise Variance (plus \$102/hr over 3 hours)	\$306
Rezoning Action	\$3,152
Right-of-Way Encroachment Agreement.....	\$378
<i>(Requires Separate ROW Use Permit)</i>	
Temporary Encampment	\$0
<i>(Resolution # 1424)</i>	
Zoning Code Text Amendment	\$2,900

Public Right-of-Way (ROW) Use

Miscellaneous ROW Use.....	\$126
Type A - Underground Improvements in Unpaved Area ...	\$126
Type B - Surface Improvements.....	\$252
Type C - Underground Improvements in Paved Area.....	\$378

Building Permit Fees

Limited Inspection Permits

Demolition - Single Family	\$252
Demolition - Non Single Family	\$441
Fire Sprinkler - Single Family <i>(plus plan review and back flow prevention fee)</i>	\$441
Fire Sprinkler - Single Family Modification	\$203
Other Fire Protection Permits.....	\$102/Hour
Fuel Tanks	\$126
Land Clearing	\$126
State Energy Compliance	\$126
Inspections Outside Normal Business Hours.....	\$102/Hour
<i>(minimum two hour charge)</i>	
Re-inspection	\$102/Hour
Partial Inspections	\$40/ea.
Plan Review and Inspections <i>(all others are not specified)</i>	\$102/Hour
Review of Special Foundations/Shoring	
Single Family.....	\$609
Multi-family/Commercial.....	\$914
Plan Review/Insp. Of Geotech Reports	
Single Family.....	\$406
Multi-family/Commercial.....	\$812
Temporary Cert. of Occupancy	
Single Family (plus \$102/hr over 4 hrs).....	\$408
Multi-family/Comm (plus \$102/hr over 22 hrs).....	\$2,244
Additional Inspections	\$102/Hr
<i>(minimum charge one hour)</i>	

Other Building Related Fees

Formal Pre-Application Meeting/Second Meeting..	\$378/\$189
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 (two hour minimum).....	\$102/Hour
Storm Drainage Review and Inspection (two hour minimum).....	\$102/Hour
Tree Removal and Restoration (1-10 Trees).....	\$126
Tree Removal and Restoration (over 10 Trees).....	\$378
Building Appeal	\$630
Plat Improvement/Site Development Review and Inspection (Initial deposit required at application)	\$102/Hour
Water Service Order (Plus connection and Installation fees)	\$252

Over-the-Counter Permits

Residential Permit Minimums

(\$126 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**)	\$126

Electrical Permits

Temporary Power - Single Family Residence.....	\$69
Upgrade Panel to 400 amps or Less (per panel)	\$126
Low Voltage Installation (Security, Irrigation, Vacuum System, Thermostat)	\$126

Plumbing Permits

Water Heater Exchange (no new gas piping)	\$69
Water Supply Piping	\$69
Side Sewer Revision/Modification/Repair.....	\$69
Side Sewer Disconnect.....	\$126
Side Sewer Connection	\$126
Backflow Prevention Inspection (Fire and Irrigation).....	\$126

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
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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 Construction Permit Fee Schedule

Effective January 1, 2010

City of Mercer Island Development Services

9611 SE 36th Street
Mercer Island, WA 98040
206.275.7605

www.mercergov.org