

PEND OREILLE COUNTY PLANNING DEPARTMENT
TITLE 1A LAND DEVELOPMENT FEES
Effective April 19th, 2011

1.	SUBDIVISION EXEMPTION	345.81.00.0011	
	A. Division 20 acres or larger		\$150.00
	B. Up to 4 divisions 10-20 acres in size on maintained public road		\$650.00
	C. Minor Boundary Line Adjustments		\$350.00
	D. Finalization Review Fee (For replats)		\$75.00 per lot
	E. Additional Review Finalization Fee		\$50.00 per lot
	F. Mapping Fee (per lot for all applications)	341.41.00.0015	\$75.00 per lot
2.	SHORT PLAT - 4 lots or less		
	A. Application Filing Fee	345.81.00.0021	\$950.00
	B. Additional Publication Fee		\$200.00
	C. Finalization Review Fee		\$75.00 per lot
	D. Additional Review Finalization Fee		\$50.00 per lot
	E. Time Extension Fee		\$100.00
	F. Final Plat Alteration/Vacation Application Fee		\$250.00
	G. Mapping Fee (per lot at finalization)	341.41.00.0015	\$75.00 per lot
3.	LONG PLAT - 5 lots or more*	345.81.00.0031	
	A. Application Filing Fee		\$1150.00
	B. Add'l Hearing/SEPA Determination Publication Fee		\$350.00
	C. Finalization Review Fee		\$ 75.00 per lot
	D. Additional Review Finalization Fee		\$ 50.00 per lot
	E. Time Extension Fee		\$100.00
	F. Final Plat Alteration/Vacation Application Fee		\$250.00
	G. Mapping Fee (per lot at finalization)	341.41.00.0015	\$ 50.00 per lot
4.	SHORELINES DEVELOPMENT*	322.91.00.0041	
	A. Shoreline Substantial Development Permit Including SEPA review		\$450.00
	B. Additional hearing/SEPA Publication Fee		\$125.00
	C. Shoreline Exemption(includes two inspection fees) (Required under WAC 173-27-050)		\$225.00
	D. Flood Plain determination when not part of a building permit.		\$ 25.00
	E. Flood Plain determination including site visit And Development Permit		\$175.00
	F. Floodplain Development Permit with SEPA review		\$450.00

5.	VARIANCES	345.81.00.0050	
	A. Application Filing Fee		\$350.00
	B. Additional Hearing Publication Fee		\$200.00
6.	CONDITIONAL USE PERMIT*	345.81.00.0061	
	A. Application Filing Fee		\$450.00
	B. Additional Hearing Publication Fee		\$200.00
7.	SPECIAL USE PERMIT*	345.81.00.0071	
	A. Application Filing Fee		\$250.00
	B. Additional Hearing Publication Fee		\$125.00
8.	VACATION RENTAL PERMIT*	345.81.00.0081	
	A. Application Filing Fee		\$450.00
	B. Yearly Renewal/Compliance Review Fee		\$125.00
9.	RECREATIONAL VEHICLE PARK*		
	A. Application Filing Fee	321.90.00.0072	\$750.00
	B. Additional Hearing Publication Fee		\$200.00
	C. Administratively Approved Additions		\$225.00
10.	WETLANDS MITIGATION*	345.81.00.0080	
	A. Hearing/ SEPA Review and Publication Fee		\$450.00
	B. Additional Publication/Determination Fee		\$200.00
11.	ENVIRONMENTAL REVIEW FEES*	345.81.00.0090	
	A. Environmental Checklist Review and Determination Fee		\$350.00
	B. SEPA Determination Publication Fee (Any action other than a Long Plat or Shoreline Permit)		\$200.00
	C. Environmental Impact Statement Review Fee		\$500.00 up front then
	(An agreement between the Board of County Commissioners and the applicant will be signed to cover costs incurred)		\$500.00 increments based on a cost reimbursable basis calculated at reviewer's hourly wage plus benefits.
12.	WRITTEN INTERPRETATION of Code, Ordinance or Regulation	345.81.00.0100	\$75.00
13.	APPEALS	345.81.00.0110	
	A. Appeal of an Administrative Decision		\$425.00
	B. Appeal of a Class 2 or 3 Decision		\$550.00
14.	BINDING SITE PLAN	345.81.00.0115	

A. Application Fee and Preliminary Plan Review Fee		\$550.00
B. Additional Plan Review Fee		\$125.00
C. Final plan review fee (\$75.00 per division, \$250.00 minimum)		\$250.00
D. Mapping fee (per lot or division at final)	341.41.00.0015	\$75.00 per lot

15. **LIFTING OR WAIVING THE SIX-YEAR MORATORIUM IN REGARDS TO FOREST PRACTICES** **345.81.00.0120**

A. For the construction of a single family residence, outbuildings, well and/or septic tank, or an existing single family residence or outbuildings expansion or remodel.		\$125.00
B. For the construction of an additional single family dwellings, outbuildings, well and/or septic tank.		\$125.00
C. Rescission of the moratorium.		\$125.00

16. **SITE VISIT FEE** **345.81.00.0125** \$125.00

A site visit fee will be charged for those transactions requiring field verification. This fee is for one hour of field work, travel and a letter documenting the fieldwork or decision. Additional time will be billed at the published rates.

17. **COMPREHENSIVE PLAN AMENDMENTS** **345.81.00.0122**

A. Amendment Docket Application Fee		\$350.00
B. Land Use Map Amendment Fee (add to docketing fee)		\$75.00

18. **SITE SPECIFIC REZONE APPLICATIONS** **345.81.00.00123**

A. Application Fee		\$300.00
B. Additional Publication Fee		\$125.00
C. Mapping Fee (per lot at notice of decision)		\$75.00 per lot

19. **GENERAL ADMINISTRATION OF FEE SCHEDULE**

- A. All Application Filing Fees, Publication Fees, SEPA Fees, Written Interpretation Fees and Appeal Fees must be paid at the time of application/request.
- B. Refunds:
 - 1. All requests for refunds of any fees will be in writing.
 - 2. If any processing of an application/permit/SEPA document or review has commenced the maximum refund will be 80% of the total fees collected.
 - 3. If the notice of application or the legal notice for public hearing has been mailed, the maximum refund will be 50% of the total fees collected.
 - 4. If a decision has been rendered or a public hearing has been held, there will be no refund of any fees collected.
 - 5. A full refund of fees may be authorized if the County has inappropriately told an applicant that a permit/action is required and later it is determined by the County that the permit/application was not necessary or required.
- C. Recording - Applicant pays the recording fees for all transactions.
- D. Waiver of Fees
The only waiver of fees shall be by written confirmation of that fact by a majority of the Board of County Commissioners. Requests for waiver of fees shall be in writing addressed to the Board of County Commissioners. The waiver of all or a portion of the fees established herein shall be based upon special individual circumstances where there is extreme economic hardship, issues of fundamental fairness, or where application of the fee schedule is otherwise unreasonable or impractical. State law precludes the waiver of fees for other agencies or departments so the fees will be billed at the published rates.
- E. Mapping fee to be charged at the current published rate at the time of finalization of the transaction.
- F. Additional Fees

* Listed fees represent the typical amount expended for review and processing, based on historical averages. It is the only fee charged for most applications, except those that are exceptional in scale and/or complexity. The noted fees include costs for staff, consultants, advertising, communications, postage and public notice expenses. The County will advise the applicant during the preliminary review process if additional fees are anticipated and the anticipated costs.

Hourly rates will be assessed using the current weighted wage calculation determined by the Pend Oreille County Auditor.