

PEND OREILLE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
 418 S. Scott Avenue
 P.O. Box 5066
 Newport, WA 99156
 (509) 447-4821
 pendoreilleco.org



Land Use and Development Fee Schedule

1. Subdivision Exception

- Division of 20 acres or larger \$150.00
- Up to 4 divisions 10-20 acres in size (on maintained public road) \$650.00
- Minor Boundary Line Adjustments \$350.00
- Finalization Review Fee (for replats) \$75.00/lot
- Additional Review Finalization Fee \$50.00/lot
- Mapping Fee (for all applications) \$75.00/lot

2. Short Plat (4 lots or less)

- Application Filing Fee \$950.00
- Additional Publication Fee \$200.00
- Finalization Review Fee \$75.00/lot
- Additional Review Finalization Fee \$50.00/lot
- Time Extension Fee \$100.00
- Final Plat Alteration/Vacation Application Fee \$250.00
- Mapping Fee (at finalization) \$75.00/lot
- Cost of Advertising – **fees vary.**

3. Long Plat (5 lots or more)

- Application Filing Fee (plus cost of advertising) \$1150.00
- Additional Hearing/SEPA Determination Publication Fee \$350.00
- Finalization Review Fee \$75.00/lot
- Additional Review Finalization Fee \$50.00/lot
- Time Extension Fee \$100.00
- Final Plat Alteration/Vacation Application Fee \$250.00
- Mapping Fee (at finalization) \$50.00/lot
- Cost of Advertising – **fees vary.**



Land Use and Development Fee Schedule (Continued)

4. Shoreline Development

- Shoreline Substantial Development Permit (including SEPA review) \$450.00
- Additional Hearing/SEPA Publication Fee \$125.00
- **Shoreline Exemption** (includes two inspection fees) * \$225.00
*(required under WAC 173-27-050)
- Flood Plain Determination (when not part of a building permit) \$25.00
- Flood Plain Determination (including site visit and development permit) \$175.00
- Cost of Advertising – **fees vary.**

5. Variances

- Application Filing Fee \$350.00
- Additional Hearing Publication Fee \$200.00
- Cost of Advertising – **fees vary.**

6. Conditional Use Permit

- Application Filing Fee \$450.00
- Additional Hearing Publication Fee \$200.00
- Cost of Advertising – **fees vary.**

7. Special Use Permit

- Application Filing Fee \$250.00
- Additional Hearing Publication Fee \$125.00

8. Vacation Rental Permit

- Application Filing Fee \$450.00
- Yearly Renewal/Compliance Review Fee \$125.00
- Cost of Advertising – **fees vary.**

9. Recreational Vehicle Park

- Application Filing Fee \$750.00
- Additional Hearing Publication Fee \$200.00
- Administratively Approved Additions \$225.00
- Cost of Advertising – **fees vary.**



Land Use and Development Fee Schedule (Continued)

10. Wetlands Mitigation

- Hearing/SEPA Review and Publication Fee \$450.00
- Additional Publication/Determination Fee \$200.00

11. Environmental Review Fees

- Environmental Checklist Review and Determination Fee \$350.00
- SEPA Determination Publication Fee \$200.00
- Environmental Impact Statement Review Fee (**\$500.00 up front, then \$500.00 increments** based on a cost reimbursable basis calculated at reviewers hourly wage plus benefits. An agreement between the Board of County Commissioners will be signed to cover costs incurred).

12. Written Interpretation

- Code, Ordinance or Regulations \$75.00

13. Appeals

- Appeal of an Administrative Decision \$425.00
- Appeal of a Class 2 or 3 Decision \$550.00
- Cost of Advertising – **fees vary.**

14. Binding Site Plan

- Application Fee and Preliminary Plan Review Fee \$550.00
- Additional Plan Review Fee \$125.00
- Final Plan Review Fee (\$75.00 per Division, \$250.00 Minimum) \$250.00+
- Mapping Fee (at final) \$75.00/lot
- Cost of Advertising – **fees vary.**

15. Site Visit Fee

- 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. \$125.00

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Land Use and Development Fee Schedule (Continued)

16. LIFTING OR WAIVING THE SIX-YEAR MORATORIUM IN REGARD TO FOREST PRACTICES

- 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
- For the construction of an additional single-family dwellings, outbuildings, well and/or septic tank \$125.00
- Rescission of the moratorium \$125.00

17. Comprehensive Plan Amendments

- Amendment Docket Application Fee \$350.00
- Land Use Map Amendment Fee (add to docketing fee) \$75.00
- Cost of Advertising – **fees vary.**

18. Site Specific Rezone

- Application Fee \$300.00
- Additional Publication Fee \$125.00
- Mapping Fee (at notice of decision) \$75.00/lot
- Cost of Advertising – **fees vary.**

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General Administration of Fee Schedule

- All Application Filing Fees, SEPA Fees, Written Interpretation Fees and Appeal Fees must be paid at the time of application/request.
- All advertising fees will be paid by the applicant as a condition of final approval.
- Refunds:
 - ✓ All requests for refunds of any fees will be in writing and must be submitted before a final decision is issued on your application and within 180 days of original payment.
 - ✓ If any processing of an application/permit/SEPA document or review has commenced the maximum refund will be 80% of the total fees collected.
 - ✓ 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.
 - ✓ If a decision has been rendered or a public hearing has been held, there will be no refund of any fees collected.
 - ✓ 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.
- Recording - Applicant pays the recording fees for all transactions.
- Waiver of Fees
 - ✓ The only waiver of fees shall be by written confirmation 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.
- Mapping fee to be charged at the current published rate at the time of finalization of the transaction.
- Additional Fees
 - ✓ May be charged for applications that are exceptional in scale and/or complexity. The noted fees include costs for staff, consultants, communications, and postage 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