



City of Chehalis  
 Community Development  
 1321 S. Market Blvd.  
 Chehalis, WA 98532

## Building Fees

		Definitions For Building Fees	
<b>Building Permit</b>	\$1,000,001 and up	\$6797.50/1st mill + \$4.75 per thousand	Valuation-current market value of labor and materials.  Residential-single family, duplex, triplex, fourplex  Commercial-Multifamily, multituse, commercial, industrial.  Minor amendments- No increase to density, no additional useable space created, no impacts to water, sewer, stormwater, access, or conditions established by the Hearing Examiner.
	\$500,001 to \$1 mill	\$3797.50/1st \$500k + \$6.00 per thousand	
	\$100,001 to \$500k	\$1097.50/1st \$100k + \$6.75 per thousand	
	\$50,001 to \$100k	\$710.00/ 1st \$50k + \$7.75 per thousand	
	\$25,001 to \$50k	\$422.50/1st \$25k + \$11.50 per thousand	
	\$2,001 to \$25k	\$77.50/1st \$2k + \$15.00 per thousand	
	\$501 to \$2k	\$23.50/1st \$500 + \$3.50 per hundred	
	\$1 to \$500	\$25.00	
<b>Plan Review</b>		25% of building permit fee (residential)	65% of building permit fee (commercial & industrial)
<b>Manufactured Structure</b>		\$200.00 per assembled structure	
<b>Mobile Home Title Elimination</b>		No fee if building permits are on file	
<b>Re-roof (residential)</b>		<2000 sq ft= \$75; >2000 sq ft=\$25 base fee and \$7 per square or 100 sq feet	
<b>Re-roof (commercial)</b>		\$75 base fee and \$7 per square or 100 square feet	
<b>Window Replacement</b>		Residential-more than 25% of window replacement, like for like: \$25 base fee and \$7 per window. <25%, like for like: no permit required. Any changes in window size or style: based upon valuation.	Commercial-any or all window replacement, like for like: \$25 base fee and \$7 per window. Any changes in window size or style: based upon valuation.
<b>Deck</b>		Residential-<120 sq ft and no more than 30 inches above grade, no permit required. 121 sq ft to 500 sq ft <u>and</u> no more than 30 inches above grade: \$175. Over 501 sq ft <u>or</u> higher than 30 inches above grade, assessed as a building permit with plan review.	Commercial-based upon valuation.
<b>Residential Siding Replacement</b>		<25% no fee. More than 25% of the building: \$250	
<b>Demolition Permit</b>		\$50 residential without utility disconnections \$100 residential with utility disconnections	\$100 commercial, with or without utility disconnections
<b>Temporary Occupancy</b>		\$1,000.00	
<b>Fire Safety Permit</b>		1.9% of the valuation of fire safety system with a \$200 minimum	
<b>Fire Safety Modifications</b>		\$200.00	
<b>Fireworks Stand</b>		\$150.00	
<b>Underground Storage Tank</b>		\$50 for installation if not part of a building permit	
<b>Sign Permit</b>		\$100 if no plan review required. If plan review required fee assessed as per building permit fees.	No fee for home occupation signs but permit required. No permit required for sign refacing
<b>House Moving Permit</b>		\$350.00 + performance bond or \$5,000.00 damage deposit	

<b>Mechanical Permit</b>	Residential-\$35 base fee and \$7 per fixture regulated by the building code. For natural gas lines-the first 4 outlets count as one fixture and all additional outlets, \$1 each.	Commercial-\$175 plus \$7 per fixture regulated by the building code.
<b>Plumbing Permit</b>	Residential-\$35 base fee and \$7 per fixture regulated by the building code. For natural gas lines-the first 4 outlets count as one fixture and additional outlets, \$1 each.	Commercial-\$175 plus \$7 per fixture regulated by the building code.
<b>Occupancy Permit/Change of Occupancy</b>	Stand alone occupancy permit-\$150 for the first 2 hours, \$75 per hour after 2 hours.	For occupancy permit associated with a building permit-no fee.
<b>Reinspection Fee</b>	\$75 per reinspection's visits of 3 or more	
<b>Inspections outside normal business hours</b>	\$150 with a 2 hour minimum	

<b>Planning Fees</b>		
<b>Comprehensive Plan Amendment</b>	If applied for within annual comp plan amendment cycle-no fee	If applied for outside of annual comp plan amendment cycle-\$1000
<b>Planned Unit Development (preliminary)</b>	\$1000 plus the cost of Hearing Examiner	
<b>Planned Unit Development (final)</b>	\$500.00	
<b>Planned Unit Development Amendment (Minor)</b>	\$200.00	
<b>Planned Unit Development Amendment (Major)</b>	\$500 plus the cost of the Hearing Examiner	
<b>Development Regulation Text Amendment (Title 17)</b>	If applied for within annual comp plan amendment cycle-no fee	If applied for outside of annual comp plan amendment cycle-\$1000
<b>Subdivision (preliminary plat application)</b>	\$750.00 + \$5.00 per lot plus cost of Hearing Examiner	
<b>Subdivision (Final plat application)</b>	\$500 unless part of a PUD or MPD then \$150	
<b>Short Plat</b>	\$200 plus \$50 per lot	
<b>Parcel/Lot Combination</b>	\$150.00	
<b>Boundary Line Adjustment</b>	\$350 for both Residential and Commercial	
<b>Environmental Impact Statement (review only - EIS by applicant)</b>	\$500 plus consultant costs	
<b>Pre-submission conference</b>	\$0.00	
<b>Binding Site Plan (preliminary)</b>	\$1000 plus the cost of the Hearing Examiner	
<b>Binding Site Plan (final)</b>	\$500.00	
<b>Binding Site Plan Amendment (Minor)</b>	\$200.00	
<b>Binding Site Plan Amendment (Major)</b>	\$1000 plus the cost of the Hearing Examiner	
<b>Public Noticing Fee</b>	\$250.00	
<b>Address Assignment</b>	No fee but will not be issued without a building permit	
<b>Appeal to Hearing Examiner</b>	\$500 plus actual Hearing Examiner costs	
<b>Appeal to City Council</b>	\$500.00	
<b>Critical Area Review Fee</b>	\$100.00	
<b>SEPA</b>	\$500.00	
<b>SEPA exemption letter</b>	\$300.00	
<b>Master Plan Development (conceptual)</b>	\$3000 plus applicable consultant and Hearing Examiner costs	
<b>Master Plan Development (amendment or alterations)</b>	Minor amendments or alterations-no fee	Major amendments or alterations-\$500 plus the cost of the Hearing Examiner
<b>Master Plan Development (final)</b>	\$500.00	
<b>Variance Permit</b>	\$500 plus the full cost of the Hearing Examiner fees	
<b>Conditional Use Permit</b>	\$500 plus the full cost of the Hearing Examiner fees	
<b>Floodplain Development Permit</b>	\$100.00	

<b>Shoreline Statement of Exemption</b>	\$350.00	
<b>Substantial Development Permit</b>	\$500 plus the cost of Hearing Examiner, if applicable	
<b>Shoreline Conditional Use Permit</b>	\$1000 plus the cost of the Hearing Examiner	
<b>Shoreline Variance</b>	\$1000 plus the cost of the Hearing Examiner	
<b>Site Plan Review</b>	\$500 - \$150 waived if applicant has had a pre submission conference within 180 calendar days prior to submittal.	
<b>Site Plan Amendment</b>	Minor amendments = \$100	All other amendments = \$300

Temporary Use Permit/Special Event	\$150.00	
Zone Change	If applied for within annual comp plan amendment cycle-no fee	If applied for outside of annual comp plan amendment cycle-\$1000
Code Compliance/Zoning Verification Letter	\$25.00	
<b>Engineering Fees</b>		
Civil Permit Base Fee	\$50.00	
ADA Ramp	\$150 (includes 10' of sidewalk)	
Commercial Driveway Approach	\$250 (includes 25' of sidewalk)	
Residential Driveway Approach	\$150 (includes 25' of sidewalk)	
Sidewalk--New/Repair/Replace	\$25 for first 25', then \$25 per 50'	
Plan Review and Inspection-- Construction of City Water Main	\$500 for the first 100', then \$0.50/foot	
Plan Review and Inspection-- Construction of City Sewer Main	\$500 for the first 100', then \$0.50/foot	
Plan Review and Inspection-- Construction of City Stormwater Main	\$500 for the first 100', then \$0.50/foot	
Plan Review and Inspection-- Stormwater onsite pipe	\$2 per linear foot	
Inspection--Water-- Abandon, Service Repair or	(no fee if the applicant has a demo permit)	\$125.00
Inspection--Sewer-- Abandon, Service Repair	(no fee if applicant has a demo permit)	\$125.00
Right of Way Obstruction/Traffic Plan	\$25.00	
Street or Alley Vacation	\$200 plus associated planning permit costs	
Overhead ROW work	\$50 per continual 1000 linear foot	
Open Cut ROW ground work	\$75 per continual 100 linear feet	
Trenchless ROW ground work	\$50 for first continual 25 linear feet, then \$0.50 per foot	
<b>Water Meter Installation</b>		
3/4" to 5/8"		\$700.00
1"		\$1,000.00
1 1/2"		\$1,500.00
2"		\$2,000.00
<b>Fire Service Connection Fees</b>		
2"		\$1,610.00
3"		\$3,210.00
4"		\$5,020.00
6"		\$10,040.00
8"		\$16,060.00
10"		\$23,090.00
12"		\$45,170.00

Outside plan review-	Actual cost
Inspections outside normal business hours-	\$75 with a 2 hour minimum
Reinspection fees-	\$75 from the 3rd reinspection on
<b>Earthmoving</b>	
<b>Grading Plan Review Fees</b>	
up to 50 cu yards	No fee
51 to 100 cu yards	\$23.50
101 to 1,000 cu yards	\$37.00
1,001 to 10,000 cu yards	\$49.25
10,001 to 100,000 cu yards	\$49.25 for the 1st 10,000 cu yards plus \$24.50 for each additional 10,000 cu yards
100,001 to 200,000 cu yards	\$269.75 for the 1st 100,000 cu yards plus \$13.25 per each additional 10,000 cu yards
200,001 cu yards or more	\$402.25 for the first 200,000 cu yards plus \$7.25 for each additional 10,000 cu yards
<b>Grading Fees</b>	
up to 50 cu yards	\$23.50
51 to 100 cu yards	\$37.00
101 to 1,000 cu yards	\$37.00 for the first 100 cu yards, plus \$17.50 for each additional 100 cu yards
1,001 to 10,000 cu yards	\$194.50 for the first 1,000 cu yards plus \$14.50 for each additional 1,000 cu yards
10,001 to 100,000 cu yards	\$325.00 for the first 10,000 plus \$66.00 for each additional 10,000 cu yards
100,001 cu yards or more	\$919.00 for the first 100,000 cu yards plus \$36.50 for each additional 10,000 cu yards
<b>Fee in Lieu of Compensatory Storage</b>	
Fee in Lieu of Compensatory Storage	\$10 per cubic yard