



**CITY OF OAK HARBOR**  
**Comprehensive Permit and Fee List, 2018**  
 (Effective January 8, 2018)

<b>Permit</b>	<b>Fee</b>
<b>Accessory Dwelling Permit</b> <i>Application</i>	\$322.00
<b>Additional Notice for Land Use Projects because of Changes Initiated by the Applicant or Improper Posting by the Applicant</b>	\$80.00
<b>Additional Publication Required for Land Use Projects because of Changes Initiated by the Applicant</b>	\$80.00
<b>Adult Entertainment Facilities Overlay Zone</b> <i>Application for extension of time (non-conforming uses)</i>	\$747.00
<b>Alternate Security Approval in lieu of a Bond (i.e. Letter of Credit)</b>	\$163.00
<b>Amendments to Regulations, Land Use Codes, the Comprehensive Plan and the Comp. Plan Map</b> <i>Pre-Application</i>	\$411.00
<i>Application</i>	\$1,637.00
<b>Annexation</b>	\$2,452.00 + \$163.00/acre
<b>Appeals of Administrative Decisions by Non-Elected City Officials</b>	\$339.00
<b>Binding Site Plan (Where a Public Hearing is not required prior to a decision) (See OHMC 19.48)</b> <i>Pre-Application</i>	\$411.00
<i>Application</i>	\$2,452.00 + \$58.00/lot
<i>Final Binding Site Plan</i>	Included Above
<i>Variance (Administrative)</i>	\$119.00
<b>Boundary Line Adjustment</b>	\$411.00
<b>Building Code (code interpretation)</b>	\$355.00
<b>Building Permits</b> <u><i>New Construction</i></u> <i>Residential</i>	Varies by Valuation
<i>Commercial</i>	Varies by Valuation
<i>Non-Commercial</i>	Varies by Valuation

## Building Permits (continued)

<u>Alterations</u>	
Residential	Varies by Valuation
Commercial	Varies by Valuation
Non-Commercial	Varies by Valuation
<u>Garage</u>	
Residential	Varies by Valuation
Commercial	Varies by Valuation
Non-Commercial	Varies by Valuation
<u>Antenna Tower</u>	\$25.00
<u>Covered Patio</u>	Varies by Valuation
<u>Covered Porch</u>	Varies by Valuation
<u>Decks</u>	Varies by Valuation
<u>Demolition</u>	\$50.00 plus \$4.50 state surcharge fee
<u>Factory-Built Structures</u>	Varies by Valuation
<u>Fireplace</u>	
Freestanding (wood/gas/pellet/propane)	\$35.00
Insert (wood/gas)	\$25.00
Fireplace, masonry	\$100.00
<u>Flagpole, Residential and Commercial</u>	\$25.00
<u>Inspections</u> (increase on 1/7/2016)	
Outside normal business hours (min. charge 2 hours)	\$60.00/hour
Re-inspection fee assessed under provision of Section 305 (g)	\$60.00/hour
Inspections for which no fee is specifically indicated (min. charge one-half hour)	\$60.00/hour
<u>Mobile Homes</u>	
Double-Wide and Triple-Wide	\$150.00
Single-Wide	\$120.00
<u>Modular Homes or Buildings</u>	\$500.00
<u>Modular Offices (job shack)</u>	\$350.00
<u>Moved Buildings</u>	\$100.00
\$50.00 prior to moving together with a building permit fee based on the IBC Valuation for new building and cost of moved building	
<u>Plan Review</u> (increase on 1/7/2016)	
Additional review required by changes, additions or Revisions to approved plans (min. charge one-half hour)	\$60.00/hour
For use of outside consultants for plan checking and inspections, or both	Actual costs

## Building Permits (continued)

<i>Change lot after plan review or issuance of permit</i>	\$100.00
<i>Change plans during or after plan review</i>	New Plan Review Fee
<i>Change or revise plans after issuance of permit</i>	Current hourly rate per IBC or new plan review fee
<u>Espresso Cart (portable and stand alone)</u>	\$250.00
<u>Fences over 6 feet in height</u>	Current hourly rate per IBC for plan review plus \$25.00 permit fee
<u>Plumbing</u>	Varies by Valuation
<u>Re-Roof, Commercial</u>	Varies by Valuation
<u>Re-Roof, Residential permit is required</u>	Varies by Valuation
<u>Retaining Walls (permit not required under four(4) feet</u>	\$100.00 or IBC Valuation, which is ever greater
<u>Satellite Dish (if over 48 inches in diameter)</u>	\$25.00
<u>Signs</u>	
25 sq. ft. or less (new construction)	\$25.00 Base Fee Building Permit Fee Plan Check Fee \$4.50 State Surcharge Fee
25 sq. ft. or less (already existing)	\$25.00 Base Fee Building Permit Fee
26 sq. ft. and above (new construction)	\$50.00 Base Fee Building Permit Fee Plan Check Fee \$4.50 State Surcharge Fee
26 sq. ft. and above (already existing)	\$50.00 Base Fee Building Permit Fee
<u>Solarium</u>	Varies by Valuation
<u>Work commencing before issuance of permit</u>	Double the permit fee or \$100.00 (which is ever greater)
<b>Conditional Use</b>	
Residential	\$411.00
Non-residential	\$817.00
<b>Condominium Plat</b>	\$817.00
<b>Dedication in Lieu of Park Impact Fee</b>	Included in Subdivision Fees

**Determination on Interpretation of Land Use Codes as Required by RCW 36.70B** \$411.00 + \$63.00 per hour

**Development Agreement** \$411.00 + \$80.00/hour of staff time over 6 hours

**Developer Reimbursement Agreement** \$150.00+\$50.00/hour of staff time over 3 hours  
(OHMC 18.35.20)

**Determination of Expansion of an Existing Non-Conforming Property Use** No Fee

**Fire Permits**

Compressed Gas Permit

Flammable 2,500 Cubic Feet or More \$50.00  
Non-Flammable 6,000 Cubic Feet or More \$50.00

Fire Alarm System Permit

One to Four Zones \$250.00  
Each Additional Zone \$30.00/zone  
Sprinkler Supervision Only \$175.00

Addressable Alarm System (New 2009) Permit

One to Twenty Five Devices \$250.00  
Each Additional Twenty Five Devices \$50.00/25 devices

Fire Code (code interpretation) \$303.00

Fire Pump Permit \$550.00

Fireworks Permit

Wholesale or Retail Use \$75.00  
Public Display \$100.00

Fixed Pipe Fire Suppression System Permit

Pre-Engineered \$150.00  
Custom \$350.00

Flammable/Combustible Liquids Permit

Tank Installation (Commercial Only) \$200.00 + \$25.00 for each additional tank  
Underground Tank(s) Removal and Abandonment (Commercial) \$125.00 + \$25.00 for each additional tank  
Underground Tank(s) Removal and Abandonment (Residential) \$50.00 + \$15.00 for each additional tank

Liquefied Gas Permit

Under 2,000 Water Gallon \$75.00  
2,000 Water Gallon or the Aggregate Capacity of 4,000 Water Gallon \$100.00

Range Hood Fire Suppression System Permit

Pre-Engineered \$110.00  
Custom \$350.00

## Fire Permits (continued)

### Sprinkler System Permit

Up to and Including 99 Sprinklers	\$100.00 + \$2.00/sprinkler
Each New System Having 100 or more Sprinklers	\$450.00
Revised Systems (Note: Maximum For Revised Systems is Equal to New Installation)	\$75.00 + \$2.00/sprinkler

### Standpipe System Permit

#### Class 1

Manual	\$175.00
Automatic or Semi-Automatic	\$300.00
<u>Class 2 and Class 3</u>	\$300.00

Combination Sprinkler and Standpipe \$550.00

Call back inspections for more than  
two site visits when contractor is not ready \$60.00 each

Additional plan review required by changes, additions or  
Revisions to approved plans (minimum one-hour fee) \$60.00/hour

## Flood Plain Development Permit

Application	\$163.00
Flood Plain Variance	\$119.00

## Grading Permits

### 50 cubic yds or less

Plan Review	No Fee
Permit Fee	\$23.50

### 51 to 100 cubic yds

Plan Review	\$23.50
Permit Fee	\$37.00

### 101 to 1,000 cubic yds

Plan Review	\$37.00
<u>Permit Fee</u>	
First 100 cubic yds	\$37.00
Each additional 100 cubic yds	\$17.50

### 1,001 to 10,000 cubic yds

Plan Review	\$49.25
<u>Permit Fee</u>	
First 1,000 cubic yds	\$194.50
Each additional 1,000 cubic yds	\$14.50

### 10,001 to 100,000 cubic yds

Plan Review	
First 10,000 cubic yds	\$49.25
Each additional 10,000 cubic yds	\$24.50

**Grading Permits (continued)**

<u>Permit Fee</u>	
First 10,000 cubic yds	\$325.00
Each additional 10,000 cubic yds	\$66.00
<u>100,001 to 200,000 cubic yds</u>	
<u>Plan Review</u>	
First 100,000 cubic yds	\$269.75
Each additional 10,000 cubic yds	\$13.25
<u>Permit Fee (100,001 cubic yds or more)</u>	
First 100,000 cubic yds	\$919.00
Each additional 10,000 cubic yds	\$36.50
<u>200,001 cubic yds or more</u>	
<u>Plan Review</u>	
First 200,000 cubic yds	\$402.25
Each additional 10,000 cubic yds	\$7.25
<u>Permit Fee (see above)</u>	
<b>Home Occupation Permit</b>	No Fee
<b>Homeless Encampment</b>	
Temporary Use Application	\$23.00
<b>Joint Use Agreement for Parking</b>	
Application	\$322.00
<b>Land Clearing Permit</b>	
Application	\$322.00
Land Clearing Plan Time Extension	\$163.00
Permit Exemption	No Fee
<b>Land Clearing Permit – Minor</b>	No Fee
<b>Landscape – Alternative Compliance</b>	
Application	\$322.00
<b>Landscape Approval</b>	
Plan Review	\$322.00
<b>Latecomer Recovery Application</b>	
Recovery Agreement Application Fee	\$150.00
<u>Assessment for:</u>	
Sewer Main	Fixed fee that runs with the Parcel (varies)
Storm Main	Fixed fee that runs with the Parcel (varies)
Street	Fixed fee that runs with the Parcel (varies)
Water Main	Fixed fee that runs with the Parcel (varies)

<b>LID Agreement Approval</b>	\$244.00
<b>Occupancy Permit</b>	\$27.00
<b>Other Unspecified Land Use Permits Under Title 2, 8, 11, 12,13,14,16,17,18,19, 20, 21 &amp; 22 Application</b>	\$322.00
<b>Park Impact Fees Single-Family</b>	\$1,673.00
<b>Park Impact Fees Multi-Family, Mobile Home, Modular Home</b>	\$1,344.00
<b>Penalty Investigation Fee</b>	\$47.00 per hour
<b>Penalty Permit Fee</b>	<i>Double the normal permit fee</i>
<b>Planned Business Park (PBP) Approval Pre-Application Preliminary Approval</b>	\$411.00 \$1,637.00 + \$80.00/acre
<b>Planned Industrial Park (PIP) Approval Pre-Application Application Fee</b>	\$411.00 \$1,637.00 + \$80.00/acre
<b>Planned Residential Development (PRD) Approval Pre-Application Application Fee</b>	\$411.00 \$1,637.00 + \$80.00/acre
<b>Pre-Application Meeting</b>	\$411.00
<b>Rezones</b> (Made in conjunction with yearly updates of the Comprehensive Plan)	<i>Included in the Comp. Plan Amendments Fee</i>
<b>Rezones</b> ( <u>Not</u> in conjunction with yearly updates of the Comprehensive Plan) Pre-Application	\$411.00
Up to 1/2 –acre in size or to correct a split zoning on parcels	\$818.00
Up to 10 acres in size	\$2,452.00 + \$163.00/acre
Over 10 acres in size	\$2,398.00 + \$163.00/acre
<b>SEPA Determinations</b> Written Confirmation of Exception Submittal of Environmental Checklist Fee for Public Notice (if DNS) Environmental Impact Statement (EIS)	\$80.00 \$329.00 \$245.00 \$3,387.00

**Sewer Permit Inspection Fees**

<i>Main to Property Line</i>	\$80.00
<i>Property Line to Building</i>	\$80.00
<i>Multi-residential, add Fee for each Dwelling Unit over one and up to twenty</i>	\$25.00
<i>Repair to Sewer Main or Side Sewer Connection</i>	\$68.00

**Sewer System Development Charge** – base on water meter size (OHMC 18.60)

<i>¾" Sewer Development Charge</i>	\$1,680.00
<i>1" Sewer Development Charge</i>	\$4,200.00
<i>1 ½" Sewer Development Charge</i>	\$8,399.00
<i>2" Sewer Development Charge</i>	\$13,439.00
<i>3" Sewer Development Charge</i>	\$26,879.00
<i>4" Sewer Development Charge</i>	\$41,998.00

**Sewer Trunk Line Fee** (for existing and new homes connecting to City sanitary sewer located in the NW and SW quadrants of the City limits)

\$425.00

**Shoreline Master Program Amendment**

\$3,617.00

**Shoreline Substantial Development Permit**

<i>Administrative Review (less than one acre)</i>	\$411.00
<i>Project Value up to \$100,000.00</i>	\$1,637.00
<i>Project Value over \$100,000.00</i>	\$1,637.00 + \$797.00/every million dollars
<i>Permit Revision</i>	\$411.00
<i>Permit Exemption Review Letter</i>	\$80.00

**Short Subdivision**

<i>Pre-Application</i>	\$411.00
<i>Application</i>	\$817.00 + 63.00/lot
<i>Final Approval</i>	Included Above
<i>Alteration</i>	\$411.00

**Sidewalk Deferral**

No Fee

**Sidewalk Relocation**

*Included under street opening permit.*

**Site Plan**

<u><i>Review Process 1</i></u>	
<i>Application fee</i>	\$411.00

*Review Process 2 and 4*

<i>Pre-Application (fee subtracted from 1% taken at time of site plan application)</i>	\$411.00
<i>Site Plan Application Submittal</i>	1% of proposed development valuation

**Street Opening Inspection Permits**

<u><i>Footage</i></u>	
<i>First 100 Linear Feet</i>	\$80.00
<i>Over 100 Linear Feet</i>	\$0.19/LFT



**Street Opening Inspection Permits (continued)**Openings

Each Curb Cut	\$41.00
Each Fire Hydrant	\$41.00

Services

Each Water Sewer Tap at the Main	\$41.00
Each Side Sewer Tap at the Main	\$41.00

Sewer Video Inspection

\$0.66 per Linear Foot

**Street Use Permit** (Use of Street, Sidewalk, Planter Strip)

\$50.00 each use

**Street Name**

Fee covered under associated project

**Street Sign Installation Deposit** (increased 1/01/2015)

Regulatory Sign with Street Sign Attached	\$400.00
Street Sign Only	\$300.00
Regulatory Sign Only	\$250.00

**Street Vacation**

Application	\$696.00
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**Subdivision Plats**

Pre-Application	\$411.00
Application for Preliminary Approval	\$3,221.00 + \$58.00/lot
Final Plat Approval	Included Above
Alteration	\$817.00
Administrative Variance	\$119.00
Variance requiring a Public Hearing	\$411.00
Vacation of Plat	\$721.00 + cost of publishing

**Temporary Use Permit**

Street	\$23.00
Other	\$23.00

**Time Extensions for Land Use Development****Permits Under Title 16, 18, 19, 20, 21 & 22**

Administrative Action	\$163.00
Site Plan Approval	\$163.00
Final Plat Approval	\$411.00
Other Actions requiring Council or Hearing Examiner Approval	\$411.00

**Transportation Concurrency**

\$322.00

**Transportation Impact Fees**

Non-Residential	\$589.00 per Peak Hour Trip
Residential	\$907.00 per Residential Unit Developed
Appeal	\$400.00

**Un-assessed Frontage Connection Fee**

(Varies with size of parcel and the cost per linear foot)

Water	\$25.00 per Linear Foot x Front Footage
Sewer	\$25.00 per Linear Foot x Front Footage

**Utility Permits**

Account Setup Fee	\$25.00
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**Hydrant Use Permits**

Hydrant Meter Deposit	\$1,000.00
Hydrant Meter Base Fee (increase as of 12/15/2015)	\$26.25 minimum charge/month
Hydrant Water Consumption (charge 1.5 X outside city limits) (increase as of 12/15/2015)	\$2.85 per 0 - 300 cubic feet \$4.30 per 400 – 600 cubic feet \$6.75 per 700 cubic feet – above
Hydrant Meter Rent per Day	\$5.00/day
Water Connection Fee	\$15.00/day
Water-Hydrant Meter Permit	\$10.00/day
Secondary Meter	\$2.30/month
Water-Miscellaneous Income/Revenue	Billed Water

**Variance**

Administrative Variance	\$119.00
Residentially Zoned Property Variance (requiring a public hearing)	\$411.00
Non-Residentially Zoned Property Variance (requiring a public hearing)	\$817.00
Variance Alteration	\$411.00

**Water Service Connection Deposits (City staff installed services only)**

(50% surcharge added to the deposit for services outside of the City limits)

(increase 1/7/2016)

¾" Service (subdivisions under development)	\$900.00
¾" Service	\$1,000.00
1" Service	\$1,200.00
1 ½" Service	\$3,400.00
2" Service	\$3,600.00

**Water - Fire Hydrant Service Connection**

Fire Hydrant outside City Limits (OHMC 13.24.060)	\$1,500.00
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**Water Meter – cost of meter-City Installed (fee increase 01/07/2016)**

¾" meter (radio read)	\$348.10
1" meter	\$465.10
1 ½ "meter	\$857.80
2" meter	\$1,118.40

**Water Service Inspection Fees**

<i>Water Main to Property Line</i>	\$80.00
<i>Property Line to Building</i>	\$80.00
<i>Repair to Water Service</i>	\$80.00

**Water System Development Charges (OHMC18.60)**

<i>¾" Water Development Charge</i>	\$3,081.00
<i>1" Water Development Charge</i>	\$7,703.00
<i>1 ½" Water Development Charge</i>	\$15,405.00
<i>2" Water Development Charge</i>	\$24,648.00
<i>3" Water Development Charge</i>	\$49,296.00
<i>4" Water Development Charge</i>	\$77,025.00

**Wetland Permits**

<i>Application</i>	\$322.00
<i>Administrative Variance</i>	\$119.00
<i>Variance requiring a Public Hearing</i>	\$411.00
<i>Wetland Exemption*</i>	No Fee

**Zoning**

<i>Zoning Code Text Change</i>	\$1,636.00
<i>Request for a letter regarding zoning requirements for a particular site</i>	\$28.00