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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4618

AN ORDINANCE regarding permit, approval and development services fees under the Bellevue Construction Code, the Land Use Code and the Bellevue City Code administered by the Department of Community Development; repealing Ordinance Nos. 4258, 4316, 4330 and 4457.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. Ordinance Nos. 4258, 4316, 4330 and 4457 are repealed effective January 1, 1994.

Section 2. Scope of Ordinance

This ordinance establishes the fees for all permits and approvals for which the Department of Community Development is the permit authority. Fees collected by the Department of Community Development for other permit authorities are established under separate ordinances, except as noted in this ordinance. For the purpose of this ordinance, the term "Director" means the Director of the Department of Community Development or the Director's authorized representative. The term "applicable Director" means the Director of the appropriate permitting authority. The term "Building Official" means the Building Official or the Building Official's authorized representative.

Section 3. Responsibility for Payment of Fees

The applicant for a permit or approval is responsible for the payment of the fees administered under this ordinance. The following requirements apply to the payment of fees:

1. No application for a permit or an approval under the Bellevue City Code, including the Construction Code, Land Use Code and Clearing & Grading Code, will be accepted for filing by the City unless all fees required at filing by any City Code or regulation have been paid.

2. No plans or specifications relating to any application filed with the City under the Bellevue City Code, including the Construction Code, Land Use Code, and Clearing & Grading Code, will be reviewed by the City until all fees required for review by any City code or regulation have been paid.

3. No final decision on an application for a permit or approval will be made until all fees required by any City code or regulation for that application have been paid, except as authorized by the Director.

4. No final inspection will be done nor temporary or final certificate of occupancy issued until all fees required by any City code or regulation to be paid prior to such final inspection or issuance of certificate of occupancy have been paid.

5. If a dispute arises as to the validity, or correct amount, of a billed hourly fee, the fee determined by the City must be paid before the City will conduct any further review or take any action on the application. The fee may be paid under protest, in which case the applicant must specify in writing within thirty (30) days of the statement date the reason why such fee is not due or is due in a different amount than requested by the City. Within thirty (30) days of payment the Director will make a final determination of whether the fee is due, or if the dispute is as to the amount of the fee, a final determination as to the amount due. There is no administrative appeal of that decision.

6. The City may stop review of an application at any time any fee required for the application is more than thirty (30) days delinquent. If any required fee is not paid within ninety (90) days of the date due, the Director may cancel the application or permit, revoke the approval, or, if work is under way, may issue a stop work order.

7. If a fee is owed pursuant to the City's low-income tenant relocation assistance ordinance, Bellevue City Code Chapter 9.21, and permits are submitted to demolish, rehabilitate, or change the use of structures at the site, the Director may withhold review or issuance of the permits until the required relocation assistance fee is paid.

Section 4. Administration and Enforcement; Annual Review

The Director is authorized to interpret the provisions of this ordinance and may issue rules for its administration. The Department of Community Development fees established here will be reviewed annually, and, effective January 1 of each year, may be administratively increased or decreased, including an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers, as needed in order to maintain the cost recovery objectives established by the City Council. The fees collected by the Department of Community Development for other permit authorities may be adjusted by the applicable Director effective January 1 of each year.

Section 5. Types of Permit, Approvals and Development Services

The types and descriptions of the permits, approvals and development services covered in the ordinance are listed in Section 16.

Section 6. General Provisions for all Permits, Approvals and Development Services

1. NSF Payments: Any applicant whose payment of fees is returned to the City for Non-Sufficient Funds will be charged the City standard \$15.00 returned check fee. The fees and the returned check fee are due and payable within five (5) working days of notification. Review of the project will be stopped or a stop-work order posted on the site of the project at the direction of the Director, who may take other appropriate actions to collect amounts due. The City has no responsibility for any damages resulting to an applicant from a stop-work order.

2. Billings: Periodic billings for project review and development services for the previous calendar month will be sent by the 10th of the current month and are due and payable by the 1st of the following month. The final payment is due at the time of issuance, as established in the conditions for the approval, prior to the issuance of the certificate of occupancy, or as authorized by the Director.

3. Late Payments: The Director may, by administrative rule, provide that an applicant with an account receivable balance more than thirty (30) days past the due date be charged a \$15.00 late charge. Review of the project will be stopped at the direction of the Director, who will take other appropriate actions to collect amounts due.

4. City Projects: The Department of Community Development will collect all appropriate fees for utility-funded and Capital Improvement Program projects except as authorized by the Director and as noted below. The Clearing & Grading section of the Department of Community Development will collect all appropriate fees for all city projects except as authorized by the Director.

5. Cancellation/Withdrawal: Where no permit or approval is issued or where an applicant withdraws an application prior to approval, the applicant remains responsible for payment for all or a portion of the fees based on costs actually incurred by the appropriate Department, as determined by the applicable Director.

6. Refunds: Any fee established in this ordinance which was erroneously paid or collected will be refunded. Refunds for applications or issued permits or approvals which are withdrawn or canceled will be paid as follows:

a. Operations and data development fees are nonrefundable except as noted above. The state building code fee will be refunded if the permit is not issued. The radon device fee will be refunded if no construction work has begun.

b. Applicants filing applications that are found insufficient and returned will be refunded at least 80 percent of the fees paid, as determined by the Director, except as noted above.

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c. Applicants filing applications that are found sufficient will receive a refund amount equal to 80 percent of fees paid, except as noted above, minus the costs incurred by the appropriate Department from submittal to the date of refund request, as determined by the applicable Director.

d. Refunds for permits that have been issued and no construction work begun, will be at least 80 percent of the building permit fee, as determined by the Director. No land use, plan review, or clearing and grading review or inspection fees will be refunded once review or inspection is complete or approvals have been issued.

e. Refunds for permits for which inspections have been performed will be limited to that portion of the permit fee that has not been expended, as determined by the Director.

f. Refunds for fees collected by the Department of Community Development for other permit authorities will be refunded at the direction of the applicable Director.

g. No refund will be processed for less than \$5.00, or as authorized by the applicable Director.

7. Definition of Single Family: For purposes of this ordinance, "single family" means a building containing not more than two dwelling units, each having only one kitchen and each designed for occupancy exclusively by one family. In-unit work, in a residential building over two units, will be considered a single family application when the scope of work is limited to one unit.

8. Operations fee: In addition to the other fees established herein, an operations fee will be levied on each permit or approval. This fee, used to fund and maintain the automated system for the development review function and to maintain the Permit Center, is due at submittal and will apply to each permit and approval administered by the Department of Community Development. The fee will be charged according to this schedule:

Construction Permits	
ABC	\$21
ACM	\$309 ¹
ACMSR	\$309
ASC	\$21
ASF	\$21
ASSF	\$21

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BPCPA	\$309 ³
BPNC	\$309 ³
FOUND	\$21
NSSF	\$21
PLS	\$21
RSF	\$5 ²
SASF	\$21
SHORN	\$309
SRSF	\$21
TI	\$21
TIDD	\$21
Electrical Permits	
EC	\$5
EFA	\$5
ELV	\$5
EPR	\$21
ESF	\$5
ET	\$5
Mechanical Permits	
MC	\$5
MFP	\$21
MPR	\$21
MS	\$5
MSF	\$5
Plumbing Permits	
PC	\$5
PPR	\$21
PSF	\$5

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Sign Permits	
SIGN	\$21
SIDD	S21
TSIGN	\$21
Miscellaneous Construction Permits	
DEMO	\$21
DEMI	\$41
SPA	\$21
STDR	\$41
STNDR	\$21
STNDC	\$21
Conditional Uses	
ACU	\$309
CUAA	\$309
CUAAS	\$309
CUDN	\$309
CUSM	\$309
Design Reviews	
DRCBD	\$309
DRMAJ	\$309
MDR	\$309
Natural Determinants	
PAAD	\$309
PAI	\$309
PASR	\$309
PASS	\$309
WBAA	\$309
WBABA	\$309

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Planned Unit Developments	
FPDA	\$309
FPDC	\$309
PDAA	\$309
PDAAS	\$309
PPUD	\$309
PPUD	\$309
Plats and Lot Adjustments	
BLA	\$41
CSPS	\$309
CSPSE	\$41
DLC	\$41
FP	\$309
FSP	\$41
PP	\$309
PSPS	\$309
PSPSE	\$41
Shorelines	
SFDOE	\$41
SHEX	\$21
SHEXE	\$21
SSDOE	\$41
Variances	
SNEX	\$309
SVA	\$309
SVBOA	\$309
VRA	\$309
VRBOA	\$309
VRSGN	\$309

Miscellaneous Land Use Actions	
ADU	\$21
CHILD	\$21
DTEAM	\$21
EIS	\$309
HOII	\$21
HOIII	\$21
IREZ	\$309
LUXI	\$41
LUXII	\$41
PSEPA	\$41
REZ	\$309
TU	\$21
VEND	\$21
Planning Department Actions	
CPA	\$21
Clearing and Grading Section	
CGLFN	\$41
CGLFS	\$41
CGSFN	\$21
CGSFS	\$21
CGVEG	\$21
DSERV	\$21
PLTE	\$309
SPLTE	\$309

Footnotes:

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The Operations fee for an ACM with a discretionary review and/or a clearing and grading permit is \$309, otherwise it is \$41.

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- ² The Operations fee for an RSF is \$5 if issued over-the-counter, \$21 if plan review is required.
- ³ The Operations fee for multi-building new construction is \$309 for the first 5 buildings, then \$41 for each additional building.

9. Data Development Fee: In addition to the other fees established herein, a \$20.00 data development fee will be levied on each permit or approval except as noted below. This fee, used to fund staff positions associated with the administration of the Traffic Standards Code, is due at submittal and will apply to each permit and approval administered by the Department of Community Development, except those issued by the clearing & grading section of said Department.

10. Transportation Review fee: In addition to the other fees established herein, a \$403.00 public works review fee will be levied and collected for the Transportation Department for the following permits and approvals: BPCPA, BPNC, CUDN, DRCBD, DRMAJ, EIS, PFPUD, PP, PPUD, PSEPA, REZ (see Section 16). This fee is due at submittal and will be used to fund costs associated with the operation of the Transportation Department traffic model associated with the Traffic Standards Code.

11. Consultants: The cost of retaining consultants, when it is necessary to obtain required technical expertise, will be borne by the applicant.

12. Fee Calculation: The fees of all applications covered in this ordinance will be calculated using the fee schedule in effect at the time the review, inspection of service is performed and/or due. Each application stands alone and is considered individually for the purpose of calculating fees.

Section 7. General Provisions for Department of Community Development Construction Permit Fees

1. General Provisions: These general provisions apply to the administration of fees for all construction permits as listed in Section 16.

2. Reinspection Fee: In instances where reinspection fees have been assessed, no additional inspection of the work will be performed until the required fees have been paid.

3. Add-on Fees: Fees due after issuance as a result of a field inspection that identified a scope of work different from the work permitted are due and payable within five (5) working days of notification.

4. Reprinting Permit: The fee for reprinting a permit due to loss or changes caused by the applicant is \$11.00.

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5. Valuation: Fees based on project valuation will have the valuation rounded to the nearest \$100.00.

6. Multi-building Projects: Separate building, mechanical, electrical, and plumbing permits are required for each building in a multi-building complex. If individual buildings do not have separate contract prices, the fees will be calculated on the total contract price and this total will be apportioned between the individual buildings.

7. Inspections and Other Fees:

a. The fee for inspections outside of normal business hours is \$41.70 per hour, with a minimum charge of two (2) hours.

b. The fee for a reinspection is \$41.70 per hour, with a minimum charge of one (1) hour.

c. The fee for an inspection for which no fee is specifically indicated is \$41.70 per hour, with a minimum charge of one (1) hour.

d. The fee for additional plan review required by changes, additions, or revisions to approved plans is \$41.70 per hour, with a minimum charge of one-half (.5) hour.

8. Work Without a Permit: It will be unlawful to proceed with any work or any portion of any construction, installation, alteration, or repair when the required fee has not been paid and the permit issued. When work for which a permit is required by the Bellevue Construction Codes is started or proceeded with prior to obtaining that permit, the permit fees specified in this section may be doubled, as determined by the Director. This provision will not apply to emergency work when it is proved to the satisfaction of the Director that such work was urgently necessary and that it was not practical to obtain a permit before the commencement of the work. In all such cases, a permit must be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining the permit, a double fee (as provided in this ordinance) will be charged. The payment of this double fee will not relieve any persons from fully complying with the requirements of the Bellevue Construction Code in the execution of the work or from any other penalties prescribed by law.

Section 8. Building Permits

1. Types of Permits: The fees established here apply to building permits as listed in Section 16.

2. Determination of Value or Valuation: The determination of the value or valuation under any of the provisions of this ordinance will be made on the basis of the Building Valuation Data published quarterly in the International Conference of Building Official's Building Standards. The valuation to be used in computing the plan review and permit fees will be

the total value of all construction work, including labor and materials, for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, or any other permanent work or permanent equipment. The "gross area" used in conjunction with the ICBO building valuations, means the total areas of all floors - measured from the exterior face, outside dimensions, or exterior column line of a building - including basements, cellars, and balconies but not including unexcavated areas, Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides will be considered the edge of the roof. When the value is unknown it will be determined by the Director.

3. Building Permit Fees: The following table is used to calculate fees once the determination of value has been made:

Table 3-A

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500.00	\$21.40
\$501.00 to \$2,000.00	\$21.40 for the first \$500 plus \$3.30 for each additional \$100.00 or fraction thereof, to and including \$2,000
\$2,001.00 to \$25,000.00	70.90 for the first \$2,000.00 plus \$13.10 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$371.70 for the first \$25,000.00 plus \$9.70 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$613.80 for the first \$50,000.00 plus \$6.30 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$927.90 for the first \$100,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof

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4. Plan Review Fees: When the plans and/or specifications describing the proposed construction are reviewed by the Building Official, the fee will be 65 percent of the building permit fee as shown on Table 3-A. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance. The plan review fee of an expedited project, as approved by the Director, will be 100 percent of the building permit fee as shown by Table 3-A and is in addition to the permit fee.

5. Transportation Surcharge: In addition to the other fees established herein, a surcharge will be levied and collected for the Transportation Department to defray costs of plan review, survey, and inspections. This fee is payable whenever a plan review fee is required by the Bellevue Construction Code for proposed construction of buildings other than those of Groups R3 and M Occupancies. This surcharge, 60 percent of the sum of the building permit fee and plan review fee, is due at issuance.

6. State Building Code Fee: The state building code fee is collected at submittal for the state on all building, spa, and satellite dish permits at the rate of \$4.50 each. The fee for new multifamily building permits is \$4.50 for the first unit and \$2.00 for each additional unit.

7. Radon Device: The cost of the radon device required in each new single-family home and each ground floor unit of a new multifamily residential building is \$9.90 and is due at issuance.

Section 9. Electrical Permits

1. Types of Permits: The fees established here apply to electrical permits as listed in Section 16.

2. Plan Review Fee: When plans and/or specifications describing the electrical installation are reviewed by the Building Official, the fee will be 10 percent of the fee calculated for the electrical permit based on such plans and/or specifications. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant must pay the amount of the insufficiency at the time of issuance. The plan review fee is in addition to the permit fee.

3. Electrical Permit Fees: The following table is used to calculate fees once the determination of value has been made.

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<u>Total Valuation</u>	<u>Fee</u>
up to \$250	\$36.00
\$251 to \$1000	\$36.00 + 3% of cost over \$250
\$1001 to \$5000	\$75.00 + 1.5% of the cost over \$1,000
\$5001 to \$50,000	\$183.00 + 1% of the cost over \$5,000
\$50,001 to \$250,000	\$991.00 + .8% of the cost over \$50,000
\$250,001 to 1 million	\$3,864.00 + .6% of the cost over \$250,000
\$1,000,001 and above	\$11,945.00 + .4% of the cost over 1 million

4. Limited Voltage: The fees for limited voltage installations are 25 percent of the above amounts, with a \$25.00 minimum.

5. Signs: The fee for the new circuit installation required for a sign is \$36.00.

6. Swimming Pools, Hot Tubs, Spas and Saunas: The fee for a swimming pool, hot tub, spa (each of which require an additional building permit) or sauna is \$44.00.

7. Temporary Power: The fees for temporary service on construction sites are:

<u>SIZE</u>	<u>FEE</u>
1 to 125 amp	\$36.00
126 to 200 amp	\$55.00
201 to 400 amp	\$81.00

The fee for over 400 amps is based on the total value of the installation.

8. The fee for carnivals (including art and street fairs, haunted houses, amusement rides, and other temporary events) is \$90.00.

Section 10. Mechanical Permits

1. Types of Permits: The fees established here apply to all mechanical permits as listed in Section 16.

2. Plan Review Fee: When plans and/or specifications describing the mechanical installation are reviewed by the Building Official, the fee is 50 percent of the fee calculated for the mechanical permit based on such plans and/or specifications. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance. The plan review fee is in addition to the permit fee.

3. Wiring: The fees established in this subsection do not include the electrical wiring, which requires a separate permit.

4. Furnaces: For residential new construction or new systems, the fee for the installation, replacement, or relocation of each forced air or gravity type furnace, including ducts and gas piping attached to such appliance, up to 160,000 B.T.U.s, is \$27.00, provided that with air conditioning or heat pump the fee is \$50.00. The fees for the above appliances over 160,000 B.T.U.s are \$36.00 and \$58.00, respectively.

5. Heat Pumps and Air Conditioners: For residential new construction or new systems, the fee for the installation, replacement, or relocation of a heat pump or air conditioner with or without duct work is \$27.00 for each dwelling unit up to 3 units and \$16.00 for each additional dwelling unit over 3.

6. Wood Stoves or Heaters: The fee for the residential installation, replacement, or relocation of each wood stove, wall heater, floor-mounted unit heater, or floor furnace, including gas pipe attached to the appliance is \$19.00.

7. Miscellaneous Gas Appliances: The fee for the residential installation, replacement, or relocation of each water heater, stove, barbecue, dryer, log lighter, logs, piping only, and similar installations is \$27.00.

8. Appliance Vents: The fee for the residential installation, replacement, or relocation of all classes of appliance vents, such as fuel burning hot water heaters, furnaces, ranges and ovens, wall heaters, free-standing wood stoves, and plastic pipe venting for condensing appliances, is \$16.00.

9. Fire Protection and Suppression Systems: The fee for the water service to the main control valve of a fire sprinkler system is \$25.00. The fee for the installation, relocation, addition, or repair of a standpipe is \$11.20 per floor served by the standpipe. The fee for the installation, relocation, addition, or repair of a chemical-based fire suppression system is \$44.00. The fee for the installation, relocation, addition, or repair of a water-based fire protection sprinkler system is:

<u>SIZE</u>	<u>FEE</u>
1 to 15 heads	\$41.00
16 to 50 heads	\$44.00
51 to 100 heads	\$44.00 plus \$.80 per head for each head over 50
101 heads +	\$81.00 plus \$.57 per head for each head over 100

10. Commercial: The following table is used to calculate fees for the commercial installation, replacement, relocation, or repair of each commercial heating, ventilation, or air-conditioning unit or system and other mechanical works once the determination of value has been made:

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<u>Total Valuation</u>	<u>Fee</u>
up to \$500	\$16.50
\$501 to \$1000	\$20.60
Each additional \$1000 or fraction thereof	\$16.00

Section 11. Plumbing Permits

1. Types of Permit: The fees established here apply to all plumbing permits as listed in Section 16.

2. Fixtures: For the purposes of this ordinance, "fixture" means and includes any appliance which connects to water, drain, or vent, except that no hose bib, sill cock, or ice maker is considered a "fixture" unless it is the only "fixture" being installed.

3. Plan Review: When plans and/or specifications describing the plumbing installation are reviewed by the Building Official, the fee is \$23.00 for the first 20 fixtures, with \$11.00 for each additional 10 fixtures or fraction thereof and \$11.00 for each floor above the first floor. However, the fee for single-family is \$12.00 total. A plan review deposit is due at submittal, and any excess of the deposit over the plan review fee owed will be refunded at issuance. If the deposit is insufficient to cover the plan review fee, the applicant will pay the amount of the insufficiency at the time of issuance. The plan review fee is due at issuance and is in addition to the permit fee.

4. Fixture Fees: The fee for the installation or replacement of the first fixture, appliance, device, rain water leader, or opening for future connection is \$23.00. The fee for each additional fixture, appliance, device, rain water leader, or opening for future connection is \$8.40.

5. Pipe: The fee for the installation or replacement of water service pipe, fixture supply piping alone, sprinkler valve and vacuum breaker, and backflow protection devices is calculated on the size of the pipe:

<u>SIZE</u>	<u>FEE</u>
3/4" and 1"	\$19.00
1 1/4" and 1 1/2"	\$27.00
2"	\$36.00
3"	\$44.00
4"	\$55.00
greater than 4"	\$55.00 plus \$10.00 for each additional inch

6. Medical Gas Piping: The fee for the installation or replacement of nitrous oxide and oxygen piping is \$9.70 per system and \$.70 per outlet.

Section 12. Sign Permits

1. Types of Permits: The fees established here apply to all sign permits as listed in Section 16.
2. Fees: The fee for each sign greater than 4 square feet and less than 25 square feet is \$28.00. The fee for each sign 25 square feet or greater is \$138.00. The fee for a temporary sign is \$28.00.

Section 13. Miscellaneous Construction Permits

1. Types of Permits: The fees established here apply to miscellaneous construction permits as listed in Section 16.
2. Fees: The fee for satellite dish, spa and hot tub permits is \$83.00 and is due at submittal. The fee for a demolition permit is \$41.00 and is due at submittal.

Section 14. General Provisions for the Department of Community Development Land Use Review Fees

1. Types of Applications: The fees established here apply to all permits and approvals listed under Land Use Review in Section 16.
2. Revisions: Additional review time required by changes, additions, or revisions to an approved application, unless determined by the Director to be a new application, is charged the appropriate hourly rate. No additional charges will be levied on flat-rate applications.
3. Fees: The following fee structure is established for the Land Use review of an application:
 - a. Flat - The flat rate is a fixed fee per permit or approval, due at submittal regardless of the amount of time spent reviewing the permit or approval.
 - b. Flat Plus Variable - The flat plus variable rate has a fixed fee that all applicants pay at the time of submittal and an hourly rate that is billed for all review hours in excess of the base hours.
 - c. Hourly - The hourly rate requires a deposit to be made at submittal, credited against periodic billings for all review hours. Any credit balance remaining at the conclusion of review will be refunded.
4. Additional Review: Review time required on a project prior to, or in lieu of, an application, is charged the appropriate hourly rate, as determined by the Director.
5. Land Use and Zoning Status Letter: The fee for the research and letter or certificate confirming current zoning, permitted uses, and the

conforming or non-conforming status of site development is \$57.00. The fee is due at the time of submittal of the request for the status letter.

6. Certificate of Occupancy Inspections: The landscape inspection for the temporary or final certificate of occupancy is charged at the appropriate hourly rate.

7. Subscription Lists: The fee for the land use action subscription list is \$86.00 plus tax. The fee for the environmental decision subscription list is \$75.00 plus tax.

8. Recording Fees: The applicant bears the cost of fees associated with the recording of application documents with King County.

9. Fee Schedule for Land Use Review:

Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
Building Permits ABC	\$17				
ACM		\$177	3	\$59	
ACMSR				\$57	\$550
ASC	\$17				
ASF	\$57				
ASSF	\$34				
BPCPA				\$59	\$550
BPNC				\$59	\$550
DEMII		\$171	3	\$57	
DEMO	\$29				
FOUND	\$29				
NSSF	\$40				
PLS	\$29				
SHORN	\$183				
SASF		\$114	2	\$57	
SIDD	\$29				
SPA	\$29				

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
SRSF		\$183	3	\$61	
STDR	\$136				
STNDC	\$74				
STNDR	\$29				
TI	\$17				
TIDD	\$40				
APPROVALS ACU				\$63	\$550
ADU	\$42				
BLA	\$593				
CHILD	\$97				
CPA				\$61	\$550
CSPS		\$2,331	37	\$63	
CSPSE		\$252	4	\$63	
CUAA				\$63	\$550
CUAAS				\$63	\$1,100
CUDN				\$63	\$1,100
CUSM				\$63	\$1,100
DLC	\$125				
DRCBD				\$63	\$4,100
DRMAJ				\$63	\$1,100
EIS ¹				\$63	\$1,100
FP		\$1,824	32	\$57	
FPDA				\$61	\$1,100
FPDC				\$61	\$1,100
FSP		\$228	4	\$57	
HOII	\$512				
HOIII	\$104				

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
IREZ		\$945	15	\$63	
LUXI	\$137				
LUXII		\$285	5	\$57	
MDR				\$63	\$1,100
PAAD				\$63	\$550
PAI				\$63	\$1,100
PASR				\$63	\$1,100
PASS				\$63	\$1,100
PDAA				\$61	\$1,100
PDAAS				\$61	\$1,100
PFPU				\$63	\$1,100
PLTE ²				\$59	\$550
PP				\$63	\$1,100
PPUD				\$63	\$1,100
PSEPA		\$531	9	\$59	
PSPS		\$2,016	32	\$63	
PSPSE	\$857				
REZ		\$945	15	\$63	
SFDOE		\$504	8	\$63	
SHEX		\$944	16	\$59	
SHEXE	\$217				
SNEX				\$63	\$550
SPLTE				\$59	\$550
SSDOE		\$1,701	27	\$63	
SVA				\$63	\$550
SVBOA				\$63	\$550
TU	\$57				
VEND	\$17				

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Permit Or Approval	Flat	Flat + Variable	Base Hours	Hourly Rate	Deposit
VRA				\$63	\$550
VRBOA				\$63	\$550
VRSNG				\$63	\$550
WBAA				\$63	\$1,100
WBABA				\$63	\$1,100
CLEAR & GRADE PERMITS CGLFN	\$200				
CGLFS	\$200				
CGSFN - Commercial Only	\$86				
CGSFS	\$86				

Footnotes: ¹ EIS - The applicant bears the cost of all City expenses related to the Environmental Impact Statement and the cost of retaining consultants.

² PLTE/SPLTE - The applicant bears the cost of all City expenses related to the engineering of the plat, including, but not limited to, the cost of retaining consultants or special inspectors.

Section 15. General Provisions for the Clearing & Grading Section Fees

1. Types of Applications: The fees established here apply to all development services provided by the Department of Community Development Clearing & Grading Section.

2. Revisions: Additional review time required by changes, additions, or revisions to an approved application, unless determined by the Director to be a new application, is charged at the hourly rate. There are no additional charges levied on flat rate permits.

3. Fees: The following fee structure is established for the Clearing & Grading Section for all time spent in development service for applications:

a. Flat - The flat rate is a fixed fee per permit, due at submittal, regardless of the amount of time spent in development service.

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b. Deposit Plus Hourly - The deposit plus hourly rate has a deposit that all applicants pay at the time of submittal and an hourly rate that is billed for all development service in excess of the base hours. A deposit is paid at issuance for all development service after that time with an hourly rate that is billed for all post-issuance development service in excess of the base hours. Any deposit left over from submittal is credited against the post-issuance charges. Any deposit left when the permit has been finalized or certificate of occupancy issued will be refunded.

c. Hourly - The hourly rate is the rate that is billed for all time spent in development service.

4. Fee Schedule for the Clearing & Grading Section Development Services:

a. Construction Permits: The fee for the Permit Center review of a building permit for single-family or commercial construction is \$22.00. Any development service provided beyond the standard Permit Center review will be billed at \$88.00 per hour.

b. Demolition Permits: The fee for the Permit Center review of a single family demolition permit is \$22.00. The fee for the Permit Center review of a commercial demolition permit is \$44.00 except there is no fee charged on interior-only demolition. Any development service provided beyond the standard Permit Center review will be billed at \$88.00 per hour.

c. Short Form Clearing and Grading Permit: The fee for a short form clearing and grading permit in a non-sensitive area is \$204.00. The fee for a vegetation removal permit is \$204.00. The fee for a short form clearing and grading permit in a sensitive area is a \$440.00 submittal deposit with all hours over 5 billed at \$88.00 per hour. The issuance fee is a \$440.00 deposit with all hours over 5 billed at \$88.00 per hour.

d. Long Form Clearing and Grading Permit: The fee for a long form clearing and grading permit in a non-sensitive area is a \$440.00 submittal deposit with all hours over 5 billed at \$88.00 per hour. The issuance fee is a \$440.00 deposit with all hours over 5 billed at \$88.00 per hour. The fee for a long form clearing and grading permit in a sensitive area is a \$880.00 submittal deposit with all hours over 10 billed at \$88.00 per hour. The issuance fee is a \$880.00 deposit with all hours over 10 billed at \$88.00 per hour.

e. Plat Engineering: The fee for the review of plat or short plat engineering is \$88.00 per hour.

f. Land Use Approval: The fee for review of a land use application is \$88.00 per hour.

g. Additional Services: The fee for any development service provided by the Clearing & Grading Section is \$88.00 per hour.

5. Exempt Activities: No fee established in this ordinance will apply to a private project which is part of a stream enhancement program approved by the Bellevue Utility Department.

Section 16. Definitions

The fees established in this ordinance apply to the following permits and approvals.

CONSTRUCTION PERMITS
Department of Community Development

Building Permits

ABC	Accessory Building - Commercial
ACM	Addition - Commercial
ACMSR	Addition with Substantial Remodel - Commercial
ASC	Accessory Structure - Commercial
ASF	Addition - Single Family
ASSF	Accessory Structure - Single Family
BPCPA	New Building - Commercial/Multi-Family (with prior approvals)
BPNC	New Building - Commercial/Multi-Family (without prior approvals)
FOUND	Foundation Permit
NSSF	New Non-Sensitive Residence - Single Family
PLS	Pool Permit
RSF	Remodel - Single Family
SASF	New Sensitive Area Residence- Single Family
SHORN	Shoring and Excavation
SRSF	New SEPA Review Residence - Single Family
TI	Tenant Improvement Permit
TIDD	Tenant Improvement - Design Review District

Electrical Permits

EC	Electrical - Commercial
EFA	Electrical - Fire Alarm
ELV	Electrical - Low Voltage
EPR	Electrical - Plans Required
ESF	Electrical - Single Family
ET	Electrical - Temporary

Mechanical Permits

MC	Mechanical - Commercial
MFP	Mechanical - Fire Protection
MPR	Mechanical - Plans Required
MS	Mechanical - Sprinklers (less than 15 heads)
MSF	Mechanical - Single Family

Plumbing Permits

PC	Plumbing - Commercial
PPR	Plumbing - Plans Required
PSF	Plumbing - Single Family

Sign Permits

SIGN	Sign Permit
SIDD	Sign Permit - Design Review District
TSIGN	Temporary Sign

Miscellaneous Construction Permits

DEMO	Demolition
DEMII	Demolition - with SEPA Review
SPA	Spa Permit
STDR	Satellite Dish - Design Review District
STNDR	Satellite Dish - Single-Family
STNDC	Satellite Dish - Non-Design Review District - Commercial

LAND USE REVIEWS
Department of Community Development

Clearing and Grading Permits

CGLFN	Clearing & Grading Permit - Long Form - Non-Sensitive
CGLFS	Clearing & Grading Permit - Long Form - Sensitive
CGSFN	Clearing & Grading Permit - Short Form - Non-Sensitive
CGSFS	Clearing & Grading Permit - Short Form - Sensitive

Conditional Uses

ACU	Administrative Conditional Use
CUAA	Conditional Use Administrative Amendment - Process I
CUAAS	Conditional Use Administrative Amendment - Process I - with SEPA
CUDN	Conditional Use - Public Hearing
CUSM	Shoreline Conditional Use

Design Reviews

DRCBD	Design Review - Downtown
DRMAJ	Major Design Review - Not Downtown
MDR	Minor Design Review

Natural Determinants

PAI	Protected Area Development Exception - Process I
PAAD	Protected Area Development Exception - Process III - Administrative
PASR	Protected Area Slope Removal
PASS	Protected Area Slope Setback Modification
WBAA	Wetland Boundary Adjustment - Administrative
WBABA	Wetland Boundary Adjustment - Board of Adjustment

Planned Unit Developments

FPDA	Final PUD - Administrative
FPDC	Final PUD - City Council
PDA A	PUD - Administrative Amendment - Process I
PDAAS	PUD - Administrative Amendment - Process I - with SEPA
PFPUD	Combined Preliminary and Final PUD
PPUD	Preliminary PUD

Plats and Lot Adjustments

BLA	Boundary Line Adjustment
CSPS	Combined Preliminary and Final Short Plat - with SEPA
CSPSE	Combined Preliminary and Final Short Plat - SEPA exempt
DLC	Declaration of Lot Combination
FP	Final Plat
FSP	Final Short Plat
PLTE	Plat Engineering
PP	Preliminary Plat
PSPS	Preliminary Short Plat - with SEPA
PSPSE	Preliminary Short Plat - SEPA exempt
SPLTE	Short Plat Engineering

Shorelines

SFDOE	Shoreline Substantial Development - Single Family
SHEX	Shoreline Exemption with SEPA
SHEXE	Shoreline Exemption without SEPA
SDDOE	Shoreline Substantial Development - Commercial

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Variances

SNEX	Sign Amortization Exemption
SVA	Shoreline Variance - Administrative
SVBOA	Shoreline Variance - Board of Adjustment
VRA	Variance - Administrative
VRBOA	Variance - Board of Adjustment
VRSGN	Sign Variance

Miscellaneous Land Use Actions

ADU	Accessory Dwelling Unit
CHILD	Childcare Registration - Non-Residential Zone
DTEAM	Design Team
EIS	Environmental Impact Statement
HOII	Home Occupation - Class II
HOIII	Home Occupation - Class III Childcare
IREZ	Institutional Rezone
LUXI	Land Use Exemption - Class I
LUXII	Land Use Exemption - Class II
PREAP	Pre-Application Conference
PSEPA	Preliminary SEPA Review
REZ	Rezone
TU	Temporary Use

Planning Department Actions

CPA	Comprehensive Plan Amendment
	Clearing and Grading Section Development Services Department of Community Development
CGLFN	Clearing & Grading Permit - Long Form - Non-Sensitive
CGLFS	Clearing & Grading Permit - Long Form - Sensitive
CGSFN	Clearing & Grading Permit - Short Form - Non-Sensitive
CGSFS	Clearing & Grading Permit - Short Form - Sensitive
CGVEG	Clearing & Grading Permit - Vegetation
DSERV	Development Services
PLTE	Plat Engineering
SPLTE	Short Plat Engineering

Section 17. Application of Ordinance

The fees and procedures adopted by this ordinance shall take effect on January 1, 1994, and shall supercede all fees and procedures established by those ordinances repealed by Section 1.

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Section 18. This ordinance shall take effect and be in force five days after passage and legal publication.

PASSED by the City Council this 13th day of December, 1993, and signed in authentication of its passage this 13th day of December, 1992.

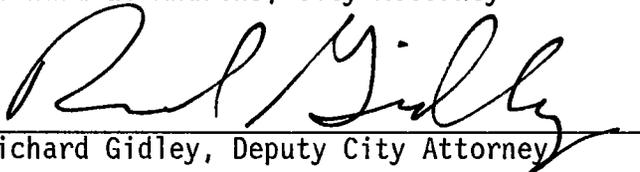
(SEAL)



Cary Bozeman, Mayor

Approved as to form:

Richard L. Andrews, City Attorney


Richard Gidley, Deputy City Attorney

Attest:


Myrra L. Basich, City Clerk

Published December 17, 1993