

Land Use Fee Schedule -Effective January 15, 2026						
Island County Planning & Community Development*						
Category	Permit Type	Health		Public Works	Planning	Total Fee
Land Divisions and Boundary Line Adjustments (Additional fee for SEPA or other reports)						
Boundary Line Adjustments	BLA	\$109		\$158	\$928	\$1,195
Short Plat- Preliminary Applications	SHP	\$1,046	+ \$59/lot	\$164	\$3,543	\$4,753 +Health
Short Plat - Final Approval		\$154		\$557	\$1,299	\$2,010 +Health
Long Plat - Preliminary Applications	PLP	\$1,154	+ \$59/lot	\$696	\$7,552	\$9,402 +Health
Long Plat - Final Approval		\$154		\$1,113	\$3,060	\$4,327 +Health
Planned Residential Development - Preliminary Short Plat	PRD	\$1,154	+ \$59/lot	\$409	\$3,202	\$4,765 +Health
Planned Residential Development - Final Short Plat		\$154		\$557	\$1,299	\$2,010 +Health
Planned Residential Development - Preliminary Long Plat		\$1,154	+ \$59/lot	\$696	\$7,552	\$9,402 +Health
Planned Residential Development - Final Long Plat		\$154		\$1,113	\$3,525	\$4,792 +Health
Short Plat Alteration - Revision of Preliminary Approval	PLA	\$171			\$1,205	\$1,376
Short Plat Alteration - Revision After Recording		\$171		\$335	\$1,522	\$2,028
Long Plat Alteration - Revision of Preliminary Approval		\$171		\$1,159	\$1,438	\$2,768
Long Plat Alteration - Revision After Recording		\$171		\$1,614	\$2,561	\$4,346
PRD Short Plat - Revision of Preliminary Approval		\$171		\$176	\$1,029	\$1,376
PRD Short Plat - Revision After Recording		\$171		\$335	\$1,522	\$2,028
PRD Long Plat - Revision of Preliminary Approval		\$171		\$335	\$2,449	\$2,955
PRD Long Plat - Revision After Recording		\$171		\$1,614	\$2,096	\$3,881
Land Use Permits and Variances (Additional fee for SEPA or other reports)						
Pre-Application Conference	PRE	\$119		\$186	\$252	\$557
Variance - Type II	VAR	\$154		\$120	\$1,592	\$1,866
Variance - Type III		\$154		\$120	\$5,302	\$5,576
Administrative Setback Reduction				\$120	\$1,392	\$1,512
Land Use Information Response					\$92	\$92
Post Decision Review (25% of orig.)						(25% of orig.)
Type 1 Land Use Decision (other)		\$154		\$120	\$279	\$553
Certificate of Zoning Compliance**				\$232	\$1,392	\$1,624
** An additional \$154 charged for Health review if needed		\$154				

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## ISLAND COUNTY LAND USE PERMIT FEE SCHEDULE

## Exhibit "A"

Category	Permit	Health		Public Works	Planning	Total Fee
Temporary Use Permit	TEM	\$171		\$92	\$497	\$760
Temporary Use Permit Renewal	TEM-R				\$92	\$92
Site Plan Review - Type II (Residential)	SPR	\$770		\$557	\$1,541	\$2,868
Site Plan Review - Type II (Non-Residential)		\$770		\$557	\$3,396	\$4,723
Site Plan Review Revision - Type II		\$154		\$435	\$1,420	\$2,009
Site Plan Review - Type III (Residential)		\$1,154	+ \$59/lot	\$715	\$4,749	\$6,618 + Health
Site Plan Review - Type III (Non-Residential)		\$1,154	+ \$59/lot	\$715	\$6,604	\$8,473 + Health
Site Plan Review Revision - Type III		\$154		\$1,113	\$3,525	\$4,792
Site Plan Review - Mineral Lands/Revisions		\$1,154	+ \$59/lot	\$715	\$12,169	\$14,038 + Health
Site Plan Review Amendment (50% of orig.)	APP					(50% of orig.)
Appeals of Administrative Decisions to H.E. by Applicant				\$18	\$3,228	\$3,246
Appeals of Administrative Decisions to H.E. - Other				\$18	\$3,228	\$3,246
Appeals of Hearing Examiner Decisions					\$1,392	\$1,392
Shoreline Permits (Additional fee for SEPA or other reports)						
Shoreline Exemption	SHE	\$171			\$928	\$1,099
Shoreline Exemption - Limited Review	SHE-LR				\$186	\$186
Shoreline Development Permit - Type II**	SDP				\$2,783	\$2,783 **
Shoreline Development Permit - Type III**					\$5,565	\$5,565 **
Shoreline Development Permit - Type II Revision**					\$1,392	\$1,392 **
Shoreline Development Permit - Type III Revision**					\$2,783	\$2,783 **
**An additional \$116 charged for Health review if needed						+ Health
Shoreline Conditional Use Permit - Type II	S-CUP				\$3,710	\$3,710 **
Shoreline Conditional Use Permit - Type III					\$5,565	\$5,565 **
** An additional \$116 charged for Health review if needed						+ Health
Shoreline Variance	S-VAR	\$154			\$4,638	\$4,792
Clearing and Grading Permits and Drainage Review (Additional fee for SEPA or other reports)						
Clearing and Grading - Type I	CGP			\$557	\$371	\$928
Clearing and Grading - Type II				\$557	\$371	\$928
Clearing and Grading - Type III				\$557	\$1,299	\$1,856
Transportation and Roads (Additional fee for SEPA or other reports)						
Access Permit - Single/Double	ACC			\$223		\$223
Access Permit - Commercial				\$510		\$510
Access Permit - Appeal				\$335		\$335
Access Permit - w/ Unopened R./W				\$167		\$167

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## ISLAND COUNTY LAND USE PERMIT FEE SCHEDULE

## Exhibit "A"

Category	Permit Type	Health		Public Works	Planning	Total Fee	
Concurrency - Residential w/o traffic report	CON			\$139		\$139	
Concurrency - Residential w/ traffic report				\$207		\$207	
Concurrency - Residential w/ traffic impact study				\$279		\$279	
Concurrency - Commercial w/o traffic report				\$279		\$279	
Concurrency - Commercial w/ traffic report by engineer				\$279 +18c/gross sq.ft		\$279 +18c/gross sq. ft.	
Concurrency - Commercial w/ traffic impact study				\$279 +18c/gross sq.ft		\$279 +18c/gross sq. ft.	
Easement	ESMT			\$557		\$557	
Franchise - New or expanding water or sewer line	Franchise			\$806		\$806 +Recording Fees	
Franchise - Cable				\$1,113		\$1,113 +Recording Fees	
Franchise - Renewal				\$584		\$584 +Recording Fees	
Franchise - Assignment/Transfer				\$279		\$279 +Recording Fees	
Road Establishment - County Road	ROADS			\$1,670		\$1,670	
Road Name Change - Public Road				\$307	\$463	\$770	
Road Name Petition - Private Road					\$463	\$463	
Working on County R-O-W - Utility Permit non Sewer/ Water	ROADS	\$46 \$46		\$204		\$204	
Working on County R-O-W - Utility Permit for Sewer/ Water				\$204			\$250
Working on County R-O-W - Unopened R-O-W				\$645		\$186	\$877
Working on County R-O-W - Vacation of County R-O-W				\$1,317		\$186	\$1,503
Tax Programs (Additional fee for SEPA or other reports)							
Public Benefit Rating System	PBRS				\$1392	\$1392	
Zoning & Comp Plan (Additional fee for SEPA or other reports)							
Zoning Amendment Application - Type I	ZAA				\$928	\$928	
Zoning Amendment Application - Type III					\$7,420	\$7,420	
Zoning Amendment Application - Type IV					\$7,420	\$7,420	
Comprehensive Plan Amendment	CPA				\$9,275	\$9,275	
Miscellaneous (Additional fee for SEPA or other reports)							
Zoning Code Interpretation	ZCI				\$928	\$928	
Water System Review	WSR	\$154			\$928	\$1,082	
Consistency Review					\$371	\$371	
Citizen Complaint	CIT				\$186	\$186	

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## ISLAND COUNTY LAND USE PERMIT FEE SCHEDULE

## Exhibit "A"

Category	Permit Type	Health		Public Works	Planning	Total Fee
Addressing	ADD				\$92	\$92
Title Elimination - Mobile/Manufactured Homes	TITLE				\$186	\$186
Moving Permit under RCW 46.44	MOV			\$46		\$46
Bonding PW (Roads and Drainage)	BND			\$223		\$223
Bonding - Planning (landscaping)					\$928	\$928
Bonding - Revisions				\$92	\$371	\$463
Reports (Additional fee for SEPA or other reports)						
Wetland Report with no Mitigation Proposed	DRG				\$742	\$742
Wetland Report with Mitigation - On Site					\$1,392	\$1,392 +\$146/yr monitoring
Wetland Report with Mitigation - Off Site					\$2,783	\$2,783 +\$146/yr monitoring
Base Density Exception					\$5,565	\$5565
Engineered Plan Review (Geo/Grading/Soils)				\$279	\$186	\$465
Erosion & Sedimentation Control Plan Review				\$186	\$186	\$372
Drainage Narrative - Residential				\$92	\$371	\$463
Drainage Narrative - Non-Residential				\$186	\$463	\$649
Preliminary Drainage Plan				\$186	\$463	\$649
Final Drainage Plan				\$928 +\$18/100 sq.ft.	\$463	\$1,391 +\$18/100 sq.ft.
Biological Site Assessment	FIW				\$928	\$928
Eelgrass Survey					\$279	\$279
Coastal Geologic Report					\$279	\$279
Habitat Management Plan					\$650	\$650
Rural Stewardship Plan					\$742	\$742
Field Indicator Worksheet					\$92	\$92
SEPA (Additional fee for other reports)						
SEPA - (no EIS)	ENV	\$154			\$928	\$928
SEPA - EIS					\$9,275	\$9,429 + Health

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## ISLAND COUNTY LAND USE PERMIT FEE SCHEDULE

## Exhibit "A"

Category	Permit Type	Health	Public Works	Planning	Total Fee
<b>Critical Areas (Additional fee for SEPA or other reports)</b>					
<b>Preliminary Critical Area Determinations</b>	PCD				
30 Business Day Turnaround				\$557	\$557
Exemption Authorization (Type I)				\$279	\$279
Critical Areas Permitted Use (Type II)	CPU			\$463	\$463
Critical Areas Variance (Type III)	CAV			\$3,339	\$3,339
<b>Single Family Residential Development</b>					
Reasonable Use Determinations (Type I) includes building permits with no Wetland Report	RUD			\$742	\$742
Reasonable Use Determination (Type II)		\$217		\$1,113	\$1,330
<b>Enforcement</b>					
Restoration through Enforcement - On Site		Review, reporting, filing, site visits, etc.		\$1,392	\$1,392 + \$186/yr
Restoration through Enforcement - Off Site				\$2,783	\$2,783 + \$186/yr
<b>Voluntary Enhancement</b>					
Enhancement Plans - Type I		Review, reporting, filing, site visits, etc.		No Charge	No Charge
Enhancement Plans - Type II				\$603	\$603
<b>Transportation Projects</b>					
Transportation Projects		Review, reporting, filing, site visits, etc.		\$928	\$928
Transportation Projects w/ mitigation - On Site				\$1,392	\$1,392
Transportation Projects w/ mitigation - Off Site				\$2,783	\$2,783
<b>Miscellaneous</b>					
Wetland Map Correction				No Charge	No Charge
Bonding				\$1,484	\$1,484
Appeal to Hearing Examiner	CWU			\$928	\$928
Plan Review by Health for Applications not normally reviewed by Health will be charged \$154					

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## ISLAND COUNTY LAND USE PERMIT FEE SCHEDULE

## Exhibit "A"

Category	Permit Type	Planning Fees Only				
		Exempt Projects	Level A	Level B	Level C - Decision	Level D-HPC Recommendation *
<b>Ebey's Landing Design Review</b>	<b>EBY</b>					
Preapplication meetings		N/A	N/A	N/A	\$279	N/A
<b>Residential and Accessory Uses</b>						
Residential Use - not historic		N/A	\$139	\$371	\$279	\$56
Residential Use - historic		N/A	\$139	\$371	\$279	\$56
Residential - historic - commercial		N/A	\$139	\$371	\$371	\$56
Residential Multi-family		N/A	\$139	\$371	\$928 /bldg	\$56
<b>Non Residential &amp; Mixed Use</b>						
Historic - Commercial		N/A	\$93	\$279	\$928	\$56
Redevelopment		N/A	\$93	\$279	\$928	\$56
Single Building - New		N/A	\$93	\$279	\$928	\$56
Multiple Buildings - New		N/A	\$93	\$279	\$928 /bldg	\$56
<b>Agricultural</b>						
New Structures		N/A	\$93	\$279	\$557	\$56
Heritage Farm Plans		N/A	N/A	\$928	\$928	\$56
<b>Land Development Applications</b>						
All Types		N/A	\$93	\$279	\$557	\$56
<b>Demolition or Relocation</b>						
Historic - Demolition		N/A	N/A	N/A	\$463 +SEPA	\$56
Historic - Relocation		N/A	N/A	N/A	\$928	\$56
<b>Special Tax Valuation</b>						
All Types		N/A	N/A	N/A	\$93	\$56
<b>Notes: Building and Land Use Fees not included in the above</b>						<b>*</b>

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## Building Permit Valuation Schedule

<b>Foundation/Basements*</b>	Unit	
Crawlspace/Monolithic Slab	per LF	\$ 46
Unfinished	per SF	\$ 25
Semi-finished (insulated)	per SF	\$ 39
Finished	per SF	\$ 127
<b>Dwellings</b>		
"Average Construction"		See ICC table
"Good Construction"	per SF	\$ 297
Qualified Affordable Housing	per SF	\$ 127
Modular	per SF	\$ 111
Move/Relocated		\$69
Addition - "Average Construction" Addition - "Good Construction"		\$297
Interior Remodel	Submit Contractor's Bid/FMV	
<b>Accessory Structures/Uses*</b>		
Carport		
	per SF	\$ 24
Garage/Barn/Work Shop/Storage:	per SF	
Conventional construction (stick frame)		\$ 42
Pole Construction	per SF	\$ 31
<b>Miscellaneous</b>		
Abandoned applications:		
Plan review fee after first 180 days	%	\$ 17
Plan review fee after second 180 days	%	\$ 34
Alternative/Group M (storage structures)		\$ 169

## Bulkheads:

Wood or Concrete under 4 ft.	per LF	\$ 169
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Wood or Concrete over 4 ft.	per LF	\$ 288
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Solar Panels	FMV of the racking system	
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Deck/porch	per SF	\$ 25
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- Covered deck/porch	per SF	\$ 34
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Demolition		\$ 255
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Excessive inspection fee (triggered when  
conducting a third re-inspection on the same  
issue)

		\$ 103
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## Fences:

six (6) to seven (7) ft. high	per LF	\$ 18
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Seven (7) and over (per bid)		
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Flood Development - Non-substantial plumbing,		\$42
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Flood Development - ALL Other		\$ 169
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Manufactured/Mobile Homes in Parks		\$ 169
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Single-wide/private		\$ 510
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Double-wide/private		\$ 680
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Stock Plan Review - Homes and heated buildings		\$ 595
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Stock Plan Review - Unheated garages and pole buildings		\$ 153
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Sunroom	per SF	\$ 102
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Swimming Pools	Per SF	\$ 153
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Temporary uses under the fire code, e.g. carnival		\$ 255
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Water Storage Tanks	gallon	\$ 1
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**Work conducted without a permit:****Double (2x) the standard permit fee**



### Building Permit Fee Schedule Valuation

Low Value	High Value	Base Amount (in \$)	Base Quantity	Unit Amount (in \$)
0	500.00	44.30	1.00	-
500.01	2,000.00	44.30	100.00	5.74
2,000.01	25,000.00	130.47	1,000.00	26.38
25,000.01	50,000.00	737.16	1,000.00	19.04
50,000.01	100,000.00	1213.04	1,000.00	13.19
100,000.01	500,000.00	1872.49	1,000.00	8.85
500,000.01	1,000,000.00	5414.44	1,000.00	8.96
1,000,000.01	and up	9892.89	1,000.00	6.89

**Plumbing and Mechanical Permit Fee Schedule**

	CURRENT
<b>Permit Issuance</b>	FEE
1 For issuing each permit	\$51
2 For issuing each renewal permit	\$25
<b>Unit Fee Schedule</b>	
1 For each plumbing fixture on one (1) trap or a set of fixtures on one (1) trap (including water, drainage piping, and backflow protection)	\$17
2 Rainwater system - per drain (inside building)	\$17
3 For each water heater and/or vent	\$17
4 For each gas piping system outlet of one (1) to five (5) outlets	\$13
5 For each additional gas piping system outlet, per outlet	\$3
6 For each industrial waste pretreatment interceptor, including its t	\$102
7 For installation, alteration, or repair of water piping and/or wate	\$17
8 For each repair or alteration of drainage or vent piping, each fixt	\$17
9 For each lawn sprinkler system on any one (1) meter including backflow protection devices	\$17
10 For atmospheric-type vacuum breakers not included in item 12 : One (1) to five (5)	\$13
- Over five (5), each	\$3
11 For each backflow protective device other than atmospheric-type vacuum breakers:	
- 2 inch (50 mm) diameter and smaller	\$17
- over 2 inch (50 mm) diameter	\$25
12 For each graywater system	\$169
13 For initial installation and testing for a reclaimed water system	\$169
14 For each annual cross-connection testing of a reclaimed water system (excluding initial test)	\$169
15 For each medical gas piping system serving one (1) to five (5) inl	\$102
16 For each additional medical gas inlet(s)/outlet(s)	\$17
<b>Other Inspections and Fees</b>	
1 Inspections outside of normal business hours	\$153
2 Re-inspection fee	\$102
3 Inspections for which no fee is specifically indicated	\$102
4 Additional plan review required by changes, additions, or revisio	\$102
<b>Mechanical</b>	
1 For issuing each permit	\$50
2 For issuing each renewal permit	\$25
<b>Unit Fee Schedule</b>	
1 Environmental Exhaust Fan	\$17
2 Range Hood	\$24
3 Forced Air Furnace	\$34
4 Air Handlers	\$34
5 Unit heaters/woodstoves	\$34
6 Dryer vent/ducting	\$17

7 Boilers, compressors, absorption systems and piping up to and including 3hp or 100,000 BTU	\$45
- >3hp or 100,000 BTU, up to & including 15hp or 500,000 BTU	\$69
- >15hp or 500,000 BTU	\$102
- >3hp or 100,000 BTU, up to & including 15hp or 500,000 BTU	\$69
- >15hp or 500,000 BTU	\$102
8 Each gas piping system of one (1) to five (5)	\$13
- >five (5), each	\$34
9 Miscellaneous	\$3
10 Type one hood	\$169
11 Fire Supression	\$102
12 Pressure/propane tank up to 1,000 gallons	\$24
<b>Other inspections and fees</b>	
1 Inspections outside of normal business hours	\$153
2 Re-inspection fee	\$102
3 Inspections for which no fee is specifically indicated	\$102
4 Additional plan review required by changes, additions, or revisio	\$102