

ISLAND COUNTY LAND USE PERMIT FEE SCHEDULE

Exhibit "A"

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	\$4,753 +Health
Short Plat - Final Approval		\$154		\$557	\$2,010 +Health
Long Plat - Preliminary Applications	PLP	\$1,154	+ \$59/lot	\$696	\$9,402 +Health
Long Plat - Final Approval		\$154		\$1,113	\$4,327 +Health
Planned Residential Development - Preliminary Short Plat	PRD	\$1,154	+ \$59/lot	\$409	\$4,765 +Health
Planned Residential Development - Final Short Plat		\$154		\$557	\$2,010 +Health
Planned Residential Development - Preliminary Long Plat		\$1,154	+ \$59/lot	\$696	\$9,402 +Health
Planned Residential Development - Final Long Plat		\$154		\$1,113	\$4,792 +Health
Short Plat Alteration - Revision of Preliminary Approval	PLA	\$171		\$1,205	\$1,376
Short Plat Alteration - Revision After Recording		\$171		\$335	\$2,028
Long Plat Alteration - Revision of Preliminary Approval		\$171		\$1,159	\$2,768
Long Plat Alteration - Revision After Recording		\$171		\$1,614	\$4,346
PRD Short Plat - Revision of Preliminary Approval		\$171		\$176	\$1,376
PRD Short Plat - Revision After Recording		\$171		\$335	\$2,028
PRD Long Plat - Revision of Preliminary Approval		\$171		\$335	\$2,955
PRD Long Plat - Revision After Recording		\$171		\$1,614	\$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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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) Site Plan Review - Type II (Non-Residential) Site Plan Review Revision - Type II Site Plan Review - Type III (Residential) Site Plan Review - Type III (Non-Residential) Site Plan Review Revision - Type III Site Plan Review - Mineral Lands/Revisions	SPR	\$770	+ \$59/lot	\$557	\$1,541	\$2,868	
		\$770		\$557	\$3,396	\$4,723	
		\$154		\$435	\$1,420	\$2,009	
		\$1,154		\$715	\$4,749	\$6,618 + Health	
		\$1,154		\$715	\$6,604	\$8,473 + Health	
		\$154		\$1,113	\$3,525	\$4,792	
		\$1,154		\$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	
Appeals of Administrative Decisions to H.E. - Other				\$18		\$3,228	
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	
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	
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			
Access Permit - Commercial				\$510			
Access Permit - Appeal				\$335			
Access Permit - w/ Unopened R./W				\$167			

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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		\$770
Road Name Petition - Private Road						\$463
Working on County R-O-W - Utility Permit non Sewer/ Water				\$204		\$204
Working on County R-O-W - Utility Permit for Sewer/ Water	ROADS	\$46		\$204		\$250
Working on County R-O-W - Unopened R-O-W				\$645		\$877
Working on County R-O-W - Vacation of County R-O-W				\$1,317		\$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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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	\$928	\$223
Bonding - Planning (landscaping)						\$928
Bonding - Revisions				\$92		\$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					\$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
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Category	Permit Type	Health	Public Works	Planning	Total Fee
Critical Areas (Additional fee for SEPA or other reports)					
Preliminary Critical Area Determinations	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
Single Family Residential Development	RUD				
Reasonable Use Determinations (Type I) includes building permits with no Wetland Report		\$217		\$742	\$742
Reasonable Use Determination (Type II)				\$1,113	\$1,330
Enforcement					
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
Voluntary Enhancement					
Enhancement Plans - Type I		Review, reporting, filing, site visits, etc.		No Charge	No Charge
Enhancement Plans - Type II				\$603	\$603
Transportation Projects					
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
Miscellaneous					
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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Exhibit "A"

Category	Permit Type	Planning Fees Only				
		Exempt Projects	Level A	Level B	Level C - Decision	Level D-HPC Recommendation *
Ebey's Landing Design Review	EBY	N/A	N/A	N/A	\$279	N/A
Preapplication meetings						
Residential and Accessory Uses						
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
Non Residential & Mixed Use						
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
Agricultural						
New Structures		N/A	\$93	\$279	\$557	\$56
Heritage Farm Plans		N/A	N/A	\$928	\$928	\$56
Land Development Applications						
All Types		N/A	\$93	\$279	\$557	\$56
Demolition or Relocation						
Historic - Demolition		N/A	N/A	N/A	\$463 +SEPA	\$56
Historic - Relocation		N/A	N/A	N/A	\$928	\$56
Special Tax Valuation						
All Types		N/A	N/A	N/A	\$93	\$56

Notes: Building and Land Use Fees not included in the above

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Building Permit Valuation Schedule

Foundation/Basements*

Crawlspace/Monolithic Slab	per LF	\$ 46
Unfinished	per SF	\$ 25
Semi-finished (insulated)	per SF	\$ 39
Finished	per SF	\$ 127

Dwellings

"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

Accessory Structures/Uses*

Carport	per SF	\$ 24
Garage/Barn/Work Shop/Storage:	per SF	\$ 42
Conventional construction (stick frame)		
Pole Construction	per SF	\$ 31

Miscellaneous

Abandoned applications:

Plan review fee after first 180 days	%	\$ 17
Plan review fee after second 180 days	%	\$ 34
Alternative/Group M (storage structures		\$ 169

ISLAND COUNTY BUILDING VALUATION SCHEDULE

Exhibit "B"

Bulkheads:

Wood or Concrete under 4 ft.	per LF	\$ 169
Wood or Concrete over 4 ft.	per LF	\$ 288
Solar Panels	FMV of the racking system	
Deck/porch	per SF	\$ 25
- Covered deck/porch	per SF	\$ 34
Demolition		\$ 255
Excessive inspection fee (triggered when conducting a third re-inspection on the same issue)		\$ 103

Fences:

six (6) to seven (7) ft. high	per LF	\$ 18
Seven (7) and over (per bid)		
Flood Development - Non-substantial plumbing,		\$42
Flood Development - ALL Other		\$ 169
Manufactured/Mobile Homes in Parks		\$ 169
Single-wide/private		\$ 510
Double-wide/private		\$ 680
Stock Plan Review - Homes and heated buildings		\$ 595
Stock Plan Review - Unheated garages and pole buildings		\$ 153
Sunroom	per SF	\$ 102
Swimming Pools	Per SF	\$ 153
Temporary uses under the fire code, e.g. carnival		\$ 255
Water Storage Tanks	gallon	\$ 1

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**Permit Issuance**

	CURRENT FEE
1 For issuing each permit	\$51
2 For issuing each renewal permit	\$25

Unit Fee Schedule

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 tank	\$102
7 For installation, alteration, or repair of water piping and/or water	\$17
8 For each repair or alteration of drainage or vent piping, each fixture	\$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) inlets	\$102
16 For each additional medical gas inlet(s)/outlet(s)	\$17

Other Inspections and Fees

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 revisions	\$102

Mechanical

1 For issuing each permit	\$50
2 For issuing each renewal permit	\$25

Unit Fee Schedule

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

ISLAND COUNTY BUILDING PERMIT FEE SCHEDULE

Exhibit "B"

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

Other inspections and fees

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 revisions	\$102