TOWN OF COUPEVILLE
Coupeville, Washington

ORDINANCE NO. 709

AN ORDINANCE OF THE TOWN OF COUPEVILLE, WASHINGTON, SETTING VARIOUS USER FEES AND CHARGES FOR 2014 FOR PERMITS, SERVICES, AND PROCEDURES ADMINISTERED BY THE TOWN STAFF AND REPEALING ORDINANCE 705.

WHEREAS, certain user fees and charges are required and imposed by the Town of Coupeville for permits and services in the conduct of its municipal services and business; and

WHEREAS, the Town Council has adopted Fiscal Policy #5 which reads, "User fees are adopted annually at the Council level, and are designed to cover the costs of the service unless the Council decides to subsidize the cost"; and

WHEREAS, the Town Council considers the fees and charges adopted for 2013 to be adequate, reasonably related to the cost of providing such municipal services and are otherwise appropriate for 2014.

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF COUPEVILLE, WASHINGTON, DO ORDAIN as follows:

Section 1
The fees and charges in Attachment A General Fees Schedule; Attachment B Chapter 16 Fee Schedule; Attachment C Building Permits Fee Schedule (C) are hereby adopted and shall be in force for the calendar year 2014.

Section 2
Ordinance No. 705 is hereby repealed for the reason that it is replaced by this ordinance.

Section 3
This ordinance shall become effective January 1, 2014.

PASSED by the Town Council and **APPROVED** by the Mayor on this 26th day of November, 2013.

MAYOR

Nancy Conard

Nancy Conard, Mayor

APPROVED AS TO FORM

Grant K. Weed

Grant K. Weed, Town Attorney

ATTEST

Judy A. Thomas

Judy A. Thomas, Clerk-Treasurer

Published: 12/5/13

W/CP/Ord 709 - 2014 Fee Schedule

Attachment "A"
General Fees Schedule

Adult Business License:	
Initial	$1,000 – First Time
Renewal	$500 - Annually
Amusement Center License	$500
Burglary/Fire False Alarm	
First Response	Free
Second Response	Free – With Notification
Third or Subsequent Response	$100
Cabaret License	$50 Annually
Comprehensive Plan copy	$40
Development Regulations copy	$20
Dog Impound Fees:	
First Impound	$30 + $5/day
Second Impound	$55 + $5/day
Third or Subsequent Impound	$105 + $5/day
Dog License:	
Regular	$25 - Annually
Spayed/Neutered	$10 - Annually
Replacement Tag	$5
Potentially Dangerous Dog	$100 - Annually
Dangerous Dog	$200 - Annually
Fire Inspection:	
0 - 1000 square feet	$50 - Annually
1001 - 2500 square feet	$70 - Annually
2501 - 5000 square feet	$100 - Annually
Over 5000 square feet	$150 & $50 per hour - Annually
Re-inspection beyond the second inspection	$50
Mobile Vendor License	
Initial License	$300 – First Time
Renewal	$100 - Annually
NSF Check Fee	$20
Occupancy Permit – Commercial	$100
Photocopying	$.15 per copy
Copy video tape & DVD's	$25
Copy cassette tape	$25
Police Accident Report	$7
Rentals: Recreation Hall	$50 for 4 hours, $15/hr after that, max $100; plus $50 for use of Kitchen
Pavilion	$25 for 3 hours, $10/hr after that, max $50
Salal Permit	$100
Street Vacate	$500
Stormwater Management Permit:	
Small Parcel - Residential	$100
Small Parcel – Commercial	$200
Large Parcel (Erosion-storm water quality/rate)	$500 – Plus Engineering Costs
Taxicab License:	
Initial	$100 + $50/driver
Renewal	$50 + $25/driver
Transient Merchant License	$50 Daily
Vacation Checks	Free
Work on Town Right-of-Way:	
Permit - Residential	$100
Permit - Commercial	$200
Inspections	$50 Per Inspection
Yard Sale Permits	Free

Attachment "B" – Page 1 of 2
Chapter 16 Fee Schedule

Land Use Action	Fee
Accessory Dwelling Review	$350
Amendments to Approved Actions	$300
Appeals to Council	$250
Binding Site Plan	
Preliminary Plat	$3,000 - Plus $250 per unit & Engineering Costs
Final Plat	$1,000 - Plus $250 per unit & Engineering Costs
Boundary Line Adjustment	$250
Clearing & Grading – Up to 6 Trees	$250 (additional trees $50 each – Maximum $500)
Code Amendment (Rezone)	$750
Conditional Use Permit	
Residential Zones	$500
Non-Residential Zones	$1,500
Design Review Fees	
Residential - Non Historic	
Level A	$ 50
Level B	$100
Level C - Decision	$150
Residential - Historic	
Level A	$ 50
Level B	$100
Level C - Decision	$150
Residential - Historic - Commercial	
Level A	$ 50
Level B	$150
Level C - Decision	$200
Non-Residential (including mixed use)	
Historic – Commercial	
Level A	$250
Level B	$375
Level C - Decision	$500
Redevelopment	
Level A	$250
Level B	$375
Level C - Decision	$500
Building Complex – New Level C	
Level C	$2,500 plus $250/building
Multi-Family – Building Complex - New	
Level A	$250
Level B	$500
Level C - Decision	$2,500 plus $250/building
Agriculture	
New Structures	
Level A	$ 50
Level B	$150
Level C - Decision	$300
Heritage Farm Plan	
Level B	$500
Land Development Applications	
All Types*	
Level B	$150

Design Review Fees - *Continued*	
Land Development Applications - *Continued*	
Level C - Decision	$300
Level D – HPC Recommendations	$300
Demolition/Relocation	
Historic Demolition	
Level C - Decision	$1,000 plus SEPA
Historic Relocation	
Level C - Decision	$500
Special Valuation	
All Types	
Level C - Decision	$50
EIS Preparation	$2,000 - Plus Direct Costs
Home Occupation	
1. Class I	$250
2. Class II	$500
Latecomers Agreement	$2,000 Plus Town Engineer & Attorney Fees
Planned Unit Development	
1. Outline Plan	$500
2. Detail Plan	$3,000 - Plus $250 per unit & Engineering Costs
3. Final Plan	$1,000
SEPA Review	$600, includes publication costs
Shoreline Permits	
1. Residential	
a. Exemption	$250
b. Substantial Development Permit	$750
2. Non- Residential	
a. Exemption	$250
b. Substantial Development Permit	$1,000
3. Variance	$750
4. Conditional Use Permit	$750
Short Plat – 1 to 4 lots	
Preliminary Plat	$500 - Plus $50 per lot & engineering costs
Final Plat	$250
Sign Permit	~~$50~~ No Fee effective 1/1/2012
Sign Variance	$100
Special Flood Hazard Area Development	$250
Subdivision – 5 or more lots	Subdivision – 5 or more lots
Preliminary Plat	$3,000 – Plus $250 per lot & Engineering Costs
Final Plat	$1,000
Variance	
Residential Zone	$375
Non-Residential Zone	$750

Attachment "C" – Page 1 of 4
Building Valuation Schedule

Dwelling: construction	$165.00	Per sf
Modular dwelling	$125.00	Per sf
Moved dwelling	$70.00	Per sf
Remodel**	$165.00	Per sf
Additions	$165.00	Per sf
Sunrooms	$125.00	Per sf
Basement – finished	$165.00	Per sf
Basement – semi-finished	$75.00	Per sf
Basement – unfinished	$50.00	Per sf
Foundation only – standard perimeter	$20.00	Per l.f.
Foundation only – basement	$125.00	Per l.f.
Foundation only – slab on grade	$10.00	Per l.f.
Carports	$50.00	Per sf
Garage or barn	$80.00	Per sf
Decks	$25.00	Per sf
Decks – covered	$40.00	Per sf
Pole barn	$40.00	Per sf
Fences over 6' high	$19.00	Per l.f.
Swimming pools	$40.00	Per s.f.
Bulkheads – concrete to 4 feet	$88.00	Per l.f.
Bulkheads – concrete over 4 feet	$110.00	Per l.f.
Bulkheads – wood	$50.00	Per l.f.
Non-residential sprinkler system	$3.50	Per s.f.
Mobile Homes (in parks) permit fees	$100.00	*
Re-roof (>10 squares)	$40.00	*
Tear-Off/Re-sheath/Re-roof	$50.00	+$3.50/square
Re-roof – small roof (<10 squares)	$25.00	*
Removing or demolition – S.F.R. Non-Historic	$40.00	*
Underground tank decommissioning	$55.00	*

*Permit Fees-See Attachment "C" page 2 for additional fees for special inspections and reinspection costs, etc.
Building Valuation costs are determined by the Building Official based on the best available regional information and adjusted annually. Plan review fees will be added to all applicable structures at the rate of 65% of the building permit fee.

There is a $4.50 state building code fee charged to all building permits. An additional fee of $2.00 shall be imposed for each dwelling unit after the first unit.
** Remodel Valuation shall be based on extent of work proposed per Attachment "C" Page 4 of 4.

Building Permit Fee Schedule

TOTAL VALUATION	FEE
$1.00 to $500.00	$40.00
$501.00 to $2,000.00	$40.00 for the first $500.00 plus $5.00 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $40,000.00	$115.00 for the first $2,000.00 plus $12.00 for each additional $1,000.00, or fraction thereof, to and including $40,000.00
$40,001.00 to $100,000.00	$571.00 for the first $40,000.00 plus $10.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$1,171.00 for the first $100,000.00 plus $8.00 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$4,371.00 for the first $500,000.00 plus $5.00 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 +	$6,871.00 for the first $1,000,000.00 plus $3.00 for each additional $1,000.00, or fraction thereof

Other Inspections and Fees:

1) Inspections outside of normal business hours..... .....$75.00 per hour[1]
   (Minimum charge – two hours)
2) Re-inspection fees assessed under provisions of Section 305.8.....$75.00 per hour[1]
3) Inspections for which no fee is specifically indicated..... ...$75.00 per hour[1]
   (Minimum charge – one-half hour)
4) Additional plan review required by changes, Additions or revisions to plans.....$75.00 per hour[1]
   (Minimum charge – one-half hour)
5) For use of outside consultants for plan checking and Inspections, or both .....Actual costs[2]

Building permit fees and plan review fees <u>do not include</u> fees for : Engineering, planning, public works, nor any board or commission of the Town of Coupeville.

[1] Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.
[2] Actual costs include administrative and overhead costs.

Attachment "C" – Page 3 of 4
Building Permit Fee Schedule
APPLICATION FOR PLUMBING AND MECHANICAL PERMIT

Permit # _____ Date: _____ Receipt #_____

Owner's Name: _____
Mailing Address: _____ Phone: (____)_____
_____
City State Zip

Site Address: _____ Local Phone: (____)_____
_____

Parcel / Tax I.D.#:_____
Type of Structure:_____
Mechanical Contractor: _____ Key #:_____
Address: _____

Plumbing Contractor: _____ Phone: (____)_____
Address: _____ Lic. #
_____

1. Has this building been previously heated? _____
2. Is this for a mobile home? _____
3. Please attach a floor plan indicating location of proposed fixtures.

Phone: (____)_____
Lic. #:

PLUMBING: Type of fixtures @ $10.00 per fixture

_____ Toilet/Bidet
_____ Bathtub / Shower Combo/Shower Stall
_____ Bathroom Sink
_____ Kitchen Sink / Disposal
_____ Dishwasher
_____ Hot Water Heater
_____ Laundry Washer
_____ Laundry Sink
_____ Wet Bar Sink
_____ Spa / Jacuzzi Tub
_____ Floor Sink or Drain
_____ Waste Interceptor
____ **TOTAL FIXTURES**
_____
_____ Building Sewer @ $10.00
____ Grease Trap @ $10.00Ea
_ Lawn Sprinkler @ 10.00 + $1.00/sprinkler
Backflow Device @$10.00Ea.
_____

= $_____Total Fixtures x $10.00
+ $ 30.00 Basic Permit Fee
= $_____ **TOTAL FEE**

MECHANICAL:

_____	Ventilation Fans	@ $ 7.00 Ea
_____	Appliance Vents	@ $ 7.00Ea
_____	Range Hood	@ $ 11.00 Ea
_____	Wall Heaters	@ $15.00
_____	F.A. Furnace	@ $20.00
_____	Baseboard	@ $15.00
_____	Fireplace or Woodstove	@ $20.00 Ea
_____	Pellet Stove	@ $15.00 Ea
_____	Propane Tank	@ $11.00 Ea
_____	Gas / Propane Piping Syst	@ $ 5.00
_____	Repairs & Additions	@$14.00
_____	Heat Pump	@$15.00Ea
	Ductless Unit	@10.00Ea
_____		
_____	Air Handler	@15.00Ea.
		_____

Other_____ $_____

Total Fixture Fee $ 30.00
Permit Fee +

TOTAL FEE = $_____

REMODEL VALUATION

TOWN OF COUPEVILLE

Extent of Alteration	Percent of Building Valuation[i]	Definition[ii]
Minor	30%	• Addition, removal or repair of some walls or partitions. • Minor mechanical, electrical or plumbing work such as remodeling of bathrooms or kitchens • Some refinishing of existing walls, ceilings and floors • Replacement of 4 or less windows • Replacement of ceiling grid
Major	60%	• Addition or removal of many walls • Extensive mechanical, electrical or plumbing work • Significant refinishing of walls, ceilings and floors • Replacement of more than 4 windows • Limited structural modification
Full	80%	• Demolition of all non-structural portions leaving a structural shell • Installation of new or substantial replacement of mechanical, electrical or plumbing • Significant structural upgrading • Extensive structural repair

[i] Percentage of new construction valuation per Town of Coupeville Valuation Schedule

[ii] The extent of alteration includes one or more of the listed items. The floor area will be calculated based on the entire area of the rooms where alterations are proposed. If a project has areas for which it is reasonable to distinguish as being of different categories, it is appropriate to calculate the areas separately to develop valuation.