

**City of Newcastle**  
**Consolidated Fee Schedule**

Effective January 21, 2022



**Land Use Fees - Schedule 1**

The application fee for all Type 1-Type 5 projects will include three rounds of review. Each additional round after the 3 rounds of review will require an additional fee of 30% of the listed application fee. In addition to the application fee(s), which is non-refundable, the applicant shall also reimburse the City for costs of consultants hired by the City to review and inspect the applicant's proposal when the City is unable to do so with existing in-house staff. These professional services may include, but are not limited to: survey, civil engineering, traffic engineering, legal, planning, hearing examiner, environmental review, financial, accounting, geotechnical, mechanical, plumbing, building, structural engineering, and other agencies. A deposit is required at the time of application to use to reimburse the City for these charges. An additional deposit of \$161 per hour for staff time is also required where noted. Deposit amount is determined on a case by case basis. There is a 10% service charge for administrative overhead on consultant services.

Fee Description	2022 Fee	Deposit
Pre-Application Conference	\$1,879	
Pre-Application Consultation (1 hour meeting previous to any development application with one consulting staff member e.g. Engineering)	\$250	
<b>TYPE 1</b>		
Accessory Dwelling Unit	\$1,120	
Boundary Line Adjustment	\$2,143	
Code Interpretation	\$1,037	
Miscellaneous Administrative Decision*	\$1,120	
* For other services regulated by the City but not classed in other fee services or for which no other fee is listed in this schedule.		
Sign Permits - Permanent (incl. building review)	\$1,305	
Temporary Use Permit	\$414	
Zoning Determination	\$414	
<b>TYPE 2</b>		
Appeals Administrative	\$2,946	
Binding Site Plan	\$6,968	
Home Occupation - Permit Type II	\$1,922	
Residential Condominium Building Site Plan	\$3,784	
SEPA:		
Checklist	\$916	
MDNS (Mitigated Determination of Non-Significance)	\$2,174	
EIS filing fee*	\$3,701	yes
*Projects filing an EIS will be billed at an hourly rate plus the related EIS filing fee.	\$161	yes
Short Plat Applications:		
Preliminary	\$4,985	
Final	\$2,499	
Alteration	\$1,754	
Vacation	\$2,143	
Site Plan Review	\$5,571	
Variance - Minor (Director's Decision)	\$2,527	
Wireless Communication Facility		
Small Cell Wireless Up to five facilities	\$500	
Small Cell Wireless Facilities >5 facilities	\$500 plus \$100 per additional facility over 5 facilities	
Other Wireless Facilities	\$1,000	
Small Cell Wireless Pole	\$1,000	

Fee Description	2022 Fee	Deposit
<b>TYPE 3</b>		
Appeals to Hearing Examiner	\$6,968	
Conditional Use Permit	\$5,292	
Reasonable Use Exception	\$6,424	
Special Use Permit	\$6,968	
Essential Public Facilities	\$8,644	
<b>TYPE 4</b>		
Development Agreement	\$6,968	
Mobile Home Park Application	\$5,292	
Multi-Family Tax Exemption (see note 5)	\$2,778	
Planned Unit Development (under PUD ordinance)		
Preliminary	\$6,968	
Final	\$2,988	
Subdivision Applications:		
Preliminary Plat	\$6,968 plus \$161 per lot	
Minor Modification	\$2,275	
Extension	\$1,019	
Vacation	\$3,030	
Final Plat	\$2,988	
<b>TYPE 5</b>		
Annexation	\$6,702	
Comprehensive Plan Amendment	\$6,131	
Variance - Major	\$5,321	
Zoning Map Amendment, Rezone	\$6,116	
Zoning Text Amendment	\$6,912	
<b>Engineering Review Permit/Inspections</b>		
Tier 1 - \$0-\$100K	\$6,032	
Tier 2 - \$100K-\$900K	\$19,270	
Tier 3 - \$900K-\$2.0M	\$28,571	
Tier 4 - \$2.0M and above	\$34,520	

**Notes to Schedule 1**

- 1) If a permit category is not listed, the City Manager or his/her designee shall determine the fee schedule for that category subject to City Council approval.
- 2) In the event of unique or unusual circumstances or economic hardship, the City Manager may waive or reduce a fee. The City Manager will notify the full City Council
- 3) This fee schedule does not include mitigation fees such as road, school, or fees in-lieu-of open space which may be required for subdivisions or multifamily
- 4) All fees are due and payable at time of application, except those fees which are actual costs of service. For "cost of service" fees, except EIS preparation and review, a
- 5) "King County Assessor costs" - the applicant shall provide a fee in the amount estimated by the Assessor's Office to cover the costs of administering the exemption.
- 6) A "Pre-Application Consultation" does not negate the need for a pre-application where required by NMC.

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**Clearing and Grading Fees - Schedule 2**

In addition to the application fee(s), which is non-refundable, the applicant shall also reimburse the City for costs of consultants hired by the City to review and inspect the applicant's proposal when the City is unable to do so with existing in-house staff. These professional services may include, but are not limited to: survey, civil engineering, traffic engineering, legal, planning, hearing examiner, environmental review, financial, accounting, geotechnical, mechanical, plumbing, building, structural engineering, and other agencies. A deposit is required at the time of application to use to reimburse the City for these charges. Deposit amount is determined on a case by case basis. There is a 10% service charge for administrative overhead on consultant services. An additional deposit at a rate of \$130 per hour for staff time is also required where noted.

Fee Description	2022 Fees
<b>Grading Plan Review Fees:</b>	
50 cubic yards or less	No Fee
51 to 100 cubic yards (40m to 76.5m)	\$82 or actual cost
101 to 1,000 cubic yards (77.2m to 764.6m)	\$111 or actual cost
1,001 to 10,000 cubic yards (765.3m to 7645.5m)	\$169 or actual cost
10,001 cubic yards and above (7646.3m and above)	\$227 or actual cost
Additional plan review required by changes, additions or revisions to approved plans (minimum charge - one-half hour)	\$130.00/hour, half-hour min (or actual cost), whichever is greater
<b>Grading Permit Fees:</b>	
50 cubic yards (38.2m) or less	No Fee
51 to 100 cubic yards (40m to 76.5m)	\$58
101 to 1,000 cubic yards (77.2m to 764.6m)	\$53 for the first 100 cubic yards, plus \$25 each additional 100 cubic yards or fraction thereof
1,001 to 10,000 cubic yards (765.3m to 7645.5m)	\$251 for the 1,000 cubic yards, plus \$25 each additional 1,000 cubic yards or fraction thereof
10,001 to 100,000 cubic yards (7646.3m to 76,455m)	\$411 for the first 10,000 cubic yards, plus \$80 each additional 10,000 cubic yard or fraction thereof
100,001 cubic yards (76,456m) or more	\$1,171 for the first 100,000 cubic yards, plus \$50 each additional 10,000 cubic yards or fraction thereof
Inspections outside of normal business hrs.-minimum charge - two hrs.	\$130.00/hour, two hour min.
Reinspection fees assessed under provisions of Section 108.8	\$130.00/hour
Inspections for which no fee is indicated (minimum charge-one-half hr.)	\$130.00/hour, half-hour min.

**Note to Schedule 2:** Where "actual cost" is noted above, the fee shall be the actual cost incurred such as applicable by consultant contract plus 10% for administrative overhead. City staff time is at rate stated.

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**Building Fees - Schedule 3**

In addition to fees outlined in NMC Title 15, the applicant shall also reimburse the City for costs of consultants hired by the City to review and inspect the applicant's proposal when the City is unable to do so with existing in-house staff. These professional services may include, but are not limited to: survey, civil engineering, traffic engineering, legal, planning, hearing examiner, environmental review, financial, accounting, geotechnical, mechanical, plumbing, building, structural engineering, and other agencies. A deposit is required at the time of application to use to reimburse the City for these charges. Deposit amount is determined on a case by case basis. There is a 10% service charge for administrative overhead on consultant services. An additional deposit at a rate of \$138 per hour for staff time is also required where noted.

Fee Description	2022 Fee
<b>Building Fees</b>	
Title 15 Fees	<a href="#">See NMC 15.05.109</a>
Technology Fee for all community development fees collected	3.0%
All fees through online building permit "MyBuildingPermit.com"	3.0%
Inspection Hourly Rate	\$138.00/hour (or cost) whichever is greater
Plan Review Hourly Rate	\$138.00/hour (or cost) whichever is greater
Demolition Permits	\$668.00 (or cost) whichever is greater
Building Preapplication Meeting or Other Consultations	\$138/hour (or cost) whichever is greater
<b>Wet Weather Construction Activities</b>	
Wet Weather Construction Request, flat fee for staff time [non-refundable]	\$1,070
Deposit for consultant time, unused balance is refundable at final inspection approval, if applicable [additional fees may apply for actual costs accrued]	\$2,000
Additional fees for consultant or staff time incurred for review and inspections beyond the deposit amount received	Actual cost incurred plus 10% administrative overhead

**Note to Schedule 3:** Where "or cost" is noted above, the fee shall be the actual cost incurred (such as applicable by consultant contract) plus 10% for administrative overhead.

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**Public Works Fees - Schedule 4**

Fee Description	2022 Fee
General Inspection Fee (for inspections not listed)	\$171/hour
<b>Right-of-Way Use Permit</b>	
Resident	\$214
Commercial Construction*	\$866
Utility Type 1 (site plan 3 or less sheets)	\$634
Utility Type 2 (site plan >3 sheets)*	\$1,099
ROW Use (event or long-term)	\$343
* Required initial deposit = 10 hours of inspection for Commercial, 20 hours for Utility type 2	
Right-of-Way Vacation	\$343
Public Works Variance (Per NMC 12.05.080/Public Works Standards)	\$750 for the first variance request, plus \$250 for each additional variance request at the same time
<b>Impact Fees</b>	
<b>Transportation Impact Fee (per unit)</b>	
Per PM Peak Hour Trip	\$9,160
ITE Code 210 - Single Family Detached Housing	\$9,068
ITE Code 220 - Multifamily Housing (1-2 Floors)	\$5,129
ITE Code 221 - Multifamily Housing (3-10 Floors)	\$4,030
ITE Code 230 - Mid-Rise Residential w/ 1st Floor Commercial	\$3,298
ITE Code 240 - Mobile Home Park	\$4,213
ITE Code 251 - Senior Housing Detached	\$2,748
ITE Code 252 - Senior Housing Attached	\$2,382
ITE Code 253 - Congregate Care Facility	\$1,648
ITE Code 254 - Assisted Living	\$2,382
ITE Code 260 - Recreational Home	\$2,565
ITE Code 270 - Residential PUD	\$6,320
Accessory Dwelling Unit (less than 450 square feet)	\$5,129
Accessory Dwelling Unit (more than 450 square feet)	\$2,565
<b>Parks &amp; Trails Impact Fee (per unit)</b>	
Per Single Family Dwelling	\$6,527
Per Multi-Family Dwelling	\$6,527
<b>School Impact Fees (fee per unit)</b>	
Issaquah School District - Per Single-Family Dwelling Unit	\$20,291
Issaquah School District - Per Multi-Family Dwelling Unit	\$8,353
Renton School District - Per Single-Family Dwelling Unit	\$2,659
Renton School District - Per Multi-Family Dwelling Unit	\$4,737

Fee Description	2022 Fee	
<b>Parks Shelter Fees</b>		
	<b>Resident</b>	<b>Non-Resident</b>
Half-Day Rental: Monday -Thursday	\$100	\$200
Half-Day Rental: Friday - Sunday & Holidays	\$145	\$290
Full Day Rental	\$280	\$560

**Notes to Schedule 4**

1) [Impact Fee details can be found in Title 16, NMC](#)

2) School Impact Fees are subject to change based upon most recent adoption of respective school district's capital facilities plan

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**Surface Water Management Fees - Schedule 5**

Rate Class	Rate Description	Basis	2022 Fee
SFR	Single Family Residential	Per Parcel	\$330.09
SFR	SFR Low-Income Rate (50%)	Per Parcel	\$167.10
Non-SFR	Commercial and Multi-Family	Per Impervious Acre	\$5,486.35
Minimum	Minimum Rate		\$330.09

**Note To Schedule 5:** Fees provided for notification purposes only. Surface Water Management fee rates are established by Resolution 2020-837.

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**Administrative Fees - Schedule 6**

Fee Description	2022 Fee
Business License	\$31.00 (Plus State Fees) and \$0 for businesses meeting threshold exemption under NMC 5.15.040(A)
Home Alarm Fees	<a href="#">See NMC 8.05.170</a>
<b>Pet Licenses (as set by Regional Animal Services of King County)</b>	
Juvenile (under 6 months of age; 6-month expiration)	\$15.00
Altered (Spay/Neuter, proof required)	\$30.00
Unaltered (Eligible for spay/neuter voucher)	\$60.00
Senior (owner 65 years of age or older, pet altered with proof)	\$15.00
Disabled (Proof of disability application, altered pets only)	\$15.00
Replacement for lost or unexpired tag	\$5.00
Service Animal (statement required)	\$0.00
<b>Pet License Late Fees (In addition to above)</b>	
45-90 Days Past Expiration	\$15.00
91-135 Days Past Expiration	\$30.00
136-364 Days Past Expiration	\$30+ Prior Year's License Fee
Notary Services	\$10.00 per notarial act
Administrative Fee for Processing of School Impact Fee Revenue	\$80.00 per school impact fee assessment
Solicitor's Permit - First Time Per Year	\$40 solicitor permit application fee PLUS \$45 per person fee for background check(s)
Solicitor's Permit - Renewal	\$40 solicitor permit application fee
Vehicle Impound Administrative Fee	\$100.00
Review or Inspection of Records in Person at City Offices	No Charge
Paper Copies	\$0.15 per page. Per-request charges of \$7.50 or less are waived.
Scanned Documents	\$0.10 per page scanned into electronic format. Per-request charges of \$7.50 or less are waived.
Electronic Files Provided by Electronic Delivery	\$0.05 for every four files. Per-request charges of \$7.50 or less are waived.
Postage for Transmitting Paper Copies	Actual Cost
Storage Media for Electronic Files	Actual Cost
Returned Checks (NSF)	\$25.00
Credit Card Transaction Fee	3.0% processing fee

**Notes to Schedule 6**

- 1) An agreement containing an alternative fee arrangement may be required for voluminous or frequently occurring public records requests.
- 2) Actual costs will be charged for providing customized access services for public records such as information technology expertise.