

ORDINANCE NO. 7429

AN ORDINANCE revising fees for the King County department of public works, roads and engineering division's review and inspection of applications, permits, improvement plans and profiles, and recording maps for building permits, right-of-way construction and use permits, special use permits, lanned unit developments, subdivisions, short subdivisions and residential condominium binding site plans; amending Ordinance 7025, Section 6 and KCC 16.86.040, Section 7 and KCC 19.26.085, Section 8 and KCC 19.28.070, Section 9 and KCC 19.32.045, Section 11 and KCC 19.34.085, Section 12 and KCC 21.62.055.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 7025, Section 6, and KCC 16.86.040 are hereby amended to read as follows:

A. The department of public works, roads and engineering division, shall be compensated for review of improvement plans for commercial building permits and for inspection of roads, sidewalks, curbing, curbs and gutters, paving, parking areas outside of buildings, drainage, erosion and sedimentation control associated with commercial building permits.

B. The following fees are in addition to any other county fees and are nonrefundable. Plan review fees shall be paid when plans are submitted for review. All outstanding construction inspection fees shall be paid prior to receiving final construction approval from the department of public works. The fees shall be collected in accordance with administrative procedures developed by the department of public works.

1. Improvement plans review \$120/permit

2. Construction inspection

Site Improvement Bond Amount	Initial Fee	Annual Fee
\$ 1 - 14,999	(((---75--+-56)) 65 + 70	\$\$\$((-35--+-7)) 39 + 9
	/ \$1,000 Bond	/ \$1,000 Bond
15,000 - 59,999	((--885--+-21)) 660 + 30	((165--+-4)) 135 + 5
	/ \$1,000 Bond	/ \$1,000 Bond
60,000 and Above	((1,510--+-11)) 2,050 + 8	((300--+-2)) 312 + 2
	/ \$1,000 Bond	/ \$1,000 Bond

1 a. The initial fee shall cover public works inspections for the
 2 first twelve months from the date of permit issuance. The annual fee shall
 3 be due and payable on each anniversary date of the permit issuance for each
 4 additional year or portion thereof until approval of construction and also,
 5 if applicable, final approval for recommended maintenance bond release by the
 6 department of public works. The fees per building permit shall not exceed
 7 ((~~\$3,240~~) \$3,650) for initial fee and ((~~\$1,080~~) \$712) for annual fee.

8 b. Valid permits which are charged an hourly rate and for which
 9 final construction approval has not been granted on or before December 31,
 10 1984 shall be subject to the annual fee. The permittee shall pay a pro rata
 11 share of the annual fee to cover the cost of inspections between January 1,
 12 1985 and the subject permit's anniversary date.

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| 13 | 3. Maintenance bond inspection fee | ((\$320) <u>\$260</u> /bond) |
| 14 | 4. Defect bond inspection fee | ((\$250) <u>\$390</u> /facility) |
| 15 | 5. Code enforcement inspection fee | ((\$40) <u>\$43</u> /hour) |

16 c. All overdue construction inspection and code enforcement inspection
 17 fees are subject to late payment charges. Balances more than sixty days
 18 overdue from date of billing are subject to an additional charge of ten
 19 percent of the outstanding balance. Additional late charges will be assessed
 20 at a rate of one percent per month on the outstanding fee balance due,
 21 exclusive of accuulating late charges.

22 SECTION 2. Ordinance 7025, Section 7, and KCC 19.26.085 are hereby
 23 amended to read as follows:

24 A. The department of public works, roads and engineering division,
 25 shall be compensated for review of short subdivisions including final short
 26 plats and improvement plans and profiles, and for inspection of roads,
 27 sidewalks, curbing, curbs and gutters, paving, parking areas outside of
 28 buildings, drainage, erosion and sedimentation control associated with short
 29 subdivisions.

30 B. The following fees are in addition to any other county fees and are
 31 nonrefundable. Plan review fees shall be paid when plans are submitted for
 32 review. All outstanding construction inspection fees shall be paid prior to
 33

1 receiving final construction approval from the department of public works.
 2 The fees shall be collected in accordance with administrative procedures
 3 developed by the department of public works.

- 4 1. Improvement plans and profile review . . . ((\$250/short-plat))
 5 \$360/short plat

6 or, two or more simultaneous applications
 7 for adjacent short plats with common
 8 ownership ((\$400)) \$425 + \$10/lot

- 9 2. Final short plat review ((\$250)) \$360

- 10 3. Short plat revision \$100

- 11 ((3-)) 4. Construction inspection

	Initial Fee	Annual Fee
12 Short Subdivision Without	(((\$175--\$40))/Lot <u>\$90 + \$51</u>)	(((\$40--\$4))/Lot <u>\$28 + \$6</u>)
13 Short Subdivision With 14 Improvement Plans	(((\$610--\$72))/Lot <u>\$650 + \$55</u>)	(((\$330--\$38))/Lot <u>\$310 + \$39</u>)

15 a. The initial fee shall cover public works inspections for the
 16 first twelve months from the date of approval of required improvement plans,
 17 or from the date of preliminary plat approval, if improvement plans, or from
 18 the date of preliminary plat approval, if improvement plans were not
 19 required. The annual fee shall be due and payable on each anniversary date
 20 of required improvement plans approval or of preliminary plat approval, if
 21 improvement plans were not required; for each additional year or portion
 22 thereof until approved by the department of public works.

23 b. Short subdivisions which are charged an hourly rate and for
 24 which final construction approval has not been granted on or before December
 25 31, 1984 shall be subject to the annual fee. The subdivider shall pay a pro
 26 rata share of the annual fee to cover the cost of inspections between
 27 January 1, 1985 and the anniversary date for annual fee payment.

28 c. Short plats requiring only a twelve foot driveable surface
 29 pursuant to KCC 19.26.270C1 shall pay a one hundred dollar per year
 30 inspection fee.

- 31 ((4-)) 5. Maintenance bond inspection fee . . ((\$320)) \$260/bond

- 32 ((5-)) 6. Defect bond inspection fee ((\$250)) \$390/facility

1 ((67)) 7. Code enforcement inspection fee . . ((~~\$40~~) \$43/hour

2 C. All overdue construction inspection and code enforcement inspection
3 fees are subject to late payment charges. Balances more than sixty days
4 overdue from date of billing are subject to an additional charge of ten
5 percent of the outstanding balance. Additional late charges will be assessed
6 at a rate of one percent per month on the outstanding fee balance due,
7 exclusive of accumulating late charges.

8 SECTION 3. Ordinance 7025, Section 8, and KCC 19.28.070 are hereby
9 amended to read as follows:

10 The department of public works, roads and engineering division, shall be
11 compensated for reviewing preliminary plat applications. The following fees
12 are in addition to any other county fees and are nonrefundable. Fees shall
13 be paid when applications are submitted for review. The following fees shall
14 be collected in accordance with administrative procedures developed by the
15 department of public works:

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| 16 Preliminary plat application review | | |
| 17 | 100 lots or less | ((\$500) <u>\$535</u> + \$5/lot |
| 18 | 101 lots or more | ((\$700) <u>\$735</u> + \$3/lot |

19 SECTION 4. Ordinance 7025, Section 9, and KCC 19.32.045 are hereby
20 amended to read as follows:

21 A. The department of public works, roads and engineering division,
22 shall be compensated for review of subdivision final plats and improvement
23 plans and profiles and for inspection of roads, sidewalks, curbing, curbs and
24 gutters, paving, parking areas outside of buildings, drainage, erosion and
25 sedimentation control associated with subdivisions.

26 B. The fees are in addition to any other county fees and are
27 nonrefundable. Plan review fees shall be paid when plans are submitted for
28 review. All outstanding construction inspection fees shall be paid prior to
29 receiving final construction approval from the department of public works.
30 The following fees shall be collected in accordance with administrative
31 procedures developed by the department of public works.
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1. Improvement plans and profile review
- 30 lots or less ((~~\$400~~) \$425 + \$10/lot
- 31 lots or more ((~~\$500~~) \$575 + \$5/lot
2. Final plat review
- 30 lots or less ((~~\$800~~) \$800 + \$15/lot
- 31 lots or more ((~~\$950~~) \$1,000 + \$10/lot
3. Construction inspection
- | | Initial Fee | Annual Fee |
|-----------------|--|---|
| 4 lots or less | See construction inspection fees for short subdivisions. | |
| 5-15 lots | ((\$655--\$83) <u>\$720 + \$110</u> /lot | ((\$495--\$32) <u>\$580 + \$40</u> /lot |
| 16-45 lots | ((\$1545--\$24) <u>\$1880 + \$33</u> /lot | ((\$700--\$18) <u>\$920 + \$21</u> /lot |
| 46 lots or more | ((\$1915--\$18) <u>\$2500 + \$19</u> /lot | ((\$1075--\$11) <u>\$1460 + \$9</u> /lot |
- a. The initial fee shall cover public works inspections for the first twelve months from the date of approval of improvement plans. The annual fee shall be due and payable on each anniversary date of the improvement plans approval for each additional year or portion thereof until the department of public works' inspector approved the final plat inspection. The fee per subdivision shall not exceed ((~~\$2,995~~) \$3,640 for initial fee and ((~~\$1,735~~) \$2,000 for annual fee.
- b. The above fees shall apply to each division or construction phase within a plat as approved by the ((~~manager-within-a-plat~~) department).
- c. Subdivisions which are charged an hourly rate and for which final construction approval has not been granted on or before December 31, 1984 shall be subject to the annual fee. The subdivider shall pay a pro rata share of the annual fee to cover the cost of inspections between January 1, 1985 and the anniversary date for annual fee payment.
4. Maintenance bond inspection fee ((~~\$320~~) \$260/bond
5. Defect bond inspection fee ((~~\$250~~) \$390/facility
6. Code enforcement inspection fee ((~~\$40~~) \$43/hour

1 C. All overdue construction inspection and code enforcement inspection
 2 fees are subject to late payment charges. Balances more than sixty days
 3 overdue from date of billing are subject to an additional charge of ten
 4 percent of the outstanding balance. Additional late charges will be assessed
 5 at a rate of one percent per month on the outstanding fee balance due,
 6 exclusive of accumulating late charges.

7 SECTION 5. Ordinance 7025, Section 11, and KCC 19.34.085 are hereby
 8 amended to read as follows:

9 A. The department of public works, roads and engineering division,
 10 shall be compensated for review of applications for residential condominium
 11 binding site plans.

12 B. The fees are in addition to any other county fees and are
 13 nonrefundable. Plan review fees shall be paid when applications are
 14 submitted for review. The following fees shall be collected in accordance
 15 with administrative procedures developed by the department of public works.

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| 16 | 1. Building permit based plan | ((\$250)) <u>\$375</u> |
| 17 | 2. Conceptual plan | \$400 |
| 18 | 3. Planned unit development based plan | \$400 |

19 SECTION 6. Ordinance 7025, Section 12, and KCC 21.62.055 are hereby
 20 amended to read as follows:

21 A. The department of public works, roads and engineering division,
 22 shall be compensated for review of planned unit development maps and
 23 improvement plans and profiles and for inspection of roads, sidewalks,
 24 curbing, curbs and gutters, paving, parking areas outside of buildings,
 25 drainage, erosion and sedimentation control associated with planned unit
 26 developments.

27 B. The following fees are in addition to any other county fees and are
 28 nonrefundable. Plan review fees shall be paid when plans are submitted for
 29 review. All outstanding construction inspection fees shall be paid prior to
 30 receiving final construction approval from the department of public works.
 31 The fees shall be collected in accordance with administrative procedures
 32 developed by the department of public works.
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1	1. Preliminary review		
2	100 units or less		(((\$500)) <u>\$535</u> + \$5/unit
3	101 units or more		(((\$700)) <u>\$735</u> + \$3/unit
4	2. Improvement plans and profile review		
5	100 units or less		(((\$400)) <u>\$425</u> + \$5/unit
6	101 units or more		(((\$550)) <u>\$575</u> + \$3/unit
7	3. Final recording map review \$400		
8	4. Construction inspection	Initial Fee	Annual Fee
9	4 lots or less	See construction inspection fees for short subdivisions.	
10			
11	5-15 units	(((\$655--\$83)) /unit) <u>\$720 + \$110</u>	(((\$495--\$32)) /unit) <u>\$580 + \$40</u>
12			
13	16-45 units	(((\$1545--\$24)) /unit) <u>\$1880 + \$33</u>	(((\$700--\$18)) /unit) <u>\$920 + \$21</u>
14			
15	46 units or more	(((\$1915--\$18)) /unit) <u>\$2500 + \$19</u>	(((\$1075--\$11)) /unit) <u>\$1460 + 9</u>
16			

17 a. The initial fee shall cover public works inspections for the
 18 first twelve months from the date of approval of improvement plans. The
 19 annual fee shall be due and payable on each anniversary date of the
 20 improvement plans approval for each additional year or portion thereof until
 21 the department of public works' inspector approves the final PUD inspection.
 22 The fees per PUD shall not exceed (((\$2,995)) \$3,640 for initial fee and
 23 (((\$1,735)) \$2,000 for annual fee.

24 b. The above fees shall apply to each division or construction
 25 phase as approved by the manager within a PUD.

26 c. Planned unit developments which are charged an hourly rate and
 27 for which final construction approval has not been granted on or before
 28 December 31, 1984 shall be subject to the annual fee. The developer shall
 29 pay a pro rata share of the annual fee to cover the cost of inspections
 30 between January 1, 1985 and the anniversary date for annual fee payment.

31	5. Maintenance bond inspection fee	(((\$320)) <u>\$260</u> /bond
32	6. Defect bond inspection fee	(((\$250)) <u>\$390</u> /facility

7. Code enforcement inspection fee ((\$40)) \$43/hour

C. All overdue construction inspection and code enforcement inspection fees are subject to late payment charges. Balances more than sixty days overdue from date of billing are subject to an additional charge of ten percent for the outstanding balance. Additional late charges will be assessed at a rate of one percent per month on the outstanding balance due, exclusive of accumulating late charges.

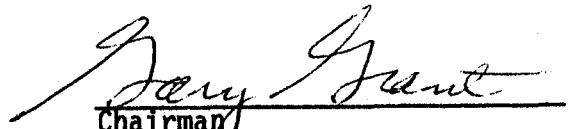
SECTION 7. Severability. Should any section, subsection, paragraph, sentence, clause or phrase of this ordinance be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portion of this ordinance or the application of this ordinance to other persons or circumstances.

SECTION 8. The effective date of this ordinance shall be January 1, 1986.

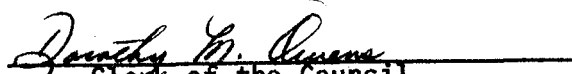
INTRODUCED AND READ for the first time this 4th day of November, 1985.

PASSED this 9th day of December, 1985.


KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chairman

ATTEST:


Clerk of the Council

APPROVED this 13th day of December, 1985.


King County Executive