



2020 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Community Planning & Economic Development (CPED) Environmental Health (EH) Public Works Development Review (PWDR)

The **BASE FEE** charged at time of application covers the base hours listed. When additional hours by a Department are used, a monthly billing invoice is generated for those hours at the hourly rate listed on the last page. Applications marked with a ¹ require public notice and a public hearing. Refer to page 6 for the Hearing Examiner fee schedule.

Division of Land	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative Time Extension Large Lot, Plat, Short Plat, Shoreline	\$1,189	\$398	2	\$495	2	\$296	2
Alteration Large Lot, Plat, Short Plat - Plus \$2,154 if BOCC requires Public Hearing	\$1,786	\$995	5	\$495	2	\$296	2
Boundary Line Adjustment	\$1,477	\$796	4	\$385	1.5	\$296	2
Boundary Line Adjustment Lot Consolidation of Vacant Lots	\$347	\$199	1	\$0	0	\$148	1
Planned Community/Master Planned Development¹	\$12,285	\$9,552	48	\$1,845	8	\$888	6
Planned Residential Development¹	\$9,897	\$7,164	36	\$1,845	8	\$888	6
Planned Unit Development¹	\$9,897	\$7,164	36	\$1,845	8	\$888	6
Preliminary Plat Administrative Amendment	\$1,786	\$995	5	\$495	2	\$296	2
Preliminary Plat Long Plat or Major Binding Site Plan Review ¹	\$7,310	\$4,577	23	\$1,845	8	\$888	6
Preliminary Plat Large Lot, Short Plat or Minor Binding Site Plan	\$5,569	\$3,582	18	\$1,395	6	\$592	4
Final Plat Large Lot	\$1,329	\$796	4	\$385	1.5	\$148	1
Final Plat Subdivision; Major Binding Site Plan (5 or more lots)	\$2,768	\$1,791	9	\$385	1.5	\$592	4
Final Plat Short Plat; Minor Binding Site Plan (less than 5 lots)	\$1,926	\$1,393	7	\$385	1.5	\$148	1



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Environmental	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Critical Area Determination Critical Area Administrative Review	See Other Administrative Action						
Environmental Assessment	\$8,476	\$7,164	36	\$720	3	\$592	4
Environmental Checklist Minor, Freshwater Dock, Bulkhead, Fire District Boundaries, Release of Moratorium ¹ or Waiver of Moratorium ¹	\$597	\$597	3				
Environmental Checklist Administrative	\$2,806	\$2,388	12	\$270	1	\$148	1
Environmental Checklist Hearing Examiner, Comp Plan Amendment	\$4,848	\$3,980	20	\$720	3	\$148	1
Environmental Impact Statement Deposit	\$21,983	\$20,298	102	\$945	4	\$740	5
Reasonable Use Exception¹	\$3,628	\$2,985	15	\$495	2	\$148	1

Marijuana Operations	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Ordinance No. 14978							
Producer OR Processor in Non-Residential Zone Administrative Site Plan Review (may require Presubmission Conference)	\$2,807	\$1,791	9	\$720	3	\$296	2
Producer AND Processor in Non-Residential Zone Administrative Site Plan Review (may require Presubmission Conference)	\$3,802	\$2,786	14	\$720	3	\$296	2
Retailer Administrative Site Plan Review (may require Presubmission Conference)	\$2,807	\$1,791	9	\$720	3	\$296	2

Shoreline	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
JARPA (fee applies to each application type) - Conditional Use - Shoreline Substantial Development (SSDP) ¹ - Variance Hearing Examiner ¹	\$2,633	\$1,990	10	\$495	2	\$148	1
JARPA Conditional Use ¹ (when combined with SSDP)	\$1,837	\$1,194	6	\$495	2	\$148	1



2020 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Shoreline - Continued	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
JARPA Exemption	\$1,240	\$597	3	\$495	2	\$148	1
Shoreline Administrative Variance	\$2,235	\$1,592	8	\$495	2	\$148	1
Shoreline Plan Amendment	\$3,031	\$2,388	12	\$495	2	\$148	1
Shoreline Administrative Time Extension	\$1,041	\$398	2	\$495	2	\$148	1

Special Use Permit	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative	\$4,200	\$3,184	16	\$720	3	\$296	2
Administrative Increased Hard Surfaces	See Other Administrative Action						
Administrative WCF Co-Location	\$4,378	\$4,378	22				
Home Occupation	\$2,210	\$1,194	6	\$720	3	\$296	2
Mobile Home Park Administrative	\$5,967	\$3,980	20	\$1,395	6	\$592	4
Hearing Examiner Non-Residential ¹	\$9,299	\$7,164	36	\$1,395	6	\$740	5
Hearing Examiner Residential ¹	\$4,797	\$3,781	19	\$720	3	\$296	2
Mobile Home Park by Hearing Examiner¹	\$9,897	\$7,164	36	\$1,845	8	\$888	6
Wireless Communications Facility (WCF), Mining, Asphalt Plant by Hearing Examiner¹	\$22,131	\$20,298	102	\$945	4	\$888	6
Mine or Asphalt Plant 5-Year Review¹	\$3,477	\$1,194	6	\$1,395	6	\$888	6

Miscellaneous Land Use Applications	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative Site Plan Review	\$2,807	\$1,791	9	\$720	3	\$296	2
Amendment of Hearing Examiner Action¹	\$4,245	\$3,383	17	\$270	1	\$592	4



2020 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications - Continued	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Amendment of Administrative Action	\$1,214	\$796	4	\$270	1	\$148	1
Appeal to Board of County Commissioners of a Hearing Examiner Decision	\$1,041	\$398	2	\$495	2	\$148	1
Appeal of an Administrative Decision ¹	\$1,388	\$597	3	\$495	2	\$296	2
Comprehensive Plan Amendment Text Amendment ²	\$4,419	\$3,184	16	\$495	2	\$740	5
Comprehensive Plan Amendment Docketing Review Fee (Non-Refundable)	\$597	\$597	3				
Comprehensive Plan Amendment Site Specific Land Use ²	\$3,179	\$2,388	12	\$495	2	\$296	2
Design Review	\$1,393	\$1,393	7				
Extension of Administrative Decision	\$597	\$597	3				
Extension of Hearing Examiner Action ¹	\$2,852	\$1,990	10	\$270	1	\$592	4
Forest Land Conversion Class IV General, Release of Moratorium ¹ , Waiver of Moratorium ¹	\$1,015	\$597	3	\$270	1	\$148	1
Hearing Examiner Reconsideration ¹	\$765	\$199	1	\$270	1	\$296	2
Hulk Haulers	See Miscellaneous Activity Below						
Innocent Purchaser ¹	\$3,980	\$3,980	20				
Legal Lot Determination	\$1,592	\$1,592	8				
Miscellaneous Activity Hulk Haulers, Scrap Metal, Salvage Yard, Business License	\$398	\$398	2				
Open Space	\$1,592	\$1,592	8				



2020 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications - Continued	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Other Administrative Action - Low Hazard Trees (few), Extension of 180-Day After First Extension, Small Temporary Use, RCW Boundary Line Dispute Review, Other	\$199	\$199	1				
Other Administrative Action - Minor CAD/CARP < 5 Acres, Code Interpretation, Hazard Trees (many), Temporary Use (Minor), Administrative Water System Review, Other	\$597	\$597	3				
Other Administrative Action - Major CAD/CARP > 5 Acres, Temporary Use (Major), Other	\$1,194	\$1,194	6				
Other Administrative Action Increased Hard Surfaces	\$893	\$597	3			\$296	2
Presubmission Conference	\$1,189	\$398	2	\$495	2	\$296	2
Residential Site Plan Review	\$816	\$398	2	\$270	1	\$148	1
Site Plan Review by Hearing Examiner¹	\$8,304	\$6,169	31	\$1,395	6	\$740	5
Variance by Hearing Examiner¹	\$4,246	\$2,786	14	\$720	3	\$740	5
Variance by Staff	\$2,235	\$1,592	8	\$495	2	\$148	1

State Mandated Residential Well Fee Required In Response to Senate Bill 6091	CPED	WA State Dept. of Ecology
	\$150	\$350



2020 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Department Hourly Rates	
Community Planning & Economic Development	\$199
Environmental Health	\$225
Development Review	\$148

Pursuant to Board action, the fees contained in this fee schedule are automatically adjusted each year on January 1 by the percentage increase, if any, in the April Consumer Price Index for the previous year. The maximum increase shall be 3.5%. "Consumer Price Index" for the purposes of this section shall mean the Urban Wage Earners and Clerical Workers Index for the Seattle-Tacoma-Bellevue area. Community Planning & Economic Development and Public Works Development Review fees are rounded to the nearest \$1.00. Environmental Health fees are rounded to the nearest \$5.00. An alternative calculation for automatically adjusting the charges may be adopted by further action of the Thurston County Board of Commissioners or Board of Health.

¹ Thurston County Hearing Examiner Fee Schedule

Fees listed below must be paid before hearings are scheduled. Additional billing may occur, as warranted, for Hearing Examiner hours expended beyond a typical case.

Land Use Case Type	Fee For Typical Case
Administrative Appeal	\$600
Plat	\$2,000
Public Notice Fee	\$350
Reasonable Use Exception	\$1,000
Road Vacation	\$400
Special Use Permit	\$1,400
Special Use Permit w/ Residence	\$400
Shoreline Substantial Development/Conditional Use	\$1,000
Variance	\$1,000
All Other	\$400

² Environmental Checklist Application Shall Accompany Project