

**Resolution No. 1047 Exhibit A  
City of Lacey Planning Services & Cost Recovery Fees  
Effective July 1, 2021**

<b>Planning Service</b>	<b>Cost Recovery Fee</b>
Administrative Cost Recovery-Deferred Impact Fees	Included in Building Cost Recovery Fees
Annexation--Initiated by Property Owner(s)	\$1,866
Appeal Administrative Determination to Hearings Examiner	\$2,267 Plus Hearings Examiner Cost
Appeal Administrative Determination of Hearings Examiner to Legislative Body	\$658
Appeal Hearings Examiner Determination of SPR/SS to Legislative Body	\$1,174
Binding Site Plan--Preliminary	\$1,660
Binding Site Plan--Final	\$732
Boundary Line Adjustment	\$549
Comprehensive Plan Amendment	\$3,675
Comprehensive Plan Amendment, with Rezone	\$4,334
Conditional Use Permit	\$2,523
Condominium	\$549
<b><u>Design Review Application</u></b>	<b><u>Varies by Project Type</u></b>
Residential (single family or accessory dwelling)	\$109
Industrial	\$384
<b><u>Commercial, Mixed Use, &amp; Multi-Family Design Review</u></b>	<b><u>Varies by Project Type</u></b>
< \$1 million	\$164
\$1 million to \$5 million	\$384
> \$5 million to \$10 million	\$659
> \$10 million	\$878
Environmental Checklist	\$426
Environmental Impact Statement	\$147
Fees for Planning-related services not otherwise listed	\$109
Forester Hourly Rates	Pass through from the Forester
Forester Hourly Rates (Expert Testimony)	Pass through from the Forester

<b>Planning Service</b>	<b>Cost Recovery Fee</b>
<b><u>Full Administrative Review</u></b>	<b><u>Varies by Project Value</u></b>
< \$1 million	\$1,770
\$1 million to \$5 million	\$2,154
> \$5 million to \$10 million	\$2,988
> \$10 million	\$3,800
JARPA/Shoreline Exemption (Limited Administrative Review)	\$219
Landclearing (Minor--Single-family lot)	\$109
Landclearing (Part of larger land use application such as SPR, CUP, etc.)	\$109
Landclearing (Stand-alone)	\$328
Limited Administrative Review	\$219
Parking Lot Permit (Limited Administrative Review)	\$219
Shoreline Exemption/JARPA (Limited Administrative Review)	\$219
Sign Departures (Limited Administrative Review)	\$219
Stormwater Permit (Limited Administrative Review)	\$219
Street Merchant Permit (Limited Administrative Review)	\$219
Subdivision Extension (Limited Administrative Review)	\$219
Master Plan Amendment	\$110 (Planner time only)
Out of Pocket (OOP) Costs (i.e. Recording/Releasing liens, Forester, and/or Publishing of Required Notices)	Actual cost--NO administrative fee
Parking Lot Permit (Limited Administrative Review)	\$219
Planned Residential Development--Preliminary	\$549
Planned Residential Development--Final	\$219
Presubmission Conferences	Free
Shoreline Conditional Use	\$2,743
Shoreline Exemption/JARPA (Limited Administrative Review)	\$219
Shoreline Master Program Amendment	\$6,309
Shoreline Substantial Development Permit	\$2,743
Shoreline Variance	\$2,743
Short Subdivision--Preliminary	\$1,047 + \$142/lot
Short Subdivision--Final	\$1,047 + \$142/lot

<b>Planning Service</b>	<b>Cost Recovery Fee</b>
Signs	Covered Under Building Permit
Signs--Electronic Message Component	Covered Under Building Permit
Sign Departures (Limited Administrative Review)	\$219
Sign Departure--Freeway-Oriented	\$2,523
Site Plan Minor Amendment	\$109
<b><u>Site Plan Review</u></b>	<b><u>Varies by Project Value</u></b>
< \$1 million	\$1,770
\$1 million to \$5 million	\$2,154
> \$5 million to \$10 million	\$2,977
> \$10 million	\$3,800
Site Plan Review by Hearings Examiner	\$2,523
Street Merchant (Limited Administrative Review)	\$219
Stormwater Permit (Limited Administrative Review)	\$219
Subdivision--Preliminary	\$2,342 + \$43/lot
Subdivision--Final	\$1,701 + \$43/lot
Subdivision Resubmission/Extension (Limited Administrative Review)	\$219
Variance	\$1,646
Village Center application (including changing zoning maps)	\$146 (Planner time only)
Wetlands Review--Administrative	\$878
Wetland Review by SPR Committee	\$757
Wetland Review by Hearings Examiner in conjunction with other land use applications	\$659
Wetland Review by Hearings Examiner	\$1,097
<b><u>Woodland District Review</u></b>	<b><u>Varies by Project Value</u></b>
< \$1 million	\$1,770
\$1 million to \$5 million	\$2,154
> \$5 million to \$10 million	\$2,977
> \$10 million	\$3,800
Zoning Verification Letter	\$219
Zoning Text Amendment	\$3,675

Notes

- (1) All out of pocket (OOP) expenses such as recording, required public advertising, etc. will be passed through to applicant.
- (2) Cost recovery fees are adjusted annually, effective on July 1st, reflecting changes in employee costs for the Community and Economic

**City of Lacey Building Services & Cost Recovery Fees**  
**Effective July 1, 2021**  
**Commercial, Industrial, Multi-Family, Mixed-Use**

<b>Building Permit (Value of improvements)</b>		Base	Plus
\$10,000 or less	\$267	\$162	\$105
>\$10,000 to \$15,000	\$414	\$251	\$163
>\$15,000 to \$20,000	\$535	\$324	\$211
>\$20,000 to \$25,000	\$804	\$488	\$316
>\$25,000 to \$50,000	\$1,072	\$650	\$422
>\$50,000 to \$100,000	\$1,860	\$1,127	\$733
>\$100,000 to \$500,000	\$6,049	\$3,666	\$2,383
>\$500,000 to \$1 million	\$10,494	\$6,360	\$4,134
>\$1 million & higher	\$10,494 for first \$1 million, plus \$6.86 for each additional \$1,000 or fraction thereof	\$6,360	\$4
<b>Plan check fees are included and remain unchanged at 65% of permit fee. Plan check fees MAY be waived for some simple minor interior work if eligible for over-the-counter issuance</b>			
Demolition	\$86		
Electrical Permit	Varies based on State L&I Rates		
<b>Fire Alarm Permit plus 35% plan check fee</b>			
<2,500 sf	\$105		
Per additional 2,500 sf	\$27		
<b>Fire Code Construction Permits (Sprinkler &amp; suppression etc.) (Includes plan review fee) based on value of system</b>			
\$10,000 or less	\$267		
>\$10,000 to \$15,000	\$414		
>\$15,000 to \$20,000	\$535		
>\$20,000 to \$50,000	\$605		
>\$50,000 to \$100,000	\$815		
>\$100,000 to \$500,000	\$1,125		
>\$500,000 to \$1 million	\$1,434		

<b>Grading Permit</b>	
<100 cubic yards	\$141
100 & < 1,000 cubic yards	\$311
1,000 & < 10,000 cubic yards	\$751
10,000 & < 100,000 cubic yards	\$1,728
100,000 cubic yards and more	\$2,886
<b>Mechanical Permit</b>	
Minimum Mechanical Permit	\$105
Base Permit	\$67
Plan review % of permit fee	65%
<b>Plumbing Permit</b>	
Minimum Plumbing Permit	\$105
Base Permit	\$46
Plan review % of permit fee	65%
Pools/Spas	\$439
<b>Signs</b>	
Freestanding Signs	\$276
Wall Signs	\$276 1st sign, \$142/ additional sign
Directional Signs	\$276
Sign Alteration	\$276
Electronic Sign Message Component	\$386
Washington State Energy Code	\$211
<b>Misc Fire</b>	
Annual Fire Inspections	Free
Annual Fire Inspections--Reinspections	\$141
Fireworks	\$141/hour (after hours rate may apply)
Tents	\$141
Inspection outside normal business hours*	\$211/hour
Reinspection Fee (Work not done/No-show)*	\$141/hour
Inspection for which no fee is specifically indicated per hour (1/2 hour minimum)*	\$152/hour

**City of Lacey Building Services & Cost Recovery Fees**  
**Effective July 1, 2021**  
**For Homeowners & Home Repair/Remodel Contractors**

Building Service	Fee
Adult Family Home	\$493
Demolition	\$86
Electrical (Any changes or additions to electrical systems)	Varies based on State L&I Rates
<b><u>Manufactured Housing Placement Permit</u></b>	
Single Wide	\$226
Double Wide	\$283
Triple Wide	\$532
Premanufactured Addition	\$370
Mechanical (Over the counter--no plan check)	\$105
Plumbing Permit (Over the counter-no plan check)	\$105
Pools/spas (in addition to base fee)	\$56
<b><u>Renovation/Remodel of Existing Home (value of improvements)</u></b>	
\$5,000 or less	\$203
>\$5,000 to \$10,000	\$267
>\$10,000 to \$15,000	\$406
>\$15,000 to \$20,000	\$507
>\$20,000 to \$25,000	\$609
>\$25,000 to \$50,000	\$812
> \$50,000 & higher	\$1,218
Solar Array Installation plus Electrical (alter 0-200 amp)	\$157.70

Notes:

1. Cost recovery fees are adjusted annually, effective on July 1st, reflecting changes in employee costs for the Community and Economic Development Department, and rounded to the closest whole dollar.
2. A state-mandated fee is added to each permit issued.

**City of Lacey Building Services & Cost Recovery Fees**  
**Effective July 1, 2021**  
**For Home Builders**

Building Service	Fee		
Electrical Permit	Varies based on State L&I Rates		
Grading Permit			
<100 cubic yards	\$141		
100 & < 1,000 cubic yards	\$311		
1,000 & < 10,000 cubic yards	\$751		
10,000 & < 100,000 cubic yards	\$1,728		
100,000 cubic yards and more	\$2,886		
<b>New Single Family Residences (SFR)</b>			
Building Permit		Base	Plus
< \$50,000	\$1,095	\$730	\$365
\$50,000 & < \$100,000	\$1,860	\$1,127	\$733
\$100,000 & < \$500,000	\$1,690 plus \$9.54 per \$1,000	\$1,127	\$6
\$500,000 & < \$1 million	\$5,500 plus \$7.74 per \$1,000	\$3,667	\$5
<b>Lacey's plan check fee for homes &gt; 1,500 sf is 50% of permit charge, and is included in these amounts.</b>			
<b>To support affordable housing efforts, Lacey's plan check fee for homes 1,500 sf or SMALLER is 25% of permit charge.</b>			
<b>For all New Homes</b>			
Plumbing Permit--whole house new construction	\$216		
Mechanical Permit--whole house new construction	\$324		
Washington State Energy Code	\$101		

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  2. A state-mandated fee is added to each permit issued.