



Planning & Development Services

1800 Continental Place ▪ Mount Vernon, Washington 98273
office 360-416-1320 ▪ pds@co.skagit.wa.us ▪ www.skagitcounty.net/planning

Notice of Availability

including written comment period and public hearing

Information

Publish date: December 11, 2025

Proposal name: 2026 Proposed Amendment to Planning and Development Services Fees

Documents available: <https://www.skagitcounty.net/Departments/Home/feeschedules.htm>

Lead Agency: Skagit County Planning & Development Services

Contact Person: Jack Moore, Director

Public hearing body: Skagit County Board of County Commissioners

Public hearing date
(With possible action): December 23, 2025 at 1pm

Written comment
deadline: December 22, 2025 at 4:30pm

Description

Skagit County collects fees to cover the cost of processing applications for development permits and other permits issued by the Planning & Development Services department. Skagit County is proposing to amend the Planning and Development Services Fee Schedule for Planning, Fire, and Building Fees. A staff report is available at the website listed above describing the proposed fee amendments.

How to Comment

Option 1: Email comments are preferred and must be sent to pdscomments@co.skagit.wa.us with the proposal name ("2026 Proposed Amendment to Planning and Development Services Fees") in the subject line. Include your comments in the body of your email message rather than as attachments.

Option 2: Paper comments must be printed on 8½x11 paper and mailed or delivered to:

Planning and Development Services
Comments on "2026 Proposed Amendment to Planning and Development Services Fees"
1800 Continental Place
Mount Vernon WA 98273

All comments must be received by the deadline referenced above and include your full name and mailing address. Comments not meeting these requirements will not be considered.

Option 3: You may also comment in person. The Board of County Commissioners is hosting meetings in the Skagit County Commissioners' Hearing Room at 1800 Continental Place, Mount Vernon, WA 98273. If you wish to provide online testimony, please send an email to pdscomments@co.skagit.wa.us, with your name, phone number, and include a request to be added to the speakers list in the body of the email. Public hearing testimony is usually limited to three minutes, so written comments are preferred.

Anyone who plans to attend the public hearing and has special needs or disabilities should contact Planning and Development Services at (360) 416-1320 at least 96 hours before the hearing to discuss and arrange any special accommodations.

Transmitted to Skagit Herald: December 9, 2025

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Attachment B Fee Schedule

Effective ~~xxxx~~January 1, 20242026

Contents

General Provisions.....	53
Building Permits	75
Fire Marshal.....	97
Land Use	108
Administrative Fees for Non-Trust Lands within the Swinomish Indian Reservation.....	1210

GENERAL PROVISIONS

REFUNDS

The Department may refund up to:

- 80% of the plan review fee paid when an application for a permit is withdrawn or canceled before the department reviews the plans.
- 80% of the permit fee paid if construction on the permitted work has not started.
- Any fee which was erroneously paid or collected.
- 80% of a Comprehensive Plan Amendment application fee if the applicant withdraws the application before docketing, or the Board of County Commissioners does not docket the application.

CODE COMPLIANCE FEES

In addition to any other fees, the Department may assess civil or criminal penalties as daily fines as described in SCC Chapter 14.44 and RCW 90.58.210.

Code Compliance Violations	Fee
Building Violations	100% of the resulting building permit fee
Land Use Violations	100% of the resulting planning fee
Critical Areas Violations	200% of the resulting critical areas fee
Shoreline Violations	100% of the resulting planning fee
Appeal	
To Hearing Examiner for Code Enforcement Action	\$1,500550.00

GENERAL FEES

-In addition to the fees listed in this fee schedule, the fees below may apply depending on the proposed project.

Administrative Fees	Fee
Administrative Impact Fee	\$75.00
Administrative Lot Certification	\$150.00
Copies	\$0.17 per side per letter-size copy
Outside Consultants	Consultant Cost+ Staff Hourly Rate
Publication/Mailings/Postage	Actual Cost
Recording Fees	See Auditor fee schedule
Staff Hourly Rate	\$150 155/hour
Technology fee applied to all applications	7.5% of total amount
Credit or Debit Card payment processing fee	Up to 3.5% of total amount
Building and Fire Marshal Fees	
Building Plan review	65% of building permit fee
Building Plan review of stock plans (for use on multiple lots)	100% of the plan review fee for the first plan set; 50% of the plan review fee for subsequent plan sets
Building Permit Extension (up to 6-month extension of unexpired permit, allowed one time)	No Additional Fee
Building Permit Renewal (up to 3-year renewal of unexpired permit or within 6 months of expiration, allowed one time)	30% of the cost of the previously assessed building permit fee
Final inspection of expired residential projects - less than three years old since expiration date	\$150 455.00
Inspections outside of normal business hours	\$150 155/hour (2 hour hour minimum)
Inspection fees	\$150 155/hour (1 hour minimum)
Plan review required by revisions to plans	\$150 155/hour (2 hour minimum)
State Building Code Council Surcharge - Residential	\$6.50 + \$2 for each additional residential unit
State Building Code Council Surcharge - Commercial	\$25.00
Temporary Certificate of Occupancy	\$300 315.00
Working without a Permit Fee	Double Permit Fee
<u>Additional Review Fees</u>	
Administrative Lot Certification	\$150.00 155.00
Change of Use	\$300 315.00
C-PACER Review	\$3,400.00
Critical Area Evaluation	\$450.00
Critical Area Review Land Division	\$1,200.00 1,250.00
Fire Site and Access Review	\$150 155.00
Residential Site Plan Review	\$730.50
Public Works/Public Health - Planning Processing Fee	\$150 155.00
Public Works Land Use Review	\$145.32 181.00
Public Works Land Division Review	\$145.32 181.00 per lot
Public Health Water Approval	See Public Health fee schedule
Public Health Septic Approval	See Public Health fee schedule

Public Works Access Permit	See Public Works fee schedule
Water Resource Review	\$150 155/hour
WRIA 1 Water Resource Review	\$500.00
Zoning Review	\$155.00

BUILDING PERMITS

MISCELLANEOUS BUILDING PERMITS

If a permit is not specifically identified, valuation-based plan and permit review fees will apply.

[Valuation based fees not otherwise specified shall be a minimum of \\$310.00. Additional review fees may apply, see Additional Review fees.](#)

Permit Type	Fee
Bulkheads and retaining walls	Valuation based plan review and permit review -fee
C-PACER- Review	\$3,400.00 1% of amount financed, minimum \$2,500.00 , maximum \$15,000.00
Decks/Patios	Valuation based plan review and permit review -fee
Demolition Permit	Valuation based permit fee only
Fences	Valuation based plan review and permit review -fee
Flood Area Development Permit	\$150 500.00
Foundations	Valuation based plan review and permit review -fee, Valuation based on \$15.00 per square foot
Residential Mechanical Permit	\$150 310.00 base fee + \$15 per fixture
Commercial Mechanical Permit	Valuation based plan and permit review fee
Residential Plumbing Permit	\$150 155.00 base fee + \$15 per fixture
Commercial Plumbing Permit	Valuation based plan review and permit review -fee
Prefabricated metal carport/storage ≤ 1,000 sq ft	\$9/sq ft plus plan review fee \$465.00 flat fee
Residential Site Plan Review	\$730.50 \$755.00
Shipping Containers	\$465.00 flat fee (up to 3 containers) \$18.00/sq ft plus plan review fee
Signs	Valuation based plan review and permit review -fee
Water Storage Tanks	Valuation based plan review and permit fee \$0.84/gallon up to 100,000 gallons; \$0.56/gallon between 100,000 and 1,000,000 gallons; \$.034/gallon over 1,000,000 gallons
Wireless Facility Eligibility Determination	\$300 315.00

VALUATION BASED PERMIT FEES

Each building permit includes a Plan Review Fee (charged at time of application) and a Permit Fee (charged when the permit is issued). Both fees are based on project valuation. [Additional Review fees may apply, see Additional Review fees.](#)

Total Valuation	Fee
\$1 - \$500	\$3233 .00
\$501 - \$2,000	\$3233 .00 for the first \$500, plus \$3.75 85 for each additional \$100, or fraction thereof,
\$2,001 - \$25,000	\$103.00 90.75 for the first \$2,000 plus \$14.75 15.15 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000	\$438.19 00 439.20 for the first \$25,000 plus \$10.69 11.00 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000	\$703.77 14.205 for the first \$50,000 plus \$9.25 for each additional \$1,000 or fraction thereof
\$100,001 - \$500,000	\$1,151.21 176.705 for the first \$100,000 plus \$6.50 68 for each additional \$1,000 or fraction thereof
\$500,001 - \$1,000,000	\$3,750.133 848.70 for the first \$500,000 plus \$5.38 53 for each additional \$1,000 or fraction thereof
\$1,000,001 - \$5,000,000	\$6,438.686 613.70 for the first \$1,000,000 or fraction thereof plus \$3.93 4.04 for each additional \$1,000 or fraction thereof.
\$5,000,001 and over	\$22, 158.68 773.70 for the first \$5,000,000 or fraction thereof plus \$2.50 57 for each additional \$1,000 or fraction thereof.

MANUFACTURED HOME PERMIT FEES

If adding a foundation, slab or basement, additional fees apply.

Manufactured Home	\$600 625 .00
Modular Home	\$600 625 .00
Commercial Coach	\$600 625 .00
Title elimination	\$150 155 .00

LAND DISTURBANCE ACTIVITY

Fee Levels for Plan Review and Inspection	Drainage ¹		Grading ²	Fee
Level 1 (a): Drainage only	1-1,999			\$350 <u>360</u> .00
Level 1 (b): Grading only			1-500	\$350 <u>360</u> .00
Level 1 (a) and (b)	1-1,999	and	1-500	\$725 <u>750</u> .00
Level 2	2,000-4,999	and	0-500	\$1,200.00 <u>1,250.00</u>
Level 3	5,000-9,999	and/or	501-4,999	\$2,400.00 <u>2,475.00</u>
Level 4	10,000-39,999	and/or	5,000-14,999	\$4,800.00 <u>4,980.00</u>
Level 5	40,000-99,999	and/or	15,000-69,999	\$12,000.00 <u>12,350.00</u>
Level 6	100,000 or more	and/or	70,000 or more	\$25,000.00 <u>25,700.00</u>
Fee Levels for Plan Review and Inspection	Clearing			Fee
Level 1	1-6,999			\$750 <u>775</u> .00
Level 2	7,000 or more			\$1,200.00 <u>1,250.00</u>
Level 3	32,670 – 65,339	0.75 – 1.49 acres: Native vegetation to lawn/landscape/pasture		\$1,700.00 <u>1,750.00</u>
Level 4	65,340 – 108,889	1.5 - 2.49 acres: Native vegetation to lawn/landscape/pasture		\$2,200.00 <u>2,275.00</u>
Level 5	108,900 - 217,779	2.5 – 4.99 acres: Native vegetation to lawn/landscape/pasture		\$2,800.00 <u>2,900.00</u>
Level 6	217,800 or more	5 acres or more: Native vegetation to lawn/landscape/pasture		\$3,200.00 <u>3,300.00</u>

¹ New, replaced, or new and replaced hard surface per square feet.

² Cut and/or fill in cubic yards whichever is greater.

FIRE MARSHAL

FIRE PROTECTION SPRINKLER SYSTEMS

New or Alteration	Number of heads	Plan Review Fee	Permit Fee
Commercial NFPA 13 and 13 R Systems Includes 2 inspections	1-25	\$260 <u>270</u> .00	\$150 <u>155</u> .00
	26-50	\$400 <u>415.00</u>	\$300 <u>315</u>
	51-100	\$450 <u>465</u> .00	\$375 <u>390</u> .00
	101-500	\$525 <u>550</u> .00	\$450 <u>465</u> .00
	501-1,000	\$780.00 <u>815.00</u>	\$675 <u>700</u> .00
	1,001 or more	\$1,300 <u>350</u> .00	\$900 <u>925</u> .00
Residential 13d System Includes 2 inspections	1-50	\$100 <u>105</u> .00	\$200 <u>215</u> .00
	51-100	\$130 <u>135</u> .00	\$300 <u>315</u> .00
	101-1,000	\$400 <u>415</u> .00	\$750 <u>775</u> .00
Additional Fees may apply			
Commercial Fire Pump			\$450 <u>465</u> .00
Kitchen Hoods/Spray Booths - Includes 1 inspection			\$450 <u>465</u> .00
Alternative/Clean agent suppression systems - Includes 1 inspection			\$450 <u>465</u> .00

Residential Fire Pump	\$ 150 155.00
Underground Fire Main	\$ 450 465.00
Fire Suppression Tank	See Water Storage Tanks

FIRE ALARM AND DETECTION

New or Alteration	Number of devices	Plan Review Fee	Permit Fee
Fire Alarm System	1-10	\$ 130 135.00	\$150155.00
	11-50	\$ 200 215.00	\$300315.00
	51-100	\$ 250 260.00	\$450465.00
	101-200	\$ 525 550.00	\$600625.00
	201-500	\$ 650 675.00	\$1,200250.00
	501-1,000	\$ 780 810.00	\$1,800850.00
Additional Fees may apply			
Transmitter Replacement			\$300315.00
Panel Replacement			\$300315.00
Smoke Control System			\$500525.00 plus Consultant Cost
Building Emergency Radio Coverage System			\$300315.00

MISCELLANEOUS FIRE PERMITS

Burn permit—Residential	\$40.00
Burn permit— commercial or land clearing	\$ 200 215.00
Fireworks Retail Stand	\$100.00
Fireworks Display Event	\$200.00
Fuel Tank Installation/Removal/Decommission—Residential	\$ 200 215.00/each
Fuel Tank Installation/Removal/Decommission—Commercial	\$ 400 415.00/each
Gates—Residential/Commercial	\$ 150 155.00/each
Special Events/Temporary Tents	\$ 150 155.00/each

LAND USE PERMIT FEES

Land Use fees are based on the Department's hourly rate. When staff time multiplied by the hourly rate exceeds the base fee, the Department may invoice additional review fees at the hourly rate.

[Land Use fees include SEPA, legal publication\(s\), and posting of the site, when applicable. Additional Review fees may apply, see Additional Review fees.](#)

Land Use Permits	Fee
Critical Area Evaluation	\$ 425.00 \$625.00
Land Use Permit Minor Revision	\$900925.00
Special Use Permit - Administrative	\$ 3,600.00 3,700.00
Special Use Permit – Hearing Examiner	\$ 5,650.00 5,815.00
Special Use Permit—Temporary Manufactured Home	\$ 1,350.00 1,400.00
Special Use Permit – Board of County Commissioners	\$ 10,800.00 11,100.00
Wireless Services Eligible Facilities Determination	\$ 450 465.00
Appeals	
To Hearing Examiner	\$ 2,100.00 2,175.00

To Board of County Commissioners	\$1,050.00 <u>1,100.00</u>
Reconsideration of Decision	
Reconsideration of a Hearing Examiner Decision	\$750 <u>775.00</u>
Boundary Line Adjustment	
Boundary Line Adjustment / Lot Line Elimination	\$900 <u>925.00</u>
Comprehensive Plan Amendment	
Comprehensive Plan Amendment—Site-Specific Policy, Map Amendment or Rezone	\$6,150.00 <u>6,325.00</u>
Comprehensive Plan Amendment—Code Amendment	\$1,300 <u>350.00</u>
Development Agreement	
Development Agreement	\$5,850 <u>6,015.00</u>
Forest Practice Permits	
Forest Practice Conversion	\$2,700.00
Forest Practices Conversion Option Harvest Plan	\$1,400.00
Forest Practice Moratorium Waiver—Administrative (Residential Use)	\$2,400.00
Hazard Tree Removal	\$150.00
Preliminary Land Division	
Short Land Division 1-4 lots	\$6,500.00 <u>6,700.00</u>
Long Land Division 5 or more lots	\$10,500.00 <u>10,800.00</u>
Binding Site Plans	
Binding Site Plan 1-8 lots	\$8,100.00 <u>8,325.00</u>
Binding Site Plan 9 or more lots	\$10,800.00 <u>11,100.00</u>
Final Land Division or Binding Site Plan	
Final Land Division	\$1,500 <u>550.00</u> plus \$150 <u>155.00</u> per lot
Final Binding Site Plan	\$1,500 <u>550.00</u> plus \$150 <u>155.00</u> per lot
Alteration or Vacation of Final Land Division or Binding Site Plan	
Alteration of Final Short Land Division 1-4 lots	\$1,500.00 <u>1,550.00</u> plus \$150 <u>155.00</u> per lot
Alteration of Final Binding Site Plan 1-8 lots	\$1,500.00 <u>1,550.00</u> plus \$150 <u>155.00</u> per lot
Alteration of Final Long Land Division 5 or more lots	\$1,800.00 <u>1,850.00</u> plus \$150 <u>155.00</u> per lot
Alteration of Final Binding Site Plan 9 or more lots	\$1,800.00 <u>1,850.00</u> plus \$150 <u>155.00</u> per lot
Vacation of Final Land Division or Binding Site Plan	\$1,500.00 <u>1,550.00</u> plus \$150 <u>155.00</u> per lot
Shoreline Development Permits	
Shoreline Substantial Development Permit	\$5,950.00 <u>6,125.00</u>
Shoreline Variance/Conditional Use Permit/Map Amendment	\$5,950.00 <u>6,125.00</u>
Shoreline Letter of Exemption	\$600 <u>625.00</u>
Variance Request	
Administrative	\$3,600.00 <u>3,700.00</u>
Critical Area Buffer Reduction 25%—50% <u>Reasonable Use Exception</u>	
Zoning Requirements	
Hearing Examiner	\$5,650.00 <u>5,815.00</u>
Critical Area Buffer Reduction > 50% <u>Variance</u>	
Hearing Examiner (not specified)	
Board of County Commissioners	\$5,350.00 <u>5,500.00</u>
Agricultural Land Preservation	
Board of County Commissioners (not specified)	
Miscellaneous Actions/Items	
Administrative Decision	\$1,000.00 <u>1,050.00</u>
Administrative Interpretation	\$1,000.00 <u>1,050.00</u>
Environmental Impact Statement (EIS)	Consultant Cost plus Staff Hourly Rate

Hazard Tree Removal	\$150.00 <u>\$155.00</u>
Joint Aquatic Resource Permit Application (JARPA) Review	\$0
Lot Certification—Reasonable Use Exception	\$1,350.00 <u>\$625.00</u>
Lot Certification—Standard	\$600.00 <u>\$625.00</u>
Pre-Application Meeting	\$600.00 <u>\$625.00</u>
Pre-Development Meeting	\$0
SEPA – not associated with a land use action	\$700.00 <u>\$725.00</u>

Administrative Fees for Non-Trust Lands within the Swinomish Reservation

When a fee-simple parcel is located within the reservation, the applicant has a choice to have either Skagit ~~County~~ County, or the Swinomish Indian Tribal Community perform the lead role with application review and inspections. The agency not selected for the lead role will perform an administrative review. The administrative review fees can be deducted from the fees for the lead reviewer when a receipt is submitted to the lead agency.

Residential Building Permit

50-500 sq. ft.	\$100
501-1,000 sq. ft.	\$200
1,001-2,499 sq. ft.	\$400
2,500-4,999 sq. ft.	\$800
5,000 sq. ft. and over	\$2,500

Commercial/Industrial Building Permit

50-500 sq. ft.	\$300
501-1,000 sq. ft.	\$500
1,001-2,499 sq. ft.	\$700
2,500-4,999 sq. ft.	\$2,500
5,000 sq. ft. and over	\$2,500 plus \$100 for every 1,000 sq. ft. or fraction thereof over 5,000 sq ft

Other Actions

Major Development (long plats, binding site plans, etc.) over \$150,000 in value	\$350 plus \$10/lot
Non-residential development under \$150,000	\$75
Short plat	\$200 plus \$10/lot
Grading Permit	One-fourth of normal permit fee
On-site sewage (septic) permit	\$50