

2021 DEVELOPMENT FEE SCHEDULE

Building, Mechanical, Plumbing, Grading Permit Plan Review and Inspection Fees

Maple Valley Municipal Code		MVMC 15.05.150 Fee schedules MVMC 16.10.080 Deposits and service fees MVMC 16.10.090 Land use, zoning and environmental review
Technology Fee	4%	A four percent (4%) technology fee shall apply to all permit fees.
Administrative service fee	\$ 75.00	
Initial plan review fee (covers first review and 1 re-check)		65% of each building, mechanical, plumbing, or grading permit fee.
Plan review, hourly rate	\$ 150.00	If review is needed in order to establish code compliance beyond the second review and subsequent response, there shall be additional plan review fees assessed at rate of \$150 per hour or the cost of the plan review whichever is less.
Consultant fees		Cost of service.
Legal review fees		Cost of service.
Inspection fee	\$ 150.00	For building, mechanical, plumbing permits, cost is covered by the permit
Re-Inspection fee when not ready and/or repeated inspections are required	\$ 150.00	hourly rate, billed by hours spent (1 hour minimum)
Inspections outside normal work hours	\$ 225.00	hourly rate, billed by hours spent (2 hour minimum)
Investigative Inspections		Caused by work started without permits shall be equal to an additional permit fee or hourly rate of \$150.00, whichever is more.
Special inspections		
Fire, wind, flood damage, earthquake and other disasters	\$ 150.00	hourly rate, billed by hours spent
Mobile home permit inspection	\$ 150.00	hourly rate, billed by hours spent
Temporary mobile home	\$ 150.00	hourly rate, billed by hours spent
Demolition Permit		
For non-habitable structures less than 1,000 SF	\$ 150.00	
For habitable structures	\$ 600.00	minimum for 4 hours review, plus hourly rate for any additional hourly review
Sign fees		
Temporary Signs - Banners	\$ 25.00	
Building Mounted Signs	\$ 125.00	
Free Standing Signs	\$ 225.00	

Building Permit Fees		
Maple Valley Municipal Code		MVMC 15.05.150 Fee schedules MVMC 16.10.090 Land use, zoning and environmental review.
Technology Fee	4%	A four percent (4%) technology fee shall apply to all permits.
WSBCC surcharge-residential building permits	\$ 6.50	\$6.50 per building permit, plus \$2.00 per each additional dwelling unit.
WSBCC surcharge-commercial building permits	\$25 (minimum)	Per building permit issued plus an additional surcharge of \$2.00 for each residential unit after the first unit.
Energy Code	\$ 100.00	Applies to new/additions on building permit for residential and commercial. Energy code review fee of \$100.00 for review of all buildings and structures regulated by the Washington State Energy Code.
Mobile home location		Based on building permit valuation
House Moving		Based on building permit valuation
Re-roof Permit		Based on building permit valuation
Retaining Wall/Rockery Permit		Based on building permit valuation
Registered Plan		Registered Plan Program: (A) A \$150.00 setup fee in addition to the plan review fee to establish a registered plan. (B) To use an established registered plan, the building permit fee will be as established and the plan review fee shall be \$150.00 plus an additional \$75.00 counter/processing fee. (C) Modification or revision of an established registered plan shall be assessed at \$150.00 per hour of review time or an amount equal to the plan review fee, whichever is less, plus a \$75.00 counter/processing fee.
Building Permit Unit Fee Schedule		Administrative service, plan review, and inspections are separate fees.
Building valuation		The determination of value or valuation shall be based on the current, nationally published ICC Building Safety Journal, Building Valuation Data table with no regional modifier, on file with the City Building Official. Building valuation may be amended or modified as needed by the Building Official.
\$1.00 to \$500.00	\$ 30.00	

\$501 to \$2,000	\$30 (minimum)	\$30 for the first \$500 plus \$3.20 for each additional \$100, or fraction thereof, to and including \$2,000
\$2,001 to \$25,000	\$85 (minimum)	\$85 for the first \$2,000 plus \$16.00 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$455 (minimum)	\$455 for the first \$25,000 plus \$12.00 for each additional \$1,000, or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$755 (minimum)	\$755 for the first \$50,000 plus \$8.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 to 500,000	\$1200 (minimum)	\$1200 for the first \$100,000 plus \$7 for each additional \$1,000, or fraction thereof, to and including \$500,000
\$500,001 to \$1,000,000	\$3900 (minimum)	\$3900 for the first \$500,000 plus \$5.50 for each additional \$1,000, or fraction thereof, to and including \$1,000,000
\$ 1,000,001 and up	\$6800 (minimum)	\$6800 for the first \$1,000,000 plus \$4.20 for each additional \$1,000, or fraction thereof

Note. Using the building permit fee schedule above – all amounts or fractions thereof shall be rounded up to the whole dol

Mechanical Permit Fees		
Maple Valley Municipal Code		MVMC 15.05.150 Fee schedules MVMC 16.10.090 Land use, zoning and environmental review.
Technology Fee	4%	A four percent (4%) technology fee shall apply to all permit fees.
Permit Base Fee for permits not associated with a building permit or not requiring plan review	\$ 100.00	Covers permit, administrative service, and inspections.
Permit Base Fee for permits associated with a building permit or requiring plan review	\$ 100.00	Covers permit, administrative service, plan review, and inspections. Additional fee of 65% of the permit fee is required.

a. Furnaces.		
i. For the installation/relocation of each forced-air or gravity-type furnace or burner, including ducts and appliance vent up to and including 100,000 Btu/h (29.3 kW)	\$30.00	
ii. For the installation/relocation of each forced-air or gravity-type furnace or burner, including ducts and appliance vent over 100,000 Btu/h (29.3 kW)	\$30.00	
iii. For the installation/relocation of each floor furnace, including vent	\$30.00	
iv. For the installation/relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$30.00	
3. Appliance Vents.		
a. For the installation, relocation/replacement of each appliance vent installed (i.e., Type B, BW, L gas vent, etc.)	\$10.00	
4. Repairs or Additions.		
a. For the repair, alteration or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls	\$15.00	
5. Boilers, Compressors and Absorption Systems/Air Conditioning Systems.		
a. For the installation/relocation of each boiler or compressor up to and including three horsepower (10.6 kW), or each absorption system up to and including 100,000 Btu/h (29.3 kW)	\$20.00	
b. For the installation/relocation of each boiler or compressor over three horsepower (10.6 kW) up to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) up to and including 500,000 Btu/h (146.6 kW)	\$30.00	
c. For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) up to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW)	\$40.00	
d. For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) up to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW)	\$60.00	

e. For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW)	\$95.00	
6. Air Handlers.		
a. For each air-handling unit up to and including 10,000 cfm (4,719 L/s), including ducts (i.e., diffusers, blowers, etc.) and for each air-handling unit over 10,000 cfm (4,719 L/s) including ducts	\$30.00	
7. Evaporative Coolers.		
a. For each evaporative cooler other than portable type	\$30.00	
8. Ventilation and Exhaust.		
a. For each ventilation fan connected to single duct (i.e., bath, laundry, kitchen exhaust, etc.)	\$10.00	
b. For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$10.00	
c. For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$30.00	
d. For the installation of each class one hood and duct	\$50.00	
9. Incinerators.		
a. For the installation or relocation of each domestic-type incinerator	\$20.00	
b. For the installation or relocation of each commercial- or industrial-type incinerator	\$50.00	
10. Miscellaneous.		
a. For each appliance or piece of equipment regulated by the IMC for which no other fee is listed (i.e., fire dampers, etc.)	\$20.00	
b. For each gas-piping system of one to five outlets	\$20.00	
11. For each additional gas piping system outlet, per outlet	\$2.00	
Plumbing Permit Fees		
Maple Valley Municipal Code		MVMC 15.05.150 Fee schedules MVMC 16.10.090 Land use, zoning and environmental review.
Technology Fee	4%	A four percent (4%) technology fee shall apply to all permit fees.
Permit Base Fee for permits not associated with a building permit or not requiring plan review	\$ 100.00	Covers permit, administrative service, and inspections.
Permit Base Fee for permits associated with a building permit or requiring plan review	\$ 100.00	Covers permit, administrative service, plan review, and inspections. Additional fee of 65% of the permit fee is required.

a. For each plumbing fixture on one trap or a set of fixtures on one trap (including water, drainage piping and backflow protection)	\$10.00	
b. Rainwater systems – per drain (inside building)	\$30.00	
c. For water heater, vent and expansion tank or combination	\$10.00	
d. For each industrial waste pretreatment interceptor including its trap and vent, except kitchen-type grease interceptors functioning as fixture traps	\$30.00	
e. For each installation, alteration or repair of water piping and/or water treating equipment	\$30.00	
f. For each repair or alteration of drainage or vent piping, each fixture	\$10.00	
g. For each lawn sprinkler system on any one meter including backflow protection devices thereof	\$30.00	
h. For atmospheric-type vacuum breakers not included in subsection (B)(2)(i) of this section:		
One to five	\$10.00	
Over five, each	\$2.00	
i. For each backflow protective device other than atmospheric-type vacuum breakers:		
Two-inch (51 mm) diameter and smaller	\$30.00	
Over two-inch (51 mm) diameter	\$40.00	
j. For initial installation of a reclaimed water system	\$60.00	
k. For each medical gas piping system serving one to five inlet(s)/outlet(s) for a specific gas	\$90.00	
l. For each additional medical gas inlet(s)/outlet(s)	\$10.00	
m. For each grease trap less than 55 gallons per minute	\$30.00	
n. For each grease trap greater than 55 gallons per minute	\$80.00	
o. For each grease interceptor	\$120.00	
Grading Permit Fees		
Maple Valley Municipal Code		MVMC 15.05.150 Fee schedules MVMC 16.10.090 Land use, zoning and environmental review.
Grading includes grubbing, clearing, grading, and site development		
Fees by hourly plan review and inspection.	\$150.00	billed by time spent
Technology Fee	4%	A four percent (4%) technology fee shall apply to all permit fees.

Fire Code Fees

Fire Code Fees		
Maple Valley Municipal Code		MVMC 16.10.050 Fire Marshal building plan review and building inspection fees.
Fire Permit Fee	\$ 75.00	Non-refundable
Fire Plan Review and Inspections		hourly rate in the ILA between City and Puget Sound Fire and Rescue
Planning		
Maple Valley Municipal Code		MVMC 16.10.080 Deposits and service fees MVMC 16.10.090 Land use, zoning and environmental review
The listed deposit amount are initial only. If the initial deposits have been expended before the project is completed, an additional deposit will be required in the amount estimated by the Community Development Department rounded to the nearest 5 hour increment.		
Planning Review/Inspection Hourly Rate	\$ 150.00	
Permit Processes are listed in MVMC 18.100.040 Project permit application framework.		
Counter Service Fee		
Process 1	\$ 75.00	
Process 2	\$ 75.00	
Process 3	\$ 100.00	
Process 4	\$ 200.00	
Process 5	\$ -	No charge
Deposits		
Process 1	\$ 600.00	For review of permits other than building, plumbing or mechanical permits.
Process 2	\$ 900.00	Based on 6 hours of review
Process 3	\$ 2,250.00	Based on 15 hours of review
Process 4	\$ 3,750.00	Based on 25 hours of review
Process 5	\$ -	No charge
SEPA Appeal	\$ 500.00	
Process Permit Appeal	\$ 500.00	
Pre-applications		\$100 times the number of City or City contract employees requested to be in attendance. \$150 hourly rate after 1 hour initial meeting.
Review of Building Plan Review Application, hourly rate	\$ 150.00	Billed hourly by review time spent
Design Review, hourly rate	\$ 150.00	Billed hourly by review time spent
Conditional use permits compliance review, hourly rate	\$ 150.00	Billed hourly by review time spent
Consultant services		Actual cost of service.
Legal review fee		Actual cost of service.
Environmental Consultants Services		
Arborist Report		Actual cost of service.

Critical Areas Report (Wetland, Steam, Shoreline)		Actual cost of service.
Geotechnical Report (Landslide, Steep Slope, Erosion)		Actual cost of service.
Inspection monitoring		Actual cost of service.
Environmental checklist review, hourly rate	\$ 150.00	Billed hourly by review time spent
Environmental impact statement preparation	\$ -	Actual cost of service.
Zoning variance review, hourly rate	\$ 150.00	Billed hourly by review time spent
Public agency/utility exceptions review, hourly rate	\$ 150.00	Billed hourly by review time spent
Legal notice-publication & mailing deposit		
Deposit for Type 2,3 & 4 application (two rounds of noticing, additional rounds of notices to be charged separately, such as appeal or SEPA)	\$ 150.00	Billed hourly by time spent
Type 1 decisions subject to SEPA and Type 2 (NOA, NOD)	\$ 150.00	Billed hourly by time spent
Type 3 and Type 4 (NOA and NOPH)	\$ 150.00	Billed hourly by time spent
Additional rounds of noticing		Actual cost
Inspection fee, hourly rate	\$ 150.00	Billed hourly by time spent
Boundary line adjustment review, hourly rate	\$ 150.00	Billed hourly by time spent
Post development monitoring/inspections,	\$ 150.00	Billed hourly by time spent
Shoreline substantial development review, hourly rate	\$ 150.00	Billed hourly by time spent
Shoreline conditional use review, hourly rate	\$ 150.00	Billed hourly by time spent
Shoreline variance review, hourly rate	\$ 150.00	Billed hourly by time spent
Binding site review, hourly rate	\$ 150.00	Billed hourly by time spent
Commercial site development review, hourly rate	\$ 150.00	Billed hourly by time spent
Variance review, hourly rate	\$ 150.00	Billed hourly by time spent
Conditional use permits compliance, hourly rate	\$ 150.00	Billed hourly by time spent
Affidavit of minor correction review, hourly rate	\$ 150.00	Billed hourly by time spent
Plat alteration or revision review, hourly rate	\$ 150.00	Billed hourly by time spent
Minor plat alteration, hourly rate	\$ 150.00	Billed hourly by time spent
Wireless communication facility review, hourly rate	\$ 150.00	Billed hourly by time spent
Bond review, hourly rate	\$ 150.00	Billed hourly by time spent
Bond monitoring/inspection, hourly rate	\$ 150.00	Billed hourly by time spent
Review, not otherwise listed (1/2 hour minimum)	\$ 150.00	Billed hourly by time spent

Public Works		
Maple Valley Municipal Code		MVMC 12.15.780 Fees MVMC 16.10.060 Public works inspection fee MVMC 16.10.070 Development and concurrency review hourly fees
Technology Fee	4%	A four percent (4%) technology fee shall apply to all permit fees.
Administrative service fee	\$ 75.00	
Right-of-way construction permit for trenching in streets or rights-of-way	\$ 275.00	
Right-of-way construction permit for surface improvements	\$ 275.00	
Right-of-way construction permits for franchise utilities	\$ 375.00	
Right of way for street use	\$ 275.00	For house moving, provide \$250,000.00 insurance liability or greater as the City Engineer deems necessary.
Right-of-way special use permits (block parties, parades, City sponsored events)	\$ -	no charge
Hourly inspection	\$ 150.00	
Appeal of Director's decision	\$ 250.00	
ROW Permit Review, hourly rate	\$ 150.00	billed by hourly rate spent on review
Development Review, hourly rate	\$ 150.00	billed by hourly rate spent on review
Consultant Services		Actual cost of service.
Legal review fee		Actual cost of service.
Concurrency review fee	\$95.00 per net new p.m. peak hour trip	Revenues in excess of costs shall be dedicated to the City of Maple Valley Transportation Improvement Program.
Independent fee calculation review	\$ 150.00	billed by hourly rate spent on review and actual consultant cost of service.
Street vacation review fee	\$ 150.00	billed by hourly rate spent on review and actual consultant cost of service.
Right of way inspection fee	\$ 150.00	Per hour
Stormwater Rates		
Maple Valley Municipal Code		MVMC 13.30 Surface Water Management Program
Equivalent Service Unit (ESU) Rate	\$ 171.03	17% increases in 2020 through 2022 and a 3% increase in 2023 through 2025.
<i>One ESU is equal to 3,100 square feet of impervious surface.</i>		
Single Family Residential	\$ 171.03	annual rate
Non-Single Family Residential	\$ 171.03	per equivalent service unit (3,100 SF impervious surface)

Impact Fees

Maple Valley Municipal Code		MVMC 16.60.200 Necessity of compliance. MVMC 16.10.090 Land use, zoning and environmental review.
Transportation Impact Fee per PM Peak Hour Trip	\$ 4,729	Resolution R-21-1512 MVMC 16.60.200 Necessity of compliance Per MVMC 16.10.090: Accessory Dwelling Units shall be charged 50% of the Traffic Impact Fee amount.
Fire Impact Fee		Fees vary per Ordinance O-16-600
Parks Impact Fee Rate	\$ 2,754	Per MVMC 16.10.090: Accessory Dwelling Units shall be charged 50% of the Park Impact Fee amount.
School impact fees		Adopted by ordinance. See current ordinance for fees.
Tahoma School District	\$ 7,077	SF residence
Tahoma School District	\$ 1,393	MF per unit

Code Enforcement Penalties

Maple Valley Municipal Code		MVMC 4.70.010 Assessment schedule MVMC 18.40.130 Landscaping and tree retention
Citations		
i. With no previous similar code violations	\$ 100.00	
ii. With one or more previous similar code violations	\$ 500.00	
iii. With two or more previous violations	Double the rate of the previous penalty	
Notice and orders and stop work orders:		
i. Stop work order basic penalty	\$ 500.00	
ii. Voluntary compliance agreement and notice and order basic penalty	\$ 500.00	
Additional initial penalties may be added in the following amounts for violations where there is:		
i. Public health risk	\$ 15.00	
ii. Environmental damage risk	\$ 15.00	
iii. Damage to property risk	\$ 15.00	
iv. One previous similar code violation	\$ 25.00	
v. Two previous similar code violations	\$ 50.00	
vi. Three or more previous similar code violations	\$ 75.00	
vii. Economic benefit to person responsible for violation	\$ 25.00	

Cleanup restitution payment	as specified in MVMC 4.20.110.	
Reinspection following the issuance of a notice and order, if the violation has not been abated in accordance with the notice and order:		
i. First reinspection, which shall occur no sooner than the day following the date compliance is required by the notice and order	\$ 150.00	
ii. Second reinspection, which shall occur no sooner than 14 days following the first reinspection	\$ 300.00	
iii. Third reinspection, which shall occur no sooner than 14 days following the second reinspection	\$ 450.00	
iv. Reinspection after the third reinspection, which shall only be conducted immediately preceding an administrative or court ordered abatement or at the direction of the City Attorney for the purpose of presenting evidence in the course of litigation or administrative hearing against the person responsible for code compliance	\$ 450.00	
Sign Violations		Refer to MVMC 4.70 Fines and Penalties
Penalty for the removal of any tree in violation of MVMC Chapter 18.40.130		
Criminal	\$ 1,000.00	
Civil		
1. One thousand dollars per tree, equal to or less than three inches in diameter.	\$ 1,000.00	
2. Per tree, for trees greater than three inches in diameter.	\$1,500 per inch in addition to \$1,000 calculated for the first three inches	
3. Per tree, fines for trees removed in critical areas, public parks and street trees	three times the civil fines listed in 1 or 2	
NOTE: The City Manager or his/her designee has the authority to correct errors in fee calculations and update fees mandated by State or Federal law changes.		