EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

SECTION 1 — LAND DIVISION FEES (SBMC 15.62)	
Preliminary Short Subdivision (4 or fewer lots)	
Fee Type	**Amount**
Base Fee	$500
Per Lot Fee	$100 per lot
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review (if required)	$300
Preliminary Subdivision (5 or more lots)	
Fee Type	**Amount**
Base Fee	$1,500
Per Lot Fee	$150 per lot
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review	$500
Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
Final Short Subdivision	
Fee Type	**Amount**
Flat Fee	$450
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Recording Fees	Actual Auditor cost
Final Subdivision	
Fee Type	**Amount**
Flat Fee	$750
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Survey/Monumentation Review	Actual cost
Recording Fees	Actual Auditor cost
Boundary Line Adjustment	
Fee Type	**Amount**
Base Fee	$375
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review	$500

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
Cluster Subdivision	
Fee Type	**Amount**
Fee	Same as underlying subdivision
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Subdivision Vacation	
Flat Fee	$1,000
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
Legal Review	Actual cost
Street Vacation (SBMC 12.10 / RCW 35.79)	
Fee Type	**Amount**
Base Fee	$500
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Compensation for Right of Way	As required by RCW 35.79
SECTION 2 — ZONING & LAND USE FEES (SBMC DIVISION III)	
Conditional Use Permit (CUP)	
Fee Type	**Amount**
Base Fee	$750
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
SEPA Review	$500
Variance	
Fee Type	**Amount**
Administrative Variance	$250
Full Variance	$600
Planning Consultant Review	Actual cost

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
Zoning Map Amendment (Rezone)	
Fee Type	**Amount**
Base Fee	$1,000
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review	$500
Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
Zoning Text Amendment	
Fee Type	**Amount**
Base Fee	$1,000
Planning Consultant Review	Actual cost
Legal Review	Actual cost
Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
Site Plan Review	
Fee Type	**Amount**
Base Fee	$500
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review	$300
Administrative Site Plan Review	
Fee Type	**Amount**
Flat Fee	$150
Planning Consultant Review	Actual cost
Home Occupation Permit	
Fee Type	**Amount**
Flat Fee	$100
Planning Consultant Review	Actual cost
Temporary Use Permit	
Fee Type	**Amount**
Flat Fee	$150
Planning Consultant Review	Actual cost
Nonconforming Use Determination	
Fee Type	**Amount**

Determination	$150
Expansion Review	$300
Planning Consultant Review	Actual cost
Design Review	
Fee Type	**Amount**
Minor	$150
Major	$500
Planning Consultant Review	Actual cost
Sign Permit (Zoning Review Only)	
Fee Type	**Amount**
Flat Fee	$50 per sign
Planning Consultant Review	Actual cost
Wireless Facility Review	
Fee Type	**Amount**
Minor (collocation)	$500
Major (new tower)	$1,500
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review	$500
SECTION 3 — ENVIRONMENTAL FEES (TITLE 14)	
SEPA Checklist Review	
Fee Type	**Amount**
Flat Fee	$300
Planning Consultant Review	Actual cost
SEPA EIS	
Fee Type	**Amount**
Scoping	Actual cost
EIS Preparation	Actual cost
City Review	Actual cost
Critical Areas Review	
Base Fee	$250
Planning Consultant Review	Actual cost
Third Party Peer Review	Actual cost
Development Permit	
Fee Type	**Amount**
Flat Fee (required prior to any land alteration activity)	$260

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Floodplain Development Permit	
Fee Type	**Amount**
Flat Fee	$260
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
Shoreline Substantial Development Permit	
Fee Type	**Amount**
Base Fee	$1,000
Planning Consultant Review	Actual cost
Engineering Review	Actual cost
SEPA Review	$500
Public Hearing Notice Fee	Actual cost + Admin. Processing Fee ($75)
SECTION 4 — BUILDING PERMIT & PLAN REVIEW FEES	
Building Permit Fees (Based on Project Valuation) – Current International Code Council (ICC) Building Valuation Data (BVD) Standards	
Valuation Range	**Fee**
$0–$500	$25
$501–$2,000	$25 + $3.50 per $100 over $500
$2,001–$25,000	$77.50 + $3.00 per $1,000 over $2,000
$25,001–$50,000	$146.50 + $11.00 per $1,000 over $25,000
$50,001–$100,000	$421.50 + $8.00 per $1,000 over $50,000
$100,001–$500,000	$821.50 + $6.00 per $1,000 over $100,000
$500,001–$1,000,000	$3,221.50 + $5.00 per $1,000 over $500,000
Over $1,000,000	$5,721.50 + $4.00 per $1,000 over $1,000,000
Building Permit Valuations (All Valuations per square foot unless otherwise noted) – Commercial Based on Architecst's or Contractor's Bid Information	
Single Family Dwelling	$172
Residential Addition	$172

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Residential Interior Remodel (Non-Structural)	$86
Residential Remodel (Structural)	$172
Basement (Unfinished)	$31.50
Garage	$68
Carport/Shed	$30
Porch/Deck (Covered)	$20
Deck Uncovered	$15
Pole Building	$32
Foundation Under Existing House (Per Lineal Foot)	$85
Greenhouse Connected to Residence or on Foundation	$40
Mobile Homes/Manufactured Houses	
Singlewide	$610
Doublewide	$690
Triplewide	$750
Title Elimination	$120
Modular Stick-Built	50% of Stick-Built Cost
Plan Review Fees	
Standard Plan Review	65% of building permit fee
Additional Review (revisions, resubmittals)	$75 per hour
Fire Code Plan Review	Actual cost (if required)
Miscellaneous Building Fees	
State Building Code Fee	As required by RCW
Demolition Permit	$100
Re-inspection Fee	$75 per visit
Work Without Permit Penalty	2× permit fee
SECTION 5 — MECHANICAL PERMIT FEES	
Mechanical Permit	
Item	**Fee**
Minor Residential (wood stove, heat pump, propane)	$160
Commercial (per ICC Building Valuation Data)	Valuation-Based
SECTION 6 — PLUMBING PERMIT FEES	

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Plumbing Permit	
Item	**Fee**
Commercial (per ICC Building Valuation Data)	Valuation-Based
Minor Residential (plumbing, re-piping, fixtures, sewer and water line replacement)	$160
SECTION 7 — FIRE CODE & FIRE DEPARTMENT FEES	
Fire & Life Safety Permits	
Permit Type	**Fee**
Fire Alarm System Review	$150 + actual cost
Fire Sprinkler System Review	$150 + actual cost
Commercial Hood Suppression Review	$150 + actual cost
Fireworks Stand Permit	$100
Burn Permit	$20
Fire & Life Safety Inspection (annual)	$200 > 2,000 sq ft $125 < 2,000 sq ft
Fire & Life Safety Inspection (limited)	$100
Re-inspection Fee	$75
Commercial Sprinkler (consultant/Fire Marshall)	Actual cost
Operational Permit (hazardous materials, temp. structures/membranes	$160
Construction Permit (fire sprinkler systems, fire alarm systems, emergency lighting)	$160
SECTION 8 — UTILITY CONNECTION & SERVICE FEES	
Water System Fees	
Fee Type	**Amount**
Water Connection Fee Inside City Limits Outside City Limits	$1,646.40 $2,469.60
Larger Services	Actual cost
Water Meter Replacement	Actual cost
Water Shut-off / Turn-on	$25.75
Right-of-entry fee plus direct costs for all labor, materials and equipment rental used in connecting said new service from the city main to the customer's property line and	Actual cost

restoring city right-of-way to its original condition.	
Sewer System Fees	
Fee Type	**Amount**
Sewer Connection Fee	$4,939.20
Grinder Pump System	Actual cost
Sewer Main Tap	Actual cost
Sewer Inspection Fee	$75
New connections of side sewers shall pay all costs associated with the actual connection to the nearest sewer main: pipes, fittings, labor, etc.	Actual cost
Stormwater Fees	
Fee Type	**Amount**
Stormwater Review	$150
Stormwater Facility Inspection	$75
Illicit Discharge Investigation	Actual cost
SECTION 9 — ADMINISTRATIVE FEES (SBMC 15.08 + GENERAL CITY FEES)	
Pre-Application & Administrative Processing	
Fee Type	**Amount**
Application Processing Fee (charged on all applications, licenses, etc.	$75 + State Building Fee (Residential) (Commercial)
Technology Fee (charged on all applications, licenses, renewals, revisions, etc.)	$15
App. Fee and Tech Fee Exemption	Permits Less than $50
Pre-Application Meeting	$150 + actual consultant cost
Public Notice (standard)	$150
Additional Publication	Actual cost
Additional Mailing	Actual cost
Administrative Interpretation	$150 + actual consultant cost
Appeals	$300 + actual consultant cost
Time Extension Request	$150

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Minor Modification	$75 + actual consultant cost
Major Modification	50% of original fee + actual consultant cost
Re-Submittal Fee	$100 after second review
Records Requests	Actual cost
Re-Application Meeting	$150 + actual consultant cost
Public Notice (standard)	Actual cost + Admin. Processing Fee ($75)
General Administrative Fees	
Fee Type	**Amount**
Public Records (per RCW)	Actual cost
Copies	$0.15 per page
Electronic Records	RCW 42.56.120
NSF Check Fee	$35
Notary Service	$15 first document $5 per additional stamp
Research / Staff Time	$75 per hour
Land Use Administrative Fees	
Fee Type	**Amount**
Pre-Application Meeting	$150
Development Agreement Review	Actual cost
Legal Review	Actual cost
City Licensing & Public Safety Fees	
Auction License	
License Type	**Amount**
Auction License	$125 per 24-hour period
Dog Licenses	
License Type	**Amount**
Altered	$15
Unaltered	$25
Potentially Dangerous	$100
Dangerous	$500
Adopted Impounded Animal	$15

EXHIBIT A - CITY OF SOUTH BEND DEVELOPMENT FEE SCHEDULE IN CONJUNCTION WITH THE SOUTH BEND MUNICIPAL CODE.

Concealed Pistol License (CPL)	
CPL Type	**Amount**
Original	$51
Renewal	$32
Late Renewal	$42
Replacement	$10
Fingerprinting	
Applicant Type	**Amount**
Resident	$25
Non-Resident	$35
SECTION 10 — PUBLIC WORKS & RIGHT-OF-WAY FEES	
Right-of-Way Permits	
Permit Type	**Fee**
Right-of-Way Use Permit	$150
Grade and Fill Permit	$150
Street Cut Permit	$150
Utility Installation Permit	$150
Overweight Vehicle Permit	$125 1st 10 loads exempt > 25 Loads = $25 per/load
Inspections	
Inspection Type	**Fee**
Standard Inspection	$75
After-Hours Inspection	$150
Re-inspection Fee	$75
Public Works Services	
Service	**Fee**
Equipment & Labor	Actual cost
Traffic Control	Actual cost
Materials	Actual cost