

**Douglas County Land Use and Right-of-way Work
Permit Cost Recovery Schedule**
Res. TLS 05-07
Amending Res. TLS 99-43
Effective July 1, 2005

Pre-Development Applications	\$0
Rezone, Planned Dev., Site Plan Dev. (>20 acres), Recreation Overlay	\$950 + actual expenses above that.
Time Extensions	One-half current fee
Administrative Revisions	One-half current fee
Appeals: Full Admin. Decision, Code Interpretation, Notice of Violation & Order,	\$500
Master Planned Resort (Leg. Approval)	\$1,000 base fee + actual expenses above that.
Amendments	\$500 base fee + actual expenses above that.
Major subdivision (preliminary plat)	\$570 + \$40/lot
Final Review *	
Land Services	\$100 + \$33/lot (minimum \$265)
Engineering	\$500 + \$10/lot
Short Subdivision	\$360 + \$40/lot
Amend. Short Sub. (add. lots)	\$235+\$40/lot
Final Review *	
Land Services	\$100 + \$33/lot
Engineering	\$25 + \$10/lot
Binding Site Plan	\$425 + \$40/lot
Amend Binding Site Plan (add. lots)	\$180+\$40/lot
Final Review *	
Land Services	\$100 + \$33/lot
Engineering	\$375 + \$10/lot
Major Subd., Short Subd., BSP exten.	One-half current fee
Amend/Alter Plat (administrative)	\$235
Amend/Alter Plat (add. for public hearing)	\$835
Final Review *	
Land Services	\$100 + \$33/lot
Engineering	\$375 + \$20/lot
Variance (Titles 17 & 18)	\$900
Full Administrative Review (Title 14) <i>(Multi-family, commercial, industrial building project review, etc.)</i>	\$125
Full Administrative Review (Title 14) <i>(Land use applications)</i>	\$255
Add for advertising	\$200

Limited Administrative Review (Title 14):	
Projects up to \$10,000 in value	\$42
Projects \$10,000 or more in value	\$69
Add for advertising	\$200
Full & Limited Administrative Review in critical area	Add \$75
Comprehensive sign plan review	\$100
Request for administrative interpretation, determination of nonconforming use and/or structure (DCC 18.82.020)	\$100
Exempt Parcel Transfer (boundary adjust.)	\$150 (\$50 to Assessor; \$25 GIS)
Critical area permits/compliance review	\$250
Shoreline Management Permits:	
Substantial Development, SCUP, Shoreline Variance	\$1075 + actual expenses above that.
Revisions (not requiring a hearing)	\$275
Time Extensions	\$275
Exemptions	\$125; & \$75 critical area review if necessary
Environment Change	\$500 + actual expenses above that.
Master Program Text Amendment	\$500 + actual expenses above that.
Conditional Use Permits:	\$1375 + actual expenses above that.
Nonconforming uses and/or structures:	
DCC 18.82.060, DCC 18.82.070:	\$225
DCC 18.82.080:	\$1375 + actual expenses above that.
Comprehensive Plan Amendments	\$1,000 + actual expenses above that.
SEPA Checklist:	
With published notice	\$200
Without published notice	\$125
Environmental Impact Statements	\$500 + actual expenses above that.
Mitigated DNS, Expanded Checklist	\$250 + actual expenses above that.
Rehearing Fee	\$750
Notice of Application	
Sign	\$20
Sign not returned/damaged	\$50
By mail	Actual cost of postage and copies
Addressing (per request or plat)	\$75
Right-of-way vacation request	\$480
Road Approach Permits	\$25

Construction and Utility Inspection **

Type 1	\$50 Involves overhead line work, installation of replacement utility poles and pedestal 'drops' connecting utility pedestals to individual users that are dug or plowed outside the traveled way and involve no pavement, curb or sidewalk cuts.
Type 2	Fixed fee plus hourly rate method: Involves longitudinal or cross cuts in existing pavements, curbs or sidewalks. Insure proper backfill and pavement restoration as well as proper traffic control. Fixed fee plus hourly rate, \$50 which will include up to 2 hours of inspection time; additional inspection time would be charged at \$12.50 per hour. Time tracking required.
Type 3	Fixed fee plus hourly rate method: Mechanical plowing of utility lines parallel to and outside the traveled way. Inspection to insure road shoulder/ditches restored. Fixed fee plus hourly rate, \$50 plus \$12.50 hour and a per-foot additional charge be used - \$0.08/foot up to 1,000 lineal feet; \$0.07/foot over 1,000 and up to 25,000 lineal feet; and \$0.06/foot over 25,000 lineal feet.
Type 4	\$100 Pushing or boring of utilities that do not require the breaking of the pavement, curb or sidewalk. Little on-site inspection other than to insure the access pits are properly restored. Fixed fee amount \$100.
Manufactured Housing Transport Permit	\$25
Manufactured Housing Title Elimination	\$25
All other engineering reviews/extra work	\$25/hour
Land use research, analysis, inventory, inspections	Actual expenses

Listed fees represent the typical amount expended for review and processing, based on historical averages. It is the only fee charged for most applications, except those that are exceptional in scale and/or complexity. "Base fee" and "actual expenses" include costs for staff, consultants, hearing examiner, advertising, communications, postage and public notice expenses when those costs exceed the base (minimum) fee.

Time is computed in increments not less than one-half hour. Expenses are payable prior to hearing (legislative and quasi-judicial) or final action (administrative). A final billing will include advertising and hearing examiner expenses.

** Final review includes one review and check of corrected plan, traffic analysis, drainage plan, etc. Additional reviews charged at actual expense.*

*** Additional work beyond permit review and site inspection will be charged at actual costs for construction inspection and remediation. Utility work permit fee is not applicable to work performed by Douglas County Public Utility District.*