

Construction Related Fees - Reference Guide

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Standard Building Permit & Plan Review Fees

New Construction, Remodels, Additions, Reroofs, Siding, etc.

The permit fees for New & Existing Construction, Remodels, Additions, etc. are determined by using the total valuation of a project, including labor costs to establish the building permit fee.

Step 1: Determine the Project Value

The building department uses one of two methods to determine the valuation of a project. The first method is by utilizing Table 1-A from the International Code Council which factors the square foot value of a building based on its type of construction as well as its occupancy classification.

The second method is by utilizing the valuation on documents provided by the applicant. If, in the opinion of the Building Official, the valuation is underestimated on the application, the permit will be denied unless the applicant can show detailed estimates to meet the approval of the Building Official. Final building permit valuation is set by the Building Official.

Step 2: Determine the Building Permit Fee

Once the project valuation has been established, a formula is used to determine the cost of the building permit. The below table shows the formula used:

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Project Valuation	Base Fee Amount	Additional Increase
\$1 - \$500	\$23.50	No Increase
\$501 - \$2,000	\$23.50 (for the first \$500 in valuation)	\$3.05 per each additional \$100 in valuation or fraction thereof
\$2,001 - \$25,000	\$69.25 (for the first \$2,000 in valuation)	\$14.00 per each additional \$1,000 in valuation or fraction thereof
\$25,001 - \$50,000	\$391.25 (for the first \$25,000 in valuation)	\$10.10 per each additional \$1,000 in valuation or fraction thereof
\$50,001 - \$100,000	\$643.57 (for the first \$50,000 in valuation)	\$7.00 per each additional \$1,000 in valuation or fraction thereof
\$100,001 - \$500,000	\$993.75 (for the first \$100,000 in valuation)	\$5.60 per each additional \$1,000 in valuation or fraction thereof
\$500,001 - \$1,000,000	\$3,233.75 (for the first \$500,000 in valuation)	\$4.75 per each additional \$1,000 in valuation or fraction thereof
\$1,000,001 and up	\$5,608.75 (for the first \$1,000,000 in valuation)	\$3.65 per each additional \$1,000 or fraction thereof

Example 1: A deck valued at \$1,495 = **\$54.00** (\$23.50 (base fee) + \$30.50 additional (\$3.05 multiplied by 10))

Example 2: A house valued at \$235,000 = **\$1,749.75** (\$993.75 (base fee) + \$756.00 (\$5.60 multiplied by 135))

Step 3: Determine the Plan Review Fee

Determining the plan review fee is perhaps the easier formula when calculating permit costs. The plan review fee is simply 65% of the building permit fee. Note that not all permits will necessarily require a plan review, nor a fee.

Example 1: A building permit fee of \$54.00 = Plan Review Fee of \$35.10 ($54 \times .65 = 35.10$)

Example 2: A building permit fee of \$1,749 = Plan Review Fee of \$1,136.85 ($1749 \times .65 = 1136.85$)

Washington State Fee

Permits Issued under the IRC, IBC, or IEBC

In addition to the building permit and plan review fee, the State of Washington also collects a small amount on most types of building permits issued. The fee amounts are \$6.50 base fee per permit, per dwelling plus \$2.00 for each additional unit included in the permit. (i.e. a 4 unit residential dwelling unit would be assessed a fee of \$12.50 for a permit issued. \$6.50 base fee, plus \$6.00 for the additional 3 units.)

Permits issued under the International Building Code, generally commercial projects are assessed a \$25.00 base fee in lieu of the \$6.50.

Flat Rate & Itemized Permit Fees

Fence, Gas, Plumbing, Mechanical, Encroachment Permits, etc.

Projects not covered under the International Building or Residential Code typically have either a flat rate, or itemized fee or fees associated with the work being performed. Below is a table showing the common permit items and their fees:

Permit Type	Fee(s)
<i>Fence</i>	<i>\$50 flat rate</i>
<i>Encroachment</i>	<i>\$75 flat rate</i>
<i>Factory Assembled Structure Placement</i>	<i>\$500 flat rate</i>
<i>Mechanical</i>	<i>\$50 base fee + \$7.25- \$92.65 per item</i>
<i>Plumbing</i>	<i>\$50 base fee + \$5.00 - \$40.00 per item</i>

Grading Permit Fees

The removal, excavation, and/or relocation of soil requires a permit as well as a plan review to determine the nature of the work to be performed and whether or not any additional measures need to be taken prior to the work being performed.

TABLE A-33-B--GRADING PERMIT FEES

50 cubic yards (38.2 m ³) or less	\$23.50
51 to 100 cubic yards (40 m ³ to 76.5 m ³)	\$37.00
101 to 1,000 cubic yards (77.2 m ³ to 7645.5 m ³) -- \$194.50 for the first 1,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards(764.6 m ³) or fraction thereof.	
1,001 to 10,000 cubic yards (765.3 m ³ to 7645.5 m ³) \$194.50 for the first 10,000 cubic yards (764.6 m ³), plus \$14.50 for each additional 1,000 cubic yards (764.6 m ³) or fraction thereof.	
10,001 to 100,000 cubic yards (7646.3 m ³ to 76 455 m ³) -- \$325.00 for the first 100,000 cubic yards (7545.5 m ³), plus \$66.00 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	
100,001 cubic yards (76 456 m ³) or more -- \$919.00 for the first 100,000 cubic yards (76 455 m ³), plus \$36.50 for each additional 10,000 cubic yards (7645.5 m ³) or fraction thereof.	

Water & Sewer Service Connection Fees

Water Meters, Water & Sewer Service Connections

The City of Prosser has four fees associated with the installation, inspection, and connection of a property to the City Water & Sewer infrastructure. The fees (with the exception of the sewer inspection fee) vary depending on the size of the water meter to be installed:

Service Size	Water Install	Water Connection	Sewer Inspection	Sewer Connection
¾ or 5/8 "	\$454.99	\$591.00	\$252.80	\$1,889.79
1"	\$558.09	\$591.00	\$252.80	\$1,992.89
1.5 "	\$790.28	\$822.00	\$252.80	\$2,687.08
2"	\$1,870.27	\$1,104.00	\$252.80	\$4,331.07
3"	\$1,286.40	\$1,994.00	\$252.80	\$5,527.20
4"	\$1,739.10	\$2,697.00	\$252.80	\$7,385.90
5"	\$3,622.54	\$5,044.00	\$252.80	\$13,963.34

Water & Sewer Monthly Utility Rates (Effective 1/1/2019)

Meter Size	Water Base (includes 400 cf)	Water Consumption	Sewer Base (includes 400 cf)	Sewer Consumption
¼ - 5/8"	\$27.06	\$1.75/100 cf	\$36.90 – Residential \$44.46	\$2.59/100 cf
1"	\$48.68	\$1.75/100 cf	\$88.88	\$2.59/100 cf
1 ½"	\$108.10	\$1.75/100 cf	\$133.33	\$2.59/100 cf
2"	\$192.58	\$1.75/100 cf	\$266.68	\$2.59/100 cf
3"	\$432.39	\$1.75/100 cf	\$399.98	\$2.59/100 cf
4"	\$756.28	\$1.75/100 cf	\$533.32	\$2.59/100 cf
6"	\$1729.63	\$1.75/100 cf	\$888.76	\$2.59/100 cf

This table is meant as an example only. Please reference PMC 13.10 for more information about monthly billing and charges.