



2021 PLANNING, ZONING AND LAND USE FEE SCHEDULE

Permit Services Counter • 3200 Cedar St., 2nd floor • Everett WA 98201 • (425) 257-8731

Hours: TEMPORARILY CLOSED TO THE PUBLIC

Appeals	Administrative Decisions	\$567
	All other Appeals	\$1,699
Amendment to Land use permit or approved site plan		Original permit fee
Billboard		\$2,266 + SEPA
Boundary Line Adjustment		\$1,132
Building/Sign Permits (review of plans)		10% of permit fees
Comprehensive Plan Amendment, text only		Cost recovery
Comprehensive Plan Amendment, map		\$5,663+ rezone fees
Conditional Use Permit	Review I	\$567
	Review II	\$849
	Review III	\$2,831
	Review V	\$2,831
Design Review for any zone or area with design standards		
<u>Size of Project:</u>	Less than 10,000 sf	\$567
	10,000 to 25,000 sf	\$849
	25,000 to 50,000 sf	\$1,699
	50,000 to 100,000 sf	\$3,479
	Greater than 100,000 sf	\$6,797
	Design modification, no notification required	Add 25% to fees above
	Design modification, public notification required	Add 25% + \$339
Floodplain Development Permit		\$1,132
Lot Certification		\$567
Nonconforming Building and Use Certification		\$227
Pre-Application Meeting		\$567
Review Process I action not otherwise listed herein <i>(Except determination of complete/ incomplete application which has no fee)</i>		\$567
Review Process II actions not otherwise listed herein		\$849
Review Process III actions not otherwise listed herein		\$1,699
Rezone	Up to one acre	\$2,266
	Over one acre	\$2,266 + \$283/acre
SEPA exemption certification		\$533
SEPA review (Environmental Checklist)	Less than one acre, 10,000 sf or 10 lots	\$567
	1 to 5 acres, 10,000 – 25,000 sf, 10 - 25 lots	\$849
	5 to 10 acres, 25,000 – 50,000 sf, 26 – 50 lots	\$1,132
	10 to 20 acres, 50,000 – 100,000 sf, 51 – 100 lots	\$1,699
	Over 20 acres, over 100,000 sf, over 100 lots	\$2,266
	Non-project action	\$567
	SEPA Addendum to DNS or MDNS	Same as above
SEPA review (Planned Action)	Less than one acre or 10,000 sf	\$567
	One acre or greater, 10,000 sf or greater	\$1,111
SEPA review – Environmental Impact Statement or Addendum to EIS		Cost Recovery
Shoreline Substantial Development Permit	Less than one acre	\$2,831
	1-5 acres	\$5,659
	Over 5 acres	\$5,659+\$1,132 for every \$1 million project value



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Shoreline Permit Exemption Letter		\$567
Shoreline Permit Revision		\$567
Shoreline Conditional Use Permit / Shoreline Variance		\$1,132 + shoreline permit fee
Signs – Administrative Modification		\$849
Special Studies required for any land use process		\$451
Subdivisions, Short Subdivisions, Binding Site Plans	Preliminary approval	\$5,659 + \$113/lot
	Final plat approval	\$1,132 + \$58/lot
	Variance, alteration or vacation	\$1,132
	Variance, administrative	\$567
Time extension for all land use permits		\$283
Unlisted Use Determination		\$567
Unspecified Land Use Permits, not listed herein		TBD by Director
Variance	Single Family residential zone or use	\$849
	All other variances	\$1,699
Zoning Verification Letter		\$113
Zoning Code text amendment	Letter requesting initiation	\$567
	Fee if Commission or Council agree to consider	\$5,659
Note: Additional public notification required by error or action caused by applicant		
	Mailing	\$170
	Publication	\$170
	Property notice posting	\$170
EVERET FEE-IN-LEIU		
Height Incentive Program (19.22.080.D.9)	Mixed Urban Zone	\$7.66 per square foot
	Light Industrial Zone(s)	\$6.13 per square foot
	Multifamily (UR3 & UR4) Zones	\$5.11 per square foot
Street Trees (19.20.520)	Installation and maintenance of street trees	\$10,731
Open Space Requirements (19.09.050.B.10)	Calculated by the total square feet that will not be provided on site multiplied by:	\$15.33

Effective July 1, 2019, the City of Everett implemented a 2.3% service fee on credit and debit card transactions.

Effective January 1, 2016, and each January 1 thereafter, the fee schedule shall be adjusted by the Planning Director in accordance with the most recent change in the Consumer Price Index (CPI) or other official measurement of inflation used by the City, as follows:

- If the change in the CPI or other official measurement of inflation used by the City indicates an increase of less than one percent since the last adjustment of the fees listed herein, there shall be no increase for that year.
- At such time that the change in the CPI or other official measurement of inflation used by the City for one or more years indicates an increase of one percent or more since the last adjustment of the fees, the fees in Section 1 shall increase by the cumulative percentage increase since the last adjustment of fees.

Concurrent applications requiring fees listed in Section 1 shall be subject to each fee cumulatively. There shall be no reduction in fees where more than one type of fee is charged for a project. For example, a rezone application will also be charged a fee for SEPA review.