



2024 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Community Planning & Economic Development (CPED) Environmental Health (EH) Public Works Development Review (PWDR)

The **BASE FEE** charged at time of application covers the base hours listed. When additional hours by a Department are used, a monthly billing invoice is generated for those hours at the hourly rate listed on the last page. Applications marked with a ¹ require public notice and a public hearing. Refer to page 6 for the Hearing Examiner fee schedule.

Division of Land	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative Time Extension Large Lot, Plat, Short Plat, Shoreline	\$1,340	\$448	2	\$560	2	\$332	2
Alteration Large Lot, Plat, Short Plat - Plus \$2,154 if BOCC requires Public Hearing	\$2,012	\$1,120	5	\$560	2	\$332	2
Boundary Line Adjustment	\$1,663	\$896	4	\$435	1.5	\$332	2
Boundary Line Adjustment Lot Consolidation of Vacant Lots	\$390	\$224	1	\$0	0	\$166	1
Planned Community/Master Planned Development¹	\$13,828	\$10,752	48	\$2,080	8	\$996	6
Planned Residential Development¹	\$11,140	\$8,064	36	\$2,080	8	\$996	6
Planned Unit Development¹	\$11,140	\$8,064	36	\$2,080	8	\$996	6
Preliminary Plat Administrative Amendment	\$2,012	\$1,120	5	\$560	2	\$332	2
Preliminary Plat Review ¹	\$8,228	\$5,152	23	\$2,080	8	\$996	6
Preliminary Plat Large Lot, Short Plat or Minor Binding Site Plan	\$6,266	\$4,032	18	\$1,570	6	\$664	4
Final Plat Large Lot	\$1,497	\$896	4	\$435	1.5	\$166	1
Final Plat Subdivision; Major Binding Site Plan (5 or more lots)	\$3,115	\$2,016	9	\$435	1.5	\$664	4
Final Plat Short Plat; Minor Binding Site Plan (less than 5 lots)	\$2,169	\$1,568	7	\$435	1.5	\$166	1



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Environmental	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR) Minor CAAR <= 5 Acres	\$672	\$672	3				
Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR) Major CAAR > 5 Acres	\$1,344	\$1,344	6				
Critical Area Determination (CAD) , Critical Area Review Permit (CARP) 5 Acres or less	\$672	\$672	3				
Critical Area Determination , Critical Area Review Permit (CARP) Over 5 Acres	\$1,344	\$1,344	6				
Environmental Assessment	\$9,533	\$8,064	36	\$805	3	\$664	4
Environmental Checklist Minor, Freshwater Dock, Bulkhead, Fire District Boundaries, Release of Moratorium ¹ or Waiver of Moratorium ¹	\$672	\$672	3				
Environmental Checklist Administrative	\$3,159	\$2,688	12	\$305	1	\$166	1
Environmental Checklist Hearing Examiner, Comp Plan Amendment	\$5,451	\$4,480	20	\$805	3	\$166	1
Environmental Impact Statement Deposit	\$24,743	\$22,848	102	\$1,065	4	\$830	5
Habitat Conservation Program Review (HCPR Application Fee)	\$224	\$224	1				
Reasonable Use Exception¹	\$4,086	\$3,360	15	\$560	2	\$166	1
Marijuana Operations							
Ordinance No. 14978	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Producer OR Processor in Non-Residential Zone Administrative Site Plan Review (may require Presubmission Conference)	\$3,153	\$2,016	9	\$805	3	\$332	2
Producer AND Processor in Non-Residential Zone Administrative Site Plan Review (may require Presubmission Conference)	\$4,273	\$3,136	14	\$805	3	\$332	2
Retailer Administrative Site Plan Review (may require Presubmission Conference)	\$3,153	\$2,016	9	\$805	3	\$332	2



2024 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Shoreline	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
JARPA (fee applies to each application type) - Conditional Use - Shoreline Substantial Development (SSDP) ¹ - Variance Hearing Examiner ¹	\$2,966	\$2,240	10	\$560	2	\$166	1
JARPA Conditional Use ¹ (when combined with SSDP)	\$2,070	\$1,344	6	\$560	2	\$166	1
JARPA Exemption	\$1,398	\$672	3	\$560	2	\$166	1
Shoreline Administrative Variance	\$2,518	\$1,792	8	\$560	2	\$166	1
Shoreline Plan Amendment	\$3,414	\$2,688	12	\$560	2	\$166	1
Shoreline Administrative Time Extension	\$1,174	\$448	2	\$560	2	\$166	1

Special Use Permit	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative	\$4,721	\$3,584	16	\$805	3	\$332	2
Administrative WCF Co-Location	\$4,928	\$4,928	22				
Home Occupation	\$2,481	\$1,344	6	\$805	3	\$332	2
Mobile Home Park Administrative	\$6,714	\$4,480	20	\$1,570	6	\$664	4
Hearing Examiner Non-Residential ¹	\$10,464	\$8,064	36	\$1,570	6	\$830	5
Hearing Examiner Residential ¹	\$5,393	\$4,256	19	\$805	3	\$332	2
Mobile Home Park by Hearing Examiner ¹	\$11,140	\$8,064	36	\$2,080	8	\$996	6
Wireless Communications Facility (WCF), Mining, Asphalt Plant by Hearing Examiner ¹	\$24,909	\$22,848	102	\$1,065	4	\$996	6
Mine or Asphalt Plant 5-Year Review ¹	\$3,910	\$1,344	6	\$1,570	6	\$996	6



2024 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative Site Plan Review	\$3,153	\$2,016	9	\$805	3	\$332	2
Amendment of Hearing Examiner Action ¹	\$4,777	\$3,808	17	\$305	1	\$664	4
Amendment of Administrative Action	\$1,367	\$896	4	\$305	1	\$166	1
Appeal to Board of County Commissioners of a Hearing Examiner Decision	\$1,174	\$448	2	\$560	2	\$166	1
Appeal of an Administrative Decision ¹	\$1,564	\$672	3	\$560	2	\$332	2
Comprehensive Plan Amendment Text Amendment ²	\$4,974	\$3,584	16	\$560	2	\$830	5
Comprehensive Plan Amendment Docketing Review Fee (Non-Refundable)	\$672	\$672	3				
Comprehensive Plan Amendment Site Specific Land Use ²	\$3,580	\$2,688	12	\$560	2	\$332	2
Design Review	\$1,568	\$1,568	7				
Extension of Administrative Decision	\$672	\$672	3				
Extension of Hearing Examiner Action ¹	\$3,209	\$2,240	10	305	1	\$664	4
Forest Land Conversion Class IV General, Release of Moratorium ¹ , Waiver of Moratorium ¹	\$1,143	\$672	3	\$305	1	\$166	1
Hearing Examiner Reconsideration ¹	\$861	\$224	1	\$305	1	\$332	2
Innocent Purchaser ¹	\$4,480	\$4,480	20				
Legal Lot Determination	\$1,792	\$1,792	8				
Miscellaneous Activity Hulk Haulers, Scrap Metal, Salvage Yard, Business License	\$448	\$448	2				
Open Space	\$1,792	\$1,792	8				



2024 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications - Continued	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Other Administrative Action - Low Hazard Trees (few), Extension of 180-Day After First Extension, Small Temporary Use, RCW Boundary Line Dispute Review, Zoning Verification, Request for Exemption (CAAR for Ag uses), Other	\$224	\$224	1				
Other Administrative Action - Minor Code Interpretation, Hazard Trees (many), Temporary Use (Minor), Administrative Water System Review, Other	\$672	\$672	3				
Other Administrative Action - Major Temporary Use (Major), Other	\$1,344	\$1,344	6				
Presubmission Conference	\$1,340	\$448	2	\$560	2	\$332	2
Residential Site Plan Review	\$919	\$448	2	\$305	1	\$166	1
Site Plan Review by Hearing Examiner¹	\$9,344	\$6,944	31	\$1,570	6	\$830	5
Variance by Hearing Examiner¹	\$4,771	\$3,136	14	\$805	3	\$830	5
Variance by Staff	\$2,518	\$1,792	8	\$560	2	\$166	1

State Mandated Residential Well Fee Required In Response to Senate Bill 6091	CPED	WA State Dept. of Ecology
	\$150	\$350



2024 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Department Hourly Rates	
Community Planning & Economic Development	\$224
Environmental Health	\$260
Development Review	\$166

Pursuant to Board action, the fees contained in this fee schedule are automatically adjusted each year on January 1 by the percentage increase, if any, in the April Consumer Price Index for the previous year. The maximum increase shall be 3.5%. "Consumer Price Index" for the purposes of this section shall mean the Urban Wage Earners and Clerical Workers Index for the Seattle-Tacoma-Bellevue area. Community Planning & Economic Development and Public Works Development Review fees are rounded to the nearest \$1.00. Environmental Health fees are rounded to the nearest \$5.00. An alternative calculation for automatically adjusting the charges may be adopted by further action of the Thurston County Board of Commissioners or Board of Health.

¹ Thurston County Hearing Examiner Fee Schedule

Fees listed below must be paid before hearings are scheduled. Additional billing may occur, as warranted, for Hearing Examiner hours expended beyond a typical case.

Land Use Case Type	Fee For Typical Case
Administrative Appeal	\$600
Plat	\$2,000
Public Notice Fee	\$350
Reasonable Use Exception	\$1,000
Road Vacation	\$400
Special Use Permit	\$1,400
Special Use Permit w/ Residence	\$400
Shoreline Substantial Development/Conditional Use	\$1,000
Variance	\$1,000
All Other	\$400

² Environmental Checklist Application Shall Accompany Project Application