



## 2025 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 <sup>1</sup> 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
<b>Administrative Time Extension</b> Large Lot, Plat, Short Plat, Shoreline	\$1,348	\$464	2	\$540	2	\$344	2
<b>Alteration</b> Large Lot, Plat, Short Plat - Plus \$2,154 if BOCC requires Public Hearing	\$2,044	\$1,160	5	\$540	2	\$344	2
<b>Boundary Line Adjustment</b>	\$1,677	\$928	4	\$405	1.5	\$344	2
<b>Boundary Line Adjustment</b> Lot Consolidation of Vacant Lots	\$404	\$232	1	\$0	0	\$172	1
<b>Planned Community/Master Planned Development<sup>1</sup></b>	\$13,788	\$11,136	48	\$1,620	6	\$1,032	6
<b>Planned Residential Development<sup>1</sup></b>	\$11,004	\$8,352	36	\$1,620	6	\$1,032	6
<b>Planned Unit Development<sup>1</sup></b>	\$11,004	\$8,352	36	\$1,620	6	\$1,032	6
<b>Preliminary Plat</b> Administrative Amendment	\$2,044	\$1,160	5	\$540	2	\$344	2
<b>Preliminary Plat</b> Review <sup>1</sup>	\$7,988	\$5,336	23	\$1,620	6	\$1,032	6
<b>Preliminary Plat</b> Large Lot, Short Plat or Minor Binding Site Plan	\$6,484	\$4,176	18	\$1,620	6	\$688	4
<b>Final Plat</b> Large Lot	\$1,505	\$928	4	\$405	1.5	\$172	1
<b>Final Plat</b> Subdivision; Major Binding Site Plan (5 or more lots)	\$3,181	\$2,088	9	\$405	1.5	\$688	4
<b>Final Plat</b> Short Plat; Minor Binding Site Plan (less than 5 lots)	\$2,201	\$1,624	7	\$405	1.5	\$172	1



## 2025 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Environmental	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR)</b> 5 Acres or Less (Minor)	\$696	\$696	3				
<b>Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR)</b> Over 5 Acres (Major)	\$1,392	\$1,392	6				
<b>Critical Area Determination (CAD) Critical Area Review Permit (CARP)</b> 5 Acres or less (Minor)	\$696	\$696	3				
<b>Critical Area Determination (CAD) Critical Area Review Permit (CARP)</b> Over 5 Acres (Major)	\$1,344	\$1,392	6				
<b>Environmental Assessment</b>	\$9,850	\$8,352	36	\$810	3	\$688	4
<b>Environmental Checklist - Minor</b> Freshwater Dock, Bulkhead, Fire District Boundaries, Release of Moratorium	\$696	\$696	3				
<b>Environmental Checklist - Administrative</b>	\$3,226	\$2,784	12	\$270	1	\$172	1
<b>Environmental Checklist - Type 3 and 4</b> Hearing Examiner, Comp Plan Amendment	\$5,622	\$4,640	20	\$810	3	\$172	1
<b>Environmental Impact Statement Deposit</b>	\$25,604	\$23,664	102	\$1,080	4	\$860	5
<b>Habitat Conservation Program Review (HCPR Application Fee)</b>	\$232	\$232	1				
<b>Reasonable Use Exception<sup>1</sup></b>	\$4,192	\$3,480	15	\$540	2	\$172	1
<b>Marijuana Operations</b>							
<b>Ordinance No. 14978</b>	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Producer OR Processor in Non-Residential Zone</b> Administrative Site Plan Review (may require Presubmission Conference)	\$3,242	\$2,088	9	\$810	3	\$344	2
<b>Producer AND Processor in Non-Residential Zone</b> Administrative Site Plan Review (may require Presubmission Conference)	\$4,402	\$3,248	14	\$810	3	\$344	2
<b>Retailer</b> Administrative Site Plan Review (may require Presubmission Conference)	\$3,242	\$2,088	9	\$810	3	\$344	2



## 2025 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Shoreline	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>JARPA</b> (fee applies to each application type) - Conditional Use (CUP) <sup>1</sup> - Shoreline Substantial Development (SSDP) <sup>1</sup> - Variance Hearing Examiner <sup>1</sup>	<b>\$3,032</b>	\$2,320	10	\$540	2	\$172	1
<b>JARPA</b> Conditional Use <sup>1</sup> (when combined with SSDP)	<b>\$2,104</b>	\$1,392	6	\$540	2	\$172	1
<b>JARPA</b> Exemption	<b>\$1,408</b>	\$696	3	\$540	2	\$172	1
<b>Shoreline Administrative Variance</b>	<b>\$2,568</b>	\$1,856	8	\$540	2	\$172	1
<b>Shoreline</b> Plan Amendment	<b>\$3,496</b>	\$2,784	12	\$540	2	\$172	1
<b>Shoreline</b> Administrative Time Extension	<b>\$1,176</b>	\$464	2	\$540	2	\$172	1

Special Use Permit	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Administrative</b>	<b>\$4,866</b>	\$3,712	16	\$810	3	\$344	2
<b>Administrative</b> WCF Co-Location	<b>\$5,104</b>	\$5,104	22				
<b>Home Occupation</b>	<b>\$2,546</b>	\$1,392	6	\$810	3	\$344	2
<b>Mobile Home Park</b> Administrative	<b>\$6,948</b>	\$4,640	20	\$1,620	6	\$688	4
<b>Hearing Examiner</b> Non-Residential <sup>1</sup>	<b>\$10,832</b>	\$8,352	36	\$1,620	6	\$860	5
<b>Hearing Examiner</b> Residential <sup>1</sup>	<b>\$5,562</b>	\$4,408	19	\$810	3	\$344	2
<b>Mobile Home Park by Hearing Examiner<sup>1</sup></b>	<b>\$11,544</b>	\$8,352	36	\$2,160	8	\$1,032	6
<b>Wireless Communications Facility (WCF), Mining, Asphalt Plant by Hearing Examiner<sup>1</sup></b>	<b>\$25,776</b>	\$23,664	102	\$1080	4	\$1,032	6
<b>Mine or Asphalt Plant 5-Year Review<sup>1</sup></b>	<b>\$4,044</b>	\$1,392	6	\$1,620	6	\$1,032	6



## 2025 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Administrative Site Plan Review</b>	\$3,242	\$2,088	9	\$810	3	\$344	2
<b>Amendment of Hearing Examiner Action<sup>1</sup></b>	\$4,902	\$3,944	17	\$270	1	\$688	4
<b>Amendment of Administrative Action</b>	\$1,370	\$928	4	\$270	1	\$172	1
<b>Appeal to Board of County Commissioners of a Hearing Examiner Decision</b>	\$1,176	\$464	2	\$540	2	\$172	1
<b>Appeal of an Administrative Decision<sup>1</sup></b>	\$1,580	\$696	3	\$540	2	\$344	2
<b>Comprehensive Plan Amendment</b> Text Amendment <sup>2</sup>	\$5,112	\$3,712	16	\$540	2	\$860	5
<b>Comprehensive Plan Amendment</b> Docketing Review Fee (Non-Refundable)	\$696	\$696	3				
<b>Comprehensive Plan Amendment</b> Site Specific Land Use <sup>2</sup>	\$3,668	\$2,784	12	\$540	2	\$344	2
<b>Design Review</b>	\$1,624	\$1,624	7				
<b>Extension of Administrative Decision</b>	\$696	\$696	3				
<b>Extension of Hearing Examiner Action<sup>1</sup></b>	\$3,278	\$2,320	10	\$270	1	\$688	4
<b>Forest Land Conversion</b> Class IV General, Conversion Option Harvest Plan, Release of Moratorium <sup>1</sup>	\$1,138	\$696	3	\$270	1	\$172	1
<b>Hearing Examiner Reconsideration<sup>1</sup></b>	\$846	\$232	1	\$270	1	\$344	2
<b>Innocent Purchaser<sup>1</sup></b>	\$4,640	\$4,640	20				
<b>Legal Lot Determination</b>	\$1,856	\$1,856	8				
<b>Miscellaneous Activity</b> Hulk Haulers, Scrap Metal, Salvage Yard, Business License	\$464	\$464	2				
<b>Open Space</b>	\$1,856	\$1,856	8				



## 2025 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Miscellaneous Land Use Applications - Continued	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
<b>Other Administrative Action - Low</b> 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	\$232	\$232	1				
<b>Other Administrative Action - Minor</b> Code Interpretation, Hazard Trees (many), Temporary Use (Minor), Administrative Water System Review, Other	\$696	\$696	3				
<b>Other Administrative Action - Major</b> Temporary Use (Major), Other	\$1,392	\$1,392	6				
<b>Presubmission Conference</b>	\$1,348	\$464	2	\$540	2	\$344	2
<b>Residential Site Plan Review</b>	\$906	\$464	2	\$270	1	\$172	1
<b>Site Plan Review by Hearing Examiner<sup>1</sup></b>	\$9,672	\$7,192	31	\$1,620	6	\$860	5
<b>Variance by Hearing Examiner<sup>1</sup></b>	\$4,918	\$3,248	14	\$810	3	\$860	5
<b>Variance by Staff</b>	\$2,568	\$1,856	8	\$540	2	\$172	1

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



## 2025 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Department Hourly Rates	
Community Planning & Economic Development	\$232
Environmental Health	\$270
Development Review	\$172

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.

<b><sup>1</sup> Thurston County Hearing Examiner Fee Schedule</b>	
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

**<sup>2</sup> Environmental Checklist Application Shall Accompany Project Application**