



2023 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 Page 6. Applications marked with a ¹ require public notice, a public hearing and Hearing Examiner fee/deposit. Refer to the Hearing Examiner fee schedule on page 6 for the deposit amount required.

Division of Land	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative Time Extension Large Lot, Plat, Short Plat, Shoreline	\$1,292	\$432	2	\$540	2	\$320	2
Alteration Large Lot, Plat, Short Plat - Plus \$2,154 if BOCC requires Public Hearing	\$1,940	\$1,080	5	\$540	2	\$320	2
Boundary Line Adjustment	\$1,604	\$864	4	\$420	1.5	\$320	2
Boundary Line Adjustment Lot Consolidation of Vacant Lots	\$376	\$216	1	\$0	0	\$160	1
Planned Community/Master Planned Development¹	\$13,338	\$10,368	48	\$2,010	8	\$960	6
Planned Residential Development¹	\$10,746	\$7,776	36	\$2,010	8	\$960	6
Planned Unit Development¹	\$10,746	\$7,776	36	\$2,010	8	\$960	6
Preliminary Plat Administrative Amendment	\$1,940	\$1,080	5	\$540	2	\$320	2
Preliminary Plat Plat, Major Binding Site Plan Review ¹	\$7,938	\$4,968	23	\$2,010	8	\$960	6
Preliminary Plat Large Lot, Short Plat or Minor Binding Site Plan	\$6,043	\$3,888	18	\$1,515	6	\$640	4
Final Plat Large Lot	\$1,444	\$864	4	\$420	1.5	\$160	1
Final Plat Subdivision; Major Binding Site Plan (5 or more lots)	\$3,004	\$1,944	9	\$420	1.5	\$640	4
Final Plat Short Plat; Minor Binding Site Plan (less than 5 lots)	\$2,092	\$1,512	7	\$420	1.5	\$160	1



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Environmental	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Critical Area Determination	See Other Administrative Action						
Critical Area Administrative Review	See Other Administrative Action						
Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR) Minor CAAR <= 5 Acres	\$648	\$648	3				
Critical Area Administrative Review for Agricultural Uses, per TCC 17.15 (CAAR) Major CAAR > 5 Acres	\$1,296	\$1,296	6				
Environmental Assessment	\$9,196	\$7,776	36	\$780	3	\$640	4
Environmental Checklist Minor, Freshwater Dock, Bulkhead, Fire District Boundaries, Release of Moratorium ¹ or Waiver of Moratorium ¹	\$648	\$648	3				
Environmental Checklist Administrative	\$3,047	\$2,592	12	\$295	1	\$160	1
Environmental Checklist Hearing Examiner, Comp Plan Amendment	\$5,260	\$4,320	20	\$780	3	\$160	1
Environmental Impact Statement Deposit	\$23,862	\$22,032	102	\$1,030	4	\$800	5
Reasonable Use Exception¹	\$3,940	\$3,240	15	\$540	2	\$160	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)	\$3,019	\$1,944	9	\$755	3	\$320	2
Producer AND Processor in Non-Residential Zone Administrative Site Plan Review (may require Presubmission Conference)	\$4,099	\$3,024	14	\$755	3	\$320	2
Retailer Administrative Site Plan Review (may require Presubmission Conference)	\$3,019	\$1,944	9	\$755	3	\$320	2



2023 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	\$2,860	\$2,160	10	\$540	2	\$160	1
JARPA Conditional Use ¹ (when combined with SSDP)	\$1,996	\$1,296	6	\$540	2	\$160	1
JARPA Exemption	\$1,348	\$648	3	\$540	2	\$160	1
Shoreline Administrative Variance	\$2,428	\$1,728	8	\$540	2	\$160	1
Shoreline Plan Amendment	\$3,292	\$2,592	12	\$540	2	\$160	1
Shoreline Administrative Time Extension	\$1,132	\$432	2	\$540	2	\$160	1

Special Use Permit	BASE FEE	CPED	Base Hours	EH	Base Hours	PWDR	Base Hours
Administrative	\$4,556	\$3,456	16	\$780	3	\$320	2
Administrative WCF Co-Location	\$4,752	\$4,752	22				
Home Occupation	\$2,396	\$1,296	6	\$780	3	\$320	2
Mobile Home Park Administrative	\$6,475	\$4,320	20	\$1,515	6	\$640	4
Hearing Examiner Non-Residential ¹	\$10,091	\$7,776	36	\$1,515	6	\$800	5
Hearing Examiner Residential ¹	\$5,179	\$4,104	19	\$755	3	\$320	2
Mobile Home Park by Hearing Examiner ¹	\$10,746	\$7,776	36	\$2,010	8	\$960	6
Wireless Communications Facility (WCF), Mining, Asphalt Plant by Hearing Examiner ¹	\$24,022	\$22,032	102	\$1,030	4	\$960	6
Mine or Asphalt Plant 5-Year Review ¹	\$3,771	\$1,296	6	\$1,515	6	\$960	6



2023 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	\$3,044	\$1,944	9	\$780	3	\$320	2
Amendment of Hearing Examiner Action ¹	\$4,607	\$3,672	17	\$295	1	\$640	4
Amendment of Administrative Action	\$1,319	\$864	4	\$295	1	\$160	1
Appeal to Board of County Commissioners of a Hearing Examiner Decision	\$1,132	\$432	2	\$540	2	\$160	1
Appeal of an Administrative Decision ¹	\$1,508	\$648	3	\$540	2	\$320	2
Comprehensive Plan Amendment Text Amendment ²	\$4,796	\$3,456	16	\$540	2	\$800	5
Comprehensive Plan Amendment Docketing Review Fee (Non-Refundable)	\$648	\$648	3				
Comprehensive Plan Amendment Site Specific Land Use ²	\$3,452	\$2,592	12	\$540	2	\$320	2
Design Review	\$1,512	\$1,512	7				
Extension of Administrative Decision	\$648	\$648	3				
Extension of Hearing Examiner Action ¹	\$3,085	\$2,160	10	285	1	\$640	4
Forest Land Conversion Class IV General, Release of Moratorium ¹ , Waiver of Moratorium ¹	\$1,103	\$648	3	\$295	1	\$160	1
Hearing Examiner Reconsideration ¹	\$831	\$216	1	\$295	1	\$320	2
Innocent Purchaser ¹	\$4,320	\$4,320	20				
Legal Lot Determination	\$1,728	\$1,728	8				
Miscellaneous Activity (XP) Hulk Haulers, Scrap Metal, Salvage Yard, Business License	\$432	\$432	2				
Open Space	\$1,728	\$1,728	8				



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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, Other	\$216	\$216	1				
Other Administrative Action - Minor CAD <= 5 Acres, CARP <= 5 Acres, Code Interpretation, Hazard Trees (many), Temporary Use (Minor), Administrative Water System Review, Other	\$648	\$648	3				
Other Administrative Action - Major CAD > 5 Acres, CARP > 5 Acres, Temporary Use (Major), Other	\$1,296	\$1,296	6				
Presubmission Conference	\$1,292	\$432	2	\$540	2	\$320	2
Residential Site Plan Review	\$887	\$432	2	\$295	1	\$160	1
Site Plan Review by Hearing Examiner¹	\$9,011	\$6,696	31	\$1,515	6	\$800	5
Variance by Hearing Examiner¹	\$4,604	\$3,024	14	\$780	3	\$800	5
Variance by Staff (Administrative)	\$2,428	\$1,728	8	\$540	2	\$160	1

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



2023 THURSTON COUNTY LAND USE APPLICATION FEE SCHEDULE

Department Hourly Rates	
Community Planning & Economic Development	\$216
Environmental Health	\$250
Development Review	\$160

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