

LAND USE APPLICATION FEE SCHEDULE – Effective November 1, 2007

City of Bellingham Resolution 2007-23. Amended by Resolutions 2007-26, 2009-26 and 2019-11

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Accessory Dwelling Unit or Carriage House	\$531 plus \$53 notice fee		N/A
Billboard Relocation Permit	\$213 plus \$53 notice fee		N/A
Billboard Tracking Annual Fee (not an application fee)	Single face: \$53 Other: \$80		N/A
Annexation	\$531 plus Boundary Review Board Fee plus \$128 notice fee		N/A
Appeals – Park Impact Fee and Transportation Impact Fee	N/A		\$550
Appeal – School Impact Fee	\$531		\$550
Appeals not otherwise listed under other application types	\$531		\$550
Binding Site Plan			
General Binding Site Plan	Base fee: \$3,188 up to 1 acre Plus \$319 per additional acre or fraction of an acre plus \$53 notice fee plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	60 percent of original fee, excluding notice fee	N/A
Specific Binding Site Plan	\$531	\$319	N/A
Variance (subdivision code)	\$531 plus \$53 notice fee		\$700
Appeal (subdivision code)	\$531		\$700
Clearing	\$106		N/A

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Comprehensive Plan Amendment	\$1,594 plus \$213 per acre over 1 to \$12,750 maximum (excluding property owned by the City) plus \$255 notice fee		N/A
Conditional Use			
Category A: Oversize accessory building for residence, short-term rental	\$244 plus \$53 notice fee		\$550
Category B: Signs, minor CUP amendments (other than amendments to Category A)	\$244 plus \$53 notice fee		Residential Single \$550 All others \$1,050
Category C: All others (includes nonconforming use actions decided by Hearing Examiner)	Wireless communication support structure (tower): \$3,188 Others: Base fee: \$1,063 plus \$0.11 per sq. ft. of new gross floor area plus \$53 notice fee	60 percent of original fee, excluding notice fee	Residential Single \$550 All others \$1,050
Category D: Interim Housing	\$53 notice fee		\$550
Adaptive Use for Historic Register Building	\$1,063 plus \$53 notice fee		\$550
Conditional use and concurrent variance	Conditional use fee reduced by \$106; only one notice fee required		(See above)
Critical Areas Permit	\$1063 plus \$53 notice fee if Type II process		N/A
Variance:			
Single family residential	\$319		\$550
Others	\$425		\$550
Appeal	\$531		\$550
Letter of Exemption – Critical Areas	\$106		N/A

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Design Review			
Staff review:			
Signs & awnings	\$106		N/A
Alterations	\$319		N/A
New buildings & additions	Base fee: \$1,063 Plus \$53 notice fee Residential: plus \$0.05 per sq. ft. of new gross floor area Non-residential or mixed use: plus \$0.11 per sq. ft. of new ground floor (footprint) gross floor area and \$0.05 per sq. ft. of new gross floor area on upper floors Fee reduced to 60% if concurrent planned development application		N/A
Applications requiring Design Review Board or Historic Preservation Commission review:	Same as staff review fee except the notice fee is \$181 (Concurrent applications for design review and historic certificate of alteration pay only the higher of the two application fees)		N/A
Design Review Board Pre-Application Review	\$213 (fee is credited to the application fee if application is made within 6 months of pre-application review meeting)		N/A
Appeal	\$531		\$800

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Essential Public Facility (Process Type V-A)			
Master plan	\$3,188 up to 1 acre plus \$319 per additional acre or fraction thereof, plus \$255 notice fee	60 percent of original fee, excluding notice fee	N/A
Site plan review	\$3,188 up to 1 acre plus \$319 per additional acre or fraction thereof, plus \$53 notice fee plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	60 percent of original fee, excluding notice fee	N/A
Site plan amendment (minor)	\$319 plus \$53 notice fee		N/A
Appeal – site plan review	\$531		\$800
Fences and walls, over-height	\$159		N/A
Final Plat	\$744	\$446	N/A
Grading Permit			
Minor grading	\$106 plus (if Type II process) \$53 notice fee		N/A
501 – 5000 cubic yards:	\$531 plus (if Type II process) \$53 notice fee	\$319	N/A
5001 or more cubic yards:	\$1,594 plus (if Type II process) \$53 notice fee	\$956	N/A
Appeal	\$531		\$550

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Historic Registry - Adaptive Use	\$1,063 plus \$53 notice fee		\$550
Historic Registry - Certificate of Alteration or Demolition	\$361 plus \$128 notice fee		N/A
Appeal	\$531		\$350
Historic Registry Nomination	Individual site nominations: \$25 residential; \$50 commercial. Local district nominations: \$308 notice fee plus individual site fee for each contributing property		N/A
Historic Registry Special Valuation Review	\$319		N/A
Home Occupation	\$106 (includes \$5 notice fee)		N/A
Institutional Master Plan - New	\$5,313 + \$213 per acre over 1 to \$12,750 maximum plus \$255 notice fee	60 percent of original fee, excluding notice fee	N/A
Institutional Master Plan - Amendments	\$5,313 + \$213 per acre over 1 to \$8,500 maximum plus \$255 notice fee	60 percent of original fee, excluding notice fee	N/A
Institutional Site Plan	Base fee: \$3,188 up to 1 acre plus \$319 per additional acre or fraction of an acre plus \$53 notice fee plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	60 percent of original fee, excluding notice fee	N/A
Amendment (Minor)	\$319 plus \$53 notice fee		N/A
Variance	\$531 plus \$53 notice fee (added to base application fee)		\$800
Appeal	\$531		\$800

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Interpretations – Director’s Letter of Interpretation	\$350		N/A
Legal Lot Determinations & Lot Size Exceptions	\$106 when requested apart from building permit application; and \$106 for all lot size exceptions		N/A
Lot Line Adjustment	\$213 base + \$80/lot (per-lot check print review fee due prior to filing plat)	\$48 per lot check print review	N/A
Appeal	\$531		\$700
Nonconforming Use Certificate	\$531		N/A
Parking Waiver or Joint Parking Request	\$213		N/A
Planned Development, PUD, Co-Housing or Infill Housing (excluding ADU’s and Carriage Houses)	Base fee: \$3,188 up to 1 acre plus \$319 per additional acre or fraction of an acre plus \$53 notice fee plus additional notice fee if optional Planning Commission meeting (See Meeting Notice Fee)	60 percent of original fee, excluding notice fee	Co-housing only: \$350
Amendment (Minor)	\$531 plus \$53 notice fee		Co-housing only: \$350
Variance	\$531 plus \$53 notice fee (in addition to planned development application or amendment fee)		Planned Development: \$800
Appeal	\$531		Planned Development appeal: \$800
Pre-Application Meeting	\$638		N/A
Rezone	\$1,594 plus \$213 per acre over 1 to \$12,750 maximum (excluding property owned by the City) plus \$308 notice fee		N/A

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SEPA Checklist	\$266 plus \$53 notice fee if with building permit or public facility construction agreement		N/A
EIS review fee only (See BMC 16.20 for preparation costs)	\$5313		N/A
Appeal	\$531		\$550 if heard by Hearing Ex.; \$500 if heard by City Council
Shoreline Permit and/or Shoreline Conditional Use			N/A except for any shoreline conditional use decided by Hearing examiner, use Conditional Use fee
Project valuation of <\$100,000	\$531 plus \$128 notice fee	\$300	(Same as above)
=>\$100,000 but less than \$500,000	\$2,125 plus \$128 notice fee	\$1200	(Same as above)
=>\$500,000	Base fee: \$2,125 plus \$531 for each fraction of \$500,000 over \$500,000 plus \$128 notice fee	60 percent of original fee, excluding notice fee	(Same as above)
Variance-Shoreline	(no additional fee for variance)		N/A
Letter of Exemption for Shoreline	\$106		N/A
Short-Term Rental			
Type I	\$370		N/A
Type II	\$497 plus \$53 notice fee		N/A
Renewal (on or before January 1 of every even-numbered year)	\$250		N/A

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Street Vacation	\$3,188 plus \$319 street fund fee plus \$74 notice fee		\$550 per right-of-way segment
Subdivision:			
Short Plat			
• Type I or Type II Process:			
Preliminary Application	\$531	\$319	N/A
Additional fees if a variance is added to Type I or II	\$531 plus \$53 notice fee		\$700
Final short plat check print review for Type I or II	\$106 per lot	\$60 per lot	N/A
Appeal of Type I or II decision	\$531		\$700
• Type III-A Process:			
Preliminary Application	\$1,063 plus \$53 notice fee	\$600	\$700
Additional fee if variance is added to Type III-A	\$531		\$700
Final short plat check print review for Type III-A	\$106 per lot	\$64 per lot	N/A
• Type III-B Process:			
Preliminary application	\$2,125 plus \$53 per lot plus \$53 notice fee	60 percent of original fee, excluding notice fee	\$700
Additional fee if variance is added to a Type III-B	\$531		\$700
Final short plat check print review for type III-B	No additional fee		N/A
Appeal Type III-B to Council	No additional fee		\$500
Preliminary Plat, Plat Alteration or Plat Vacation (Type III-B process)	Base fee: \$2,125 plus \$159 per lot plus \$53 notice fee	60 percent of original fee, excluding notice fee	\$2,050 plus \$20 per lot
Additional fee if variance is added to a preliminary plat	\$531		\$700
Appeal preliminary plat to Council	No additional fee		\$1,500

APPLICATION TYPE	LAND USE FEE	RESUBMITTAL FEE (Each additional review beyond two)	HEARING EXAMINER FEE
Transportation Concurrency			
Evaluation	\$106		N/A
Traffic study mitigation review	\$213		N/A
Traffic Tool and Travel model update and maintenance (per P.M. peak trip)	\$10 (per P.M. peak trip >10): Not to exceed \$2656		N/A
City commissioned traffic count	\$133		N/A
Appeal of transportation concurrency denial	\$531		\$550
Variance			
Residential Single	\$319 plus \$53 notice fee		\$550
All others	\$425 plus \$53 notice fee		\$1050
Variance with concurrent conditional use application	Conditional use fee reduced by \$106: only one notice fee required		
Wireless Communication Facility (not Planned or Conditional Use)	\$213 plus \$53 notice fee if Type II process		N/A
Zoning Compliance Letters	\$106		N/A
MISCELLANEOUS ACTIONS			
Extra Services (Consultations and services not otherwise listed, as determined by the Planning and Community Development Director.)	\$107 per hour, 1 hour minimum		N/A
Meeting Notice for optional Planning Commission or Historic Preservation Commission meeting	\$128 notice fee		N/A
Multiple concurrent applications	The Planning and Community Development Director may establish a schedule to reduce cumulative fees for multiple, concurrent applications, based on expected reduced costs for combined notices, hearings, reports, etc.		N/A

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Re-notice fee for additional notices of application	\$53 notice fee		N/A
Re-notice for Planning Commission or Historic Preservation Commission hearing/meeting	\$128 notice fee		N/A
Re-hearing with Hearing Examiner	N/A		One-half of the base Hearing Examiner application fee plus \$50

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REFUNDS Any fee erroneously collected will be refunded. The following table will be used to calculate other land use application refunds unless a refund is prohibited by Bellingham Municipal Code.			
No staff review started and no public notices issued	80% refundable 20% nonrefundable		80% refundable and 20% nonrefundable if there were no preliminary motions, hearings or rulings. Up to 50% refundable and 50% nonrefundable if there were preliminary motions, hearings or rulings.
Staff review started or public notices issued	50% refundable 50% nonrefundable		80% refundable and 20% nonrefundable if there were no preliminary motions, hearings or rulings. Up to 50% refundable and 50% nonrefundable if there were preliminary motions, hearings or rulings.
Staff review completed	No refund		No refund