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# Land Disturbing Activity (LDA) Plan Review and/or Inspection Fees

Assistance Bulletin

# # 100

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## **Plan Review and/or Inspection Fees for:**

- **Drainage Plans**
- **Land Disturbing Activity Plans (clearing, grading, and the creation of new, or replaced impervious surfaces)**

The intent of this bulletin is to summarize the applicable fees required for the review and/or inspection of drainage and land disturbing activity (LDA) plans required by Snohomish County Code (SCC) Chapters [30.63A](#) (Drainage) and [30.63B](#) (Land Disturbing Activity). Drainage and LDA fees apply when drainage and/or land disturbing activity review is a required component of a permit application **or** is a condition of a land use approval. These fees are in addition to any other fee required for a permit or approval.

### **Q: Which fee table should I use?**

**A:** Fees shall be based on the fee table in SCC Chapter 30.86 that is in effect at the time of payment.

### **Q: What are the definitions of the terms associated with these fees?**

**A:** The definitions associated with these fees are summarized at the end of this bulletin.

### **Q: What if I have two or more activities that need plan review and inspections?**

**A:** When both grading and drainage work are proposed, you will only pay the fee associated with the proposed activity that meets **the highest fee level** as shown in the left column of Table 30.86.510(2)(A). This table is located at the end of this bulletin.

When clearing is proposed, you will pay the applicable fee level in SCC Table 30.86.510(2) (B). This fee is for review and inspection of clearing activities only. If you are clearing in combination with drainage and/or grading work, then fee levels 1 – 6 in Table 30.86.510(2) (A) also apply (*see footnote (2)* in SCC Table 30.86.510).

The payment structure is outlined in the SCC 30.86.510(4) and (5) *Drainage and Land Disturbing Activity Fees*. These sections of code state how the full fee payment is divided into smaller payments due at different phases of the permit or land use approval process. Attached are five examples that demonstrate how fees are calculated and payments are structured. (*This corresponds to complete applications submitted to the department prior to September 30, 2010, per SCC 30.86.510(4).*)

This bulletin is intended only as an information guide. The information may not be complete and is subject to change. For complete legal information, refer to Snohomish County Code.

**Q: What is the timing of payment for the LDA fees for complete applications (SCC 30.86.510(4))?**

**A:** For applications that require preliminary land use approval or where site plan approval occurs prior to the submittal of construction applications, the percentages of the fees shall be paid as follows:

- (a) 50 percent of the LDA fees shall be paid upon submittal of the initial application(s) for land use or site plan approval;
- (b) 25 percent of the fees shall be paid upon submittal of the construction application(s); and
- (c) The remaining 25 percent of the fees shall be paid prior to permit issuance.

LDA fees for single-family residential building permit applications - 50 percent of the fees shall be paid upon submittal of the construction application(s) and 50 percent of the fees shall be paid prior to permit issuance.

LDA fees for all other applications - 75 percent of the fees shall be paid upon submittal of the construction application(s) and 25 percent of the fees shall be paid prior to permit issuance.

**Q: How do I calculate these fees?**

*Note: The fee levels for clearing review and inspection are based on the total square footage of the area cleared. Clearing fees also apply to LDA permits that are only for conversion of three-quarters of an acre (32,670 sq. ft.) or more of native vegetation to lawn/landscaped areas, or conversion of 2.5 acres (108,900 sq. ft.) or more of native vegetation to pasture.*

**A: Example 1: LDA Permit for a Single Family Residence:**

- 250 cubic yards of excavation (this is a type of grading)
- 150 cubic yards of fill (this is a type of grading)
- 2,015 square feet of new impervious surface
- 2,500 square feet of clearing

Drainage/Grading fee = \$1,575.00 (Level 2 in Table 30.86.510(2)(A))

Clearing fee = \$750.00 (Level 1 in Table 30.86.510(2)(B))

Total LDA fees = \$2,325.00

Due at submittal of LDA application = \$1,162.50 (50% of total LDA fees)

Due at LDA permit issuance = \$1,162.50 (50% of total LDA fees)

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**A: Example 2: Single Family Residence Exempt from LDA Permit**

1,500 square feet of new impervious surface

Drainage fee = \$375.00 (Level 1(a) Drainage Only in Table 30.86.510(2)(A))

Total LDA fees = \$375.00

Due at submittal of building permit application = \$187.50 (50% of total LDA fees)

Due at building permit issuance = \$187.50 (50% of total LDA fees)

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**A: Example 3: Subdivision**

2,500 cubic yards of excavation

8,950 cubic yards of fill

42,000 square feet of new impervious surface

63,000 square feet of clearing

Drainage/Grading fee = \$12,700.00 (Level 5 in Table 30.86.510(2)(A))

Clearing fee = \$1,650.00 (Level 2 in Table 30.86.510(2)(B))

Total LDA fees = \$14,350.00

Due at submittal of preliminary subdivision application = \$7,175.00 (50% of total LDA fees)

Due at submittal of LDA application = \$3,587.50 (25% of total LDA Fees)

Due at LDA permit issuance = \$3,587.50 (25% of total LDA fees)

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**A: Example 4: Commercial Development**

350 cubic yards of excavation

750 cubic yards of fill

9,500 square feet of new impervious surface

1,500 square feet of replaced impervious surface

13,750 square feet of clearing

Drainage/Grading fee = \$4,800.00 (Level 4 in Table 30.86.510(2)(A))

Clearing fee = \$1,650.00 (Level 2 in Table 30.86.510(2)(B))

Total LDA fees = \$6,450.00

Due at submittal of LDA application = \$4,837.50 (75% of total LDA Fees)

Due at LDA permit issuance = \$1,612.50 (25% of total LDA fees)

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**A: Example 5: Conversion Only**

Convert 5.7 acres of native vegetation to pasture

Clearing fee = \$2,800.00 (Level 3 in Table 30.86.510(2)(B))

Due at submittal of LDA application = \$2,100.00 (75% of total LDA Fees)

Due at LDA permit issuance = \$700.00 (25% of total LDA fees)

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**Q:** If I need a land disturbing activity permit for clearing or grading, what do I do?

**A:** You may apply for a land disturbing activities permit online at [www.mybuildingpermit.com](http://www.mybuildingpermit.com).

**Q:** What if I have other questions?

**A:** Call (425) 388-3311, submit questions online at [AskPermitTech@snoco.org](mailto:AskPermitTech@snoco.org), or visit the PDS Customer Support Center, 2nd Floor, Robert J. Drewel Building, 3000 Rockefeller, Everett, WA. Remember, asking questions first can save time and money!

**Q:** What are other sources of information related to this topic?

**A:** Please see the following Bulletins:

- [Bulletin #85](#) Land Disturbing Activity Terms
- [Bulletin #86](#) Land Disturbing Activity Exemptions
- [Bulletin #88](#) Land Disturbing Activity Emergency Actions
- [Bulletin #89](#) Drainage Review
- [Bulletin #93](#) Class IV-General Forest Practices

**Table 1 - (please see code for official table SCC Table 30.86.510)**

FEE LEVELS for Plan Review and Inspection <sup>(1)</sup>		Square Footage for DRAINAGE Work (new, replaced, or new plus replaced hard surface)	Cubic Yards of GRADING Work (cut or fill, the greater)	FEE	
<b>(A)</b>	DRAINAGE only	Level 1(a): <b>only</b>	1 – 1,999	\$ 375	
	GRADING only	Level 1(b):		1 – 500	\$ 350
		Level 1(a)+(b):	1 – 1,999	<b>and</b> 1 – 500	\$ 725
	DRAINAGE	Level 2	2,000 – 4,999	<b>and</b> 0 – 500	\$ 1,575
		Level 3	5,000 – 9,999	<b>and/or</b> 501 – 4,999	\$ 2,450
		Level 4	10,000 – 39,999	<b>and/or</b> 5,000 – 14,999	\$ 4,800
	and GRADING	Level 5	40,000 – 99,999	<b>and/or</b> 15,000 – 69,999	\$ 12,700
		Level 6	100,000 <b>or more</b>	<b>and/or</b> 70,000 <b>or more</b>	\$ 34,700
Fee Levels for Plan Review and Inspection <sup>(1)</sup>		Square Footage for CLEARING <sup>(2)</sup> Work		FEE	
<b>(B)</b>	CLEARING <sup>(2)</sup>	Level 1	1 – 6,999 sq. ft.	\$ 750	
		Level 2	7,000 sq. ft. or more	\$ 1,650	
		Level 3: Conversion only	Converts three-quarters of an acre (32,670 sq. ft.) or more of vegetation to lawn/landscaped areas, or converts 2.5 acres (108,900 sq. ft.) or more of native vegetation to pasture.		\$ 2,800

(C)	<b>FEES FOR ACTIVITIES NOT OTHERWISE LISTED:</b>	
	Pre-application site review	\$ 250
	Subsequent plan review <sup>(3)</sup>	\$ 350
	Field revisions <sup>(4)</sup>	\$ 350
	Modification, waiver, or reconsideration issued per SCC 30.63A.830 -30.63A.842	See SCC 30.86.515
	Investigation penalty <sup>(7)</sup>	100% of the applicable drainage and land disturbing activity fee
	Dike or levee construction or reconstruction grading plan review and inspection fee when implementing a Snohomish County approved floodplain management plan	\$ 60 per hour
	Drainage plan review for mining operations <sup>(6)</sup>	\$ 156 per acre
	Monitoring associated with drainage plan review for mining operations	\$ 141 per hour
	Consultation per SCC 30.63B.030(2) pr 30.63B.100(2)	
	Land Use	\$850
	Engineering	\$975
	Land Use and Engineering Combination	\$1,655
(D)	<b>SECURITY DEVICE ADMINISTRATION FEES:</b>	
	Performance Security	\$ 19.50 per subdivision or short subdivision lot or \$0.005 per square foot of impervious area for all other permits
	Maintenance Security	\$ 15.00 per subdivision or short subdivision lot or \$0.003 per square foot of impervious area for all other permits

**REFERENCE NOTES:**

- (1) Drainage and land disturbing activity reviews associated with projects administered by Snohomish Conservation District shall not be subject to plan review and inspection fees.
- (2) Fee includes drainage plan review and inspection for clearing activity only. When clearing is combined with other land disturbing activities in SCC Table 30.86.510(2)(A), fee levels 1 – 6 for drainage and/or grading plan review and inspection also apply.
- (3) These fees apply on third and subsequent plan review submittals when an applicant fails to submit required corrections noted on “markup” plans, drawings, or other required submittal documents.
- (4) These fees apply whenever an applicant proposes changes, additions, or revisions to previously approved plans, drawings, or other required submittal documents.
- (5) Acreage for drainage plan review for mining operations is based on mined area. Mined area includes all area disturbed in conjunction with the mining operation which shall include, but is not limited to, areas cleared, stock piles, drainage facilities, access roads, utilities, mitigation areas, and all other activity which disturbs the land. Fees for phased mine developments and mining site restoration plans of phased mine developments shall be calculated separately for each phase of mining based upon the area for each phase.
- (6) Any person who commences any land disturbing activity before obtaining the necessary permits shall be subject to an investigation penalty in addition to the required permit fees.
- (7) Any person who commences any land disturbing activity before obtaining the necessary permits shall be subject to an investigation penalty in addition to the required permit fees.

**Summarized Definitions (see SCC Chapter 30.91 for exact definitions):**

**Drainage (SCC 30.91D.350):** is the collection, conveyance, containment, or discharge of storm water runoff.

**Drainage plan (SCC 30.91D.410):** a targeted drainage plan, or a full drainage plan, which meets the submittal requirements, set forth by the department, and should comply with Chapter 30.63B SCC.

**Land disturbing activity (LDA) (SCC 30.91L.025):** Includes the following:

- **Clearing (SCC 30.91C.112):** the destruction or surface removal of vegetation by cutting, pruning, limbing, topping, relocating, manually or mechanically, application of herbicides or pesticides or other chemical methods, or any application of hazardous or toxic substance that has the effect of destroying or removing the vegetation.
- **Grading (SCC 30.91G.075):** means an **excavation** or **fill** or a combination thereof.
  - ◆ Excavation (SCC 30.91E.220): the mechanical removal of earth material.
  - ◆ Fill (SCC 30.91F.210): a deposit of earth material placed by mechanical means.

The fee levels for grading review and inspection are based on the greater of excavation or fill (in cubic yards).

- **Impervious surface (the creation or replacement of) (SCC 30.91I.010):** means the creation or replacement of a hard surface area, which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow that was present under natural conditions, prior to development. Common impervious surfaces include, but are not limited to, roofs, gravel, walkways, patios, driveways, parking lots, storage areas, concrete, or asphalt paving. The amount of new or replaced impervious surface(s) determines drainage review/inspection fees (see “Drainage” above).
- **Compaction (SCC 30.91C.210):** means the densification of a fill by mechanical means associated with stabilization of structures and road compaction.

*Note: Vegetation and drainage facility maintenance practices are **not** land disturbing activities and do not require a permit, if the maintenance is performed according to standards adopted by Snohomish County.*