



Land Use Permit and Service Fees

EFFECTIVE JANUARY 1, 2026

Land Use Fees – Table A: All fees listed below include the following: two complete submittal reviews, public notice (as applicable based on the permit Type) a land use decision, and required inspections and associated indirect costs. After two reviews, each subsequent review is subject to an hourly review rate as well any additional consultant costs.

CHARGES FOR APPLICATIONS

TYPE I Land Use Permits - Administrative without Public Notice

Administrative Modification	\$1,043
Adult Family Home (also requires Home Occupation Business	
License and Building Permit	\$506
Boundary Line Adjustment	\$1,106
Change of Use	\$727
Code Interpretation	\$885
Concurrency Certification	\$253
Construction Plan Approval	\$5,900
Design Review	\$1,106
Event Level 1	\$105 (+ Fire Permit fee)
Event Level 2	\$237 (+ Fire Permit fee)
Event Level 3	\$342 (+ Fire Permit fee)
Event Level 4	\$1106 (+ Fire Permit fee)
	80% of City estimated cost for
Event Level 4 Deposit	City Services
Event Expedited Review Fee	\$105
EDDS Deviation/Frontage Improvement Water	\$495
Flood Plain Development	\$495
Legal Lot Status Determination	\$601
Land Disturbance (Minor)	\$980
Mobile Food Vendor	\$253 License + Fire Permit Fee
Mobile Food Vendor Renewal	\$126 Renewal+ Fire Permit Fee
Multi-Family Tax Exemption	\$853
Pasture/Waste Management Plan (LSMC 5.18.040)	\$253
Reasonable Use Exception	\$495 + Critical areas review
Shoreline Exemption	\$601
Shoreline Exemption with Floodplain Development Permit	\$727
Mooring Buoy	\$211
Short Term Rental	\$537
Short Term Rental Renewal	\$126
Signs	\$253
Sign, Master Sign Program	\$632
Temporary Residence	\$253
Temporary Mobile/Modular Public Structures (any zone)	\$253
Temporary Structure	\$253
Underground Utility Deviation	\$495
Zoning Verification Letter	\$379

TYPE II Land Use Permits - Administrative with Public Notice

Administrative Conditional Use	\$1,322
Administrative Variance	\$1,322
Binding Site Plan	\$8,281
Binding Site Plan Revision	\$1,475
Bridge Housing	\$1,322
Short Subdivision, Preliminary (1-9 lots)	\$3,224
Short Subdivision Alteration (1-9 lots)	\$1,707
Short Subdivision, Pre-check and Survey Review Consultant review cost + hourly staff review (1-9 lots)	Consultant review cost + hourly staff review
Short Subdivision, Final (1-9 lots)	\$1,101
Short Subdivision, Vacation (1-9 lots)	\$1,707
Subdivision Alterations, Minor LSMC 14.18.060 (b) (1) (10+ lots)	\$1,707
Subdivision, Final (10+ lots)	\$3,219
Major Land Disturbance Permit	\$1,449
Major Land Disturbance with Class IV Forest Practices	\$1,702

Shoreline Substantial Development Permit	\$1,196
Site Plan Review	\$1,349
Temporary Encampments	\$2,434
TYPE III Land Use Permits - Quasi-Judicial, Hearing Examiner	
Conditional Use	\$4,530
Preliminary Subdivision	\$10,852
Shoreline Variance	\$4,025
Subdivision Alterations, Major LSMC 14.18.060 (b) (2) (10+ lots)	\$5,426
Variance	\$4,025
TYPE IV Land Use Permits - Quasi-Judicial, City Council with Hearing Examiner Recommendation	
Essential Public Facilities	\$4,530
Rezone, Minor - Site Specific Zoning Map Amendment	\$4,530
Secure Community Transition Facilities	\$4,530
TYPE V Land Use Permits - Quasi-Judicial, City Council	
Right-of-Way Vacation	\$1,791
TYPE VI Land Use Permits - Legislative, City Council with Planning Commission Recommendation	
Comprehensive Plan Amendment, Minor	\$3,793
Comprehensive Plan Amendment, Major (5-year cycle)	\$5,163
Development Agreement	\$3,561
Land Use Code Amendment (LSMC 14.16C.075)	\$3,561
Rezone, Major - Area-wide Zoning Map	\$3,561
SEPA Review	
SEPA Addendum	\$474
SEPA Appeal (to Hearing Examiner)	\$2107 Hearing Examiner fee + hourly fee
SEPA, Environmental Impact Study (EIS)	\$1,264
SEPA, Planned Action Certification	\$853
Review of requested studies (including traffic, drainage, etc.)	\$253 (2-hour min.) per study
SEPA Review (DNS or MDNS)	\$853
SEPA (Stand-alone Type II)	\$1,027
RIGHT-OF-WAY PERMIT FEES	
Fees for plan review and inspections are comprehensive, with two (2) corrections each; all additional plan review and inspections shall be charged at the hourly rate.	
Right-of-Way Permit - Private Enhancement in accordance with LSMC 14.56.720	\$126 + hourly cost after
Right-of-Way Permit - All Others	\$253 + hourly cost after
Road Cuts (required for pavement cuts where roadway overlay is not required by the city)	\$5/linear foot of roadway cut
Right-of-Way work without inspection or permit	\$253 per instance
Miscellaneous staff review & inspections	\$126 (staff) / \$221 (director) hourly rate. One-hour minimum + hourly cost after
MISCELLANEOUS FEES	
APPEALS AND RECONSIDERATION	
Appeal, City Council	\$817
Appeal, Hearing Examiner	\$817 + Hearing Examiner cost
Appeal, Shoreline Hearings Board	\$817
Contested Hearing (Code Enforcement)	\$369 + Hearing Examiner cost
Reconsideration, Applicable Director	\$1,106
Reconsideration, Hearing Examiner	\$469 + Hearing Examiner cost
ANNEXATIONS	
CONCESSIONS	
Background Check	\$70
Concession Agreement Review/Administration (lease rate)	Negotiated
Damage & Litter Deposit (refundable at end of contract)	Negotiated
Lease Rate	Negotiated
CONSULTANT FEES INCLUDING ATTORNEY REVIEW	
CRITICAL AREA REVIEW	
PERMIT EXTENSION	
PERMIT REVISION	

IMPACT FEES: Please note that impact fees for accessory dwelling units are assessed at 50% of those assessed to the principal housing unit per HB 1337, which became effective in July 2023, state law (RCW 36.70A.680 and 36.70A.681).

Park Mitigation Fees

Single-family residences (e.g., single-family residence, duplex and manufactured home)	\$4,572
Multifamily residences with two or more bedrooms	\$3,306
Multifamily residences and Accessory Dwelling Units with 0-1 bedrooms	\$2,104

School Mitigation Fees

Lake Stevens Schools	
Detached Single Family Residence	\$13,730/unit
Townhouse/Multiplex	\$2,627/unit
Multifamily, 0-1 bedrooms	0
Multifamily, 2+ bedrooms	\$741/unit
Snohomish Schools	
Detached Single Family Residence	\$5,361/dwelling unit
Duplex/Townhouse	\$5,462/dwelling unit
Multi-Family (1 bedroom)	0
Multi-Family (2+ bedrooms)	\$1,357/dwelling unit

Traffic Mitigation Fees

Traffic Impact Zone 1	\$2,894
Traffic Impact Zone 2	\$3,655
Traffic Impact Zone 3	\$3,655

MISCELLANEOUS STAFF REVIEW	\$126 staff / \$221 director hourly rates (2-hr min) + hourly cost after
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Review of requested studies	\$253 + hourly cost after
Tree Replacement Fee In-Lieu (per LSMC M.76.120(e))	\$58/tree
Lake Safety Marker - onetime fee for the Lake Safety Program for buoy purchase	\$369

PRE-APPLICATION CONFERENCE FEE	\$885 (fee is credited toward application fee over \$1,000 at submittal if received within 12 months of pre- application)
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RECORDING FEES	Direct Recording Costs + Staff Hourly Rate
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TECHNOLOGY FEE

In addition to any other fee or charge required by the City, every person paying any fee or charge shall pay a technology fee to the City (Resolution 2025-04)

- 5% of fees or charges

SERVICE FEE

A non-refundable service fee of three percent (3%) shall apply to all payments made to the City except for payments made by cash/check, boat launch fees, Police Department fees and charges related to duplication of public records (Resolution 2025-09)

The City will use an annual five-year average CPI-U adjustment to the land use, building permit and park and traffic impact fees to update fees annually. This CPI-U adjustment will occur and become effective January 1st of each successive year.