

City of Ridgefield, Washington
Master Fee Schedule
Effective Date: January 1, 2026



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|---|-------------------|
| A. City Personnel Costs (hourly rate) | |
| Building Official | \$100.00 |
| Building Inspector | \$85.00 |
| Public Safety | \$110.00 |
| Public Works | |
| Facilities Maintenance Worker (Parks and Streets) | \$85.00 |
| Water Maintenance Worker | \$100.00 |
| Stormwater Maintenance Worker | \$100.00 |
| Park Caretaker | \$55.00 |
| All Other City Personnel | Actual Cost + 10% |
| B. Land Use Planning Permits | |
| <p>* Cost Recovery. The City reserves the right to use the services of outside professional consultants. All external consultant fees will be passed on to the applicant and must be paid in full prior to final approval.</p> | |
| <p>Payment. All fees are due at the time an application is submitted.</p> | |
| <p>Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued</p> | |
| <p>Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.</p> | |
| External Review: | |
| Land use, plan review, engineering plan review, building plan review, structural engineering review, hearings examiner (excluding appeals), etc. | *City Cost |
| Annexation: | |
| Notice of Intent | \$500.00 |
| Notice of Petition to Annex | \$2,200.00 |

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| Appeal: | |
| Review by recognized City Neighborhood Organization or HOA | \$275.00 |
| Appeal involving an individual single-family residence or duplex | \$400.00 |
| All land use appeals to Hearing Examiner | \$2,200.00 |
| Archaeological Pre-Determination Review | \$400.00 |
| Boundary Line Adjustment | \$440.00 |
| Comprehensive Plan Amendment/Zone Change Request | |
| Comprehensive Plan | \$3,300.00 |
| Zone Change Request | \$4,125.00 |
| Conditional Use Permit: | |
| New Use | \$4,125.00 |
| Existing Use – Minor Alteration | \$500.00 |
| Existing Use – Major Alteration | \$2,200.00 |
| Covenant Release: Full or Partial | \$1,100.00 |
| Critical or Sensitive Area Review (Fee for Each Required Review) | |
| Fish & Wildlife Habitat Conservation Areas | \$675.00 |
| Frequently Flooded Areas | \$675.00 |
| Geologic Hazard Areas | \$675.00 |
| Wetlands | \$675.00 |
| Critical Aquifer Recharge Areas | \$675.00 |
| Minor Exception Request | \$675.00 |
| Reasonable Use Exception Request | \$675.00 |
| Development Agreement | \$1,100.00 |
| Development Agreement – Amendment | \$825.00 |
| Director's Interpretation | \$400.00 |
| Extensions of Land Use Approval: | |
| Preliminary PUD or Preliminary Plat | \$400.00 |
| All Others | \$175.00 |

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| Final Plat: | |
| Final Subdivision Plat | \$2,200.00 |
| Final Short Plat | \$550.00 |
| Final Large Lot Plat | \$550.00 |
| Final Binding Site Plan | \$550.00 |
| Map of Dedication: | |
| Map of Dedication (not part of another land use application) | \$550.00 |
| Amendment to a Map of Dedication Type 1 and Type II | \$550.00 |
| Amendment to a Map of Dedication Type III | \$2,200.00 |
| Home Occupation | \$175.00 |
| Inspections (per hour) | \$85.00 |
| Large Lot Plat (Preliminary) | \$1,650.00 |
| Legal Lot Determination: | |
| Up to Two Lots | \$500.00 |
| Plus Fee-per-lot for Each Lot Over 2 | \$60.00 |
| Legislative Text Amendment | \$3,300.00 |
| Master Planned/Mixed Use Development | \$3,300.00 |
| (Plus Corresponding PUD or Subdivision Fee) | |
| Nonconforming Situations: | |
| Type I Alteration of Nonconforming Situation | \$175.00 |
| Type II Alteration of Nonconforming Situation | \$500.00 |
| Type III Alteration of Nonconforming Situation | \$3,575.00 |
| Type II Determination or Discontinuance of Nonconforming Situation | \$175.00 |
| Type II Reconstruction of a Nonconforming Situation | \$500.00 |
| Planned Residential Development (PUD): | |
| 10 – 25 Lots | \$4,400.00 |
| 26 – 50 Lots | \$6,050.00 |

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| 51 Lots or More | \$6,050.00 |
| (Plus Fee-per-lot for Each Lot Over 50) | \$30.00 |
| Modification of Preliminary PUD (plus applicable Map of Dedication fee) | |
| Minor Modification | \$725.00 |
| Major Modification | \$2,200.00 |
| Plat Alteration or Vacation | \$2,200.00 |
| Plat Modification (plus applicable Map of Dedication fee) | \$2,200.00 |
| Post-Decision Review: | |
| Type I | \$175.00 |
| Type II | \$2,750.00 |
| Type III | \$3,575.00 |
| Pre-Application Conference: | \$1,375.00 |
| If Development Permit Application Submitted within 6 Months | \$500 Credit |
| Pre-Application Waiver | \$75.00 |
| SEPA Review: | |
| SEPA Review | \$550.00 |
| SEPA Review for One Single Family Residence | \$175.00 |
| Shoreline Permit: | |
| Shoreline Statement of Exemption | \$175.00 |
| Shoreline Substantial Development Permit | \$2,325.00 |
| Shoreline Conditional Use Permit | \$3,300.00 |
| Shoreline Variance | \$3,300.00 |
| Sign Permit: | |
| Sandwich Board or "A" Frame | \$55.00 |
| Permanent (Plus Applicable Building and Land Use Permit Fees in Section "B and D") | \$110.00 |
| Master Sign Plan | \$275.00 |

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| Site Plan Review: | |
| Minor Site Plan | \$175.00 |
| Basic Site Plan | \$2,750.00 |
| Major Site Plan | \$3,850.00 |
| Preliminary Binding Site Plan | \$4,400.00 |
| Short Plat (Preliminary) | \$1,650.00 |
| Subdivision (Preliminary): | |
| 10 – 25 Lots | \$4,400.00 |
| 26 – 50 Lots | \$6,050.00 |
| 51 Lots or More | \$6,050.00 |
| (Plus Fee-per-lot for Each Lot Over 50) | \$30.00 |
| Temporary Use Permit: | |
| Type I | \$175.00 |
| Type II | \$500.00 |
| Type I Review (All Others) | \$175.00 |
| Type II Review (All Others) | \$500.00 |
| Type III Review (All Others) | \$3,575.00 |
| Variance/Administrative Adjustment | |
| Type I Administrative Adjustment | \$175.00 |
| Type II Administrative Adjustment | \$500.00 |
| Variance | \$3,575.00 |
| Variance Filed in Conjunction with Another Type III Application | \$1,160.00 |
| Zoning Confirmation Letter | \$175.00 |
| C. Public Works Permits | |
| <p>* Cost Recovery. The City reserves the right to use the services of outside professional consultants. All external consultant fees will be passed on to the applicant and must be paid in full prior to final approval.</p> | |
| <p>Payment. All fees are due at the time an application is submitted. Any additional charges shall be paid prior to receipt of a Final Decision, Final Plat Approval or Statement of Completion as applicable.</p> | |

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| Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued. | |
| Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application. | |
| Inflationary Adjustments. Per Ridgefield Municipal Code 3.70.070, the Finance Director shall calculate annual inflation adjustments in the development review and inspection fees. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2026 system development charge increase to reflect the increase in the CPI-U index from the first half of 2024 to the first half of 2025). | |
| External Review: | |
| Land use, plan review, engineering plan review, building plan review, structural engineering review, hearings examiner (excluding appeals), etc. | *City Cost |
| Inspections (per hour) | |
| Parks, Trails and Streets | \$85.00 |
| Water | \$100.00 |
| Storm | \$100.00 |
| Right of Way/Road Encroachment Permit: | |
| Right of Way/Road Blocking Only | \$150.00 |
| 1-200 Linear Feet of Pavement Disturbed | \$350.00 |
| Over 200 Linear Feet of Pavement Disturbed | \$350.00 |
| (Plus Fee Per Linear Foot over 200) | \$1.00 |
| Extension (90 Day) | \$100.00 |
| Grading Permit: | |
| Under 50 Cubic Yards of Total Cut and Fill | |
| 50-100 Cubic Yards of Total Cut and Fill | \$75.00 |

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| 101-500 Cubic Yards of Total Cut and Fill | \$225.00 |
| 501-1,000 Cubic Yards of Total Cut and Fill | \$600.00 |
| 1,001-10,000 Cubic Yards of Total Cut and Fill | \$1,000.00 |
| 10,001-50,000 Cubic Yards of Total Cut and Fill | \$1,250.00 |
| 50,001-100,000 Cubic Yards of Total Cut and Fill | \$1,750.00 |
| 100,001-200,000 Cubic Yards of Total Cut and Fill | \$2,750.00 |
| Over 200,000 Cubic Yards of Total Cut and Fill | \$5,500.00 |
| Grading Permit Extension (12 Months) | 50% of Original Fee |
| Street Tree Removal (Permit Required): | |
| Fee will be waived with proof street tree is purchased | \$150.00 |
| Water Utility Fees: | |
| Administrative Termination | \$50.00 |
| Hydrant Meter Rental Deposit | \$500.00 |
| Meter Accuracy Testing (One Free Test per 12 Month Period) | \$60.00 |
| Utility Account Set Up | \$10.00 |
| Service Call | \$15.00 |
| Water Meter Installation Fee | |
| 5/8-3/4 Inch Meter | \$550.00 |
| 1.0 Inch Meter | \$650.00 |
| 1.5 Inch Meter | Time & Materials |
| 2.0 Inch Meter | Time & Materials |
| 3.0 Inch Meter | Time & Materials |
| 4.0 Inch Meter | Time & Materials |
| 6.0 Inch Meter | Time & Materials |
| 8.0 Inch Meter | Time & Materials |
| Water Service Installation | Time & Materials |
| Water Utility Availability Determination | \$30.00 |

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| Engineering Review: | |
| Engineering Site Plan | \$8,800.00 |
| Engineering Site Plan with Off-site Infrastructure | \$13,200.00 |
| Engineering Short Plat (2-9 Lots) | \$11,000.00 |
| Engineering Subdivision/PUD (More than 9 Lots) | \$11,000.00 |
| (Plus Fee Per Lot) | \$125.00 |
| Fee for Each City Plan Review in Excess of 3 | \$550.00 |
| Engineering Review Extension (12 months) | \$275.00 |
| D. Building Permits | |
| <p>* Cost Recovery. The City reserves the right to use the services of outside professional consultants. All external consultant fees will be passed on to the applicant and must be paid in full prior to final approval.</p> | |
| <p>Payment. All plan review fees are due at the time an application is submitted. All building permit fees are due when the permit is picked up by the applicant. Any additional charges shall be paid prior to the issuance of a building permit.</p> | |
| <p>Simultaneous Development Permit Submittal. Applicants may submit for Land Use, Public Works/Engineering and Building permits simultaneously. Public Works/Engineering and Building permits shall not be issued until final Land Use permits have been issued.</p> | |
| <p>Building Valuation. Building Valuation shall be calculated by the Building Official based on the cost of the construction as stated by the applicant and/or by utilizing the square footage of the proposed construction and valuation data published by the International Code Council. Valuation data shall be updated annually on January 1 using the most recent release of the ICC Building Valuation Data. (ex. January 1, 2026 using ICC Building Valuation Data released August 2025).</p> | |
| <p>Refunds. The Community Development Director (Director) shall refund the full amount of any fee paid hereunder which was erroneously paid or collected. The Director may authorize refunding of not more than 80 percent of a fee paid when an application has been withdrawn or canceled before any work has been done under an application review or before any plan reviewing has been done. All refund requests must be submitted in writing by the original applicant, or include an authorization from the original applicant, within 180 days from the date of application.</p> | |

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| Inflationary Adjustments. Per Ridgefield Municipal Code 3.70.070, the Finance Director shall calculate annual inflation adjustments in the development review and inspection fees. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2026 system development charge increase to reflect the increase in the CPI-U index from the first half of 2024 to the first half of 2025). | |
| External Review: | |
| Land use, plan review, engineering plan review, building plan review, structural engineering review, hearings examiner (excluding appeals), etc. | *City Cost |
| Building Plan Review: | 65% of Building Permit Fee |
| Minimum Plan Review Fee | \$30.00 |
| Maximum Plan Review Fee | \$35,750.00 |
| Expedited Review for Commercial Tenant Improvement Applications: Work Area is 5,000 sf or less; AND No Structural Engineering Review is Required | \$300.00 or 25% of the Building Permit Fee whichever is greater |
| Fee for Each Building Plan Review in Excess of 3 | \$550.00 |
| Changes or Additions to Approved Plans that Require Additional Review – Fee per Hour | \$85.00 |
| Changes or Additions to Approved Plans that Require Additional Review – Administrative Fee | \$65.00 |
| Re-Activation of 180-Day Plan Approval Fee | \$275.00 |
| Plot Plan Review Fee | \$65.00 |
| Fee for Each Plot Plan Review in Excess of 2 | \$65.00 |
| Changes or Additions to Approved Plot Plan that Require Additional Review | \$65.00 |
| Architectural Design Review Fee - Fee per Hour | \$85.00 |
| Fee for Each Architectural Design Review in Excess of 2 - Fee per Hour | \$85.00 |
| Changes or Additions to Approved Elevations that Require Additional Architectural Design Review - Fee per Hour | \$85.00 |
| Building Permit: | |
| <i>Valuation per International Code Council</i> | |
| \$1-\$500 (Minimum) | \$30.00 |
| \$501-\$2,000 | \$55.00 |
| \$2,001 - \$25,000 Base | \$55.00 |

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| Plus \$/\$1,000 Over \$2,000 (and Any Fraction Thereof) | \$16.00 |
| \$25,001 - \$50,000 Base | \$410.00 |
| Plus \$/\$1,000 Over \$25,000 (and Any Fraction Thereof) | \$11.00 |
| \$50,001 - \$100,000 Base | \$685.00 |
| Plus \$/\$1,000 Over \$50,000 (and Any Fraction Thereof) | \$8.00 |
| \$100,001 - \$500,000 Base | \$1,125.00 |
| Plus \$/\$1,000 Over \$100,000 (and Any Fraction Thereof) | \$6.00 |
| \$500,001 - \$1,000,000 Base | \$3,740.00 |
| Plus \$/\$1,000 Over \$500,000 (and Any Fraction Thereof) | \$5.00 |
| Over \$1,000,000 Base | \$8,113.00 |
| Plus \$/\$1,000 Over \$1,000,000 (and Any Fraction Thereof) | \$5.00 |
| Maximum Building Permit Fee | \$55,000.00 |
| Work Commencing Before Permit Issuance (RMC 14.03.020) | 100% of Building Permit Fee |
| Foundation Permit/Early Start At-Risk Agreement: | \$275.00 |
| Inspection Fees: | |
| Base Inspection Cost per Hour | \$85.00 |
| Inspections Outside of Normal Business Hours | 4 Hour Minimum |
| Re-Inspection Fees (Applicable After Two Inspections) | 1 Hour minimum |
| Adult Family Home | 2 hour minimum |
| Special Occupancies | 2 hour minimum |
| Special Inspections Requested by the Applicant | 2 hour minimum |
| Special Investigation of Work Commencing Before Permit Issuance (RMC 14.03.020(109.4)) | 2 hour minimum |
| Other Inspections (If Separate Inspection Fee is Applicable) | 1 Hour minimum |
| Mechanical & Plumbing Combined Permit Fee for New SFR | 25% pf Building Permit Fee (plus any applicable |
| Mechanical Plan Review Fees: | 25% of Mechanical Permit Fee |
| Mechanical Permit Fees: | |
| Permit Issuance | \$75.00 |

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| Supplemental Permit (Original Permit Not Expired) | \$20.00 |
| <u>Furnaces</u> | |
| For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h (29.3 kW) | \$20.00 |
| For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 kW) | \$22.00 |
| For the installation or relocation of each floor furnace, including vent | \$17.00 |
| For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater | \$17.00 |
| <u>Heat Pumps/AC</u> | |
| Heat Pump/AC 0-3 | \$14.00 |
| Heat Pump/AC 3-15 | \$22.00 |
| Heat Pump/AC 15-30 | \$28.00 |
| Heat Pump/AC 30-50 | \$39.00 |
| Heat Pump/AC >50 | \$66.00 |
| <u>Wood/Pellet/Gas Stoves</u> | |
| Wood/Pellet/Gas Stove Insert | \$64.00 |
| Wood/Pellet/Gas Stove Free Standing | \$64.00 |
| <u>Gas Piping Systems</u> | |
| For each gas piping system of one to five outlets | \$8.00 |
| For each additional outlet over five, each | \$3.00 |
| <u>Appliance Vents</u> | |
| For the installation, relocation, or replacement of each appliance vent installed and not included in an appliance permit | \$9.00 |
| <u>Repairs or Additions</u> | |
| For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by the Mechanical Code | \$16.00 |
| <u>Boilers, Compressors, and Absorption Systems</u> | |
| For the installation or relocation of each boiler or compressor to and including 3 horsepower (10.6 kW), or each absorption system to and including 100,000 Btu/h (29.3 kW) | \$17.00 |

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| For the installation or relocation of each boiler or compressor over 3 horsepower (10.6 kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h (146.6 kW) | \$33.00 |
| For the installation or relocation of each boiler or compressor over 15 horsepower (52.7 kW) to and including 30 horsepower (105.5 kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h (293.1 kW) | \$44.00 |
| For the installation or relocation of each boiler or compressor over 30 horsepower (105.5 kW) to and including 50 horsepower (176 kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h (512.9 kW) | \$61.00 |
| For the installation or relocation of each boiler or compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h (512.9 kW) | \$105.00 |
| <u>Air Handlers</u> | |
| For each air-handling unit to and including 10,000 cubic feet per minute (cfm) (4719 L/s), including ducts attached thereto | \$17.00 |
| Note: This fee does not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the Mechanical Code | |
| For each air-handling unit over 10,000 cfm (4719 L/s) | \$22.00 |
| <u>Evaporative Coolers</u> | |
| For each evaporative cooler other than portable type | \$17.00 |
| <u>Commercial Ducts</u> | |
| For each duct | \$10.00 |
| <u>Ventilation and Exhaust</u> | |
| For each ventilation fan connected to a single duct | \$9.00 |
| For each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit | \$17.00 |
| For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood | \$17.00 |
| <u>Incinerators</u> | |
| For the installation or relocation of each domestic-type incinerator | \$22.00 |
| For the installation or relocation of each commercial or industrial-type incinerator | \$17.00 |
| <u>Miscellaneous</u> | |

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| For each appliance or piece of equipment regulated by the Mechanical Code but not classified in other appliance categories, or for which no other fee is listed in the table | \$17.00 |
| Plumbing Plan Review Fees | 25% of Plumbing Permit Fee |
| Plumbing Permit Fees: | |
| Permit Issuance | \$75.00 |
| Supplemental Permit (Original Permit Not Expired) | \$20.00 |
| <u>Fixtures and Vents</u> | |
| For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping and backflow prevention thereof) | \$11.00 |
| For repair or alteration of drainage or vent piping, each fixture | \$8.00 |
| <u>Industrial Waste and Rainwater Systems</u> | |
| For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps | \$22.00 |
| Rainwater systems – per drain inside building | \$11.00 |
| <u>Water Piping and Water Heaters</u> | |
| For installation, alteration, or repair of water piping or water-treatment equipment, or both, each | \$8.00 |
| For each water heater including vent (for vents only, see Mechanical Permit Fee Table) | \$17.00 |
| <u>Gas Piping Systems</u> | |
| For each gas piping system of one to five outlets | \$8.00 |
| For each additional outlet over five, each | \$3.00 |
| <u>Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices</u> | |
| For each lawn sprinkler system on any one meter, including backflow protection devices thereof | \$17.00 |
| For atmospheric-type vacuum breakers or backflow protection devices not included above: | |
| 1 to 5 devices | \$17.00 |
| Over 5 devices, each | \$4.00 |
| For each backflow-protection device other than atmospheric-type vacuum breakers: | |
| 2 inches (50.8 mm) and smaller | \$17.00 |

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| Over 2 inches (50.8 mm) | \$28.00 |
| <u>Swimming Pools</u> | |
| For each swimming pool or spa (in addition to other permits/fees): | |
| Public Pool | \$105.00 |
| Public Spa | \$72.00 |
| Private Pool | \$72.00 |
| Private Spa | \$39.00 |
| Pools over 5,000 gallons | \$110.00 |
| <u>Miscellaneous</u> | |
| For each appliance or piece of equipment regulated by the Plumbing Code but not listed in other appliance categories, or for which no other fee is listed | \$11.00 |
| Mobile Home Permit Fees: | |
| Placement of a Temporary Mobile Home/Trailer | \$110.00 |
| Manufactured Home Inspection | \$110.00 |
| Temporary Storage of a Mobile Home | \$110.00 |
| Other Building Permit and Inspection Fees: | |
| Accessibility Review | \$110.00 |
| Change of Occupancy | \$110.00 |
| Change of Use | \$110.00 |
| Demolition Permit | \$110.00 |
| Energy/Indoor Air Quality | \$110.00 |
| Moving Permit | \$110.00 |
| Re-Roof Permit (Residential): | \$110.00 |
| Siding Permit (Residential): | |
| Full Tear Off (With or Without Sheathing Replaced) | \$110.00 |
| Temporary Certificate of Occupancy | |
| Temporary Revocable Commercial Certificate of Occupancy | |
| 0-90 Days | \$275.00 |

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| 91 Days and Over | \$550.00 |
| Temporary Tents, Canopies, and Air Supported Structures | |
| For public use, inclusive of all tents for a single event | \$110.00 |
| Not applicable to tents less than 200 sq. ft., canopies less than 400 sq. ft., or tents used for non-commercial events | |
| Washington State Building Code Council (W.S.B.C.C.) Surcharge: | |
| Commercial | \$25.00 |
| First Living Unit | \$6.50 |
| Each Additional Unit (In a Multi-Family Project) | \$2.00 |
| Collected on each permit that is issued in accordance with the Ridgefield Building Code | |
| Systems Development Charges and Impact Fees (See Notes): | |
| <u>Traffic Impact Fees (City Wide Area) (1)(5)</u> | |
| Single Family (Per Dwelling Unit) | \$5,733.00 |
| Multi Family (Per Dwelling Unit) | \$3,510.49 |
| Commercial (Per Average Daily Trip) | \$599.06 |
| <u>Traffic Impact Fees (Gee Creek Plateau Subarea) (1)(5)</u> | |
| Single Family (Per Dwelling Unit) (In addition to City Wide Area TIF) | \$10,920.29 |
| Multi Family (Per Dwelling Unit) (In addition to City Wide Area TIF) | \$6,686.82 |
| Commercial (Per Average Daily Trip) (In addition to City Wide Area TIF) | \$1,141.11 |
| <u>Traffic Impact Fees (Carty Road Subarea) (1)(5)</u> | |
| Single Family (Per Dwelling Unit) (In addition to City Wide Area TIF) | \$5,875.59 |
| Multi Family (Per Dwelling Unit) (In addition to City Wide Area TIF) | \$3,597.80 |
| Commercial (Per Average Daily Trip) (In addition to City Wide Area TIF) | \$613.97 |
| <u>Park Impact Fees (2)(5)</u> | |
| Single Family (Per Dwelling Unit) | \$4,414.34 |
| Multi Family (Per Dwelling Unit) | \$4,414.34 |
| <u>School Impact Fees (3)(6)</u> | |
| Single Family (Per Dwelling Unit) | \$16,880.00 |
| Multi Family (Per Dwelling Unit) | \$10,233.59 |

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| <u>Water System Development Charge (4)(7)</u> | |
|--|------------------|
| 5/8"-3/4" Meter | \$5,335.27 |
| 1" Meter | \$16,005.80 |
| 1.5" Meter | \$26,676.33 |
| 2" Meter | \$42,682.12 |
| 3" Meter | \$80,028.98 |
| 4" Meter | \$133,381.63 |
| 6" Meter | \$266,763.25 |
| 8" Meter | \$426,821.20 |
| Outside City Limits | 1.5x In-City SDC |
| <u>Notes:</u> | |
| 1. Traffic Impact Fees charged are based upon average daily trip (ADT) generation of the proposed use. | |
| 2. Park Impact Fees reflect a mix of acquisition and development. Trail cost estimates make allowance for required compliance with the Americans with Disabilities Act. Development costs can be significantly reduced by calculating deductions made for other exactions, e.g. dedication of a public easement through an open space corridor earmarked for trail or park development. | |
| 3. School Impact Fees are based on the improvement cost of needed school facilities identified in the most current Ridgefield School District Capital Facility Plan. | |
| 4. Water System Development Charges are based upon meter equivalent size (M.E.S.). | |
| 5. Per Ridgefield Municipal Code 18.070.080-18.070.090, the planning director shall calculate annual inflation adjustments in the Traffic Impact Fee rate and the Park Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2026 impact fee increase to reflect the increase in the CPI-U index from the first half of 2024 to the first half of 2025). | |



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| <p>6. Per Ridgefield Municipal Code 18.070.100, the planning director shall calculate annual inflation adjustments in the School Impact Fee rate. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the Rider Levett Bucknall Construction Cost Index (RLB) for the first half of the previous year (Ex: January 1, 2026 impact fee increase to reflect the increase in the RLB index from the 2nd quarter publication of the 2025 RLB index).</p> | |
| <p>7. Per Ridgefield Municipal Code 13.30.010 Water System Development Charges are set forth in the Master Fee Schedule. The Public Works Director shall calculate annual inflation adjustments in the Water System Development Charges. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2026 system development charge increase to reflect the increase in the CPI-U index from the first half of 2024 to the first half of 2025).</p> | |
| <p>8. System Development Charges and non-residential Impact Fees are due at the time of building permit issuance. Residential Impact Fees are due at the time of final occupancy. Per Ridgefield Municipal Code 13.30.020 meter size 3" and larger or single family residential homes moving from well source to municipal water source may be eligible for payment plans.</p> | |
| <p>9. Per Ridgefield Municipal Code 3.70.070, the Finance Director shall calculate annual inflation adjustments in the development review and inspection fees. The annual inflation adjustment shall be effective January 1 and will be equal to the change in the West Region All Urban Consumer Price Index (CPI-U) for the first half of the previous year (Ex: January 1, 2026 system development charge increase to reflect the increase in the CPI-U index from the first half of 2024 to the first half of 2025).</p> | |
| E. Code Enforcement | |
| RMC Chapter 8.04 - Debris Removal | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 8.12 - Garbage Collection | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |

City of Ridgefield, Washington
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| RMC Chapter 8.13 - Collection of Recyclable Materials | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 12.04 - Sidewalk Construction Maintenance Repair and Reconstruction | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 12.12 - Trees | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 12.15 - Street Excavations | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 13.15 - Sewer Service | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 13.20 - Water Service | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 13.50 - Meters | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |

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| Subsequent Violations | \$1,000.00 |
| RMC Chapter 13.55 - Backflow Cross-Connection Regulations | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 13.80 - Illicit Discharge | |
| First Violation | \$500.00 |
| Second Violation | \$1,000.00 |
| Subsequent Violations | \$2,000.00 |
| RMC Chapter 14 - Buildings and Construction | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 15 - Abatement of Public Nuisances | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 18 - Development Code | |
| First Violation | \$250.00 |
| Second Violation | \$500.00 |
| Subsequent Violations | \$1,000.00 |
| RMC Chapter 18.755.080 - Erosion Control | |
| First Violation | \$500.00 |
| Second Violation | \$1,000.00 |
| Subsequent Violations | \$2,000.00 |
| RMC Chapter 18.810.235 - Critical Areas | |
| First Violation | \$500.00 |

Resolution No. 667
Effective January 1, 2026

City of Ridgefield, Washington
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|---|-------------------|
| Softball or Baseball Field (per hour) | \$25.00 |
| * Contractual agreement with an athletic/sports club supersedes the fee schedule. | |
| Overlook Park Rentals: | |
| Overlook Park – Entire Park, Stage, Plaza, and Upper Grassy Areas: | |
| Half Day | \$200.00 |
| All Day | \$300.00 |
| Refundable Deposit | \$300.00 |
| All other City Parks are available to the public on a first come, first served basis. Reservations are not accepted. | No Charge |
| TMI Building Community Space * | |
| Per Hour | \$25.00 |
| Cleaning Fee/Deposit | \$95.00 |
| * City Partner applications may receive a reduced or waived fee. | |
| Special Events: | |
| Special Event Permit Application | No Charge |
| City Personnel Costs | Refer to page 1.A |
| City Services (Cost + Admin Fee of \$30.00) | Actual Cost |
| G. Other Fees and Permits | |
| Business License Fees: | |
| Annual Resident Business License | \$50.00 |
| Annual Non-Resident Business License | \$50.00 |
| Annual Peddler and Solicitors License | \$50.00 |
| (Plus One-Time Background Check) | \$40.00 |
| Copy/Record Duplication Fees: | |
| Copy of audio tapes, video tapes, photos, maps or other records needing reproduction | Actual City Cost |
| Black & White 8.5x11.0 Inch | \$0.15 per page |
| Black & White 8.5x14.0 Inch | \$0.35 per page |

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| Black & White 11.0x17.0 Inch | \$0.40 per page |
| Color 8.5x11.0 Inch | \$1.00 per page |
| Color 8.5x14.0 Inch | \$1.00 per page |
| Color 11.0x17.0 Inch | \$1.50 per page |
| Records scanned into electronic format | \$0.10 per page |
| Electronic files uploaded to email, cloud storage service, or other electronic delivery system | \$0.05 every four files |
| Transmission of electronic records | \$0.10 per gigabyte |
| Hiring information technology expertise – external | Actual City Cost w/10% deposit |
| Annual Budget (Bound Copy) | \$30.00 |
| Annual Comprehensive Financial Report (Bound Copy) | \$30.00 |
| City Comprehensive Plan (Bound Copy) | \$30.00 |
| Park & Recreation Comprehensive Plan (Bound Copy) | \$30.00 |
| City Engineering Standards (Bound Copy) | \$30.00 |
| Administrative Processing Fee: | |
| Fee Added to Each Billing/Invoice for Reimbursable Costs | \$30.00 |
| Fee Added to Each Remittance for Impact Fees or SDCs | \$30.00 |
| Fee Added to Each Remittance for Fire Code Fees | \$30.00 |
| Unclaimed Property Processing Fee | \$5.00 |
| Administrative Fees: | |
| NSF Check | \$35.00 |
| Cemetery Lot – Purchase | \$600.00 |
| Cemetery Lot – Marking | \$25.00 |
| Notary Fee | \$5.00 |
| Latecomer Agreement Application | \$500.00 |
| Latecomer Agreement Processing | \$125.00 |
| Latecomer Agreement Appeal | \$250.00 |
| Administrative Billing Late Fee (After 60 Days Past Due) | 1% Per Month |

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|---|------------------------------------|
| Police Department Fees: | |
| Fingerprint Card | \$20.00 |
| Release of Property to Finder Fee | *\$10.00 |
| Neighborhood Electric Vehicle/Golf Cart Registration (One Time) | \$30.00 |
| Body Worn and In-Car Camera Recording Preparation (per minute of footage) | \$0.73 |
| Deposit for requests of footage less than 240 minutes | \$0.00 |
| Deposit for requests of footage of 240 minutes or more | \$250 or 10% of the estimated cost |
| <u>Concealed Weapon Permit</u> | |
| Concealed Weapon Permit Application (Good for 5 Years) | \$48.00 |
| Concealed Weapon Permit Renewal | \$32.00 |
| Late Renewal Penalty | \$42.00 |
| Replacement Permit | \$10.00 |
| <u>Dog Licenses</u> | |
| Spayed or Neutered – Annual Fee | \$20.00 |
| Not Spayed or Neutered – Annual Fee | \$30.00 |
| Lifetime Dog License (Altered or Unaltered) Non-Transferrable | \$50.00 |
| Dangerous Dog License - Initial Fee | \$300.00 |
| Dangerous Dog License - Annual Renewal Fee | \$100.00 |
| Hobby Kennels (4-10 Dogs) - Annual Fee | \$25 per dog |
| Commercial Kennels (11+ Dogs) - Annual Fee | \$100.00 |
| *Plus Actual Cost of Publication of Notice (RCW 63.21.030) | |