

Clark County Community Development

Program: Land Use Review

Proposed Fees with Scenarios

(Proposed fees include 2.5% technology fee)

2026 Proposal

100% Cost Recovery

Code Reference	Activity	Activity-Detail	Current Fee	Proposed Fee	\$ Change	% Change
6.110A.010.1.A	Appeals to Hearings Examiner	Planning portion only—See engineering and environmental fees for additional charges	\$ 2,024	\$ 2,064	\$ 40	2%
6.110A.010.1.B	Reconsideration by Hearings Examiner	Reconsideration by Hearings Examiner	Reimburse county at hourly rate of examiner			
6.110A.010.2.A	Address Change	Address Change	\$ 181	\$ 185	\$ 4	2%
6.110A.010.2.B	Applicant Initiated Hold/Open Record for Hearing	Applicant Initiated Hold/Open Record for Hearing	\$ 326	\$ 332	\$ 6	2%
6.110A.010.2.D.I	Boundary Line Adjustments	Base fee	\$ 651	\$ 664	\$ 13	2%
6.110A.010.2.D.II	Boundary Line Adjustments	Fee per adjustment over two	\$ 217	\$ 222	\$ 5	2%
6.110A.010.2.E.I	Columbia River Gorge	Expedited Gorge review	\$ 4,626	\$ 4,717	\$ 91	2%
6.110A.010.2.E.II	Columbia River Gorge	Gorge review	\$ 7,227	\$ 7,370	\$ 143	2%
6.110A.010.2.F.I	Conditional Use Permit	Conditional use permit	\$ 9,902	\$ 10,097	\$ 195	2%
6.110A.010.2.F.II	Conditional Use Permit	Conditional use permit submitted concurrently with site plan review application	\$ 4,951	\$ 5,049	\$ 98	2%
6.110A.010.2.F.III	Conditional Use Permit	Additional fee charged to applicant if hearing is requested for conditional use pursuant to Section 40.510.025(C)(5)	\$ 8,240	\$ 8,291	\$ 51	1%
6.110A.010.2.G	Continuance of Hearing	For any hearing postponed or continued, as requested by the applicant after legal notice has been given; PROVIDED, that this requirement shall not apply (1) where the request is based upon new information presented at the hearing other than from the applicant or (2) when renoting of the hearing is requested and approved.	\$ 2,278	\$ 2,322	\$ 44	2%
6.110A.010.2.H	Covenant Release—Full and Partial	Covenant Release—Full and Partial	\$ 2,205	\$ 2,248	\$ 43	2%
6.110A.010.2.I.I	Design Standards Review—Mixed Use/Performance Based Zoning Including Hwy 99	Highway 99 sub-area Level I review	\$ 506	\$ 516	\$ 10	2%
6.110A.010.2.I.II	Design Standards Review—Mixed Use/Performance Based Zoning Including Hwy 99	Highway 99 sub-area Level II review	\$ 1,374	\$ 1,401	\$ 27	2%
6.110A.010.2.I.III	Design Standards Review—Mixed Use/Performance Based Zoning Including Hwy 99	Highway 99 sub-area Level III review/mixed use design review	Site plan review fee plus 100% increase			
6.110A.010.2.J.I	Home Business	Urban and rural Type I review	\$ 217	\$ 222	\$ 5	2%
6.110A.010.2.J.II	Home Business	Urban and rural Type II review	\$ 1,952	\$ 1,990	\$ 38	2%
6.110A.010.2.K	Kennel, Commercial in Rural Areas	Kennel, Commercial in Rural Areas without private road access (base fee)	\$ 4,699	\$ 4,791	\$ 92	2%

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6.110A.010.2.K.I	Kennel, Commercial in Rural Areas	Plus: private road access	\$ 940	\$ 959	\$ 19	2%
6.110A.010.2.L	Land Use Compliance Fact Sheet	Land Use Compliance Fact Sheet	\$ 73	\$ 74	\$ 1	1%
6.110A.010.2.M.I.a	Legal Lot Determination	Type I base fee for one lot	\$ 615	\$ 627	\$ 12	2%
6.110A.010.2.M.I.b	Legal Lot Determination	Fee per lot each additional lot	\$ 290	\$ 295	\$ 5	2%
6.110A.010.2.M.II.a	Legal Lot Determination	Type II base fee (includes innocent purchaser)	\$ 1,482	\$ 1,511	\$ 29	2%
6.110A.010.2.M.II.b	Legal Lot Determination	Fee per lot over two lots	\$ 290	\$ 295	\$ 5	2%
6.110A.010.2.M.III	Legal Lot Determination	Public interest exception	\$ 6,360	\$ 6,486	\$ 126	2%
6.110A.010.2.N.I	Lot Reconfiguration	Base fee	\$ 1,482	\$ 1,511	\$ 29	2%
6.110A.010.2.N.II	Lot Reconfiguration	Fee per adjustment over two	\$ 253	\$ 264	\$ 11	4%
6.110A.010.2.O	Mining	Mining	Cost recovery			
6.110A.010.2.P.I	Planned Unit Development or Master Plan	Planned unit development	\$ 3,614	\$ 3,685	\$ 71	2%
6.110A.010.2.P.II	Planned Unit Development or Master Plan	Planned unit development submitted concurrently with site plan review or subdivision application	\$ 2,747	\$ 2,801	\$ 54	2%
6.110A.010.2.P.III	Planned Unit Development or Master Plan	Additional fee charged to applicant if hearing is requested for conditional use pursuant to Section 40.510.025(C)(4)	\$ 8,240	\$ 8,291	\$ 51	1%
6.110A.010.2.Q.I	Planning Director Review	Type I (including code interpretation)	\$ 868	\$ 885	\$ 17	2%
6.110A.010.2.Q.II	Planning Director Review	Type II nonconforming use determination	\$ 3,506	\$ 3,575	\$ 69	2%
6.110A.010.2.Q.III	Planning Director Review	All other Type II	\$ 1,735	\$ 1,769	\$ 34	2%
6.110A.010.2.R.I	Plat Alterations	Plat alteration	\$ 5,818	\$ 5,933	\$ 115	2%
6.110A.010.2.R.II	Plat Alterations	Additional fee charged to applicant if hearing is requested for plat alteration pursuant to Section 40.540.120(B)	\$ 8,240	\$ 8,291	\$ 51	1%
6.110A.010.2.R.III	Plat Alterations	Plat declaration	\$ 2,567	\$ 2,617	\$ 50	2%
6.110A.010.2.R.IV	Plat Alterations	Minor plat alteration process with concurrent declaration review	\$ 2,892	\$ 2,948	\$ 56	2%
6.110A.010.2.S.I	Post Decision Review	Post decision review/Type I (includes deadline extension requests for phased developments)	\$ 2,060	\$ 2,101	\$ 41	2%
6.110A.010.2.S.II	Post Decision Review	Post decision review/Type II	\$ 5,421	\$ 5,528	\$ 107	2%
6.110A.010.2.S.III	Post Decision Review	Post decision review/Type III	\$ 15,612	\$ 15,809	\$ 197	1%
6.110A.010.2.T.I	Pre-Application Conference—Planning Portion Only—See Engineering and Environmental Fees for Additional Charges	Pre-application conference	\$ 1,409	\$ 1,438	\$ 29	2%
6.110A.010.2.T.II	Pre-Application Conference—Planning Portion Only—See Engineering and Environmental Fees for Additional Charges	Pre-application waiver request	\$ 362	\$ 369	\$ 7	2%
6.110A.010.2.U.I	Renoticing	Base fee	\$ 326	\$ 332	\$ 6	2%

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6.110A.010.2.V	Reporting—Application and Permit Information	Cost recovery—Applicant will be required to sign an agreement that they will pay billable hourly rate of the program. The applicant will be sent an itemized billing.	Cost recovery			
6.110A.010.2.W.I	SEPA Review	Project reviews—Any type with associated land use cases	\$ 2,132	\$ 2,175	\$ 43	2%
6.110A.010.2.W.III	SEPA Review	EIS Review	Cost recovery			
6.110A.010.2.X	Sewer Waiver	Sewer Waiver	\$ 398	\$ 406	\$ 8	2%
6.110A.010.2.Y.I	Shoreline Permit	Shoreline permit	\$ 5,059	\$ 5,159	\$ 100	2%
6.110A.010.2.Y.II	Shoreline Permit	Shoreline conditional use permit	\$ 5,999	\$ 6,118	\$ 119	2%
6.110A.010.2.Y.III	Shoreline Permit	Shoreline permit when considered with a variance request	\$ 5,999	\$ 6,118	\$ 119	2%
6.110A.010.2.Y.IV	Shoreline Permit	Shoreline exemption determination	\$ 724	\$ 737	\$ 13	2%
6.110A.010.2.Z	Short Plat	Short Plat	\$ 7,083	\$ 7,223	\$ 140	2%
6.110A.010.2.AA.I	Sign	Sign	\$ 362	\$ 369	\$ 7	2%
6.110A.010.2.AB.I.a	Site Plan Review	Type I	\$ 2,783	\$ 2,838	\$ 55	2%
6.110A.010.2.AB.I.b	Site Plan Review	Type II	\$ 7,047	\$ 7,186	\$ 139	2%
6.110A.010.2.AB.I.c	Site Plan Review	Residential fee per unit for 21 units and greater	\$ 53	\$ 54	\$ 1	2%
6.110A.010.2.AB.I.d	Site Plan Review	Commercial/industrial, etc.—fee per building square foot for 10,001 square feet to 50,000 square feet	\$ 0.18	\$ 0.18	\$ -	0%
6.110A.010.2.AB.I.e	Site Plan Review	Commercial/industrial, etc.—fee per building square foot for 50,001 square feet and greater	\$ 0.09	\$ 0.09	\$ -	0%
6.110A.010.2.AB.II	Site Plan Review	Unoccupied commercial and utility structures	\$ 4,192	\$ 4,275	\$ 83	2%
6.110A.010.2.AB.III	Site Plan Review	Binding site plan review—Standalone	\$ 5,891	\$ 6,007	\$ 116	2%
6.110A.010.2.AB.IV	Site Plan Review	Binding site plan review—Combined with PSR	\$ 2,819	\$ 2,875	\$ 56	2%
6.110A.010.2.AB.V	Site Plan Review	60-day/concurrent review (in addition to site plan review fee in Section AB.I above)	\$ 1,446	\$ 1,474	\$ 28	2%
6.110A.010.2.AC	Special Study Review	Special Study Review	Cost recovery			
6.110A.010.2.AD	Special Valuation—Historic Preservation	Special Valuation—Historic Preservation	\$ 529	\$ 540	\$ 11	2%
6.110A.010.2.AE.I	Subdivision	Base fee up to 16 lots	\$ 15,467	\$ 15,661	\$ 194	1%
6.110A.010.2.AE.II	Subdivision	Fee per lot: 17 to 30 lots	\$ 470	\$ 480	\$ 10	2%
6.110A.010.2.AE.III	Subdivision	Fee per lot: 31 to 100 lots	\$ 217	\$ 222	\$ 5	2%
6.110A.010.2.AE.IV	Subdivision	Fee per lot: for the 101st lot and greater	\$ 87	\$ 89	\$ 2	2%
6.110A.010.2.AF	Temporary Use	Temporary Use	\$ 2,783	\$ 2,838	\$ 55	2%
6.110A.010.2.AG.I	Variance	Administrative variance/Type I	\$ 1,771	\$ 1,806	\$ 35	2%
6.110A.010.2.AG.II	Variance	Administrative variance/Type I—When considered with a development application	\$ 868	\$ 885	\$ 17	2%
6.110A.010.2.AG.III	Variance	Administrative variance/Type II	\$ 3,108	\$ 3,170	\$ 62	2%
6.110A.010.2.AG.IV	Variance	Administrative variance/Type II—When considered with a development application	\$ 1,374	\$ 1,401	\$ 27	2%
6.110A.010.2.AG.V	Variance	Type III	\$ 14,130	\$ 14,298	\$ 168	1%

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6.110A.010.2.AG.VI	Variance	Type III—When considered with a development application	\$ 5,132	\$ 5,233	\$ 101	2%
6.110A.010.2.AH	Zone Change	Zone Change	\$ 14,600	\$ 14,777	\$ 177	1%
6.110A.010.2.AI.I	Wineries/Agricultural Markets	Winery tasting room/events and agricultural markets permit, Type I	\$ 398	\$ 406	\$ 8	2%
6.110A.010.2.AI.II	Wineries/Agricultural Markets	Winery tasting room/events and agricultural markets permit, Type II	\$ 3,975	\$ 4,054	\$ 79	2%
6.110A.010.2.AJ	Application Submittal Fee	Application Submittal Fee	\$ 1,049	\$ 1,069	\$ 20	2%
6.110A.010.2.AK	Final Site Plan Inspection by Planner	Final Site Plan Inspection by Planner	\$ 1,157	\$ 1,157	\$ -	0%