

**City of Toppenish**  
**2025 MASTER FEE SCHEDULE**

<b>BUILDING, PLUMBING, MECHANICAL PERMIT FEES AND CHARGES</b>			
15.01.050	<b>Building Permit Fees</b> <i>(see Schedule B to determine valuation)</i>		
<b>Total Valuation</b>		<b>Permit Fee</b>	
\$0	to	\$500	<b>\$24.00</b> for the first \$500
\$501	to	\$2,000	<b>\$24.00</b> for the first \$500 plus <b>\$3.00</b> for each additional \$100 or fraction thereof to and including \$2,000
\$2,001	to	\$40,000	<b>\$69.00</b> for the first \$2,000 plus <b>\$11.00</b> for each additional \$1,000 or fraction thereof to and including \$40,000
\$40,001	to	\$100,000	<b>\$487.00</b> for the first \$40,000 plus <b>\$9.00</b> for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001	to	\$500,000	<b>\$1,027.00</b> for this first \$100,000 plus <b>\$7.00</b> for each additional \$1,000 or fraction thereof to and including \$500,000
\$500,001	to	\$1,000,000	<b>\$3,827.00</b> for the first \$500,000 plus <b>\$5.00</b> for each additional \$1,000 or fraction thereof to and including \$1,000,000
\$1,000,001	to	\$5,000,000	<b>\$6,327.00</b> for the first \$1,000,000 plus <b>\$3.00</b> for each additional \$1,000 or fraction thereof to an including \$5,000,000
\$5,000,001	and	over	<b>\$18,327.00</b> for the first \$5,000,000 plus <b>\$1.00</b> for each additional \$1,000 or fraction thereof
	Building Plan Review Fee: 65% of permit fee as calculated using the above table		
	<b>Refund of Building Plan Review Fee:</b> No time in review 20% non-refundable - 80% refundable Review started 20% non-refundable - balance of refund based on the percentage of review completed		
15.01.050	<b>Other Building Permit and Inspection Fees:</b>		
	Additional plan review required for: changes, additions, revisions to approved plans OR for re-instating or extending an issued permit - per hour, (minimum 2 hours)		\$98.00
	Commercial Coach - Single Section		\$450.00
	Commercial Coach - Each Additional Section		\$75.00
	Demolitions		\$65.00
15.20.030	Fence permit (all fences new, addition to or electric fence)		\$30.00
	Inspections outside of normal business hours (minimum charge two hours), per hour, or actual cost, whichever is greatest		\$88.00
	Inspections for which no fee is specifically indicated, per hour, or actual cost, whichever is		\$100.00
	Investigation Fee: building, structure, gas, mechanical or plumbing work commencing before permit issuance (IBC Sec 109.4 & IRC Sec R108.6)		50% of actual permit
	Manufactured Homes - Single Wide		\$280.00
	Manufactured Homes - Double Wide		\$320.00
	Manufactured Homes - Triple Wide		\$360.00
15.05.020	Moving Permit (building moved within or through City)		\$100.00
	Outside consultants for plan checking, inspections, or both, including administrative and overhead cost (when used)		Actual Cost
	Remodel or Repair building permits <i>(see Schedule B for valuation determination)</i>		
	Re-inspection fees, per hour, or actual cost, whichever is greatest		\$78.00
	Re-Roofing - Residential, one- and two-family units		\$75.00
	Re-Roofing - Non-Residential, square feet up to 10,000		\$125.00
	Re-Roofing - Non-Residential, per each additional 10,000 square feet or fraction thereof		\$75.00
	Shipping container placement permit fee - per container		\$234.00
	Shipping container placement plan review fee (65% of permit fee)		\$152.10
	Swimming Pools (depth of 24" or more - IBC Sec. 105.2.9 & IRC Sec. R105.2.7)		\$110.00
	Exempt: Spas, saunas, or hot tubs with safety covers		

	<b>Flood Development Permit Fee:</b>	
15.30.110	Flood development permit, new or addition residential and nonresidential construction	\$100.00
15.30.160(F)	Flood development permit detached garages, small storage sheds and small water tanks	\$0.00
15.01.050	<b>Mechanical Permit Fees:</b> (see Schedule B for permit fees)	
	<b>Other Mechanical Inspection Fees:</b>	
	Additional plan review required by changes, additions or revisions to approved plans, per hour for minimum one-half hour	\$78.00
	Inspections for which no fee is specifically indicated	\$20.00
	Reinspection (after one inspection and one reinspection)	\$25.00
	Inspections outside normal business hours, per hour for minimum of two hours	\$100.00
15.01.050	<b>Plumbing Permit Fees:</b> (see Schedule B for permit fees)	
	<b>Other Plumbing Inspections and Fees :</b>	
	Additional plan review required by changes, additions or revisions to approved plans, per hour for minimum one-half hour	\$78.00
	Inspections outside normal business hours, per hour for minimum of two hours	\$100.00
	Reinspection (after one inspection and one reinspection)	\$25.00
	<b>Development Review Fees and Reimbursable Charges:</b>	
17.24.020 & 2.85.030(D)	<p>Development review billing fees provide for reimbursement of consultant peer review costs, legal review costs, hearing examiner costs, special studies, copying expenses and other related costs for land use permits, new commercial or multi-family buildings, grading, right-of-way and first-time tenant improvement projects. Billing is not used for single family residential building permits, unless there are permits other than building, plumbing or mechanical associated with the project.</p> <p>Depending on the size and complexity of the project, the fee required may be more than the minimum stated. Payment is due to the City upon demand. Billing is used for all phases of review and any other permit review or inspection cost that is not covered by plan review or permit fees. The actual review time varies for each project. If direct costs are less than the development review fee, the City shall refund to the applicant any remaining portion of the fee. If the direct costs exceed the development review fee, the applicant is required to submit additional funds to cover the direct costs and to ensure there are sufficient funds to cover all remaining work for the project.</p>	Minimum Deposit \$2,500
<b>BUSINESS LICENSE FEES AND CHARGES</b>		
5.01.070	17.16.020 Zoning conformance review required. Prior to obtaining any business license, building permit or lot line adjustment, the applicant shall request the zoning administrator or his/her designee to determine whether the use, building or lot change complies with all provisions of this title, any applicable use permit and that all permit conditions have been satisfied.	
	<b>Business License Fees:</b>	
	Regardless of the number of employees, the fee for the license shall not be more than \$600.00. Employees mean full-time employees, including the owner of the business, (two part-time employees are equal to one full-time employee.)	
5.01.120(A)	Annual base rate	\$40.00
5.01.120(B)	Each employee (including the business owner)	\$10.00
5.01.120(B)	In addition to the base rate and the amount per employees, an additional fee/s shall be assessed and paid for amusement machines, (video game or pinball, card table, pool table, horse trolley vehicle and tavern or restaurant which serves liquor and provides dancing or entertainment.	
5.01.120(B)	Each amusement machine, such as video game or pinball	\$10.00
5.01.120(B)	Each Card table	\$10.00
5.01.120(B)	Each Pool table	\$10.00
5.01.120(B)	Each Horse trolley vehicle	\$25.00
5.01.120(B)	Tavern or restaurant which serves liquor and provides entertainment, such as dancing or a floor show	\$50.00

	<b>Other Business Activity License Fees:</b>	
5.10.010	Carnival - per day	\$100.00
5.10.010	Carnival and Fair Inspection/Investigation Fee	\$50.00
5.01.120(C)	Circus - per event, up to three consecutive days	\$100.00
5.01.120(C)	Dance Hall - per year	\$150.00
5.01.120(C)	Public Dance (Dances that are not part of ordinary course of business) - per day	\$50.00
5.01.120(C)	Flea market (per year or \$50.00 per day)	\$150.00
5.01.120(C)	Home Occupation - per year See TMC 17.56.050 Home Occupation zoning approval required prior to issuance of Home Occupation business license	\$30.00
5.01.120(C)	Residential rental license base rate (includes one unit)	\$40.00
	Each additional residential unit over one	\$15.00
5.01.120(C)	Shows, exhibitions or fairs (per day)	\$50.00
5.01.120(C)	Transient merchant, hawker and peddler (per month per wagon, cart or stand, or \$150.00 per year)	\$50 or \$150.00
	<b>Master License Fees:</b>	
5.01.130(A)	Within Toppenish Rodeo and Livestock Grounds - per year	\$300.00
	Within Toppenish Rodeo and Livestock Grounds - per event	\$50.00
5.01.130(B)	Nonprofit community organizations - per organization per year	\$200.00
	Nonprofit community organizations - per organization per event	\$50.00
	Certain uses, because of their nature, are classified as "special events." These special events shall be allowed by special events permit granted by the city manager or designee. See Special Event below.	
5.01.120(E)	Late Fee (more than 30 days past renewal)	\$25.00
	<b>Mobile Home Parks and Recreational Vehicle Parks Fees:</b>	
15.15.360(A)	Mobile Home Parks Annual Application and License Fee, not refundable; using the monthly average of spaces occupied and unoccupied the month prior to application Base license fee plus per space charge	\$75.00
	In addition to the base rate an additional fee will be charged for each occupied space.	\$50.00
	In addition to the base rate and the fee for each occupied space, an additional fee will be charged for each unoccupied space	\$5.00
15.15.360(B)	Recreational Vehicle Parks (not refundable) - per year	\$75.00
	In addition to the base rate an additional fee will be charged for each space.	\$20.00
5.60.040	<b>Entertainment License Fees:</b>	
	It is unlawful for any person to be employed as or act as an entertainer without a valid license. The fee for a license shall be included with the initial application and each application renewal. In addition, a nonrefundable application fee must be paid at the time of filing an application in order to defray the costs of processing the application.	
	Entertainer's Application	\$50.00
	Entertainer's License - per year	\$100.00
5.50.023	<b>Yard and Garage Sales Fees:</b>	
	Yard and Garage Sales Permit (three per property per calendar year - Jan thru Dec)	\$10.00
5.65.120	<b>Special Event Fees:</b> Parades, Athletic Events, Family Reunions, Weddings	
	Certain uses are classified as "special events". Special events permit are granted by the city manager or designee.	
	Application submitted 30 days or more before the event - Resident	\$50.00
	Application submitted 30 days or more before the event - Non Resident	\$63.00
	Application submitted less than 30 days before the event - Resident	\$75.00
	Application submitted less than 30 days before the event - Non Resident	\$94.00
	Non-Profit organizations - 50% of the above fees	
	City staff required for each event - current hourly billing rate	
	Plus costs for garbage removal - quote provided by Public Works Superintendent	

5.45.410(L)	<b>Wireless Communication Facilities Deposit:</b> If the actual costs to the City are less than the application fee deposit, then the City shall refund to the applicant any remaining portion of the fee deposit. If the actual costs to the City exceed the application fee deposit, then the City may request that the applicant increase its deposit.	\$3,000.00
17.85.190(D)(2)	<b>Small Wireless Facility:</b>	
	Non-Refundable Application Fee for Collocation per Small Wireless Facility	\$100.00
	Non-Refundable Application Fee for New Pole per Small Wireless Facility	\$1,000.00
<b>2025 CEMETERY FEES AND CHARGES</b>		
	<b>Grave Site Fees:</b>	
2.65.060(A)	Adult Plot	\$964.89
	Infant Plot	\$422.14
	Cremation Plot	\$373.89
2.65.060(A)	<b>Mausoleum Tomb Fees:</b>	
	Adult Plot	\$1,599.32
	Infant Plot	\$1,599.32
	Cremation Plot	\$1,599.31
	<b>Perpetual Care &amp; Maintenance Fees:</b>	
2.65.060(A)	Adult Plot	\$775.40
2.65.060(A)	Infant Plot	\$320.46
2.65.060(A)	Cremation Plot	\$257.72
2.65.060(A)	<b>Interment Fees:</b> (opening & closing) includes temporary marker	
	Adult Plot	\$774.33
	Infant Plot	\$319.63
	Cremation Plot (interment into cremation plot or into occupied single adult plot)	\$282.23
	Mausoleum Plot	\$325.65
2.65.060(A)(3)	First interred in a double deep adult plot (additional charge payable with the opening/closing cost of the first grave)	\$1,179.58
2.65.060(A)	<b>Grave Liner Fees:</b> (sales tax is required for grave liners)	
	Full Size	\$675.42
	Infant	\$369.08
	Cremation	\$276.19
	Extra Large Liner	\$783.34
	<b>Removal of Remains Fees:</b>	
	From one grave to another in Elmwood Opening and closing of two plots. *Requires replacement liner.	
2.65.060(B)	*Adult Plot	\$1,548.67
	*Infant Plot	\$639.25
	*Cremation Plot	\$564.45
	From Elmwood to be moved outside of Elmwood	\$0.00
	Adult Plot	\$940.77
	Infant Plot	\$492.09
	Cremation Plot	\$325.65
	<b>Marker &amp; Vase Installation Fees:</b> Maximum depth all markers 12"	
2.65.080(A)	Flat Markers up to and including 12" x 24"	\$376.91
2.65.080(B)	Flat Markers 12" x 25" up to and including 12" x 36"	\$492.09
2.65.080(C)	Flat Markers 12" x 37" up to and including 12" x 40"	\$571.69
2.65.080(E)	Upright Markers with base up to and including 24" long	\$571.69
2.65.080(F)	Upright Markers with base a over 24" and up to and including 36" long	\$651.32
2.65.080(G)	Upright Markers with base over 36" and up to and including 40" long	\$738.14
2.65.080(D)	Setting for each vase	\$48.25
	<b>Other Burial Fees:</b>	
2.65.090	Saturday or Non-City Workday Service	\$571.69

DOG LICENSE FEES AND CHARGES		
6.05.020	Unaltered Female or Male - per year, per dog, *for the first 3 dogs	\$30.00
6.05.020	Altered Female or Male - per year, per dog, *for the first 3 dogs	\$15.00
6.05.025	Unaltered Female or Male - per year, per dog, *for the 4th thru 6th dogs	\$50.00
6.05.025	Altered Female or Male - per year, per dog, *for the 4th thru 6th dogs	\$25.00
6.05.025	Unaltered Female or Male - per year, per dog, *for the 7th and more dogs	\$70.00
6.05.025	Altered Female or Male - per year, per dog, *for the 7th and more dogs	\$35.00
	<i>*Owner with 7 dogs total = \$30. + \$30. + \$30. + \$50. + \$50. + \$50. + \$70. = \$310.00</i>	
6.05.055(A3)	Potentially restricted (dangerous dog) registration fee (in addition to license fee)	\$100.00
6.05.055(A4)	Restricted (dangerous dog) registration fee (in addition to license fee)	\$250.00
6.05.045(A)	Late Fee (31 or more days late)	\$7.50
6.05.030(F)	Replacement tag	\$5.00
6.15.030	Annual Commerical Kennel Inspection Fee	\$250.00
FIRE PERMITS, ALARMS AND TRAINING FEES AND CHARGES		
3.01.070(C)	<b>Fire Service Fees:</b>	
	Annual Fire Inspection Fees:	
	E, I, F, H, M, S Occupancy: 0 to 5,000 square feet	\$80.00
	E, I, F, H, M, S Occupancy: 5,001 to 10,000 square feet	\$105.00
	E, I, F, H, M, S Occupancy: 10,001 and over	\$130.00
	A, B, R Occupancy: 0 to 5,000 square feet	\$55.00
	A, B, R Occupancy: 5,001 to 10,000 square feet	\$80.00
	A, B, R Occupancy: 10,001 and over	\$105.00
	Compliance Fire, Life, Safety Reinspection Fees:	
	1st reinspection	\$0.00
	2nd reinspection	\$55.00
	3rd reinspection	\$105.00
	4th reinspection	\$155.00
	5th reinspection	\$205.00
	6th reinspection and each inspection thereafter	\$255.00
	Emergency DUI Response	Actual Cost
	DUI Cost Recovery-Emergency Response Annual Yakima Co. Fire District Cost Recovery Rates	
	Fire Reports	\$15.00
	First Aid/CPR Training (per person)	\$65.00
	Fire Extinguisher Training (per person)	\$25.00
	<b>False Alarm Fees:</b>	
8.08.040	First response (per year)	\$0.00
8.08.040	Second through fifth response (per response per year)	\$50.00
8.08.040	Sixth through ninth response (per response per year)	\$100.00
8.08.040	Tenth through fourteenth response (per response per year)	\$150.00
8.08.040	Each response in excess of fourteen (per response per year)	\$200.00
	<b>Nuisance Alarm Fees:</b>	
8.08.040	First response (per year)	\$0.00
8.08.040	Second through fifth response (per response per year)	\$50.00
8.08.040	Sixth through ninth response (per response per year)	\$100.00
8.08.040	Tenth through fourteenth response (per response per year)	\$150.00
8.08.040	Each response in excess of fourteen (per response per year)	\$200.00

	<b>Fire Permit Fees:</b>								
15.01.050	Permit Fee Schedule - based on square fee and Occupancy Group as defined in Article 2 of the International Fire Code								
	B, R, U - Offices, professional services, motels, apartments, agricultural buildings								
	A, E, M - Assembly of people, education centers, mercantile								
	F, H, I, S - Factories, high hazard material locations, institutions, warehouses								
	Square Feet				B, R, U		A, E, M		F, H, I, S
	1		1,000		\$58.50		\$77.10		\$95.95
	1,001	to	2,500		\$80.60		\$108.05		\$135.30
	2,501	to	5,000		\$116.65		\$153.95		\$193.35
	5,001	to	7,500		\$172.90		\$231.15		\$289.05
	7,501	to	10,000		\$230.90		\$307.80		\$384.80
	10,001	to	12,500		\$290.00		\$384.80		\$480.45
	12,501	to	15,000		\$347.20		\$461.70		\$577.95
	15,001	to	17,500		\$403.60		\$538.65		\$673.65
	17,501	to	20,000		\$461.70		\$615.85		\$769.25
	20,001	and	higher		\$519.75		\$692.55		\$865.10
15.01.050	Reinspection Fee - 50% of original permit fee								
	Fire Plan Review Fee is 65% of permit fee as shown above:								
	Refund of Fire Plan Review Fee: No time in review 20% non-refundable - 80% refundable. Review started 20% non-refundable - balance of refund based on the percentage of review completed								
	Additional Plan Review Fee, per hour								\$65.17
15.01.050	<b>Detection and Suppression System Fees:</b>								
15.01.050	Fire Sprinkler System Permit								
	Permit Fee: for every 5,000 Square Feet or portion thereof								\$87.35
	Plan Review Fee: 65% of the Fire Sprinkler System Fee								\$56.78
	Inspection of maintenance and upgrades (existing system)								\$100.00
15.01.050	Fire Alarm System Permit								
	Permit: for every 5,000 Square Feet or portion thereof								\$87.35
	Plan Review Fee: 65% of the Fire Alarm System Fee								\$56.78
	Inspection of maintenance and upgrades (existing system)								\$100.00
	Suppression System Permit								
	Self Contained Systems - Hood and Duct, Paint Booth, etc.								\$87.34
	Plan Review Fee: 65% of the Fire Sprinkler System Fee								\$56.77
15.01.050	<b>Flammable/Combustible Liquid and Gas Storage Tank Fees:</b>								
	1 to 124 gallon tanks - No Permit Required								
	125 to 300 gallon tanks								\$74.87
	301 to 600 gallon tanks								\$87.35
	601 to 1,000 gallon tanks								\$99.83
	1,001 to 5,000 gallon tanks								\$112.31
	5,001 to 10,000 gallon tanks								\$124.78
	10,001 to 20,000 gallon tanks								\$137.27
	20,001 gallon tanks and larger								\$149.74
	Underground Tank Removal Fee, per tank								\$62.42
	Temporary Membrane Structures, Tents & Canopy Fee (air-supported temporary membrane structures or tents with an area in excess of 200 square feet, or a canopy in excess of 400 square feet, except for structures used exclusively for camping.)								\$94.00

GARBAGE AND SOLID WASTE FEES AND CHARGES			
	Collection Fees and Late Charges:		
8.10.050(B)	Private Collection Permit (per year)		\$25.00
8.10.170(D)	Callback Fee: 90 Gallons		\$15.00
	Callback Fee: 300 Gallons		\$20.00
	Callback Fee: 350 Gallons		\$25.00
	Callback Fee: 420 Gallons		\$30.00
8.10.170(E)	Extra Hauling Fee (special items outside of containers - call for quote)		Actual cost
8.10.170(G)	Overfull Container: 90 Gallons		\$15.00
	Overfull Container: 300 Gallons		\$20.00
	Overfull Container: 350 Gallons		\$25.00
	Overfull Container: 420 Gallons		\$30.00
8.10.170(I)	Unscheduled Pickup (extra pickup): 90 Gallons		\$15.00
	Unscheduled Pickup (extra pickup): 300 Gallons		\$20.00
	Unscheduled Pickup (extra pickup): 350 Gallons		\$25.00
	Unscheduled Pickup (extra pickup): 420 Gallons		\$30.00
8.10.185	Late Fee – per month		\$10.00
8.10.190	Delinquent Fee		\$20.00
GRADING FEES AND CHARGES			
15.01.050	Based on the size and complexity of the project, the applicant may be required to pay the development review fee (minimum \$2,500 deposit) in addition to the grading fees and charges listed below.		
	Volume (Cubic Yards)	Plan Review	Permit Fee
	50 cubic yards or less	\$0.00	\$0.00
	51 to 100 cubic yards	\$18.73	\$18.73
	101 to 1,000 cubic yards	\$28.12	\$54.30 for the first 100 cy plus \$13.14 for each add'l 100 cy or fraction thereof,
	1,001 to 10,000 cubic yards	\$37.45	\$146.52 for the first 1,000 cy plus \$11.22 for each add'l 1,000 cy or fraction thereof,
	10,001 to 100,000 cubic yards	\$37.45 for the first 10,000 cy plus \$11.22 for each add'l 10,000 cy or fraction thereof	\$247.46 for the first 10,000 cy plus \$60.50 for each add'l 10,000 cy or fraction thereof,
	100,001 to 200,000 cubic yards	\$205.99 for the first 100,000 cy plus \$11.22 for each add'l 10,000 cy or fraction thereof	\$701.92 for the first 100,000 cy plus \$28.122 for each add'l 10,000 cy or fraction thereof
MISCELLANEOUS FEES AND CHARGES			
3.01.070(A)	Copy Charges per RCW 42.56.120:		
	(i) Photocopies of public records or printed copies of electronic public records, per page, or actual cost if documents are sent out for copying		\$0.15
	(ii) Public records scanned into an electronic format requests, per page		\$0.10
	(iii) Scanned public records uploaded to e-mail or data storage service or other means of electronic delivery, per every four electronic record		\$0.05
	(iv) Per gigabyte transmission charge for electronic records		\$0.10
	(v) Communication tapes and cd's		\$10 per item
	Other Fees and Charges:		
	Maps		Actual cost
3.01.070(A)	Non-sufficient funds (NSF) check handling fee		\$30.00
	Personnel Services Fee: miscellaneous inspections and municipal services		Time and Material

<b>PARK FEES AND CHARGES</b>		
2.80.050(B)	<b>Park Gazebo Rental:</b> Pioneer, Olney, Allen, & Post Office Parks (2 picnic tables included in rental).	
	Inside City Rate: Per hour, in four hour increments, minimum four hours/\$40.00	\$10.00
	Outside City Rate: Per hour, in four hour increments, minimum four hours/\$48.00	\$12.00
	<b>Picnic Tables:</b> Delivery to and pickup from all parks, events, or additional tables for gazebo rentals.	
	1 to 2 tables	\$42.00
	3 to 4 tables	\$84.00
	5 to 6 tables	\$126.00
	7 to 8 tables	\$168.00
	9 to 10 tables	\$210.00
<b>PLANNING AND ZONING FEES AND CHARGES</b>		
	<b>Development Review Fees and Reimbursable Charges:</b>	
17.24.020 & 2.85.030(D)	<p>Development review billing fees provide for reimbursement of consultant peer review costs, legal review costs, hearing examiner costs, special studies, copying expenses and other related costs for land use permits, new commercial or multi-family buildings, grading, right-of-way and first-time tenant improvement projects. Billing is not used for single family residential building permits, unless there are permits other than building, plumbing or mechanical associated with the project.</p> <p>Depending on the size and complexity of the project, the fee required may be more than the minimum stated. Payment is due to the City upon demand. Billing is used for all phases of review and any other permit review or inspection cost that is not covered by plan review or permit fees. The actual review time varies for each project. If direct costs are less than the development review fee, the City shall refund to the applicant any remaining portion of the fee. If the direct costs exceed the development review fee, the applicant is required to submit additional funds to cover the direct costs and to ensure there are sufficient funds to cover all remaining work for the project.</p>	Minimum Deposit \$2,500
2.85.020	<b>Planning &amp; Zoning Fees and Charges:</b>	
	Comprehensive plan amendment	\$400.00
	Substantial development permit under the shoreline master program	\$600.00
	Critical areas permit	\$200.00
14.10.010	<b>SEPA - Environmental Review Fees:</b>	
	Environment Checklist Review when public notice is stand alone	\$400.00
	Environment Checklist Review when public notice is combined with other required public notices	\$200.00
	Review of a Draft EIS	\$1,000.00
	Review of an EIS Scoping	\$400.00
	Review of a Final EIS	\$400.00
	<b>Sign Permit - Zoning Review Fees:</b>	
15.10.020(G)	Up to 25 sq. ft. sign	\$30.00
15.10.020(G)	Each additional sq. ft over 25 sq. ft.	\$0.50
16.08.060(B)	<b>Subdivision Qualified Exemption Application Fees:</b>	
	First action	\$100.00
	Each additional action	\$25.00
	<b>Subdivision Fees:</b>	
	Short Plat: 2 to 6 lots	\$500.00
	Formal (long) Plat Application: 7 or more lots	\$500.00 plus \$30.00 per lot
	Extend preliminary plat deadline	\$200.00
	Final Plat Application:	
	Short and Long Subdivision	\$300.00
16.18.010(3)(g)	Alter, Amend, or Vacate Plat Application (including street/right-of-way)	\$600.00



17.16.050	<b>Certificate of Zoning Compliance Certificate Fees:</b>				
	New application				\$300.00
	Renewal				\$50.00
	<b>Conditional Property Use Permit Fees:</b>				\$100.00
	Development Review Deposit Required				
17.56	<b>Special Property Use Permit Fees:</b>				\$500.00
	Development Review Deposit Required				
	Mobile home parks Crematories Churches Fraternal Lodges	Grange halls Clubs Philanthropic Institutions	Schools Daycare Centers (not in home) Nursing Homes	Temporary facilities Permitted special uses in B3 zones.	\$500.00
TMC.56.050	<b>Home occupations</b>				\$150.00
	Special property permit issued for business performed from a residence in R1 & R2 and is clearly incidental and secondary to the use of the premises as a dwelling place and does not change the character thereof. This occupation shall be carried on or conducted only by members of a family residing in the dwelling with no outside help employed.				
	<b>Variance Applications Fees:</b> plus applicable costs of all additional public notifications and/or staff time resulting from applicant requested changes based on the judgement of the administrator				
	First action on parcel				\$300.00
	per each additional related action on same parcel				\$100.00
15.15.320	Mobile home/RV park variances				\$600.00
	<b>Zoning Code Amendments:</b> plus applicable costs of all additional public notifications and/or staff time resulting from applicant requested changes based on the judgement of the administrator.				
	Sites up to one acre				\$300.00
	Sites more than one acre				\$500.00
	Amendment to zoning or subdivision ordinance text				\$600.00
17.24.030(E)	Similar use determination				\$300.00
17.24.030(F)	Applicant’s request for special planning commission meeting				\$75.00
	Administrative appeal				\$600.00
	Reconsideration of hearing examiner decision				\$600.00
	Rescheduling by applicant of hearing before planning commission, hearing examiner or city council				\$300.00
17.26.080	Design District Planning Review				\$300.00
17.85.120	Application subject to Public Hearing				\$600.00
	Application subject to Administrative Review				\$100.00
	Application to Vacate Public Right of Way, plus applicable costs of appraisal, land and recording fees				\$600.00
<b>POLICE AND LAW ENFORCEMENT FEES AND CHARGES</b>					
1.16.040	Booking Fee				\$23.00
	<b>Fingerprinting (Fee set by WA State DOL and WSP) Fees</b>				
3.01.070(B)	1st card - resident				Actual Cost
3.01.070(B)	each additional card - resident				Actual Cost
3.01.070(B)	1st card - nonresident				Actual Cost
	each additional card - nonresident				Actual Cost
	<b>Case Reports or Misc. Reports Fees</b>				
3.01.070(B)	Insurance Company				\$15.00
3.01.070(B)	Citizen - per page				\$0.15
3.01.070(B)	Victim - per page				\$0.15
	<b>Accident Report Fees</b>				
3.01.070(B)	Insurance Company				\$15.00
3.01.070(B)	Citizen - per page				\$0.15
3.01.070(B)	Victim - per page				\$0.15
3.01.070(B)	Communication Tapes/CD’s				\$10.00

	<b>Concealed Pistol License (Fee set by WA State DOL and WSP) Fees</b>	
3.01.070(B)	Original	Actual Cost
3.01.070(B)	Renewal	Actual Cost
3.01.070(B)	Late Renewal	Actual Cost
3.01.070(B)	Replacements	Actual Cost
	<b>False Alarm Fees:</b>	
8.08.040	First response (per year)	\$0.00
8.08.040	Second through fifth response (per response per year)	\$50.00
8.08.040	Sixth through ninth response (per response per year)	\$100.00
8.08.040	Tenth through fourteenth response (per response per year)	\$150.00
8.08.040	Each response in excess of fourteen (per response per year)	\$200.00
<b>RECREATION AND SWIMMING PROGRAM FEES AND CHARGES</b>		
2.75.010	<b>Recreation Programs Fees:</b>	
	Youth - resident	\$21.00
	Adult - resident	\$21.00
	Youth - nonresident	\$25.00
	Adult - nonresident	\$25.00
	<b>Adult Fitness Class Fees:</b>	
	Per session	\$3.00
	Per month	\$30.00
	<b>Aquatics Fees:</b>	
2.75.010	General Admission per Session:	
	Youth (up to 12 years old, includes sales tax)	\$2.00
	Adult (13 years and older, includes sales tax)	\$3.00
	10-Punch Card: <i>(Inside City 20% discount) (Outside City 10% discount)</i>	
	Inside City Youth Punch Card + tax	\$16.00
	Outside City Youth Punch Card + tax	\$18.00
	Inside City Adult Punch Card + tax	\$24.00
	Outside City Adult Punch Card + tax	\$27.00
2.75.010	2022 Individual Season Pass: <i>(Inside City 30% discount) (Outside City 20% discount)</i>	
	Inside City Youth & Honored Citizen + tax	\$56.00
	Outside City Youth & Honored Citizen + tax	\$64.00
	Inside City Adult + tax	\$84.00
	Outside City Adult + tax	\$96.00
	Toppenish Swim Team Practice Pass + tax	\$56.00
	2022 Family Pass: <i>(Inside City 40% discount) (Outside City 30% discount)</i>	
	Inside City 2 or more people in same household + tax Per Person	\$60.00
	Outside City 2 or more people in same household + tax Per Person	\$70.00
	*Honored citizen is for those who are 62 years or older, possess a State of Washington Handicapped Parking Placard (wallet card), SSI Disabled, or active duty military and veterans of America.	
2.75.010	<b>Pool Rental Fees:</b>	
	Up to 50 swimmers: Inside City (per hour) Two hour minimum + tax	\$128.00
	Each swimmer over 50 swimmers: Inside City (per hour) + tax	\$1.00
	Up to 50 swimmers: Outside City (per hour) Two hour minimum + tax	\$160.00
	Each swimmer over 50 swimmers: Outside City (per hour) + tax	\$1.25
	<b>Aquatic Class Fees:</b>	
2.75.010	Water Safety Class (Swim Lessons) - resident	\$30.00
	Water Safety Class (Swim Lessons) - non-resident	\$37.50
	Lifeguard Training – Initial Certification	\$135.00
	Lifeguard Training – Re-certification	\$75.00

SEWER, STREET, AND WATER REVIEW FEES AND CHARGES		
	Based on the size and complexity of the project, the applicant may be required to pay the development review fee (minimum \$2,500) in addition to the sewer, street, and water fees and charges listed below.	
SEWER PERMIT FEES AND CHARGES		
	<b>Sewer Fees &amp; Charges:</b>	
2.85.030(B)(1)	Sewer video inspection	\$50.00
2.85.030(B)(1)	Per foot of main inspected	\$2.50
2.85.030(A)(1)	Sewer Tap & Inspection, per tap (from main line to property)	\$250.00
13.46.020	Sewer System Connection Charge per connection	\$2,000.00
13.34.010	Side Sewers Connection Permit (from property line to structure)	\$250.00
	Side Sewer Repair Permit (from property line to structure)	\$50.00
13.44.050	Late Fee – per month	\$10.00
13.44.055	Non-payment sewer shut-off fee	\$20.00 plus time & material
STREET PERMIT FEES AND CHARGES		
	<b>Road and Street Fees and Charges:</b>	
2.85.020	Permit to occupy right-of-way	\$100.00
16.18	Vacation of public right-of-way plus cost of appraisal and land (outside of plat)	\$225.00
12.04.080	Sidewalk Construction Permit	\$100.00
12.04.170	Driveway Permit	\$100.00
12.08.010	Excavation/Right-of-Way Permit	\$100.00
13.04.060(B)	Pavement Cut per square foot for paved or oiled streets	\$6.00
	<b>Storm and Surface Water Connection Fees:</b>	
	Connection Fee (as prescribed in TMC 13.60.040)	See 13.60.040
2.85.030(A)(3)	Storm Drain improvement inspection (from main property)	\$250.00
WATER PERMIT FEES AND CHARGES		
	<b>Water Fees &amp; Charges:</b>	
2.85.030(A)(2)	Water main improvement inspection service, per lot or parcel	\$200.00
2.85.030(B)(2)	Water main pressure testing, per test	\$50.00
2.85.030(B)(3)	Water main bacterial test, per test	\$100.00
	<b>Water Meter and Service Connection Fees:</b>	
	Water Meter & Connection to Water Service: main tap, excavation, pipe, meter & set-up	
13.04.060(A)	3/4" service	\$1,300.00
13.04.060(A)	1" service	\$1,600.00
13.04.060(A)	1 1/2" service	\$2,200.00
13.04.060(A)	2" service	\$2,900.00
13.04.060(A)	Over 2" (actual cost deducted from deposit)	\$3,500.00
	Water Meter Only (existing water service to the property)	
	5/8 " or 3/4" service	\$340.00
	1" water meter only	\$438.00
	1 1/2" water meter only	\$712.00
	2" water meter only	\$905.00
13.04.090	Water Facility Charges - per connection	\$2,000.00
	<b>Fire Hydrant Meter Fees:</b>	
13.16.040(E)	Hydrant Permit	\$75.00
	Water Usage per 1,000 gallons (minimum 1,000 gallons)	\$14.45
	Meter damage deposit	\$900.00
	Meter monthly rental (minimum one month)	\$50.00

	<b>Other Water Fees and Charges:</b>	
13.08.080	Tampering with or turning water off or on at the water meter. Cost to remove and replace water lines and water meter - charges assessed to utility account	Actual Cost
13.08.130	Improper connection – Residential Penalty	\$100.00
	Improper connection – Commercial Penalty	\$250.00
	Improper connection – Fire Hydrant Penalty	\$500.00
13.12.020	Water meter testing deposit, per customer request	\$20.00
13.16.060	Late Fee (per month)	\$10.00
13.16.070	Non-payment water shut-off fee	\$20.00
13.16.070	Meter tampering shut-off fee and lock (1st offense) assessed to utility account	\$40.00
13.16.070	Meter tampering shut-off fee and meter pull (2nd offense) assessed to utility account	\$100.00
13.16.110	After hours nonemergency turn-on/turn off	\$110.00
	Meter re-read	\$10.00
	Final meter read	\$10.00
	Customer request water shut-off fee	\$10.00
	Collection agency assignment fee	As assigned
	<b>Fire Sprinkler Suppression Fees: – monthly charge</b>	
13.20.050	<b>Inside City Limits</b>	
	2” Service - inside city limits	\$3.89
	3” Service - inside city limits	\$5.69
	4” Service - inside city limits	\$11.38
	6” Service - inside city limits	\$33.46
	8” Service - inside city limits	\$71.27
13.20.060	<b>Outside City Limits</b>	
	2” Service - outside city limits	\$4.86
	3” Service - outside city limits	\$7.11
	4” Service - outside city limits	\$14.23
	6” Service - outside city limits	\$41.83
	8” Service - outside city limits	\$89.09

**City of Toppenish**  
**2025 MASTER FEE SCHEDULE**

ICC Building Valuation Data February 2024 - Square Foot Construction Costs

Occupancy		Construction Type								
Type	Description	I A	I B	II A	II B	III A	III B	IV	V A	V B
A-1	Assembly, theaters with stage	330.56	318.80	309.39	297.20	277.71	269.67	287.04	258.79	248.89
A-1	Assembly, theaters without stage	303.49	291.73	282.32	270.13	250.88	242.84	259.97	231.96	222.06
A-2	Assembly, nightclubs	272.51	264.43	256.91	248.19	232.76	226.12	239.28	211.57	204.72
A-2	Assembly, restaurants, bars, banquet halls	271.51	263.43	254.91	247.19	230.76	225.12	238.28	209.57	203.72
A-3	Assembly, churches	308.01	296.25	286.84	274.65	255.52	247.48	264.49	236.60	226.71
A-3	Assembly, general, community halls, libraries, museums	258.66	246.90	236.50	225.30	205.06	198.01	215.15	186.13	177.24
A-4	Assembly, arenas	302.49	290.73	280.32	269.13	248.88	241.84	258.97	229.96	221.06
B	Business	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
E	Educational	276.33	266.73	258.30	247.60	231.08	219.28	239.09	202.46	195.97
F-1	Factory and industrial, moderate hazard	160.20	152.78	143.34	138.64	123.55	117.41	132.48	102.44	95.93
F-2	Factory and industrial, low hazard	159.20	151.78	143.34	137.64	123.55	116.41	131.48	102.44	94.93
H-1	High hazard, explosives	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	N.P.
H-2, 3, 4	High hazard	149.46	142.04	133.60	127.90	114.12	106.97	121.74	93.00	85.50
H-5	HPM	289.51	279.23	269.21	257.82	235.42	227.07	247.91	210.39	200.78
I-1	Institutional, Supervised environment	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
I-2	Institutional	455.16	444.88	434.86	423.47	399.17	N.P.	413.57	374.14	N.P.
I-2	Institutional, nursing homes	315.97	303.75	293.73	282.34	261.43	N.P.	272.44	236.40	N.P.
I-3	Institutional, restrained	338.01	327.73	317.71	306.32	285.40	276.05	296.41	260.38	248.77
I-4	Institutional, day care facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
M	Mercantile	203.29	195.21	186.69	178.98	163.28	157.64	170.06	142.09	136.24
R-1	Residential, hotels	264.67	255.41	246.77	238.13	218.35	212.40	238.17	196.75	190.67
R-2	Residential, multifamily	221.32	212.06	203.42	194.78	175.96	170.01	194.82	154.36	148.28
R-3	Residential, one and two-family	209.61	203.74	198.94	195.12	188.41	181.45	191.77	175.86	165.67
R-4	Residential, care or assisted living facilities	262.22	252.95	244.31	235.67	215.42	209.47	235.71	193.82	187.73
S-1	Storage, moderate hazard	148.46	141.04	131.60	126.90	112.12	105.97	120.74	91.00	84.50
S-2	Storage, low hazard	147.46	140.04	131.60	125.90	112.12	104.97	119.74	91.00	83.50
U	Utility, miscellaneous	114.09	107.37	99.89	95.60	85.13	79.54	90.99	67.39	64.19

Remodel or Repair Valuation		
Remodel or repair valuation is based on the following table. When the construction does not fit into the table, the estimated value or work provided by the applicant or contractor will be used.		
Extent of Alteration	% of Building Valuation	DEFINITION Examples
Minor	25%	<ul style="list-style-type: none"> <li>•Work involving less than 25% of the structure</li> <li>•Replacement of up to 25% of windows</li> <li>•Minor remodel of one or two rooms</li> <li>•Incidental or limited structural work</li> </ul>
Major	50%	<ul style="list-style-type: none"> <li>•Work involving up to 50% of the structure</li> <li>•Replacement of up to 50% of the windows</li> <li>•Addition, removal or moving of many walls</li> <li>•Major interior remodel leaving some walls in place</li> <li>•Some exterior or structural changes</li> </ul>
Full	75%	<ul style="list-style-type: none"> <li>•Demolition of non-structural features leaving a structural shell</li> <li>•Significant structural upgrade or repair ex. Roof truss, floor joists, foundation</li> <li>•Significant interior changes</li> <li>•Significant exterior changes</li> </ul>
<p>The square foot will be calculated on the combined floor area where the alterations will be made.</p> <p>The percentage of building valuation based on City of Toppenish Fee Schedule.</p> <p>If the work cannot be categorized in the table, the valuation may also be based on the contractors valuation of work.</p>		
Residential Construction		
R-3	Residential, one and two-family	\$165.67
R-3	Attics (walk around) unfinished storage only for R-3 only	\$43.26
R-3	Basement (unfinished) for R-3 only	\$27.63
R-3	Enclosed sleeping or service porch for R-3 only	\$80.10
R-3	Balcony for R-3 only	\$44.76
R-3	Conversion of attached garage into living space for R-3 only	\$87.28
R-3	Deck—no cover for R-3only	\$13.76
R-3	Porches or deck covers for R-3 only	\$43.00
R-3	Footings/Stem wall (replacement or for moved building—per lineal foot) for R-3 only	\$60.19
U	Residential Carport—open all sides for R-3 only for R-3 only	\$35.59
U	Carport—partially enclosed (one or more walls) for R-3 only	\$43.86
U	Garage—private use (wood frame and pole type) for R-3 only	\$69.25

<b>Mechanical Permits</b>	
Base Mechanical Permit Fee	\$30.00
Mechanical Unit Fees: Unit fees are in addition to Base Mechanical Permit for any installation, replacement, or relocation, per unit	Unit Fee
A/C Unit	\$10.36
Air Handling Unit <10,000 CFM	\$13.54
Air Handling Unit >10,000 CFM	\$18.41
Commercial Incinerator	\$104.37
Domestic Incinerator	\$25.85
Dryer Vent	\$10.36
Electric, Baseboard, or Suspended Heaters	\$17.51
Evaporative Cooler	\$13.54
Exhaust/Vent Fan (bath, kitchen, laundry)	\$10.36
Furnace/Htr <100,000 BTU	\$17.51
Furnace/Htr >100,000 BTU	\$20.69
Gas Boiler <100,000 BTU	\$17.58
Gas Boiler >100,001 <500,000 BTU	\$29.38
Gas Boiler >500,001 <1,000,000 BTU	\$39.00
Gas Boiler >1,000,001 <1,750,000 BTU	\$53.18
Gas Boiler >1,750,001 BTU	\$89.02
Gas Fireplace/Log/Heat Stove	\$17.51
Gas Grill	\$10.36
Gas Piping 1-4 outlets	\$8.04
Gas Piping 5+ each additional	\$3.20
Gas Range	\$10.36
Haz Piping 1-4 outlets	\$5.00
Haz Piping 5+ outlets, each	\$2.50
Heat Pump	\$10.36
LP Tank/Residential <125 gal	\$10.36
Miscellaneous	\$10.36
Non Haz Piping 1-4 outlets	\$5.00
Non Haz Piping 5+ outlets, each	\$2.50
Pellet Stove	\$37.06
Refrigeration systems	\$18.00
Repair/Alt./Addn. to a listed appliance	\$19.45
Residential Tank Abandoned	\$23.86
Supplemental Permit Fee	\$7.29
Type I/II Commercial Hood	\$17.51

<b>Plumbing Permits</b>	
Base Plumbing Permit Fee	\$30.00
Plumbing Unit Fees: Unit fees are in addition to Base Plumbing Permit for any installation, replacement, or relocation, per unit	Unit Fee
Atmospheric Breaker	\$8.00
Backflow Device (RPBA or DCVA) >2"	\$25.00
Bathtub/Shower (each)	\$11.00
Clothes Washer	\$11.00
Dishwasher	\$11.00
Drinking Fountain	\$11.00
Floor Drain	\$11.00
Hose Bib	\$11.00
Pretreatment Interceptor	\$19.00
Repair/Alt. Drain/Vent Piping	\$11.00
Roof Drain	\$11.00
Sampling Port	\$11.00
Sewage Pump	\$11.00
Side Sewer/Clean Out (structure connection to side sewer)	\$21.00
Sink (each)	\$11.00
Supplemental Permits	\$16.00
Urinal	\$11.00
Water Closet (each)	\$11.00
Water Heater	\$11.00
Water Piping/Service	\$11.00
Devices regulated by this code but not classed in other categories, per device	\$11.00