



Time & Cost Table

Estimate Cost and Timelines

Use the time and cost table to develop estimates for scheduling and cost of regulatory approvals and requirements.

- Land Use
- Civil Engineering
- Construction
- Environmental

Also See – [Permit Requirements Table](#)

Build Your Project Schedule & Budget

Use this section to map out your project schedule and budget for land use, civil engineering, construction and environmental permits.

Land Use

Each project is different and the specific requirements are determined based on the details and use of the site.

Civil Engineering

Civil engineering approvals and permits are required for stormwater, grading, water, sewer, right-of-way, electrical service (Snohomish PUD) and natural gas service Puget Sound Energy (PSE). For city civil construction review and subsequent approval, submittals are best made after land use preliminary approval.

Construction

Construction permits are required for construction, plumbing, mechanical and electrical work. Fire district permits are routed through the city.

Environmental

Creation, emission, and/or storage of pollution and dangerous wastes will require various permits and ongoing reporting.

Pre-Application:

Formal Pre-application meetings are required before submitting your land use application. City staff and local agencies will provide written feedback on your plans. Submit [Pre-Application Request form](#), plans and the \$350 review fee 3-4 weeks in advance.

Also, informal meetings to discuss your project in general terms are free at the front counter or by calling (360) 363-8100 for an appointment.

Land Use Approval Time and Costs

Permit	Time	Cost	More Info
Land Use Permits			
Site Plan Review	120 days	Based on size: 0.50 acres or less \$500.00 + \$50.00 per lot or unit 0.50 to 2 acres \$750.00 + \$50.00 per lot or unit 2.01 to 10 acres \$2,000.00 + \$50.00 per lot or unit 10.01 to 20 acres \$5,000.00 + \$45.00 per lot or unit 20.01 acres or more \$7,500.00 + \$40.00 per lot or unit	Site Plan Review Checklist
Conditional Use Permit Requires public notice & Hearing Examiner review	60-90 days	\$3,500 (plus \$1,500 if Public Hearing required)	Conditional Use Permit Checklist
SEPA Checklist Review	Checklist review and determination is concurrent with Site Plan Review for the land use permit.	Commercial/Industrial (0 to 2 acres) \$350.00 Commercial/Industrial (2.1 to 20 acres) \$750.00 Commercial/Industrial (greater than 20 acres) \$1,500.00	Environmental Review (SEPA) Application Checklist
Environmental Impact Statement (EIS)	May take 6-12 months or more to complete study. The 120-day clock is stopped during this time.	All direct, indirect costs and materials (\$135.00/hour for staff time)	EIS Process at Ecology's Website
Shoreline Substantial Development Approval (Properties in classified shorelines of the state)	Note: Industrial zoned properties are not generally in classified shorelines. All land use permit applications for development within classified shorelines of the state must comply with the requirements of Critical Areas Management and the submit additional information listed on the Shoreline Substantial Development checklist (if applicable).		

Civil Engineering Approval Time and Costs

Permit	Time	Cost	More Info
Civil Construction Approval			
Stormwater/Drainage Approval (City of Marysville)	Approval will be given upon completion and approval of review	Civil Review Fee: \$250.00 one time base fee for entire project and \$135.00 per hour. <ul style="list-style-type: none"> • First civil construction plan submittal review is 5 weeks. • Second civil construction plan submittal review is 3 weeks. • Third civil construction plan submittal review is 1 week. • Subsequent civil construction reviews repeat the 5 week-3 week-1 week pattern 	Engineering Services Webpage Regional Stormwater Pond Accessibility
Construction Stormwater General Permit (State Dept. of Ecology)	Submit Notice of Intent (NOI) 60 days prior to construction	Construction Stormwater General Permit	Ecology Stormwater Permits
NPDES General Permit for Industrial Stormwater (State Dept. of Ecology)	Submit application (NOI) at least 60 days before discharge stormwater from the facility.		Industrial Stormwater General Permit
Civil Grading Permit (City of Marysville)	Submit after preliminary Land Use Application Approval	\$250.00 one time base fee for entire project and \$135.00 per hour. <ul style="list-style-type: none"> • First civil construction plan submittal review is 5 weeks. • Second civil construction plan submittal review is 3 weeks. • Third civil construction plan submittal review is 1 week. • Subsequent civil construction reviews repeat the 5 week-3 week-1 week pattern 	Engineering Services Webpage
Civil Water/Sanitary Sewer/Storm Water Submittal (City of Marysville)	Submit after preliminary Land Use Application Approval	Civil Review Fee: \$250.00 one time base fee for entire project and \$135.00 per hour. <ul style="list-style-type: none"> • First civil construction plan submittal review is 5 weeks. • Second civil construction plan submittal review is 3 weeks. • Third civil construction plan submittal review is 1 week. • Subsequent civil construction reviews repeat the 5 week-3 week-1 week pattern 	

Civil Engineering Approval Time and Costs

Permit	Time	Cost	More Info
Water/Sewer/Storm Water Installation and/or Connection Fees (City of Marysville)	Fees due prior to issuance of building permits.	<ul style="list-style-type: none"> Water capital improvement fees are based on gallons per minute (gpm). Sanitary sewer capital improvement fees are based on type of use and charged per building square foot. Surface water/Storm Drainage is \$95.00 per each 3,200 square foot of impervious surface. Regional stormwater ponds are be available on a first-come, first-serve basis. Check potential sites for high groundwater levels. 	Water/Sewer Connection Fee Schedule Engineering Services Webpage Regional Pond Accessibility Map
Civil Right-of-Way Permit (City of Marysville)	Submit Right-of-Way Permit application with site plan, other Civil Permit and Land Use applications	Right-of-Way Review Fee: \$250 at time of submittal. Additional inspection fees of \$120/hr for residential or \$135/hr for commercial will be billed after inspection(s).other fees may apply.	See the city's Engineering Services Webpage Roadway & Related Standards
Construction, and Maintenance Bonds (City of Marysville)	May be submitted after civil construction approval of project, or prior to any site work.	Construction bonds are 140% of the estimated cost of required improvements. Construction bonds are released after after required improvements are installed and accepted by the city. Maintenance bonds are released after two years of satisfactory maintenance.	MMC12.02A.130 MMC14.15.130 MMC14.03.430
Electrical Service Engineering Review (SnoPUD)	Application review 6-8 weeks for simple projects; 6 months to 1 year for more complex projects. Submit online application process (likely need an electrical engineer to complete application).	Minimum \$2,000 to review application and determine what is needed to service the project. Large projects require \$10,000 down payment. One-time per-amp charge \$6.89 per amp under 1,000 amps and \$13.78 per amp over 1,000 amps applies to new and existing customers for any increase in service	Electrical Service Requirements Manual SnoPUD offers various incentive programs for new construction and existing buildings.
Puget Sound Energy	Application review approximately 3 weeks.	Charges for construction and energy usage will be billed to the project owner.	Gas Service Handbook Customer Service Information Sheet Gas service application Non-residential permanent 201g

Environmental Permitting Time and Costs

Requirement	Time	Cost	More Info
Air Quality			

Environmental Permitting Time and Costs

Requirement	Time	Cost	More Info
Notice of Construction & Order of Approval (Puget Sound Clean Air Agency)	60 to 90 days to obtain Order of Approval (may take longer for more complicated or novel processes). Approval is required of any new or modified air pollution <i>prior</i> to construction or making operational modifications.	Fee based on type of process. Generally: \$1150 + \$600 for each piece of equipment and control equipment	PSCCA Permitting webpage
Hazardous Waste			
RCRA Site ID registration (Wa State Dept. of Ecology)	RCRA # is generally issued within 2 weeks	Free	State Dept. of Ecology General Information
Fire Department Operating Permit (City of Marysville)	Submit with project application for city and fire department review.	No fee	More information
Industrial and Commercial Wastewater Discharge Agreement			
Wastewater Discharge Permit (Department of Ecology)	Submit when requesting sewer service.	Fee based on usage.	Wastewater Discharge Permits DOE Northwest Regional Office: 425-649-7201

Construction Permitting Time and Costs

Permit	Time	Cost	More Info
Building Permits			
<ul style="list-style-type: none"> Commercial Building Permit Commercial Tenant Improvement Commercial Change of Use 	3-4 weeks depending on the size of the project.	Permit Fees are based on total valuation of the construction or improvement. Valuations are calculated using your projects square footage and the current adopted International Code Council Building Valuation table. Plan Review Fees are assessed at 65% of the Permit Fee.	Building Services Building Permit Fees.pdf Contact the Building Division at 360-363-8100 and ask to speak to a Permit Specialist or Plan Reviewer.
Trade Permits			
Commercial Electrical Permit (City of Marysville)	1 – 2 weeks depending on the size of the project (a request for expedited review can be made if the main Building Permit has been issued)	Permit Fee is based on the valuation of the Electrical Work. Plan Review is based on 65% of the Permit Fee.	Electrical Plan Review Submittal Guide Checklist.pdf Contact the Building Division at 360-363-8100 and ask to speak to a Permit Specialist or Plan Reviewer.

Construction Permitting Time and Costs

Permit	Time	Cost	More Info
Commercial Mechanical Permit (City of Marysville)	1 – 2 weeks depending on the size of the project (a request for expedited review can be made if the main Building Permit has been issued)	Base Permit fee of \$50.00 with additional fee for each appliance / equipment and / or the valuation of this trade work. Plan Review fee is based on 25% of the Permit Fee.	Building Permit Application Hood & Duct Information Type I Kitchen Hood Handout Contact the Building Division at 360-363-8100 Permit Specialist or Plan Reviewer
Commercial Plumbing Permit (City of Marysville)	1 – 2 weeks depending on the size of the project (a request for expedited review can be made if the main Building Permit has been issued)	Base Permit fee of \$50.00 with additional fee for each appliance / equipment and / or the valuation of this trade work. Plan Review fee is based on 25% of the Permit Fee.	Building Permit Application Contact the Building Division at 360-363-8100 Permit Specialist or Plan Reviewer
Commercial Fire Permits Fire Sprinkler and Fire Alarm	3 – 4 weeks depending on the size of the project. New Construction submittals are sent to a 3 rd party for review in addition to City review.	Permit and Plan Review Fees are based on an hourly rate of \$75.00 per hour and device fixture count. Under six (6) heads, permit required and work verified at inspection. \$100 Plan Review Fee plus a Permit Fee based on the installation value of the fire system.	Fire Permit Application Contact the Building Division at 360-363-8100 Permit Specialist or Plan Reviewer
Additional submittals/approvals or time may be required depending on the specifics of your project.			