



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

General Information Meetings:

Free and highly recommended for all projects!

Get your site-specific questions answered. Submit preliminary plans and meet with city staff one week later (on Wednesdays) to answer questions prior to moving into the design phase of the development. See the [General Information Meeting](#) application for additional information.

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

Site Civil Permits are required for stormwater, grading, water, sewer, right-of-way, electrical service (Snohomish PUD) and natural gas service (Cascade Natural Gas). For City-issued civil

permits, applications may be submitted along with the Land Use Application and Building Permit Application, and approvals will be issued for all three at the same time.

Construction

Arlington encourages customers to submit all land use, site civil and building permits at the same time. Land use and site civil questions are easier to address when building design plans are included in submission.

Environmental

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

This document should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all codes and policy requirements, regardless of whether they are referred to or contained within this document.

Land Use Approval Time and Costs

| Permit | Time | Cost | More Info |
|---|---|--|---|
| Land Use Permits | | | |
| Zoning Permit | 30-45 days | \$2,222 | City of Arlington Land Use webpage |
| Special Use Permit Hearing may be requested during public comment period | 30-60 days (90 days if hearing requested) | \$3,306 (plus Hearing Examiner fee, if hearing is requested) | |
| Conditional Use Permit Requires public notice & Hearing Examiner review | 60-90 days | \$3,862 (plus Hearing Examiner fee) | |
| Design Review | Concurrent with Site Plan Review. | Administrative Design Review \$212 Design Review Board \$423 (if construction value > \$100,000) | Development Guidelines Required Approvals Matrix |
| SEPA Checklist Review | Checklist review and determination is concurrent with Site Plan Review for the land use permit. | Cost of review included in Land Use Permit Fees. Providing or paying for any prescribed mitigations will be conditions of the project permit issuance. | SEPA Checklist at Ecology's website |
| Environmental Impact Statement (EIS) | May take 6-12 months or more to complete study. The 120-day clock is stopped during this time. | \$1,058 to review completed EIS | 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 Arlington Municipal Code (AMC) 20.93 – Environmentally Critical Areas and the submit additional information listed on the Shoreline Substantial Development checklist . | | |

Site Civil Engineering Approval Time and Costs

| Permit | Time | Cost | More Info |
|---|--|---|---|
| Civil Permits | | | |
| Stormwater/Drainage Permit (City of Arlington) | Permit issuance will coincide with the site/civil permit approval date | Civil Review Fee: 6% of EECC w/minimum charge of \$1,587 Civil Construction Worksheet | Civil Permitting webpage |
| 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 Arlington) | May submit civil application with site plan and Land Use Application | Plan review and permit fees based on number of cubic yards | Civil Permitting webpage |
| Civil Water/Sewer Permit (City of Arlington) | May submit civil application with site plan and Land Use Application | Civil Review Fee: 6% of EECC w/minimum charge of \$1,587 Fees determined at General Information Meeting | Civil Permitting webpage Civil Construction Worksheet |
| Water/Sewer Installation and/or Connection Fees (City of Arlington) | Fees determined at General Information Meeting; due prior to issuance of building permits. | Fees based on meter size, use and Equivalent Residential Units (ERU); may also pay for proportionate share of system improvements. Process or wastewater requires additional calculation to determine. | Civil Permitting webpage Water/Sewer Connection Fee Schedule |
| Civil Right-of-Way Permit (City of Arlington) | Submit Right-of-Way Permit application with site plan, other Civil Permit and Land Use applications | Right-of-Way Review Fee: 6% of EECC w/\$106 minimum and max \$1,058; other fees may apply. | See the city's Civil Permitting webpage Roadway & Related Standards |
| Performance, Completion and Maintenance Bonds (City of Arlington) | May be submitted after preliminary approval of project, but prior to any site work | 150% of the estimated cost of covered improvements. Security released after one year or after required improvements are installed and accepted by the city, whichever is greater | City's Transportation Plan Security Mechanisms |
| 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. |
| Engineering and Financial Analysis (Cascade Natural Gas) | Application review 2 months (online application) Expect 2-3 months for construction (or more for large projects) | Engineering and Financial Analysis is free. If estimated gas usage over first 5 years equals cost of new gas facilities, then there is no charge to customer. If cost >5-year estimate, customer required to pay the cost up front but may prepare a "latecomers agreement" for future users tapping into the improvements. | Obtaining Natural Gas Form |

Environmental Permitting Time and Costs

| Requirement | Time | Cost | More Info |
|---|--|---|--|
| Air Quality | | | |
| 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 Arlington) | Submit with project application for city and fire department review. | No fee | More information |
| Industrial and Commercial Wastewater Discharge Agreement | | | |
| Discharge Agreement (City of Arlington) | Submit when requesting sewer service. | Fee based on usage. | Commercial Industrial W/S checklist and guidelines |

Construction Permitting Time and Costs

| Permit | Time | Cost | More Info |
|--|---|---|---|
| Building Permits | | | |
| <ul style="list-style-type: none"> Commercial Building Permit Commercial Remodel Permit Change-of-Use Permit (City of Arlington) | 14 days (typically faster) | Permit Fees are based on total valuation of construction/improvement. Use the International Code Council building Valuation data to determine value Plan Review Fees are assessed at 65% of total Building Permit fee. | Commercial Building Permit Commercial Remodel Permit Change-of-Use Permit |
| Trade Permits | | | |
| <ul style="list-style-type: none"> Commercial Mechanical Permit Commercial Plumbing Permit (City of Arlington) | 7 days (typically 2 days) Application submission may depend on when the contractor wants to begin installation especially where the plumbing and mechanical systems are typically exposed. | Plan Review Fee plus base fee of \$25 and a fee for each appliance or piece of equipment. | Commercial Mechanical Permit Commercial Plumbing Permit |
| Fire Sprinkler Permit (City of Arlington) | 7 days (typically 2 days) | \$100 Plan Review Fee plus a Permit Fee based on the installation value of the fire system. | Fire Sprinkler Permit |