

Multi-Jurisdiction Permit Fee and Impact Fee Comparison

Mackenzie prepares and annually updates permit and Impact fee estimates for a prototypical warehouse building for several jurisdictions in each of the Portland, Seattle, Vancouver, and Sacramento areas, and has also prepared comparisons for retail, office, multi-family residential, and advanced tech project examples. Find the most recent estimates on our website at <http://mcknze.com/resources>.



2026 Fees

	CAMAS	CENTRALIA	CHEHALIS	CLARK COUNTY	RIDGEFIELD	VANCOUVER	WOODLAND	
ASSUMPTIONS								note
A Building Floor Area (SF):	200,000	200,000	200,000	200,000	200,000	200,000	200,000	A
B Site Area (AC):	12	12	12	12	12	12	12	B
B Impervious Site Area (SF):	444,312	444,312	444,312	444,312	444,312	444,312	444,312	B
C Building Valuation (ICC or City):	\$17,744,000	\$17,744,000	\$15,000,000	\$17,744,000	\$17,744,000	\$17,744,000	\$17,744,000	C
D Equivalent Dwelling/Res. Units (EDUs/ERUs):	N/A	N/A	6.1	5.2	5.2	N/A	5.2	D
E Trips - ADT (ITE 150):	276	276	276	276	276	276	276	E
E Trips - PM Peak (ITE 150):	34	34	34	34	34	34	34	E
F Water Meter Size or Water ERUs:	1.5"	1.5"	5.1	1.5"	1.5"	1.5"	1.5"	F
G Cubic Yards Cut/Fill (Total):	58,000	58,000	58,000	58,000	58,000	58,000	58,000	G
H Engineering Site Work Cost:	\$8,363,520	\$8,363,520	\$8,363,520	\$8,363,520	\$8,363,520	\$8,363,520	\$8,363,520	H
LAND USE REVIEW								
I Pre-Application Conference:	\$654	\$0	\$0	\$3,030	\$1,085	\$1,344	\$1,110	I
J Land Use Review:	\$20,601	\$880	\$500	\$27,980	\$3,850	\$55,961	\$7,125	J
J Additional Land Use Fees:	\$1,129	N/A	N/A	\$10,475	\$420	\$6,026	\$420	J
K SEPA:	\$1,070	\$310	\$500	\$2,227	\$550	\$2,847	\$750	K
IMPACT FEES / CAPITAL FACILITIES CHARGES								
L Traffic Impact Fees (TIFs):	\$263,160	N/A	\$165,341	\$419,807	\$165,341	\$76,558	\$285,589	L
M Stormwater:	N/A	N/A	\$198,756	N/A	N/A	N/A	N/A	M
N Sanitary Sewer:	\$26,684	\$31,556	\$31,221	\$50,341	\$60,099	\$27,697	\$30,345	N
O Water:	\$32,751	\$32,845	\$22,235	\$17,380	\$28,776	\$19,395	\$25,647	O
P Parks:	\$52,000	N/A	N/A	N/A	N/A	N/A	N/A	P
Q Fire:	\$186,000	N/A	N/A	N/A	N/A	N/A	\$126,000	Q
PERMIT FEES								
<i>BUILDING PERMIT</i>								
R Building Permit Fee:	\$109,655	\$86,898	\$73,298	\$47,613	\$55,000	\$122,718	\$95,549	R
R Building Plan Review:	\$71,276	\$56,484	\$47,643	\$30,948	\$35,750	\$79,767	\$62,107	R
R Building Permit Issuance Fee:	N/A	N/A	N/A	\$94	N/A	\$32	N/A	R
R Fire/Life Safety Permit Fee:	N/A	N/A	\$10,070	N/A	\$5,510	\$34,258	\$5,510	R
R Fire/Life Safety Plan Review:	\$2,957	\$9,590	N/A	\$3,049	\$420	\$22,268	\$420	R
S Additional Permit Fees:	N/A	N/A	N/A	N/A	N/A	\$334	N/A	S
T State Surcharge:	\$25	\$25	\$25	\$25	\$25	\$25	\$25	T
<i>ENGINEERING REVIEW/GRADING PERMIT</i>								
U Engineering Review:	\$250,906	\$650	\$50	\$18,102	\$8,800	\$8,023	N/A	U
V Grading Permit Fee:	N/A	\$4,718	\$809	\$5,022	\$1,750	\$1,065	\$1,152	V
W NPDES Permit:	\$3,125	\$3,125	\$3,125	\$3,125	\$3,125	\$3,125	\$3,125	W
TOTAL FEES:	\$1,021,992	\$227,081	\$553,571	\$639,218	\$370,500	\$461,442	\$644,874	
COST PER SF:	\$5.11	\$1.14	\$2.77	\$3.20	\$1.85	\$2.31	\$3.22	
CHANGE FROM 2025:	0.6%	3.2%	-6.8%	0.8%	-2.0%	-15.8%	7.5%	
	CAMAS	CENTRALIA	CHEHALIS	CLARK COUNTY	RIDGEFIELD	VANCOUVER	WOODLAND	

NOTABLE CHANGES SINCE 2025 ESTIMATES

- The Vancouver Fire Building Permit Fee almost doubled due to an increase in fee for the additional valuation over \$1M, from \$1 per \$1,000 of additional valuation to \$2 per \$1,000 of additional valuation over the first \$1M base fee.
- The Vancouver TIF decreased by an average of approximately 4% due to decreases in projected capital improvement project costs.
- Chehalis has not increased any of its fees since 2025.

These estimates are based on the above assumptions, current jurisdictional fees, and Mackenzie's experience preparing project-specific estimates for our clients. Actual fees may vary at the time of permit application or issuance. These estimates are not meant to replace due diligence. Footnotes and details on assumptions used to generate these estimates are available on request (contact Suzannah Stanley at SStanley@mcknze.com).

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