

STANDBY FEE CLASSIFICATIONS AND FORMULAS

CLASS #	CLASSIFICATION	DESCRIPTION
1	Developed Residential ¹	One residence on a parcel identified by county or municipal records.
2	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records where none is known to be rented.
3	Developed Residential ¹	Residences identified by county or municipal records as short-term rentals when this is the only use of the parcel to include Vacation Homes.
4	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records as long-term rental when one home is retained as the main residence.
5	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records as a short-term rental when one home is retained as the main residence to include Vacation Homes.
6	Developed Residential ¹	More than one residence on a parcel identified by county or municipal records as long-term rentals.

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CLASS #	CLASSIFICATION	DESCRIPTION
7	Developed Residential ¹ with a commercial business/businesses	Residence(s) with business/businesses on one parcel but in separate buildings as identified by county or municipal records.
8	Developed Residential ¹ with a Home Occupation	Residence where homeowner operates a home-based business as identified by a current municipal business license.
9	Apartment Complex	
10	Apartment complex containing commercial and/or Home Occupation uses	Apartment with commercial business/businesses and/or home occupations in one or more buildings on a parcel identified by county or municipal records.
11	Apartment Complex with Residence	Apartment with residence in separate buildings on a parcel identified by county or municipal records.
12	Unimproved Land/Open Space, etc.	Individual land owners, homeowner associations, and subdivision developments on a parcel 2.0 acres or less.
13	Unimproved Land/Open Space, etc.	Individual land owners, homeowner associations, and subdivision developments on a parcel 2.01 acres or more.

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14	Bed & Breakfast	1-2 rooms
15	Bed & Breakfast	3-4 rooms
CLASS #	CLASSIFICATION	DESCRIPTION
16	Bed & Breakfast	5-7 rooms
17	Bed & Breakfast	8 or more rooms
18	Hotel/Motel	50 rooms or less (with amenities when applicable).
19	Hotel/Motel	51 rooms or more (with amenities when applicable).
20	Commercial Class A: High Hazard	Restaurants, food markets, telecommunication stations.
21	Commercial Class B: Moderate Hazard	Retail stores (gift/ clothing/gear, etc.) greenhouses, assembly halls with capacity over 100, low hazard manufacturing.
22	Commercial Class B: Moderate Hazard	Campgrounds
23	Commercial Class C: Low Hazard	Office spaces, banks, rock shops, assembly hall under 100 capacity, art gallery, historical sites.
24	Commercial Class C: Low Hazard Commercial Parking Lot	Parking lots where a fee is collected for parking.
25	Gas Stations	
26	Gravel Pit - 2.01 acres or more	

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27	Cement Batch Plant	
CLASS #	CLASSIFICATION	DESCRIPTION
28	New Construction ⁴	Single residential development
29	New Construction ⁴	Other than single residence including, but not limited to, townhomes and condominiums.
30	New Construction ⁴	Commercial

Additional Comments:

a. Any changes in the calculation of a standby fee due to factors such as expansion, change in use, billed accordingly on the next billing cycle.

b. The standby fee is calculated on each individual parcel (property tax ID) as identified by Washi each parcel. The District utilizes names and addresses of owners of parcels as identified by county

1. The square footage for a residence is based on what is deemed "living space," and is noted as su municipal records. Living space is generally considered to be finished areas that may include base or other out-buildings are not included in the calculation of square footage unless it is known that business.

2. Tiered Fee Rate for residential properties based on square footage:

- Tier 1: up to 1,500 sq. ft. = \$87.55
- Tier 2: 1,501 - 2,500 sq. ft. = \$175.10
- Tier 3: 2,501 - 3,500 sq. ft. = \$262.65
- Tier 4: 3,501 - 4,500 sq. ft. = \$350.20
- Tier 5: 4,501 - 5,500 sq. ft. = \$437.75
- Tier 6: 5,501 sq. ft. and more = \$525.30

3. Home Occupation Class Hazard Definition and rate:

Class A: Additional fee of \$154.50 where hazard class is determined by home businesses similar in

Class B: Additional fee of \$103 where hazard class is determined by home businesses similar in n:

Class C: Additional fee of \$51.50 where hazard class is determined by home businesses similar in

4. A structure is considered "new construction" and is billed as such until the Certificate of Occupancy is issued, the parcel is moved into the appropriate class with its corresponding standby

5. See attached for Commercial Fees by Hazard & Square Footage

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ANNUAL FEE
\$144.20 base rate plus a tiered fee ² based on total square footage of the residence to include finished basements plus \$4.12 per acre or portion thereof that is more than 2 acres
\$144.20 base rate for main residence plus tiered fee ² based on its square footage plus \$103 base rate for additional residence/casita/guest home plus tiered fee based on its square footage plus \$4.12 per acre or portion thereof that is more than 2 acres
\$288.40 base rate times number of residences plus double the tiered fee ² for total square footage of residences plus \$4.12 per acre or portion thereof that is more than 2 acres
\$144.20 base rate times the number of residences plus total of tiered fees ² for square footage of each separate residence plus \$4.12 per acre or portion thereof that is more than 2 acres
\$144.20 base rate for residence plus tiered fee ² for its square footage plus \$288.40 base rate times number of additional short-term rentals plus double the tiered fee ² for the square footage of each rental plus \$4.12 per acre or portion thereof that is more than 2 acres
\$144.20 base rate times number of residences plus tiered fee ² for each separate square footage of residences plus \$4.12 per acre or portion thereof that is more than 2 acres

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ANNUAL FEE
\$144.20 base rate times the number of residences plus tiered fee ² for square footage of each residence, plus rate for commercial hazard classification based on square footage of commercial business ⁵ plus \$4.12 per acre or portion thereof that is more than 2 acres
Home Occupation Hazard Fee ³ plus the appropriate Developed Residential Fee for the parcel as identified in Classes 1-7
\$247.20 flat rate per apartment unit
\$247.20 flat rate per unit plus fee for home occupation hazard classification ³ for apartment units containing home occupations, plus rate for commercial hazard classification based on square-footage of commercial business ⁵
\$144.20 per residence base rate plus tiered fee ² based on square footage of residence plus \$247.20 flat rate per apartment unit
\$65.92 flat rate
\$65.92 flat rate plus \$4.12 per acre or any portion thereof that is more than 2 acres

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\$360.50 flat rate plus \$70.04 per room
\$412 flat rate plus \$82.40 per room
ANNUAL FEE
\$463.50 flat rate plus \$92.70 per room
\$515 flat rate plus \$103 per room
Hotel/Motel flat rate \$1,133 plus \$103 per room, plus commercial fee for square footage of individual amenities in their respective hazard classifications ⁵
Hotel/Motel flat rate \$1,133 plus \$118.45 per room, plus commercial fee for square footage of individual amenities in their respective hazard classifications ⁵
See "Commercial Fees by Hazard & Square Footage" ⁵
See "Commercial Fees by Hazard & Square Footage" ⁵
\$10.30 flat rate per campsite
See "Commercial Fees by Hazard & Square Footage" ⁵
\$2.06 per parking space
\$1,524.40 flat rate plus \$103 per pump and \$412 for propane plus convenience store at class/square footage
\$65.92 flat rate per acre plus \$4.12 per additional acre or fraction thereof as unimproved land

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\$65.92 flat rate per acre as unimproved land 2 acres or less
ANNUAL FEE
\$144.20 base rate due at the next quarterly billing cycle that is at least 3 months later than the issuance of a building permit.
\$103 per structure due at the next quarterly billing cycle that is at least 3 months later than the issuance of a building permit.
\$103 per structure due at the next quarterly billing cycle that is at least 3 months later than the issuance of a building permit.

reclassification, etc., on a given parcel will be adjusted and
 ngton County. Customers will receive a separate statement for
 records.
 ch on the Washington County Assessor's records, or in any
 ments, attics, and enclosed porches. Garages, carports, sheds
 the space is being used as living quarters or to conduct

nature to commercial businesses defined above.
nature to commercial businesses defined above.
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ncy is issued by the municipality. After the Certificate of
fee for completed structures.



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