



CLFLWD
WATERSHED DISTRICT

EOR water
ecology
community



09.25.2025 Board Meeting
Fee Structure Revision

Introduction

- There has been specific accounting for and tracking of cost associated with permit review expenditures related to
 - consultant engineering review
 - legal review
 - inspection time
- Expenses for permit review by District staff were not charged to the permit applicant and costs were charged to levy.
 - review of submittals
 - permittee correspondence
 - inspection follow-up and
 - Approval/close out process

Current Deposit Structure



- Private permittees are assessed a deposit
 - Public permits cannot be charged per statute
- If the District does not use all of the deposit for review, it is refunded.
- If the District review cost is greater the assessed deposit, the District charges those cost directly to the applicant

- **EOR reviewed fee structures for metro watershed districts/watershed management organizations.**
- **EOR compared the permit fees from the other watershed districts to the current CLFLWD fees.**
 - **CLFLWD fees are within the range of the assessed fees for other watershed districts.**
- **EOR reviewed the permit database and requested projected District staff effort**
- **EOR compared the review cost, projected effort, to the assessed fee to determine fee revisions**

Database Results

| Permit Type | Number of Permits | Total Fee Assessed | Review Cost | Estimate Staff Cost | Estimated Discrepancy |
|---|-------------------|--------------------|-------------|---------------------|-----------------------|
| Erosion Control Rule | 269 | \$292,200 | \$121,342 | \$203,742 | - \$32,884 |
| 2.2.1 a Stormwater Rule + Erosion Control Rule | 3 | \$18,770 | \$15,830 | \$3,914 | - \$974 |
| 2.2.1.(b-d) Stormwater Rule + Erosion Control Rule | 32 | \$136,062 | \$116,671 | \$41,744 | - \$22,353 |
| 2.2.1a Stormwater Rule + Erosion Control Rule+ Buffer Rule | 17 | \$157,681 | \$118,429 | \$31,547 | \$ 7,705 |
| 2.2.1 (b-d) Stormwater Rule + Erosion Control Rule +Buffer Rule | 2 | \$9,777 | \$8,193 | \$3,711 | - \$2,128 |
| Erosion Control +Buffer Rule | 8 | \$22,373 | \$20,437 | \$10,436 | - \$ 8,500 |
| Buffer Rule | 4 | \$6,040 | \$5,706 | \$ 4,667 | - \$ 4,333 |
| Erosion Control +Floodplain | 1 | \$2,510 | \$684 | \$753 | \$1,073 |
| Total | 336 | \$645,412 | \$407,291 | \$300,514 | - \$ 62,393 |

- The erosion control rules represent the most permits and the most losses.
- Buffer rules are correlated with high losses.
- Permits triggering 2.2.1a Stormwater Rule + Erosion Control Rule + Buffer Rule under the current fee structure would be over collecting.

Proposed Fees for Permit Program

- Changed the fees to minimize losses and over charges

| Permit Type | Estimated Loss | Proposed \$125 Increase Erosion Control Rule | Proposed \$500 Increase Stormwater 2.2.1 b-d | Proposed \$150 Reduction Stormwater 2.2.1 a | Proposed \$50/lot Reduction Stormwater 2.2.1 a | Proposed \$750 Increase Buffer Rule | Proposed Permit Program Balance |
|---|----------------|--|--|---|--|-------------------------------------|---------------------------------|
| Erosion Control Rule | -\$ 32,884 | \$ 33,625 | | | | | \$ 741 |
| 2.2.1 a Stormwater Rule + Erosion Control Rule | -\$ 974 | \$ 375 | | -\$ 450 | -\$ 200 | | -\$ 1,249 |
| 2.2.1.(b-d) Stormwater Rule + Erosion Control Rule | -\$ 22,353 | \$ 4,000 | \$16,000 | | | | - \$ 2,353 |
| 2.2.1a Stormwater Rule + Erosion Control Rule+ Buffer Rule | \$ 7,705 | \$ 2,125 | | -\$2,550 | -\$ 15,300 | \$ 12,750 | \$ 4,730 |
| 2.2.1 (b-d) Stormwater Rule + Erosion Control Rule +Buffer Rule | -\$ 2,128 | \$ 250 | \$1,000 | | | \$ 1,500 | \$ 622 |
| Erosion Control +Buffer Rule | -\$ 8,500 | \$ 1,000 | | | | \$ 6,000 | -\$ 1,500 |
| Buffer Rule | -\$ 4,333 | | | | | \$ 3,000 | -\$ 1,333 |
| Erosion Control +Floodplain | \$ 1,073 | \$ 125 | | | | | \$ 1,198 |
| Total | -\$ 62,393 | \$ 41,500 | \$ 17,000 | -\$ 3,000 | -\$ 15,500 | \$ 23,250 | \$ 856 |

- **Revise the permit fees from a refundable deposit structure to a non-refundable fee.**
 - **This has been implemented for the other watershed districts in Washington County.**
 - **This captures permit review expenses that should be paid by the permit applicant but were not being tracked to a specific permit.**
 - **This will reduce staff administrative workload per permit.**

Permit Fee Recommendations

- **EOR recommends the following revised fee structure.**
 - **These fees are still within the range assessed by the other reviewed watershed district permitting programs.**

| Rule | | Existing Deposit | Proposed Fee | Proposed Change |
|--|-------------------------------------|--|--------------|-----------------|
| Rule 2.0 Stormwater Management | Rule 2.2.1(a) | \$2,000 | \$1,850 | -\$150 |
| | Additional lots; < 3 lots | \$100/lot | \$50/lot | -\$50/lot |
| | Rule 2.2.1(b-d) | \$3,000 | \$3,500 | \$500 |
| Rule 3.0 Erosion Control | Activities/Grading less than 1 acre | \$1,000 | \$1,125 | \$125 |
| | 1.0 – 4.99 acres | \$1,250 | \$1,375 | \$125 |
| | 5.0 – 19.99 acres | \$1,500 | \$1,625 | \$125 |
| | 20.0 or more acres | \$ 2,000 | \$2,125 | \$125 |
| Rule 4.0 Lake, Stream, and Wetland Buffer Rule | | \$1,500 | \$2,250 | \$750 |
| Rule 6.0 Stream and Lake Crossings | | \$1,500 | \$1,500 | - |
| Rule 7.0 Floodplain and Drainage Alterations | | \$500 | \$500 | - |
| Applicable to all Rules | | If the District determines that actual District engineering and legal review costs exceeds the fee amount by \$4,500, the applicant must reimburse that exceedance before the permit will issue. | | |

Questions?

