

Building Cost Comparison (excludes electrical)

ASSUMPTIONS

\$269,600 - COS valuation
 SFR - 3 bdr, 2 bath
 1833 sq ft
 176 sq ft porch
 431 sq ft garage

OTHER CONSIDERATIONS FOR COUNTY COSTS

Cost of power to property varies
 Internet availability is inconsistent
 Road maintenance/snow removal varies
 Police, Fire, and Medical Emergency Service availability varies with location and are typically longer in response time

THIS ANALYSIS ASSUMES MINIMAL INITIAL EXPENSES for County construction , WHICH VARY ACCORDING TO PROPERTY AND BUILDING CHARACTERISTICS

	PA	Sequim	County/PUD Water	County/Well
INITIAL FEES and CHARGES				
Water/Well				
Water GFC	\$2,260	\$7,350	\$4,710	
Well				\$12,000
Mitigation Fee				\$2,500
Hook up Fees/Insp	\$1,280 *	\$250	\$3,205	\$365 *
	\$3,540	\$7,600	\$7,915	\$14,865
Sewer/Septic				
Sewer GFC	\$2,260	\$9,050		
Septic			\$16,000	\$16,000
Hook up Fees/Insp	\$150	\$77	\$821	\$821
	\$2,410	\$9,127	\$16,821	\$16,821
Transportation				
Trans Impact	\$0	\$2,491	\$0	\$0
SW/Road Approach	\$220		\$2,890 *	\$2,890 *
	\$220	\$2,491	\$2,890	\$2,890
Park				
Park Impact	\$0	\$2,210		
	\$0	\$2,210	\$0	\$0
Building Permit				
Plan Check	\$1,281	\$1,390	\$1,145	\$1,145
Bldg Permit	\$1,970	\$2,138	\$1,761	\$1,761
Goods		\$248		
Other	\$326	\$349		
	\$3,577	\$4,125	\$2,906	\$2,906
TOTAL INITIAL EXPENSE	\$9,747	\$25,553	\$30,532	\$37,482
ANNUAL FEES and CHARGES				
Water	\$556	\$381	\$771	\$157 *
Sewer	\$979	\$713		
Storm	\$202			
Property Tax	\$3,094	\$2,782	\$2,732 *	\$2,732 *
Septic Maintenance			\$250 *	\$250 *
TOTAL ANNUAL EXPENSE	\$4,832	\$3,875	\$3,754	\$3,140
Cumulative per # yrs	7			
Annual (cumulative)	\$33,822	\$27,127	\$26,278 *	\$21,979 *
Initial	\$9,747	\$25,553	\$30,532	\$37,482
TOTAL CUMULATIVE COST	\$43,568	\$52,680	\$56,810	\$59,461

ave 120 ft well @ \$44/ft plus pump and fittings/Oasis Well Drilling 03/25/19 average

*PA and County hook up include meter installation

\$11k-18k range for conventional

*assumes minimum dry well, road approach, and ROW for utilities
 no assumption for length of driveway on utility installation

*2k every 15 years to replace pump/tank plus annual electrical

*includes 362 road tax

*150 annual inspection (mandated) plus average yearly(\$100) for pump out (5 years)

*Does not include maintenance/repairs

