

## Residential Building Permits

Ocean Shores has adopted the International Building Code. Charges for building permits are based on Building Valuation Data as published by the International Code Council OSMC 15.08.040. A 2,000 square foot home valued at \$215,000 would aggregate an estimated \$3,300 Building Permit Fee. This is in addition to the water and sewer fees discussed herein. The Building Department has informational packets for persons interested in new home construction or remodeling their homes.

## Business Licenses and B & O Taxes

For persons interested in opening a business in Ocean Shores, including home occupations, a business license is required. The annual fee for all business licenses is \$50. An additional \$50 is required for any necessary Fire Department inspection. Any business grossing \$5,000 or more in a quarterly period is required to pay a .0020% B & O tax on gross receipts. Further information on Business Licenses and B & O taxes is available at the City Hall Utility Billing office.

## Real Estate Excise Tax

A real estate excise tax of 1.53% is imposed on the selling price of real property in Ocean Shores. Of this amount a small portion is credited to the City's Capital Improvement Fund. Further information on the real estate excise tax is available from your Realtor.

## Sales Tax

The sales tax rate in Ocean Shores is 8.4%. It is paid to the Washington State Department of Revenue either monthly, quarterly or annually, depending on the type and volume of business.

## Hotel/Motel Tax

A 5.0% sales tax on transient rentals (rentals less than 30 consecutive days) is to be collected by operators of all types of "overnight rental" establishments, including private residences. This tax is remitted to the State Department of Revenue which passes it through to the City to use in funding Convention Center operations and promoting tourism.

## Unpaid LID and PUD Assessments

Many properties in Ocean Shores carry unpaid LID and/or PUD assessments. Prospective buyers are encouraged to check the existence and status of such assessments with

Public Finance, Inc. (LID assessments) and Grays Harbor Public Utility District (PUD assessments). You will need the Division, Block and Lot numbers of the property to check this information. See accompanying phone list for numbers.

## Restrictive Covenants

Restrictive land use covenants contained in the plats of the City are matters of private concern among property owners. The City is not involved in their enforcement.

## Wetland Issues

The Ocean Shores peninsula has a high water table creating some areas of the City which may be classified as wetlands. Property owners should be aware that city, state and federal agencies maintain jurisdiction in Ocean Shores and may require special permitting prior to obtaining building permits for clearing and construction projects.

## Community Club Membership

Many property owners in Ocean Shores are required to maintain membership in the Ocean Shores Community Club. Call 360.289.2433 for further information. The Community Club is not affiliated with the City.

## Pets in Ocean Shores

No livestock, poultry, or exotic animals shall be raised or kept within the City. A maximum number of three animals (pets) per household are permitted in Ocean Shores. All cats and dogs shall be licensed and registered annually, within thirty days of acquisition by the owner, or within thirty days of being moved into the City. Animals will be subject to a licensing fee and licenses will be issued through Ocean Shores Utility Billing. For more information contact the Ocean Shores Utility Billing Department at 289.2487.

## Phone Numbers of Interest

All numbers are in area code 360 unless otherwise noted.

Chamber of Commerce.....	289.2451
Coast Communications.....	289.2252
Coastal Interpretive Center.....	289.4617
Community Club.....	289.2433
Grays Harbor County	
Assessor.....	249.4121
Auditor.....	249.4232
GH Public Utility District-Main Office-Aberdeen	
(PUD assessments).....	532.4220
Le May-Harbor Disposal-Aberdeen.....	532.3240
North Beach School District.....	289.2447
2652 State Route 109, Ocean City	
Ocean Shores Elementary.....	289.2147
North Beach Middle School.....	289.2666
North Beach High School.....	289.3888
Public Finance (LID assessments).....	425.885.1604
Century Link Phone Service .....	800.244.1111
Senior Center.....	289.2801
Senior Resource Center.....	289.3352
Ocean Shores United Methodist Church	
557 Pt Brown Avenue NW	
Anchor Thrift Store and Food Bank.....	289.2164
Visitor Information Center.....	289.9586
or 800.76.BEACH or 866.60.COAST	

## City of Ocean Shores

**801 Minard Ave NW**  
Administrative Office.....289.3099

**800 Anchor Ave NW**  
Business License.....289.2488  
Utility Billing Office.....289.2487  
Ambulance Billing.....289.2488  
Ambulance (Alarms only).....Dial 911

**585 Point Brown Ave NW**  
Fire Department (Alarms Only).....Dial 911  
All other business.....289.3611  
Municipal Court.....289.2486

**577 Point Brown Ave NW**  
Police Department (Alarms only)....Dial 911  
Non-emergency.....533.8765  
All other business.....289.3331

**710 Point Brown Ave NE**  
Public Works/Permit Center.....289.2754

**573 Point Brown Ave NW**  
Library.....289.3919

**120 West Chance a la Mer**  
Convention Center.....289.4411

# Fees Taxes & Land Use Information

## JUNE 2013



This brochure prepared by the  
City of Ocean Shores

PO Box 909 Ocean Shores, WA 98569

Facts and figures may change  
Please call for updated information  
360.289.2488 [www.osgov.com](http://www.osgov.com)

## Ocean Shores Fees, Taxes & Land Use Information

Revised June 2013

Welcome to Ocean Shores! We hope you enjoy your stay, and invite your long term interest in our community.

In the event you become interested in purchasing recreational, residential or business property in Ocean Shores, you should be aware of the more significant fees, taxes and land use information associated with owning property in the City.

Ocean Shores is unique in many ways, and we believe it is in your best interest to understand these factors when considering a long term commitment to the area.

The following information was gathered from the sources indicated. While believed to be accurate in June 2013, it is subject to correction or change without notice.

### Zoning

The City has adopted a Comprehensive Plan and is zoned. This imposes limitations on land use, not unlike those in any other Washington city. Both the Comprehensive Plan General Land Use Map and the Zoning Map are posted at the Permit Center.

### Recreation Vehicles & Tents

The Municipal Code regulates the use and storage of recreational vehicles (RV's) and the use of tents on vacant lots in Ocean Shores. A Camping Permit issued by the Police Department is required to park an RV or erect a tent on a vacant lot, and must be posted at the street line next to the driveway. Tent camping is permitted only in conjunction with a self-contained RV or an RV attached to an approved sanitary system. An RV/tent may only be used as living quarters for a maximum of 90 days in any calendar year, regardless of the number of lots owned, and may not be stored on a vacant lot. There are also limitations on the number of RV's/tents per lot, setback requirements, sanitation requirements, etc. These regulations are available at the Police Department, City Hall, Permit Center, and online at [www.osgov.com](http://www.osgov.com) in the Ocean Shores Municipal Code.

### Nightly Rentals

The Municipal Code regulates the use of private residences as overnight rental properties ("transient rentals"). A citizen voted initiative was passed in May of 1993 which had the effect of:

- 1) prohibiting any new overnight rentals in residentially zoned areas of Ocean Shores and
- 2) calls for the phasing out of existing overnight rental permits. Please also be advised that transient rental permits are not transferable when properties are sold.

In February 2003, a citizen voted initiative failed to allow rentals of less than thirty days in areas zoned for commercial and multi-family use in the City of Ocean Shores.

### Non-Accessory Structures

City ordinances allow the construction of non-accessory structures (one shed-type structure, boat dock, steps, detached fence, or other minor construction), which are independent of any principal structure, on undeveloped real property. The request must go through the SEPA process and there is a \$75.00 SEPA fee. Standards and application procedures are available at the Permit Center.

### 2012 Property Tax Levy

Grays Harbor County	1.6588
Port of Grays Harbor	0.3736
North Beach Schools	
Bonds	.7159
M & O	.9860
CAP	.2149
Total North Beach Schools	1.9168
State Schools	2.4650
City of Ocean Shores	
Basic	3.0970
Street Bond (95-96)	.2554
Special Water/Sewer Levy	1.2578
Total for City of Ocean Shores	4.6102
Total Levy	11.0244

\*Per \$1,000 Assessed Valuation

### Residential Water Rates

5/8" meter (developed lots)	\$10.92 monthly
Usage	\$.04901 p/cubic ft.

For purposes of this section (water), a "developed" lot is one with a water meter, driveway, etc. The rate quoted is for a lot with 5/8" meter. The base charge increases with meter size, and applies regardless of usage or whether the meter is turned on or off. The charge to install a 5/8" main tap meter is \$710. A drop-in 5/8" meter installation is

\$295. The system development charge (SDC) for a lot with a 5/8" water meter is \$1,549. Both the "base" and "usage" water rates are reviewed by the City Council for adequacy in providing revenue to operate and maintain the water utility. Further information on water rates is available from the City of Ocean Shores Utility Billing Office.

### Residential Sanitary Sewer Rates

Developed Lots	\$21.90 monthly
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Note: Other commercial rates may apply

For purposes of this section (sanitary sewer), a "developed" lot is one with sanitary sewer service available and connected. The charge applies to all such lots, regardless of water usage or whether the water is turned on or off. Connection to the sewer system requires payment of a \$500 sewer connection fee. The system development charge (SDC) for a lot with a 5/8" water meter is \$510. All sewer rates for connected properties are reviewed by the City Council. Further information on sanitary sewer rates is available from the City of Ocean Shores Utility Billing Office.

### Residential /Vacant Lot Storm Drain Rates

All Lots	.000325/sq. ft. monthly
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The charge applies to all lots, regardless of water usage or whether an existing water meter is turned on or off. There are no connection or installation charges for drainage.

This storm drainage charge helps maintain the city's storm drainage facilities and the quality of it's fresh waterways.

Storm drain rates are reviewed by the City Council as part of the budget development process for adequacy and providing revenue to operate and maintain the storm drainage facilities. Further information on storm drainage rates is available from the City of Ocean Shores Utility Billing Office.

### Residential Electric Rates

Electric service is provided by Grays Harbor Public Utility District (PUD) No. 1, located in Aberdeen. Information on rates and charges may be obtained by calling the Public Utility District at 360.532.4220.

### Natural Gas

Natural gas is not available in Ocean Shores. Propane is available from suppliers in the Aberdeen and Hoquiam area.

### Telephone / Cable / High Speed Internet

These services are available through various local providers.

### Residential Garbage Collection

The City of Ocean Shores has mandatory garbage collection for all residents and businesses. The fee includes recycling for a voluntary one tote curbside collection for all recyclables except glass. There is a glass receptacle located next to the animal control facility in Ocean Shores. Further information can be obtained from LeMay – Harbor Disposal - in Aberdeen.

Campers may purchase large Ocean Shores logo bags at the Police Department and Permit Center on weekdays, and the Visitor Information Center on weekends, which allow for disposal of trash in the dumpster next to the Permit Center.