AGENDA COVER MEMO

Memorandum Date:	April 10, 2025
1st Reading Date:	February 25, 2025
2nd Reading/ Public Hearing Date:	March 11, 2025
3rd Reading/ Public Hearing Date:	April 8, 2025
4th Reading/ Deliberations Date	April 29, 2025

TO:	Board of County Commissioners
DEPARTMENT:	Public Works
PRESENTED BY:	Keir Miller, LMD Manager
AGENDA ITEM TITLE:	FOURTH READING and DELIBERATIONS/ ORDINANCE NO. 25-04/ In the Matter of Amending the Land Management Division's Building Program Fee Schedule, and ORDER 25-03-11-08/ In the Matter of Amending the Land Management Division's Fee Schedule to Adjust Planning, Stormwater, Onsite Sanitation and Code Enforcement Program Fees

I. MOTIONS

1. Move to tentatively approve Ordinance 25-04/ In the Matter of Amending the Land Management Division's Building Program Fee Schedule and set a 5th Reading for May 13, 2025.

2. Move to approve Order 25-03-11-08/ In the Matter of Amending the Land Management Division's Fee Schedule to Adjust Planning, Stormwater, Onsite Sanitation and Code Enforcement Program Fees.

II. AGENDA ITEM SUMMARY

The Board is being asked to approve an Order and a tentatively approve an Ordinance that will phase-in increases to the Land Management Division (LMD) permit fees over the next three years and make other minor adjustments to the fee schedule.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

On April 8, 2025, the Board approved a motion directing staff to develop an ordinance and an order that would phase-in a 21% increase in LMD permit fees over the next three fiscal years, with additional automatic adjustments in years two and three to reflect any inflationary increases based on the CPI-U West Region.

Additional background materials for previous Board meeting on this agenda item can be found at:

https://www.lanecountyor.gov/UserFiles/Servers/Server_3585797/File/Government/BCC/2025/2025_AGENDAS/040825agenda/T.9.A.pdf

Policy Issues

The issue before the Board is whether permit fees should be raised to help pay for increasing costs within LMD or if they should be kept lower, recognizing that doing so without an alternative funding source will have severe impacts on the Division's long term fiscal stability and its ability to provide the level of service the public expects and deserves.

B. Board Goals

If adopted, the proposed fee adjustments will directly support Priority 2, Objective 4 of Lane County's 2022-2024 Strategic Plan:

> ***Invest in the Land Management Division to ensure adequate and sustainable staffing levels and resources are available to be responsive and agile in meeting current and future housing needs and customer service expectations.***

Increasing fees to the level necessary to close LMD's structural deficit will ensure LMD can maintain adequate staffing levels and resources appropriate to meet housing needs and customer service expectations.

C. Financial and/or Resource Considerations

Financial considerations are provided in staff's March 11 and April 8, 2025, agenda cover memorandums, linked above.

D. Health Implications

There are no immediate health implications related to this item.

E. Analysis

A full analysis of the proposed Ordinance and Order is included in the March 11 and April 8, 2025, agenda cover memorandums, linked above.

Alternatives/Options for Ordinance 24-05:

1. Tentatively approve Ordinance 25-04 and direct staff to return to the Board for a Fifth Reading on May 13, 2025.
2. Direct staff to modify the Ordinance and return for a 5th Reading on a date and time certain.
3. Take no action.

RECOMMENDATION

Staff recommends Option 1 - Tentatively approve Ordinance 25-04 and direct staff to return to the Board for a Fifth Reading on May 13, 2025

Alternatives/Options for Order No. 25-03-11-08:

1. Approve Order No. 25-03-11-08.
2. Direct staff to modify the proposed order and return to the Board for continued deliberations.
3. Take no action.

RECOMMENDATION

Staff recommends Option 1 - Approve Order No. 25-03-11-08.

IV. TIMING/IMPLEMENTATION

Depending the direction received staff will return to the Board for a 5th Reading on Ordinance 25-04 on May 13, 2025, or staff will adjust the ordinance and order and return for continued deliberations on a date and time certain.

ATTACHMENTS

1. Ordinance No. 25-04

2. Order No. 25-03-11-08

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO: 25-04	IN THE MATTER OF AMENDING THE LAND MANAGEMENT DIVISION'S BUILDING PROGRAM FEE SCHEDULE, EFFECTIVE JULY 1, 2025

WHEREAS, the Land Management Division Fund 570 operates as an enterprise fund; and

WHEREAS, current Building Program fees were last adjusted on July 1, 2023, and do not generate revenue sufficient to support vital Building Program services; and

WHEREAS, on December 19, 2024, the Lane County Finance and Audit Committee unanimously recommended that the Board of Commissioners adopt adjustments to the Land Management Division's Building Program fees; and

WHEREAS, pursuant to OAR 918-020-0220, adjustments to building permit fees must be adopted by ordinance or resolution following a public hearing; and

WHEREAS, on March 11, 2025, and April 8, 2025, the Board of County Commissioners conducted a public hearing and is ready to take action.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDAINS** as follows:

1. Adjustments to the Land Management Division Building Program fees as shown in Exhibit 1 of this Ordinance are approved and will take effect July 1, 2025; and

2. An automatic increase in the Building Program fees will take effect July 1, 2026. This will include a seven percent (7%) increase in base permit fees and an additional increase equaling the CPI-U West Region 2025 (annual average) growth percentage applied to the updated fees; and

3. An automatic increase in the Building Program fees will take effect July 1, 2027. This will include a seven percent (7%) increase in base permit fees and an additional increase equaling the CPI-U West Region 2026 (annual average) growth percentage applied to the updated fees.

4. The following permit types will be excluded from the 7% annual base fee increases until July 1, 2028: emergency RV permits, ADU permits, and building permits for manufactured homes in manufactured home parks. Annual CPI-based adjustments will be applied to these permit types.

ENACTED this ___ day of_____, 2025.

_____
David Loveall, Chair
Lane County Board of Commissioners

_____
Recording Secretary for this Meeting of the Board

BUILDING PROGRAM FEE SCHEDULE	Current Base Fee	Base Fee Increase (7%) *rounded to the dollar
Total valuation		
$1 to $500	$103.00	$111.00
$500.01 to $2000		
First $500, plus	$103.00	$111.00
each additional $100 to $2,000	$7.00	$8.00
2,000.01 to $25,000		
First $2,000, plus	$196.00	$210.00
each additional $1,000 to $25,000	$13.00	$14.00
$25,000.01 to $50,000		
First $25,000, plus	$480.00	$514.00
each additional $1,000 to $50,000	$10.00	$11.00
$50,000.01 to $1000,000		
First $50,000, plus	$711.00	$761.00
each additional $1,000 to $100,000	$7.00	$8.00
$100,000.01 and up		
First $100,000, plus	$1,019.00	$1,091.00
each additional $1,000	$6.00	$7.00
Additional fees		
Structural plan review fee	65% of building permit fee	No Change
Fire / Life Safety plan review fee	40% of building permit fee	No Change
Permit Fee		
Manufactured Dwelling or Park Model Placement permit	$525.00	$562.00
Temporary Manufactured Dwelling or Park Model Hardship placement permit	$525.00	$562.00
Recreational vehicle (six months, no utilities)	$60.00	No Change
Structures relocation investigation fee	$206.00	$221.00
Swimming pool	$132.00	$142.00
Demolition of structure (each structure)	$115.00	$124.00
Agricultural buildings not located in flood hazard areas	$47.00	$51.00
Change of occupancy inspection fee	$328.00	$351.00
Building Code Administrative Variance Fee	$48.00	$52.00
Building Appeals Hearing Filing Fee	$132.00	$142.00
Code interpretation conference fee - per hour	$92.00	$99.00
Other Inspection and Fees		
Reinspection / Reinstatement fee	$103.00	$111.00
Additional plan review time - per hour with 1/2 hour minimum	$92.00	$99.00
Alternate methods and materials review - per hour	$92.00	$99.00
Permit extension fee	N/A (new fee)	$45.00
Mechanical Permit Fees	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**

Minimum mechanical permit fee	$102.00	$110.00
Residential		$0.00
Furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h	$56.00	$60.00
Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h.	$61.00	$66.00
Installation or relocation of each residential heat pump	$72.00	$78.00
Installation or relocation of each floor furnace, including vent	$56.00	$60.00
Installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	$56.00	$60.00
Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	$44.00	$48.00
Repair of, alteration of, or addition to each heating appliance, refrigerator unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the	$56.00	$60.00
Installation or relocation of each compressor to and including three horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h	$56.00	$60.00
Installation or relocation of each compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h	$77.00	$83.00
Installation or relocation of each compressor over 15 horsepower (52.7kW) to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h	$93.00	$100.00
Installation or relocation of each compressor over 30 horsepower (105.5kW), to and including 50 horsepower (176kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h	$123.00	$132.00
Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h	$187.00	$201.00
Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere	$49.00	$53.00
Each air-handling unit exceeding 10,000 cfm	$61.00	$66.00
Each evaporative cooler other than portable type	$49.00	$53.00
Each ventilation fan connected to a single duct	$44.00	$48.00
Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	$49.00	$53.00
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood	$49.00	$53.00
Installation or relocation of each domestic-type incinerator	$61.00	$66.00
Installation or relocation of each commercial or industrial-type incinerator	$156.00	$167.00
Installation or relocation of each wood/pellet/gas stove or insert	$109.00	$117.00
Vent pre-inspection for inserts	$97.00	$104.00
Each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code	$49.00	$53.00
Fuel gas piping		
Each gas-piping system of one to four outlets	$21.00	$23.00
Each additional outlet above four, per outlet	$7.00	$8.00
Temporary Campground	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Temporary Campground (2 inspections + plan review)	$248.00	$266.00

Solar Energy Systems	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Solar Energy Systems (non-prescriptive)	Based on Valuation of Proposed Work	Based on Valuation of Proposed Work
Prescriptive Solar Energy Systems	$160.00	$172.00
Plumbing permit fees	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Minimum plumbing fee	$102.00	$110.00
Residential		
New Construction (includes: DWV/water distribution, the first kitchen, and the first 100 feet of water service, sanitary sewer and storm sewer.)		
Single Family: 1 Bath	$351.00	$376.00
Single Family: 2 Bath	$464.00	$497.00
Single Family: 3 Bath	$565.00	$605.00
Each additional bath over three or kitchen over one	$116.00	$125.00
Residential Fire Suppression Systems. Fee calculated as separate flat fee based on square footage of structure		
0 to 2000 square feet	$104.00	$112.00
2001 to 3600 square feet	$155.00	$166.00
3601 to 7200 square feet	$196.00	$210.00
7201 square fee and greater	$239.00	$256.00
Accessory, Addition, or Alteration .....Number of fixtures X	$21.00	$23.00
Manufactured Dwelling Park Sewer Collection and Water Distribution System (per space)	$68.00	$73.00
Manufactured Dwelling or Park Model Service Connection (sewer, water and storm).		
(first 30 ft)	$68.00	$73.00
(each addition 100 feet)	Each additional 100 feet or fraction thereof charged accordance with Water Service/Sanitary/Storm Sewer subsection below	Each additional 100 feet or fraction thereof charged accordance with Water Service/Sanitary/Storm Sewer subsection below
Water Service/Sanitary/Storm Sewer		
Water Service (first 100 feet or fraction thereof)	$73.00	$79.00
Water Service (each additional 100 feet or fraction thereof)	$57.00	$61.00
Building Sewer (first 100 feet or fraction thereof)	$73.00	$79.00

Building Sewer (each additional 100 feet or fraction thereof)	$57.00	$61.00
Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof)	$68.00	$73.00
Storm or Rain Drain (each additional 100 feet or fraction thereof)	$57.00	$61.00
Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.)	$68.00	$73.00
Commercial/Industrial		
Fixture charge per each fixture	$21.00	$23.00
Water Service/Sanitary/Storm Sewer		$0.00
Water Service (first 100 feet or fraction thereof)	$73.00	$79.00
Water Service (each additional 100 feet or fraction thereof)	$57.00	$61.00
Building Sewer (first 100 feet or fraction thereof)	$73.00	$79.00
Building Sewer (each additional 100 feet or fraction thereof)	$57.00	$61.00
Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof)	$68.00	$73.00
Storm or Rain Drain (each additional 100 feet or fraction thereof)	$57.00	$61.00
Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.)	$68.00	$73.00
Plumbing plan review fee	Plumbing plan review fees shall be 30% of the plumbing permit fee.	No Change
Electrical permit fees	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Minimum electrical permit fee	$102.00	$110.00
Electrical Master Permit Program		
Enrollment Fee	$120.00	$129.00
Inspection Time - Per Hour	$103.00	$111.00
Residential		$0.00
Dwellings per unit, service included		$0.00
1,000 sq. ft. or less	$197.00	$211.00
Each additional 500 sq. ft. or portion thereof	$36.00	$39.00
Limited / restricted energy	$60.00	$65.00
Each manufactured home, park model, or modular dwelling service or feeder when not inclued as part of a placement permit	$108.00	$116.00
Service or Feeders: (installation, alterations, relocation)		
200 amps/5 kva or less	$138.00	$148.00
201 to 400 amps/5.01 to 15 kva	$152.00	$163.00
401 to 600 amps/15.01 to 25 kva	$239.00	$256.00
601 amps to 1,000 amps	$357.00	$382.00
Over 1,000 amps or volts	$715.00	$766.00
Reconnect only	$98.00	$105.00
Temporary services or feeders: (installation, alteration, relocation)		
200 amps or less	$107.00	$115.00
201 amps to 400 amps	$132.00	$142.00
401 amps to 600 amps	$215.00	$231.00
601 amps to 1,000 amps	$357.00	$382.00

Branch Circuits (new, alteration, extension per panel)		
Each circuit with purchase of service or feeder	$10.00	$11.00
First circuit without purchase of service or feeder	$102.00	$110.00
Each additional circuits beyond first without purchase of service or feeder	$10.00	$11.00
Miscellaneous: (service or feeder not included)		
Each pump or irrigation circle	$101.00	$109.00
Each sign or outline lighting	$98.00	$105.00
Signal circuit(s) or limited / restricted energy panel or alteration or extension of limited energy circuits	$98.00	$105.00
Renewable Energy		
5 kva or less	$138.00	$148.00
5.01 to 15 kva	$179.00	$192.00
15.01 to 25 kva	$228.00	$244.00
>25 kva	$230.00	$247.00
each additional kva (max $999.00)	$14.00	$15.00
Wind generators		
25.01 to 50 kva	$287.00	$308.00
50.01 to 100 kva	$572.00	$613.00
Other		
Each additional inspection	$103.00	$111.00
Electrical plan review		
Fee	Electrical plan review fees shall be 25% of the electrical permit fee.	No Change
Additional plan review fee per hour	$92.00	$99.00
Miscellaneous	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Composting toilet	$46.00	$50.00
Masonry fireplace installation (existing structure)	$177.00	$190.00
Temporary certificate of occupancy	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Residential fee	$156.00	$167.00
Commercial and multi family fee	10% of building permit fee	No Change
Service Fee	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
with inspection	$177.00	$190.00

without inspection	$92.00	$99.00
Phased project and Deferred submittal review	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Fee - plus 10% of total project building permit fee not to exceed $1,500 for each phase	$115.00	$124.00
Alteration and Remodel	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Permit fees for alterations and remodels, other than additions, are based on the cost of the project, 50% current per square foot value for new construction, or actual valuation of project provided by applicant, whichever is greater	50% current per square foot value for new construction	No Change
Minimum building fee does not include surcharge. Square foot area computation applied to the remodeled portion of the structure. (State) or plan	$60.00	$65.00
Other Fees	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Research Fees	Full cost rate of LMD Staff at the hourly rate times 2.5, plus any photocopy charges shall be charged. The department will provide an estimate to the requestor if fees will exceed $25 and will wait to receive confirmation	No Change
GIS Output (maps, reports, etc.)	$50.00	$54.00
Special Investigation Fees for Building and Land Use Violations	$500.00	$600.00
Technology Assessment (Limited to $100 for any single permit transaction)	8% ($140 max per permit)	No Change
Permit Acceleration Fee	A processing fee of 1.5 times the hourly plan review rate	No Change
Administrative Fee	15%	No Change
Coordinated Services Surcharge (formerly LRP surcharge)	13%	No Change
Expired Permit (more than 6 months)	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**

Misc. Structure (fence, RAS)	$125.00	$134.00
Accessory Structure	$208.00	$223.00
Combo Permit w/Multiple Inspections Remaining	$208.00	$223.00
Additions <1000 SF	$208.00	$223.00
ADU (Guest House)	$208.00	No Change
Additions >1000 SF or Change of Occupancy	$208.00	$223.00
New Building	$208.00	$223.00
Residential Work w/out Permits	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Single Discipline or Only Final Inspection Remaining	$125.00	$134.00
Misc. Structure (fence, RAS)	$208.00	$223.00
Accessory Structure	$299.00	$320.00
Combo Permit w/Multiple Inspections Remaining	$299.00	$320.00
Additions <1000 SF	$299.00	$320.00
ADU (Guest House)	$596.00	No Change
Additions >1000 SF or Change of Occupancy	$596.00	$638.00
New Building	$596.00	$638.00
Commercial for Multi-Family Work w/out Permits	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Single Discipline or Only Final Inspection Remaining	$125.00	$134.00
Misc. Structure (fence, RAS)	$208.00	$223.00
Accessory Structure	$299.00	$320.00
Combo Permit w/Multiple Inspections Remaining	$299.00	$320.00
Additions <1000 SF	$596.00	$638.00
ADU (Guest House)	$596.00	$638.00
Additions >1000 SF or Change of Occupancy	$596.00	$638.00
New Building	$596.00	$638.00
Commercial Work (FLS) w/out Permits	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Single Discipline or Only Final Inspection Remaining	$125.00	$134.00
Misc. Structure (fence, RAS)	$208.00	$223.00
Accessory Structure	$299.00	$320.00
Combo Permit w/Multiple Inspections Remaining	$596.00	$638.00
Additions <1000 SF	$596.00	$638.00
ADU (Guest House)	$596.00	No Change
Additions >1000 SF or Change of Occupancy	$893.00	$956.00
New Building	$893.00	$956.00

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 25-03-11-08	IN THE MATTER OF AMMENDING THE LAND MANAGEMENT DIVISION'S FEE SCHEDULE TO ADJUST PLANNING, EROSION, ON-SITE SANITATION, AND CODE ENFORCEMENT PROGRAM FEES, Effective July 1, 2025

WHEREAS, the Land Management Division Fund 570 operates as an enterprise fund; and

WHEREAS, funding to support Planning, Erosion Prevention, On-Site Sanitation, and Code Enforcement services is generated through user fees; and

WHEREAS increases in the Division's fees are necessary to adjust for the increasing costs to provide these services.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. Adjustments to the Land Management Division's Planning, Erosion Prevention, On-Site Sanitation, and Code Enforcement fees as shown in Exhibit 1 of this Order are approved and will take effect July 1, 2025; and

2. An automatic increase to Planning, Erosion Prevention, On-Site Sanitation, and Code Enforcement fees will take effect July 1, 2026. This will include a seven percent (7%) increase in base permit fees and an additional increase equaling the CPI-U West Region 2025 (annual average) growth percentage; and

3. An automatic increase to Planning, Erosion Prevention, On-Site Sanitation, and Code Enforcement fees will take effect July 1, 2027. This will include a seven percent (7%) increase in base permit fees and an additional increase equaling the CPI-U West Region 2026 (annual average) growth percentage.

4. Land use zoning determinations for accessory dwelling unit permits will be excluded from base fee increases until July 1, 2028. Annual CPI-based adjustments will be applied to Accessory Dwelling Unit permits

ADOPTED this ___ day of_____, 2025.

_____
David Loveall, Chair
Lane County Board of Commissioners

Planning Fee Schedule

TYPE I (ADMINISTRATIVE)	Current Base Fee	Base Fee Increase (7%) *rounded to the dollar
Access Verification	$596.00	$638.00
Farm Processing Facility Determination	$237.00	$254.00
Farm Stand	$360.00	$386.00
Final Partition Plan	$1,784.00	$1,909.00
Final Subdivision Plan	$2,378.00	$2,545.00
Final Replat Plan	$1,784.00	$1,909.00
Floodplain Development Permit	$596.00	$638.00
Floodplain Minor Development Permit	$91.00	$98.00
Floodplain Fill/Removal Permit	$719.00	$770.00
Floodplain Verification: Field	$539.00	$577.00
Floodplain Verification: Office	$237.00	$254.00
Floodway Fish Enhancement Structure	$719.00	$770.00
Fuel Break Field Investigation/verification	$589.00	$631.00
Hazards Checklist	$1,190.00	$1,274.00
Hazards Checklist Simple	$562.00	$602.00
In-Home Commercial Activity	$216.00	$232.00
Type I Zoning Determination Simple	$125.00	$134.00
Type I Zoning Determination Complex	$596.00	$638.00
Legal Lot Verification	$360.00	$386.00
M49 Final Partition	$1,947.00	$2,084.00
M49 Final Subdivision	$2,595.00	$2,777.00
M49 PreApplication Conference	$650.00	$696.00
Minor Amendment Administrative (Minor Replat)	$309.00	$331.00
Pre-Application Conference	$596.00	$638.00
Property Line Adjustment Review	$719.00	$770.00
Property Line Adjustment Review (Over the Counter)	$227.00	$243.00
Removal of Plat Notice	$360.00	$386.00
Research Request	$237.00	$254.00
Riparian Declaration	$539.00	$577.00
Riparian Setback Preliminary Investigation	$909.00	$973.00
Setback Delcaration	$539.00	$577.00
Shoreline Boundary Preliminary Investigation	$909.00	$973.00
Site Investigation Report	$954.00	$1,021.00
Phase 1 Site Investigation Report	$954.00	$1,021.00
Telecommunications Tower: Changeout	$360.00	$386.00
Telecommunications Tower: Collocation - Spectrum Act	$719.00	$770.00
Time Extension of a Director Approval	$237.00	$254.00
Time Extension of Hearings Official Approval	$539.00	$577.00
Verification of Conditions of Approval - field visit required	$954.00	$1,021.00
Verification of Conditions of Approval - office only	$719.00	$770.00
Verification of Lawfully Existing Use (16.290/16.291/16.292) w/o notice	$596.00	$638.00
Verification of Replacement Rights - same site (16.210/16.211/16.212)	$360.00	$386.00
Wetlands Office Verification	$91.00	$98.00
Wetlands Verification - Notice to DSL	$125.00	$134.00
Winery or Cider Business Determination	$360.00	$386.00
RENEWALS	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Home Occupation Renewal	$237.00	$254.00

Temporary Hardship MH renewal - no sanitation	$57.00	$61.00
Temporary Hardship MH renewal - sanitation insp.**	$57.00	$61.00
TYPE II (PLANNING DIRECTOR)	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Elavated Type I to Type II Procedure	$2,378.00	$2,545.00
Farm Dwelling: 160 Parcel Farm Dwelling (Low Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Accessory Family Farm Dwelling	$2,378.00	$2,545.00
Farm Dwelling: Accessory Farm Dwelling (High Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Accessory Farm Dwelling (Low Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Commerical Dairy Dwelling (High Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Commerical Dairy Dwelling (Low Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Farm Dwelling (Low Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Farm or Woodlot Dwelling (Low Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: High Value Soils	$2,378.00	$2,545.00
Farm Dwelling: Historic	$2,378.00	$2,545.00
Farm Dwelling: Nonfarm Dwelling (Low Value Soils)	$2,378.00	$2,545.00
Farm Dwelling: Nonfarm Dwelling East of Coast Range	$2,378.00	$2,545.00
Farm Dwelling: Nonfarm Dwelling West of Coast Range	$2,378.00	$2,545.00
Floodplain Development Permit: Watercourse Alteration/Relocation	$2,378.00	$2,545.00
Floodway Development Permit: Stepback Water Analysis	$2,378.00	$2,545.00
Forest Dwelling: Large Tract Dwelling	$2,378.00	$2,545.00
Forest Dwelling: Lot of Record Dwelling	$2,378.00	$2,545.00
Forest Dwelling: Template Dwelling	$2,973.00	$3,182.00
Greenway Development Permit	$2,378.00	$2,545.00
Home Occupation	$2,378.00	$2,545.00
Final Legal Lot Verification with Notice	$954.00	$1,021.00
Legal Lot Verification	$2,378.00	$2,545.00
+ Additional Fee per Deed Submitted	$57.00	$61.00
M49 Farm Dwelling	$954.00	$1,021.00
M49 Forest Dwelling	$954.00	$1,021.00
M49 Tentative Partition	$3,568.00	$3,818.00
M49 Tentative Subdivision	$4959 +237/lot	$5306 +254/lot
M49 Special Use Permit	$2,378.00	$2,545.00
Minor Amendment Director Decision (Minor Replat)	$1,645.00	$1,761.00
Modify Planning Director Application or Decision other than timelines	$954.00	$1,021.00
Non Conforming Use: Verification	$2,378.00	$2,545.00
Non Conforming Use: Alteration	$2,378.00	$2,545.00
Non Conforming Use: Increase	$2,378.00	$2,545.00
Phase 2 Site Investigation Report (Chp 10)	$2,378.00	$2,545.00
Property Line Adjustment Type II Review	$1,907.00	$2,041.00
Property Line Adjustment & Legal Lot Verification Review + Notice	$1,907.00	$2,041.00
+ Additional Fee per Legal Lot Research	$1,706.00	$1,826.00
+ Additional Fee per Deed Submitted	$57.00	$61.00
Riparian Setback Special Use Permit: Development Plan	$2,378.00	$2,545.00
Riparian Setback Special Use Permit: Enhancement Plan	$596.00	$638.00
Riparian Setback Special Use Permit: Modification	$2,378.00	$2,545.00
Riparian Setback Special Use Permit: Restoration Plan	$2,973.00	$3,182.00
Small Wireless Facility with New Pole	N/A	N/A
Small Wireless Facility (up to five)	N/A	N/A
Additional Small Wireless Facility Fee (per facility)	N/A	N/A
TYPE II (PLANNING DIRECTOR) - CONTINUED	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**

Site Review	$2,378.00	$2,545.00
Telecommunications Tower: Collocation	$2,378.00	$2,545.00
Temporary Medical Hardship Dwelling	$1,313.00	$1,405.00
Tentative Partition	$3,568.00	$3,818.00
Tentative Subdivision	$4959 +237/lot	$5306 +254/lot
Tentative Replat Plan	$3,568.00	$3,818.00
Type II Application (Special Use Permit)	$2,378.00	$2,545.00
Validation of a Unit of Land Research & Notice	$1,313.00	$1,405.00
+ Additional Fee per Deed Submitted	$57.00	$61.00
Variance: Chapter 10	$2,378.00	$2,545.00
Variance: Chapter 13	$2,378.00	$2,545.00
Variance: Chapter 15	$2,378.00	$2,545.00
Variance: Chapter 16	$2,378.00	$2,545.00
Variance: To Wet Floodproof	$2,378.00	$2,545.00
Verification of Lawfully Existing Use (16.290/16.291/16.292) w/ notice	$2,378.00	$2,545.00
Verification of Replacement Rights: Exclusive Farm Use	$2,378.00	$2,545.00
Verification of Replacement Rights: Impacted Forest Land	$2,378.00	$2,545.00
Verification of Replacement Rights: Other	$2,378.00	$2,545.00
Verification of Resource Zone Siting Standards	$954.00	$1,021.00
Vested Rights	$3,568.00	$3,818.00
TYPE III (HEARINGS OFFICIAL)	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Modify HO Conditions - other than timelines	$1,067.00	$1,142.00
Review of Operations Plan - Sand & Gravel Committee	$7,145.00	$7,646.00
Special Use Permit by HO (Chapter 16)	$4,611.00	$4,934.00
Conditional Use Permit by HO (Chapter 10)	$4,611.00	$4,934.00
Telecommunications Tower: New	$5,945.00	$6,362.00
Telecommunications Tower: Replacement	$5,449.00	$5,831.00
Temporary Permit	$4,611.00	$4,934.00
Zone Change	$4,611.00	$4,934.00
TYPE IV (PLANNING COMMISSION/BCC)	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Conformity Determination Amendments (RCP Goal 2, Policy 27)	$8,771.00	$9,385.00
Intergovernmental Agreements	$4,050.00	$4,334.00
Metro Plan Amendment Type II *	$15,322.00	$16,395.00
Metro Plan Amendment Type II * with Zone Change	$20,076.00	$21,482.00
Metro Plan Amendment Type III	$19,751.00	$21,134.00
Metro Plan Amendment Type III with Zone Change	$24,518.00	$26,235.00
Plan Amend/Zone Change no exception	$11,755.00	$12,578.00
Plan Amend/Zone Change w/Exception (Rural)	$14,132.00	$15,122.00
Plan Amendment Major * (rural plan amendment only)	$19,605.00	$20,978.00
Plan Amendment minor no exception	$10,566.00	$11,306.00
Plan Amendment minor w/exception	$11,755.00	$12,578.00
Request for BCC Interpretation	$2,973.00	$3,182.00
Small City Plan Amendment	$10,566.00	$11,306.00
Small City Plan Amendment w/Exception	$11,755.00	$12,578.00
APPEALS	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Appeal of PD Decision to the HO	$250.00	No Change
Remand from the HO to Planning Director	$1,306.00	$1,398.00
Remand from the BCC to the HO	$2,725.00	$2,916.00

Request for HO Reconsideration	$1,067.00	$1,142.00
Reconsideration of Application remanded by LUBA, Oregon Court of Appeals, or Oregon Supreme Court to the HO (With Hearing)	$4,481.00	$4,795.00
Reconsideration of Application remanded by LUBA, Oregon Court of Appeals, or Oregon Supreme Court to the HO (Without Hearing)	N/A	$1,700.00
ADDITIONAL FEES	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Modification of Application (Type II)	$954.00	$1,021.00
Modification of Application (Type III)	$1,067.00	$1,142.00
Land Use Notice or Renotice fee	$472.00	$506.00
Request Change of Hearing (renotice of hearing)	$472.00	$506.00
Continuation of HO Hearing	$1,325.00	$1,418.00
Special Investigation Fee of Land Use Violations	$500.00	$535.00
ASSEMBLIES AND GATHERINGS	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Winery OR Cider Business Event License	$1,370.00	$1,466.00
Outdoor Assembly License	$898.00	$961.00
Extended Outdoor Mass Gather (ORS 433.763)	$5,811.00	$6,218.00
PLANNING & SETBACK DETERMINATION ON BUILDING PERMITS	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Chapter 11 Fees (Base Fee + additional fee)		
Major Chapter 11 Permit Base Fee	$416.00	$446.00
Minor Chapter 11 Permit Base Fee	$114.00	$122.00
Major Septic Repairs & Major Sepic Alterations Base Fee	$125.00	$134.00
Emergency RV Base Fee	$237.00	No Change
Temporary MH/RV Base Fee	$237.00	$254.00
Agricultural Building Base Fee	$416.00	$446.00
Additional Review Component Fees		
Access Review	$91.00	$98.00
Agricultural Building (each additional after the first one)	$125.00	$134.00
Airport Safety Combining Zone	$91.00	$98.00
Coastal Combining Zones	$91.00	$98.00
Fire Break Photo review	$91.00	$98.00
Floodplain Minor Development Permit	$91.00	$98.00
Greenway Determination	$91.00	$98.00
Legal Lot Determination	$91.00	$98.00
Wetlands Notice to DSL	$91.00	$98.00
Wildlife referral (ODFW)	$125.00	$134.00
CHAPTER 15 - ROADS	**Current Base Fee**	**Base Fee Increase (7%) *rounded to the dollar**
Appeal to Public Works Director	$1,122.00	$1,201.00
Appeal to County Commissioners	$3,141.00	$3,361.00
Road Dedication	$2,087.00	$2,234.00
Addressing (Chapter 15)	$299.00	$320.00
MISCELLANEOUS	**Base**	**Base**
LC Chapter 10: hard copy	$75.00	No Change
LC Chapter 13: hard copy	$35.00	No Change
LC Chapter 14: hard copy	$35.00	No Change
LC Chapter 16: hard copy	$75.00	No Change
Rural plan policies: hard copy	$35.00	No Change

Zoning and RCP maps: hard copy	*See LC GIS for Printing Costs	
8.5 x 11 Black and White (per page)	$0.25	No Change
8.5 x 11 Color (per page)	$1.00	No Change
11 x 17 Black and White (per page)	$0.50	No Change
11 x 17 Color (per page)	$2.00	No Change
Scanning Fee (per page)	$0.15	No Change
CD's with requested information	$40.00	No Change
Requested LC 14.160(1)(b) Notice	$140.00	No Change
Requested Notice of Application Acceptance	$320.00	No Change

SUBSURFACE SANITATION FEE SCHEDULE	Current Base Fee	Base Fee Increase (7%) *rounded to the dollar
Site Evaluations		
Site Evaluation	$809.00	$866.00
Commercial each 500 gallons over first 1000 gallons	$208.00	$223.00
On-Site Sewage Disposal System Installation Permit		
Standard	$1,201.00	$1,286.00
Alternative Treatment Technologies (ATT)	$1,471.00	$1,574.00
Capping Fill	$1,471.00	$1,574.00
Disposal Trenches in Saprolite	$1,201.00	$1,286.00
Gray Water Waste Disposal Sump	$534.00	$572.00
Holding Tank	$1,027.00	$1,099.00
Pressure Distribution	$1,471.00	$1,574.00
Redundant	$1,201.00	$1,286.00
Sand Filter	$1,807.00	$1,934.00
Seepage Pit	$1,201.00	$1,286.00
Seepage Trench	$1,201.00	$1,286.00
Steep Slope	$1,201.00	$1,286.00
Tile Dewatering	$1,471.00	$1,574.00
Add for each 500 gallons over 1000 Gallons	$129.00	$139.00
Pressurized Seepage Bed	$1,471.00	$1,574.00
Bottomless Sand Filter	$1,807.00	$1,934.00
Commercial Facility System, Plan Review		
Daily flow 600 gallons to 1,000 gallons	$438.00	$469.00
for each add'l 500 gallons beyond 1000 up to 2,500 gallons	$78.00	$84.00
Permit Renewal		
Permit Renewals with Site Visit	$618.00	$662.00
Permit Renewals without Stie Visit	$180.00	$193.00
Alteration Permit		
Major	$875.00	$937.00
Minor	$372.00	$399.00
Repair Permit		
Major	$640.00	$685.00
Minor	$304.00	$326.00
Authorization Notice		
Authorization with Site Visit	$742.00	$794.00
Authorization without Site Visit	$192.00	$206.00
Alternative System Inspection Fee		
Holding Tank	$461.00	$494.00
Alternative Treatment Technologies (ATT)	$629.00	$674.00
Bottomless Sand Filter	$629.00	$674.00
Sand Filter	$629.00	$674.00
Pressure Distribution	$629.00	$674.00
Pressurized Seepage Bed	$629.00	$674.00
Recirculation Gravel Filter (RGF)	$629.00	$674.00
Annual Evaluation of Temporary Medical Hardship		
Sanitation Eval of TMH	$192.00	$206.00
Annual Report Evaluation Fees		
HoldingTank	$36.00	$39.00
Sand Filter	$72.00	$78.00
Bottomless Sand Filter	$72.00	$78.00
Recirculation Gravel Filter (RGF)	$72.00	$78.00
Pressure Distribution	$72.00	$78.00
Pressurized Seepage Bed	$72.00	$78.00

Alternative Treatment Technologies	$72.00	$78.00
Pumper Truck Inspection (first vehicle)	$141.00	$151.00
Pumper Truck Inspection (each additional vehicle during same inspection)	$80.00	$86.00
Existing System Evaluation Report	$763.00	$817.00
Sanitation Referral - Land Use Clearance	$70.00	$75.00
Septic Records Research Fee	$29.00	$32.00

EROSION PREVENTION FEE SCHEDULE	Current Base Fee	Base Fee Increase (7%) *rounded to the dollar
Erosion Control Permits		
Tier 1	$550.00	$589.00
Tier 2A	$700.00	$749.00
Tier 2B	$450.00	$482.00
Tier 3	$100.00	$107.00
Additional Erosion Prevention Fees		
Additional Information (AI) Review (with 1 hour minimum)	$81.00	$87.00
Additional Inspection (each)	$90.00	$97.00
Additional Disturbance Area (for each additional area)	$150.00	$161.00