



MEMORANDUM

TO: Columbia County Board of Commissioners
FROM: Suzie Dahl, Director of Land Development Services
DATE: April 11, 2024
RE: Specific to Home Bakery Type 1 Home Occupation

The Home Baker Bill was amended by SB 643 and went into effect January 1st, 2024; it expanded the annual gross sales from \$20,000 to \$50,000 and requires strict labeling of products made, where and how to sell the products and what can be sold.

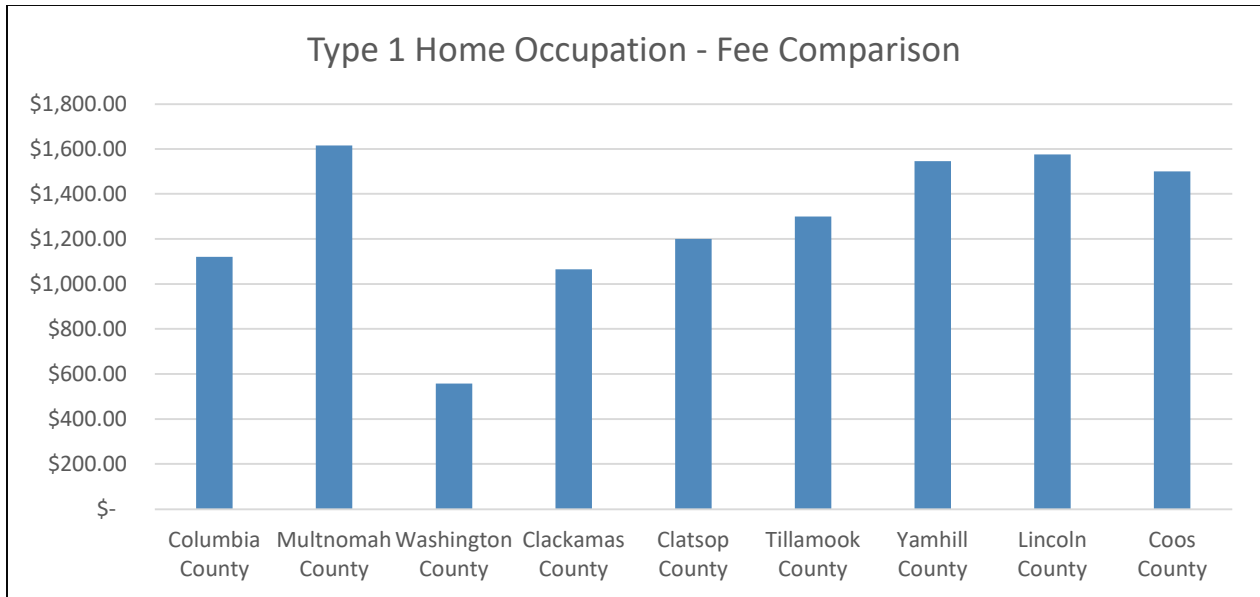
This bill is also known as the cottage food law and exempts residential kitchens for certain baked goods & confectionary items that are not considered potentially hazardous without having to obtain a food establishment license or undergo an inspection from the Oregon Department of Agriculture. Mandatory food training and food handlers license still applies and the home must be constructed and maintained in a clean, healthful, and sanitary condition.

The Home Bakery Exemption only exempts the requirements of licensing and routine inspection by ODA however, it does not exempt local land use zoning, sanitation and permitting. Columbia County Land Development Services would require a Type 1 Home Occupation for this type of application. While we embrace small business in Columbia County home occupations are required to have land use approval.

Due to the limited gross sales allowed for an exempt home bakery, we have considered a reduced fee specific to Home Bakeries only, under a Type 1 Home Occupation. Please see page two for a fee comparison of other counties of similar size, population, and surrounding Counties.

Reducing the fee for this cottage food industry, we can spark economic growth to our landowners and partners in the county such as farmers markets. The home occupation would still need to pay a fee and allow an annual site visit to ensure compliance with the Zoning Ordinance; most other County fees for this annual renewal ranges from \$250-\$600 while Columbia County will maintain the current fee of \$100 per year for annual visit.

This is a great opportunity to embrace our local small business, cottage food producers which may someday be in a brick and mortar store locally.



Please note: Multnomah County is a Type C Home Occupation and Coos County is a Cottage Industry Home Occupation.

Type 1 Home Occupation - Fee Comparison								
Columbia County	Multnomah County	Washington County	Clackamas County	Clatsop County	Tillamook County	Yamhill County	Lincoln County	Coos County
\$ 1,120.	\$ 1,615.	\$ 557.	\$ 1,065.	\$ 1,200.	\$ 1,300.	\$ 1,545.	\$ 1,575.	\$ 1,500.

Figure 1

HOME BAKERY ONLY – PROPOSAL

Exempt status from ODA with “no potentially hazardous baked goods”.
Must provide proof of food handlers license with application.

Conditional Land Use Application:

New: Type 1 Home Occupation specific to Home Bakeries \$ 400.00 (currently \$1120.00)

Maintain: Home Occupation Annual Renewal Fee \$ 100.00

Septic System Review/Authorization:

Maintain: Septic Review Fee for land use applications \$ 89.00

New: Septic Auth. Notice – Home Bakeries – no site visit \$ 318.00 (currently \$ 535.00)

New: Septic Auth. Notice – Home Bakeries – w/site visit \$ 540.00 (currently \$ 780.00)

(Site visit-required for systems over 10 years old)

Building Permits - when required, check with Building Department (OAR 918-050-0100):

Minimum permits as needed according to current fee schedule when needed for structural, plumbing, mechanical and electrical.

Technology Fee:

Maintain: 3% Technology Fee



Oregon

Tina Kotek, Governor



Department of Consumer
and Business Services

April 30, 2024

To: Interested parties
From: Richard Donovan, policy analyst, policy and technical services
Subject: Columbia County proposed fee adoption

The State of Oregon Building Codes Division (division) has received the enclosed notice of intent to adopt building inspection program fees from Columbia County on April 30, 2024. Pursuant to Oregon Administrative Rule 918-020-0220, municipalities seeking to adopt fees are required to provide all the following information to the division 45 days prior to the proposed adoptive date.

- A. The affected specialty code or program areas.
- B. A description of the proposed building inspection program fees including the approximate percentage change when applicable.
- C. The proposed effective date.
- D. The date of the last fee increase in the specialty code or program area if applicable.
- E. The anticipated date, time and location of the local municipal hearing scheduled pursuant to Oregon Revised Statute (ORS) 294.160.
- F. The name, phone number and title of a contact person.
- G. A narrative explaining the purpose of the proposed fee adoption.

The division is required to notify interested parties after receiving a notice of intent to adopt building inspection program fees from a municipality. Enclosed is the information provided to the division pursuant to the above administrative rule requirements.

If you have concerns about this proposed fee change, you may contact the municipality directly, or attend the local municipal hearing on:

Hearing Date(s) and Time(s): May 15, 2023, 10 a.m.
Address: Columbia County Courthouse
230 Strand Street, Room 310
St. Helens, Oregon 97051
Contact information: Suzie Dahl, Land Development Services Director
suzie.dahl@columbiacountyor.gov, 503-397-7242

As a hybrid option, a virtual meeting with agenda will be available at the following link 2-5 days prior: <https://www.columbiacountyor.gov/meetings>

If you still have unresolved concerns, you may, pursuant to ORS 455.210(3), appeal this fee adoption by sending a written request to the division. Appeal requests must be filed no later than 60 days after the fee adoption notice was received by the division.

cc: Columbia County



April 30, 2024

Building Codes Division
Department of Consumer and Business Services
RulesCoordinator.BCD@dcbs.oregon.gov
P.O. Box 14470
Salem, OR 97039-0404

RE: Notice of Fee Increase for Columbia County

As required in OAR 918-020-0220, Columbia County is providing prior notice of a fee increase for all state specialty codes administered locally for Building Services, pursuant to items listed below.

- A. The fee increase will be for all specialty code and program areas including Structural, Mechanical, Plumbing, Electrical, Manufactured Dwellings, Manufactured Structures, Manufactured Home and RV Parks/Camps, Master Permit Electrical program, Building Site Development Fees, Grading, and all non-building programs effected by the fee increase for the Land Use Planning Program and On-Site Programs.
- B. Per Columbia County Board Order No. 44-2023 (attached), based on the annual average CPI-U West Index (not seasonally adjusted) for the prior calendar year, our fees will be increasing by 4.3% beginning July 1, 2024, and rounded up to the nearest dollar. We have added one new Planning fee specific to home bakeries and two On-Site Sanitation fees to include home bakeries and no change in fee this year.
- C. The effective date of the new fees will be July 1, 2024
- D. The effective date of our last fee increase was October 2, 2023.
- E. With the attached Board Order No. 44-2023, a municipal hearing was held on August 23, 2023, and fees are to be adjusted annually on July 1st of each year. For new or adjusted fees, a municipal hearing is scheduled for May 15, 2023, 10:00 AM at the Columbia County Courthouse, 230 Strand Street, Room 310, St. Helens, Oregon 97051. As a hybrid option, a virtual meeting with agenda will be available at the following link 2-5 days prior: <https://www.columbiacountyor.gov/meetings>
- F. If you have any questions regarding the proposed fee increase, please contact to Suzie Dahl at 503-397-7242 or Email: suzie.dahl@columbiacountyor.gov.
- G. The proposed fee changes are necessary to offset the inflationary increase in program costs, to build a fund balance reserve, to maintain our current levels of permit, plan review, inspection services and a need to better align cost recovery and long-term financial goals.

Sincerely,

Suzie Dahl, Director
Columbia County Land Development Services

LAND USE FEE SCHEDULE

The following fees shall be charged a 3% Technology Fee:

May be subject to Site Development Fee, Stormwater & Erosion Control Fees, and Building and Septic Permit Release Fees

FEE DESCRIPTION	Effective 7/1/24	
	Current Fee FY 23/24	
See also building and septic referral fees	see schedules	
Administrative Resource Dwelling/Facility	\$ 1,845.00	\$ 1,768.00
Template Test	\$ 729.00	\$ 698.00
Agricultural/Equine Building Exemption (septic/bldg. review is NOT included)	\$ 487.00	\$ 466.00
Appeal: Administrative Decision*	\$ 250.00	\$ 250.00
Appeal: Planning Commission Decision-fee by statute*	\$ 250.00	\$ 250.00
Appeal: 2nd Local appeal (beyond Planning Commission)	\$ 835.00	\$ 800.00
Conditional Use Permit	\$ 2,848.00	\$ 2,730.00
Comprehensive Plan:		
Map Amendment	\$ 3,812.00	\$ 3,654.00
Text Amendment	\$ 6,392.00	\$ 6,128.00
Design Review		
Type 1 - Administrative Review		
\$0 - \$50,000 (valuation)	\$ 1,206.00	\$ 1,156.00
Final Site Inspection	\$ 248.00	\$ 237.00
Type 2 - Planning Commission Review		
\$0 - \$100,000 (valuation)	\$ 2,361.00	\$ 2,263.00
\$101,001 - \$500,000	\$ 3,504.00	\$ 3,359.00
\$500,001 - \$1,000,000	\$ 3,725.00	\$ 3,571.00
\$1,000,001 - \$5,000,000	\$ 3,861.00	\$ 3,701.00
\$5,000,001+	\$ 3,861.00	\$ 3,701.00
Final Site Inspection	\$ 431.00	\$ 413.00
Determination of Similar Use	\$ 2,302.00	\$ 2,207.00
Development Agreement	\$ 1,525.00	\$ 1,462.00
Extension Request	25% of Original	25% of Original
Floodplain Development Permit	\$ 1,209.00	\$ 1,159.00
Floodway alteration	\$ 1,281.00	\$ 1,228.00
Home Occupation - Type 1 Review	\$ 1,169.00	\$ 1,120.00
Home Occupation - Type 1 Review - Specific to Home Bakeries - effective after signing	\$ 400.00	
Home Occupation - Type 2 Review	\$ 2,214.00	\$ 2,122.00
Home Occupation - Annual Renewal with site visit - No Increase	\$ 100.00	\$ 100.00
Lot of Record Verification	\$ 800.00	\$ 767.00
Marijuana and Psilocybin Operation Permit	\$ 2,527.00	\$ 2,422.00
Modification of Prior Approval	80% of Original	80% of Original
Non-Conforming Use	\$ 1,772.00	\$ 1,698.00
Conditions of Approval - Site Visit	\$ 139.00	\$ 133.00
Partition Preliminary Plat	\$ 2,141.00	\$ 2,052.00
Final Plat	\$ 431.00	\$ 413.00
Planning Compliance Review/Land Use Compatibility	\$ 308.00	\$ 295.00

Pre-app meeting		
w/o Goal Exception	\$ 346.00	\$ 331.00
w/ Goal Exception	\$ 401.00	\$ 384.00
Also requires building and septic pre-app fees	see schedules	
Property Line Adjustment		
With Notice	\$ 1,660.00	\$ 1,591.00
Without Notice	\$ 757.00	\$ 725.00
Septic Development Review - Existing system record review	see schedule	see on-site fee
Rebuild Letter	\$ 149.00	\$ 142.00
Referral of Administrative Action	\$ 250.00	\$ 250.00
Resource Dwelling Review	\$ 1,744.00	\$ 1,672.00
Road Naming	\$ 1,095.00	\$ 1,049.00
Rural Addressing Assignment	\$ 149.00	\$ 142.00
Stormwater/Erosion Control Plan		
Conceptual Plan by applicant (Partitions - SF/Duplex)	\$ 260.00	\$ 249.00
Preliminary Plan Certified by Engineer (As Required by Ord.)	\$ 456.00	\$ 437.00
Final Plat Certified by Engineer (As Required by Ord.)	\$ 456.00	\$ 437.00
Subdivisions		
Preliminary Plat	\$ 2,883.00	\$ 2,764.00
Plus per lot	\$ 116.00	\$ 111.00
Final Plat Certified by Engineer (As Required by Ord.)	\$ 444.00	\$ 425.00
Plus per lot	\$ 116.00	\$ 111.00
Temporary Permit	\$ 642.00	\$ 615.00
Renewal	\$ 343.00	\$ 328.00
Removal Deposit	\$ 304.00	\$ 291.00
Variances	\$ 2,539.00	\$ 2,434.00
Zoning Ordinance		
Map Amendment	\$ 3,196.00	\$ 3,064.00
Text Amendment	\$ 5,163.00	\$ 4,950.00
Permit Release	\$ 80.00	\$ 76.00
Temporary Residence while Building-must apply for building permits	\$ 152.00	\$ 145.00
Withdrawal of Application - Refund Requests		
Before completeness is determined	75%	75%
After completeness is determined	50%	50%
After Pre-Notice or Notice of Decision is mailed	No Refund	No Refund
Withdrawal of Appeal After Received	No Refund	No Refund
Miscellaneous		
Reconsideration of Application - Remand	\$ 2,608.00	\$ 2,500.00
Land Use Notice or Re-Notice Fee (<i>no advertisement required</i>)	\$ 209.00	\$ 200.00
Land Use Notice or Re-Notice Fee (<i>advertisement required</i>)	\$ 626.00	\$ 600.00
Planning Condition Waiver Fee	\$ 157.00	\$ 150.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 450.00	\$ 431.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

ON-SITE SANITATION PROGRAM FEE SCHEDULE - RESIDENTIAL ¹

Effective 7/1/24
CPI 4.3%
Order No.
44-2023
FY 24/25

The following fees shall be charged a 3% Technology Fee:

Subject to Planning Release Fee			Current Fee
			FY 23/24
LOT EVALUATIONS			
	New Site Evaluation - per lot	\$ 978.00	\$ 941.00
	Site Evaluation Confirmation ³	\$ 506.00	\$ 468.00
PERMITS			
	Standard	\$ 1,275.00	\$ 1,226.00
	Alternative Treatment Tech.	\$ 1,937.00	\$ 1,861.00
	Capping Fill	\$ 1,937.00	\$ 1,861.00
	Disposal Trenches in Saprolite	\$ 1,275.00	\$ 1,226.00
	Gray Water Disposal Sump, Non-water carried systems	\$ 555.00	\$ 536.00
	Holding Tank Installation	\$ 917.00	\$ 883.00
	Pressure Distribution	\$ 1,937.00	\$ 1,861.00
	Redundant	\$ 1,937.00	\$ 1,861.00
	Sand Filter	\$ 2,282.00	\$ 2,192.00
	Seepage Trench	\$ 1,275.00	\$ 1,226.00
	Steep Slope	\$ 1,275.00	\$ 1,226.00
	Tile Dewatering	\$ 1,937.00	\$ 1,861.00
REPAIRS			
	Minor Repair	\$ 458.00	\$ 443.00
	Major Repair	\$ 1,275.00	\$ 1,226.00
ALTERATION			
	Minor Alteration	\$ 458.00	\$ 443.00
	Major Alteration	\$ 1,826.00	\$ 1,754.00
TANK ABANDONMENT FEE		\$ 75.00	\$ 75.00
PERMIT RENEWAL, REINSTATEMENT OR TRANSFER			
	No Site-Visit	\$ 297.00	\$ 288.00
	Site Visit	\$ 614.00	\$ 592.00
AUTHORIZATION NOTICE (AN)			
	No Site-Visit	\$ 554.00	\$ 535.00
	Site Visit (required for all systems over 10 yrs.)	\$ 810.00	\$ 780.00
	Hardship Renewal and Home Bakeries - No Site-Visit <i>no fee increase this year</i>	\$ 318.00	\$ 318.00
	Hardship Renewal and Home Bakeries - Site-Visit <i>no fee increase this year</i>	\$ 540.00	\$ 540.00
EXISTING SYSTEM EVALUATION (field visit required)		\$ 1,072.00	\$ 1,031.00
EXISTING SYSTEM RECORD REVIEW ²		\$ 93.00	\$ 89.00
ANNUAL REPORT-No change in fee		\$ 75.00	\$ 75.00
HOLDING TANK ANNUAL REPORT-No change in fee		\$ 75.00	\$ 75.00
	Annual Report Late Fee ⁶	\$ 75.00	\$ 75.00
INSPECTIONS			
	Holding Tank System Inspection	\$ 489.00	\$ 468.00
	Alternative System Inspection	\$ 662.00	\$ 634.00
	Reinspection Fee ⁴	\$ 125.00	\$ 119.00
	Special Field Investigation - Per hour ⁵	\$ 233.00	\$ 223.00
	Pumper Truck Inspection - Each truck	\$ 172.00	\$ 164.00
Compliance Investigation (2 hour minimum)*		\$ 233.00	\$ 223.00
NOTE: FOR ALL COMMERCIAL PROJECTS, THE FOLLOWING ADDITIONAL FEES ARE APPLICABLE			
PLAN REVIEW FEE:			
	Commercial: 600-1,000 GPD	\$ 233.00	\$ 223.00
	each 500 gpd above 1,000 up to 2,500	\$ 60.00	\$ 57.00
MISCELLANEOUS FEES			
	Planning Referrals and/or Land Use Permits that require Septic Review	\$ 93.00	\$ 89.00
	Pre-app and/or Pre-construction meeting	\$ 157.00	\$ 150.00
The technology fee will be not be charged for these fees / technology fee is non-refundable			

¹ A \$100 DEQ Surcharge is included in each fee unless otherwise noted. Fees are NON-REFUNDABLE, unless the applicant withdraws the application before any field work or other substantial review of the application has been done. DEQ surcharge is only refundable if and when the full application/permit fee is refunded, as per the above policy.

² For onsite sign off of an existing system in conjunction with a proposed accessory structure, exterior addition, bedroom addition not requiring AN, partitioning, PLA, or other special requested record review process.

³ This is for additional work required on an existing site evaluation to amend approval. New application not required.

⁴ At the discretion of the Agent, the permittee may be assessed a reinspection fee (no surcharge fee) when a Pre-Cover Inspection Correction Notice requires correction of improper construction and, at a subsequent inspection, the Agent finds system construction deficiencies have not been corrected. The Agent may elect not to make further Pre-Cover inspections until the re-inspection fee is paid. ** 1st Time \$100; 2nd Time \$250

⁵ Minimum of 1 hour will be charged. After the 1st hour, fees will be prorated in 15 min. increments.

⁶ Late fee will be assessed if annual maintenance report is not received by February 28th. Double permit fee.

* This fee cannot be waived.

On-Site Program

EROSION CONTROL, SEDIMENT & STORMWATER RUNOFF

Subject to Site Development Fees and Planning Release Fees

The following fees shall be charged a **3% technology fee**

Effective	
7/1/24	
Order No.	Current
44-2023	Fee
FY 24/25	FY 23/24

RESIDENTIAL - Erosion Control and Stormwater Runoff Fees		
Site Development Permit Required from Building	varies	Varies
Erosion Control & Stormwater Runoff: New Residential Review & 2 inspections	\$ 522.00	\$ 500.00
Erosion Control Review: Additions, remodels, accessory and demolition that will disturb less than 1000 sf ground (includes 1 insepction)	\$ 209.00	\$ 200.00
Erosion Control Inspection Fee (other than site development):		
Per inspection / reinspection	\$ 157.00	\$ 150.00
Erosion Control Only Review Fee : for development sites without infrastructure		
First Acre	\$ 418.00	\$ 400.00
plus \$200.00 prorated for each acre over a half-acre	\$ 209.00	\$ 200.00
RESIDENTIAL WATER QUALITY (WQ) IN WETLAND / RIPARIAN AREAS		
Erosion control and Stormwater Runoff Fees		
WQ - Residential Erosion Control Review : Riparian areas - includes setback inspection, riparian buffer inspection & 2 erosion control inspections	\$ 783.00	\$ 750.00
WQ - Residential Stormwater Runoff Review & 1 inspection	\$ 313.00	\$ 300.00

COMMERCIAL		
Erosion Control and Stormwater Runoff Fees		
Site Development Permit Required from Building	varies	<i>varies</i>
Commercial Erosion Control Review : (up to 1 acre) & 1 inspection	\$ 626.00	\$ 600.00
plus \$200.00 prorated for each acre over a half -acre	\$ 209.00	\$ 200.00
Commercial Erosion Control Inspection Fee : Per inspection or reinspection	\$ 157.00	\$ 150.00
Commercial Stormwater Runoff Review & 1 inspection	\$ 418.00	\$ 400.00
Commercial Stormwater Runoff Inspection Fee : Per inspection or reinspection	\$ 157.00	\$ 150.00
Provide approval of DEQ permit for construction activities - verification review only	\$ 84.00	\$ 80.00

COMMERCIAL - WATER QUALITY (WQ) IN WETLAND / RIPARIAN AREAS		
Erosion control and Stormwater Runoff Fees		
WQ Commercial Erosion Control Review : (up to 1 acre) & 1 inspection	\$ 939.00	\$ 900.00
plus \$200.00 prorated for each acre over a half -acre	\$ 209.00	\$ 200.00
WQ Commercial Erosion Control Inspection Fee : Per inspection or reinspection	\$ 157.00	\$ 150.00
WQ Commercial Stormwater Runoff Review & 1 inspection	\$ 939.00	\$ 900.00
WQ Commercial Stormwater Runoff Inspection Fee : Per inspection or reinspection	\$ 157.00	\$ 150.00
Provide approval of DEQ permit for construction activities - verification review only	\$ 84.00	\$ 80.00
Any Unpermitted disturbance of land without a permit in a wetland or riparian area will result in a double permit fee; in addition to the Code Compliance Investigation Fee.	Double Fee	Double Fee
Code Compliance Investigation Fee - per hour- 2 hour mimimum	\$ 139.00	\$ 133.00

The technology fee will be not be charged for fees in pink, technology fee is non-refundable

STRUCTURAL PERMIT FEES

Fees based on the ICC Valuation Table dated 4/1 of each year based on Occupancy Category and Type of Construction

**Effective
7/1/24
CPI 4.3%
Order No.
44-2023**

The following fees shall be charged a 12% state surcharge and 3% technology fee

Subject to Site Development, Stormwater & Erosion Control Fees, Planning & Septic permit release fees

Total Valuation		FY 24/25	FY 23/24
Minimum permit fee		\$ 139.00	\$ 133.00
\$1.00 to \$2,000		\$ 139.00	\$ 133.00
\$2,001 to \$4,000	for the first \$2,000	\$ 139.00	\$ 133.00
	plus for each additional \$1,000 or fraction thereof	\$ 6.00	\$ 5.00
\$4,001 to \$7,000	for the first \$4,000	\$ 151.00	\$ 143.00
	plus for each additional \$1,000 or fraction thereof	\$ 17.00	\$ 16.00
\$7,001 to \$25,000	for the first \$7,000	\$ 202.00	\$ 191.00
	plus for each additional \$1,000 or fraction thereof, to and including \$25,000	\$ 16.00	\$ 15.00
\$25,001 to \$50,000	for the first \$25,000	\$ 490.00	\$ 461.00
	plus for each additional \$1,000 or fraction thereof, to and including \$50,000	\$ 12.00	\$ 11.00
\$50,001 to \$100,000	for the first \$50,000	\$ 790.00	\$ 736.00
	plus for each additional \$1,000 or fraction thereof, to and including \$100,000	\$ 9.00	\$ 8.00
\$100,001 and up	for the first \$100,000	\$ 1,240.00	\$ 1,136.00
	plus for each additional \$1,000 or fraction thereof	\$ 8.00	\$ 7.00
when a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc. - See Structural Permit fees by valuation.			
Residential Fire Suppression - Standalone Systems (includes plan review) [See plumbing fee section for continuous loop / multipurpose system]			
1 - 2,000 sq. ft.		\$ 428.00	\$ 410.00
2,001 - 3,600 sq. ft.		\$ 491.00	\$ 470.00
3,601 - 7,200 sq. ft.		\$ 560.00	\$ 536.00
7,201 sq. ft. and greater		\$ 698.00	\$ 669.00
Commercial Fire Suppression		Structural Permit fee by valuation	Structural Permit fee by valuation
Solar permits			
Prescriptive Photovoltaic: All other installations in compliance with Section 305.4 of the Oregon Solar Installation Specialty Code; includes permit review and 1 inspection - requires electrical permit.		\$ 192.00	\$ 184.00
Non-prescriptive solar based on valuation - requires electrical permit. Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>		Valuation	Valuation
Other Inspections and Fees:			
Inspection outside of normal business hours - per hour, minimum 2 hours + mileage		\$ 139.00	\$ 133.00
Reinspection fees, per each		\$ 139.00	\$ 133.00
Inspections for which no fee is specifically indicated (minimum charge - 1 hour)		\$ 139.00	\$ 133.00
Each additional inspection, above allowable - per each		\$ 139.00	\$ 133.00
Plan review fee (75% of structural permit fee)		75%	75%
Additional plan review required by changes, additions or revisions to approved plans (minimum 1 hour)		\$ 139.00	\$ 133.00
Seismic Surcharge - plan review on essential structures (applies to Commercial Structural and Mechanical only)		1% of structural permit fee	1% of structural permit fee

Deferred submittals - minimum application fee	\$ 139.00	\$ 133.00
A fee charged for processing and reviewing deferred plan submittals shall be an amount equal to a percentage, determined by the municipality, of the building permit fee calculated according to OAR 918-050-0110(2) and (3) using the value of the particular deferred portion or portions of the project, with a set minimum fee. This fee is in addition to the project plan review fee based on the total project value.	65%	65%
For use of outside consultants for plan review and/or inspections - per hour of actual hourly cost to the Building Department. **	Actual Cost	Actual Cost
Fire life safety plan review (if required). 40% Permit Fee	40%	40%
Phased construction - minimum application fee	\$ 186.00	\$ 178.00
In addition, a municipal plan review fee for a phased project is based on a minimum phasing fee, determined by the municipality, plus 10% of the total project building permit fee not to exceed additional \$1,500 per phase. OAR 918-050-0160	10%	10%
		\$ 133.00
Swimming pools, spas and hot tubs, use valuation for building and plan review fees. Minimum fees apply.	Valuation	Valuation
Permit investigation fee - (2 hour minimum)	\$ 139.00	\$ 133.00
Duplicate plans - (2 hour minimum) then \$128.00 for each additional hour and copy fees (if required)	\$ 211.00	\$ 202.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
** The total cost to the jurisdiction. This cost shall include supervision, overhead, hourly wages and fringe benefits of the employee(s) involved. Actual costs shall include administrative and overhead costs.		
The technology fee will be not be charged for these fees / technology fee is non-refundable		

MISCELLANEOUS FEES / MFG. DWELLING & MH PARKS / REC. PARKS & CAMPGROUNDS

The following fees shall be charged a 12% state surcharge and 3% technology fee

Subject to Site Development Fees, Stormwater and Erosion Control Fees, Planning and Septic permit release fees

Building Valuation Data - Residential*

* New construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, multiplied by the square footage of the dwelling to determine the valuation. The valuation shall then be applied to the municipality's fee schedule to determine the permit fee.

Effective	Current Fee
7/1/2024	
CPI 4.3%	FY 23/24
Order No.	
44-2023	
FY 24/25	

Single Family Dwellings	*sf	*sf
Basements (finished & unfinished)	*sf	*sf
Garages (wood or steel frame)	*sf	*sf
Carports	*sf	*sf
Pole Buildings (with or without concrete floor)	*sf	*sf
Decks, Porches & Covered Decks or Porches (permit needed if deck or porch, no matter of size if 30" above grade at any place 3' horizontally from deck or porch)	*sf	*sf
Covered Patio Awning	*sf	*sf
Fences (permit needed if fence is over 7' high)	Valuation	Valuation

Change of Use / change of Occupancy - applies with no structural work included, separated structural fees would apply for structural work. (no Surcharge)	\$ 234.00	\$ 224.00
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Building permit Extensions and Reinatement		
Extension Request if permit is still valid (no Surcharge)	\$ 89.00	\$ 85.00
Building Permit Reinstatement Fees without structural changes - 50% of permit fee (Surcharge applies)	50%	50%
Building Permit Reinstatement with structural changes 50% and plan review fee required (Surcharge applies)	50% + plan review	50% + plan review
Building Permit Reinstatement with only Finals needed - 25% permit fee (Surcharge applies)	25%	25%

Temporary Certificate of Occupancy		
Residential (1 & 2 Family Dwellings)		
Temporary Certificate of Occupancy - first three months, <i>per month</i>	\$ 181.00	\$ 173.00
Temporary Certificate of Occupancy - fourth month	\$ 418.00	\$ 400.00
Temporary Certificate of Occupancy - five or more months, <i>per month</i>	\$ 835.00	\$ 800.00

Commercial		
Temporary Certificate of Occupancy - first three months, <i>per month</i>	\$ 261.00	\$ 250.00
Temporary Certificate of Occupancy - fourth month	\$ 522.00	\$ 500.00
Temporary Certificate of Occupancy - fifth month	\$ 1,043.00	\$ 1,000.00
Temporary Certificate of Occupancy - six or more months, <i>per month</i>	\$ 2,086.00	\$ 2,000.00

Roofing Permit (Residential) **	\$ 193.00	\$ 178.00
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** Required when replacing the sheathing or other structural members, to determine new loads imposed on roof. If just the shingles are being replaced, no permit is needed.
There can be no more than 2 layers of shingles.

Roofing Permit (Commercial) - Permit required for all commercial, based on valuation	Valuation	Valuation
Demolition of Commercial Structure - <i>Fee based on structural fee schedule</i> (no Surcharge)	Valuation	Valuation
Demolition of Residential Structure (no Surcharge)	\$ 278.00	\$ 266.00

Additional Fees		
Planning Referrals and/or Land Use Permits that require Building record review	\$ 93.00	\$ 89.00
Pre-app meeting	\$ 157.00	\$ 150.00
Refund Processing Fee	\$ 42.00	\$ 40.00

MANUFACTURED DWELLING PARKS AND MOBILE HOME PARKS		
The Area Development Fee shall be determined from Table 1-MD using the valuation for all facilities for which the permit is issued. The fees in Table 1-MD shall be based on valuation of Table 2-MD or be determined by the applicant with documentation acceptable to the AHJ. Permit fees shall be paid to the AHJ before any work begins. OAR 918-600-0030. <u>NOTE:</u> The Area Development Permit does not include permits or related fees for buildings, manufactured dwelling installations, accessory buildings or structures, mechanical, plumbing or electrical systems; boilers, elevators, or permits required by other agencies.	Value	Value
Plan Review Fee is 65% of total permit fee	65%	65%
State Surcharge as required by the State	12%	12%
RECREATION PARKS AND ORGANIZATIONAL CAMPS		
Area Development Fee is determined from Table 1-RV using the valuation for all facilities for which the permit is issued. The fees in Table 1-RV are based upon valuation Table 2-RV for recreation parks or may be determined by the applicant with documentation acceptable to the issuing authority. Permit fees must be paid before any work begins. OAR 918-650-0030. <u>NOTE:</u> The Area Development Permit does not include permits or related fees for buildings, manufactured dwelling installations, accessory buildings and structures, mechanical, plumbing or electrical systems, boilers, elevators, or permits required by other agencies.		
Plan Review Fee is 65% of total permit fee	65%	65%
State Surcharge as required by the State	12%	12%
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

RESIDENTIAL MANUFACTURED DWELLING INSTALLATION PERMIT FEES

	Effective 7/1/2024 CPI 4.3% Order No. 44-2023	Current Fee
	FY 24/25	FY 23/24
Subject to Planning Permit Release and On-site Permit Release Fees	varies	varies
Subject to Site Development, Stormwater & Erosion Control Fees, Planning & Septic permit release fees	varies	
State Code Development	\$ 30.00	\$ 30.00
State surcharge	12%	12%
Manufactured Dwelling Placement - Residential / Includes the concrete slab, runners or foundations that are <u>prescriptive</u> and includes 1 st 30' water, sewer and stormwater connections, electrical feeder and plumbing connections and all cross-over connections. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits.	\$ 698.00	\$ 669.00
Earthquake-resistant bracing	\$ 139.00	\$ 133.00
New or relocated septic & storm sewer & connection - See Plumbing Fees		\$ 131.00
New or relocated water service & connection - See Plumbing Fees		\$ 131.00
Each additional 100' or part thereof (water, sewer, storm) - See Plumbing Fees		\$ 69.00
		\$ 139.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

COMMERCIAL MODULAR PLACEMENTS

**Effective
7/1/2024
CPI 4.3%
Order No.
44-2023**

Current Fee

Pre-Fab Placement of permanent storage, classroom, job-shack, etc. requires a structural permit.

The following fees shall be charged a 12% state surcharge and 3% technology fee	FY 24/23	FY 23/24
Subject to Site Development, Stormwater & Erosion Control Fees, Planning & Septic permit release fees	varies	varies
Installation of temporary job-shack (valid for 180 days) - Base fee	\$ 698.00	\$ 669.00
Additional Plumbing, Mechanical and Electrical permit required		
Each additional 100' or part thereof (water, sewer, storm) - see plumbing permit fees	see plumbing	see plumbing
Structural anchoring plans required with plan review and structural permit	Valuation	Valuation
Ramps, decks, stairs require commercial plan review and structural permit	Valuation	Valuation
Planning and septic release fees required		\$ 260.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

PLUMBING PERMIT FEES

Effective 7/1/24 CPI 4.3% Order No. 44-2023 FY 24/25	Current Fee FY 23/24
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The following fees shall be charged a 12% state surcharge and 3% technology fee:

	Effective 7/1/24 CPI 4.3% Order No. 44-2023 FY 24/25	Current Fee FY 23/24
1 & 2 Family Dwellings (new construction includes first 100' of site utilities)		
A. 1 bathroom, one Kitchen house (new construction)	\$ 506.00	\$ 485.00
B. 2 bathroom, one Kitchen house (new construction)	\$ 659.00	\$ 631.00
C. 3 bathroom, 1 Kitchen house (new construction)	\$ 871.00	\$ 835.00
D. Each additional bathroom > 3 - or - Kitchen > 1 (new construction)	\$ 120.00	\$ 115.00
Site Utilities		
A. New or relocated water service (first 100 feet or less)	\$ 137.00	\$ 131.00
B. New or relocated sanitary & storm water service each (first 100 feet or less)	\$ 137.00	\$ 131.00
C. Additional 100' or part thereof (water, sanitary & storm sewer)	\$ 72.00	\$ 69.00
D. Manufactured Dwelling initial connection: drain, sewer & water (first 30' included)	\$ 137.00	\$ 131.00
RV and Manufactured Dwelling Parks		
A. Base fee (includes 5 of less spaces)	\$ 421.00	\$ 403.00
B. 6-19 spaces (base fee plus cost per space)	\$ 140.00	\$ 134.00
C. 20 or more spaces (base fee plus cost per space)	\$ 140.00	\$ 134.00
Medical Gas - Fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances		
Medical Gas	Structural Job valuation	Structural Job valuation
Medical Gas plan review (Commercial Plumbing plan review)	40% of Fee	40% of Fee
Fixtures		
DWV alteration	\$ 80.00	\$ 76.00
Absorption valve	\$ 38.00	\$ 36.00
Backflow preventer	\$ 38.00	\$ 36.00
Backwater valve	\$ 38.00	\$ 36.00
Catch basin or area drain	\$ 38.00	\$ 36.00
Clothes washer	\$ 38.00	\$ 36.00
Dishwasher	\$ 38.00	\$ 36.00
Drinking fountain (commercial)	\$ 80.00	\$ 76.00
Ejectors / sump pump	\$ 38.00	\$ 36.00
Expansion tank	\$ 38.00	\$ 36.00
Fixture cap	\$ 38.00	\$ 36.00
Floor drain / floor sink / hub drain	\$ 38.00	\$ 36.00
Garbage disposal	\$ 38.00	\$ 36.00
Hose bibb	\$ 38.00	\$ 36.00
Ice maker	\$ 38.00	\$ 36.00
Interceptor / grease trap (commercial)	\$ 80.00	\$ 76.00
Manholes (commercial)	\$ 80.00	\$ 76.00
Primer (commercial)	\$ 80.00	\$ 76.00
Septic abandonment	\$ 38.00	\$ 36.00
Sewer Cap	\$ 38.00	\$ 36.00
Sink / basin / lavatory	\$ 38.00	\$ 36.00
Stormwater retention / detention tank / facility	\$ 80.00	\$ 76.00
Swimming pool piping	\$ 38.00	\$ 36.00
Trench Drain	\$ 38.00	\$ 36.00
Tub / shower / shower pan (commercial)	\$ 80.00	\$ 76.00
tub / shower / shower pan (residential)	\$ 38.00	\$ 36.00
Urinal (commercial)	\$ 80.00	\$ 76.00
Urinal (residential)	\$ 38.00	\$ 36.00
Water Closet	\$ 38.00	\$ 36.00
Water heater	\$ 38.00	\$ 36.00
Other - plumbing	\$ 38.00	\$ 36.00
Alternate potable water heating system	\$ 38.00	\$ 36.00
MINIMUM Permit Fee	\$ 139.00	\$ 133.00
Miscellaneous Fees		
Re-inspection/Each additional inspection, above allowable - per each	\$ 139.00	\$ 133.00
Inspections for which no fee is specifically indicated (as required) - per hour	\$139.00 / hour, minimum one hour	\$133.00 / hour, minimum one hour
Inspection outside normal business hours - per hour	\$139.00 / hour, minimum two hours + mileage	\$133.00 / hour, minimum two hours + mileage
Plumbing Plan Review (when applicable) - commercial	40% of Commercial Plumbing Permit Fee	40% of Commercial Plumbing Permit Fee
Plumbing Plan Review (when applicable) - residential	25% of residential plumbing permit fee	25% of residential plumbing permit fee

Additional Plan Review (when applicable) - per hour	\$139.00 / hour, minimum one hour	\$133.00 / hour, minimum one hour
Residential Fire Sprinklers - Multipurpose / Continuouse Loop Suppression, fee includes plan review. [See structural Fee section for stand alone system]		
1-2,000 sq.ft.	\$ 428.00	\$ 410.00
2,001 - 3,600 sq.ft.	\$ 491.00	\$ 470.00
3,601 - 7,200 sq.ft.	\$ 560.00	\$ 536.00
7,201 sq.ft and greater	\$ 698.00	\$ 669.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

MECHANICAL PERMIT FEES

Effective
7/1/2024
CPI 4.3%
Order No.
44-2023

Current Fee

The following fees shall be charged a 12% state surcharge and 3% technology fee

Appliance Fees: (Electrical appliances may require electrical permit.)	FY 24/25	FY 23/24
MINIMUM Permit Fee	\$ 139.00	\$ 133.00
Gas fuel piping outlets \$17.00 for first 4, \$4.00 for each additional 1	\$ 17.00	\$ 16.00
Air Conditioning	\$ 17.00	\$ 16.00
Air Handling Unit of up to 10,000 cfm	\$ 17.00	\$ 16.00
Air Handling Unit 10,001 cfm and over	\$ 17.00	\$ 16.00
Attic/crawl space fans	\$ 17.00	\$ 16.00
Bath Fan (# of fans: ____)	\$ 17.00	\$ 16.00
BBQ (gas)	\$ 17.00	\$ 16.00
Chimney/liner/flue/vent	\$ 17.00	\$ 16.00
Clothes dryer exhaust *Mech.permit not required to install electric dryer or electric range/cook top unless installing new ductwork.	\$ 17.00	\$ 16.00
Fireplace (all types)	\$ 17.00	\$ 16.00
Ductwork Only	\$ 17.00	\$ 16.00
Evaporative cooler other than portable	\$ 17.00	\$ 16.00
Floor furnace, including vent	\$ 17.00	\$ 16.00
Flue vent for water heater or gas fireplace	\$ 17.00	\$ 16.00
Furnace - up to 100,000 BTU	\$ 17.00	\$ 16.00
Furnace - greater than 100,000 BTU	\$ 17.00	\$ 16.00
Furnace/burner including duct work/vent/liner	\$ 17.00	\$ 16.00
Heat Pump	\$ 17.00	\$ 16.00
Range or Cook top (gas)	\$ 17.00	\$ 16.00
Hood served by mechanical exhaust, including ducts for hood	\$ 17.00	\$ 16.00
Hydronic hot water system	\$ 17.00	\$ 16.00
Installation or relocation domestic-type incinerator	\$ 17.00	\$ 16.00
Mini split system	\$ 17.00	\$ 16.00
Oil tank/gas/diesel generators	\$ 17.00	\$ 16.00
Pool or spa heater, kiln	\$ 17.00	\$ 16.00
Radon mitigation	\$ 17.00	\$ 16.00
Suspended heater, recessed wall lheater, or floor mounted unit heater	\$ 17.00	\$ 16.00
Ventilation fan connected to single duct	\$ 17.00	\$ 16.00
Ventillation system not a portion of heating or air-conditioning system authorized by permit (vacuum system)	\$ 17.00	\$ 16.00
Other heating/cooling	\$ 17.00	\$ 16.00
Other fuel appliance	\$ 17.00	\$ 16.00
Other environment exhaust/ventilation	\$ 17.00	\$ 16.00
Water heater (gas) Gas or electric water heater requires a plumbing permit	\$ 17.00	\$ 16.00
Woodstove/pellet stove	\$ 17.00	\$ 16.00
Repair, alteration, or addition to mechanical appliance including installation of controls, Suspended heater, recess wall heater, or floor mounted heater - per each	\$ 17.00	\$ 16.00
Plan Review Fee 35% of permit fee (if required)	35%	35%
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is not refundable		

COMMERCIAL MECHANICAL PERMIT FEES

**Effective
7/1/2024
CPI 4.3%
Order No.
44-2023
FY 24/25**

The following shall be charged a 12% state surcharge and 3% technology fee

Total Valuation		FY 24/25	Current Fee FY 23/24
\$1.00 to \$2,000		\$ 139.00	\$ 133.00
\$2,001 to \$4,000 . . .	for the first \$2,000	\$ 139.00	\$ 133.00
	plus for each additional \$1,000 or fraction thereof	\$ 6.00	\$ 5.00
\$4,001 to \$7,000 . . .	for the first \$4,000	\$ 151.00	\$ 142.00
	plus for each additional \$1,000 or fraction thereof	\$ 17.00	\$ 16.00
\$7,001 to \$25,000 . . .	for the first \$7,000	\$ 202.00	\$ 185.00
	plus for each additional \$1,000 or fraction thereof, to and including \$25,000	\$ 16.00	\$ 15.00
\$25,001 to \$50,000 . .	for the first \$25,000	\$ 490.00	\$ 432.00
	plus for each additional \$1,000 or fraction thereof, to and including \$50,000	\$ 12.00	\$ 11.00
\$50,001 to \$100,000 .	for the first \$50,000	\$ 790.00	\$ 701.00
	plus for each additional \$1,000 or fraction thereof, to and including \$100,000	\$ 9.00	\$ 8.00
\$100,001 and up . . .	for the first \$100,000	\$ 1,240.00	\$ 1,061.00
	plus for each additional \$1,000 or fraction thereof	\$ 8.00	\$ 7.00
Other Inspections and Fees:			
Re-inspection /Each additional inspection, above allowable - per each		\$ 139.00	\$ 133.00
Inspections for which no fee is specifically indicated		\$ 139.00	\$ 133.00
Inspection outside of normal business hours (minimum charge - 2 hours) - per hour		\$ 139.00	\$ 133.00
Plan review fee (35% of permit fee)		35%	35%
Additional plan review required by changes, additions, or revisions to approved plans per hour		\$ 139.00	\$ 133.00
For use of outside consultants for plan review and/or inspections - per hour of actual hourly cost to the Building Department. **		Actual Cost	
MINIMUM mechanical permit fee		\$ 139.00	\$ 133.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016		\$ 139.00	\$ 133.00
** The total cost to the jurisdiction. This cost shall include supervision, overhead, hourly wages and fringe benefits of the employee(s) involved. Actual costs shall include administrative and overhead costs.			
The technology fee will be not be charged for these fees / technology fee is non-refundable			

ELECTRICAL PERMIT FEES

The following fees shall be charged a 12% state surcharge and 3% technology fee

	Effective 7/1/24 CPI 4.3%	
	Order No. 44-2023	Current Fee FY 23/24
Electrical permits are non-refundable, non-transferrable and if expired a new permit is required	FY 24/25	
New residential - Single or multifamily per unit dwelling unit. Service included:		
1,000 square feet or less	\$ 343.00	\$ 328.00
Each additional 500 sq.ft. or portion thereof	\$ 45.00	\$ 43.00
Limited energy	\$ 139.00	\$ 133.00
Each manufactured home or modular dwelling service or feeder	\$ 181.00	\$ 173.00
New Multifamily (3 or more units)		
New Multifamily Construction	Fee for largest unit calculated using above sq ft rates - plus 50% of permit fee for each additional unit	Fee for largest unit calculated using above sq ft rates - plus 50% of permit fee for each additional unit
Multifamily, new construction - Limited Energy System - per floor	\$ 139.00	\$ 133.00
Multifamily, new construction - Protective Signaling - per floor	\$ 139.00	\$ 133.00
Services or feeders - Installation, alteration:		
Less than 200 amps	\$ 260.00	\$ 249.00
201 amps to 400 amps	\$ 281.00	\$ 269.00
401 amps to 600 amps	\$ 427.00	\$ 409.00
601 amps to over 1,000 amps	\$ 563.00	\$ 539.00
Over 1,000 amps or volts	\$ 907.00	\$ 869.00
Reconnect only - allows for one inspection	\$ 181.00	\$ 173.00
Temporary services or feeders - Installation, alteration or relocation:		
200 amps or less	\$ 239.00	\$ 229.00
201 amps to 400 amps	\$ 281.00	\$ 269.00
401 amps to 600 amps	\$ 421.00	\$ 403.00
601 or 1,000 volts (see above)		
Branch circuits: New, alteration or extension per panel:		
The fee for branch circuits with purchase of service/feeder - each circuit	\$ 12.00	\$ 11.00
The fee for branch circuits without purchase of service/feeder - first branch circuit	\$ 181.00	\$ 173.00
Each additional branch circuit	\$ 12.00	\$ 11.00
Miscellaneous (service or feeder not included):		
Well pump or irrigation circle - per each	\$ 139.00	\$ 133.00
Each sign or outline lighting	\$ 139.00	\$ 133.00
Signal Circuit(s) or Limited Energy system, alteration or extension, each system	\$ 281.00	\$ 269.00
Septic pump and alarm	\$ 139.00	\$ 133.00
Ground grid	\$ 281.00	\$ 269.00
All Renewable Energy for electrical systems		
5 KVA or Less	\$ 260.00	\$ 249.00
5.01 to 15 KVA	\$ 281.00	\$ 269.00
15.01 to 25 KVA	\$ 323.00	\$ 309.00
25 KVA or greater - fee for first 25 KVA	\$ 323.00	\$ 309.00
plus \$13.00 per KVA up to 100 KVA Maximum	\$ 13.00	\$ 12.00
For Wind Generation Systems in excess of 25 KVA:		
25.01 to 50 KVA	\$ 421.00	\$ 403.00
50.01 to 100 KVA	\$ 626.00	\$ 600.00
Greater than 100 KVA - Calculated as per required service/feeders & branch circuits	\$ -	\$ -
Other Fees		
Reinspection/Each additional inspection, above allowable - per each	\$ 181.00	\$ 173.00
Inspections for which no fee is specifically indicated	\$ 181.00	
Inspections outside normal business hours (minimum charge 2 hours) - per hour	\$ 181.00	
Plan Review Fee (when required is 25% of permit fee)	25%	25%
Master Permit Application	\$ 140.00	\$ 134.00
Master Permit Inspection - per hour (includes travel time and office administration)	\$ 139.00	\$ 133.00
Extension request if permit is still valid - once permit has expired a new permit is required (no Surcharge)	\$ 89.00	\$ 85.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

GRADE & FILL PERMIT FEES

Effective 7/1/2024 CPI 4.3%	Current Fee FY 23/24
Order No. 44-2023	

The following fees shall be charged a 3% technology fee (NO Surcharge)
 Subject to Site Development, Stormwater & Erosion Control Fees, Planning & Septic permit release fees

OFFICE PLAN REVIEW / FIELD REVIEW FEES	FY 24/25	FY 23/24
50 cubic yards or less	No Fee	No Fee
51 to 100 cubic yards	\$ 211.00	\$ 202.00
101 to 1,000 cubic yards	\$ 211.00	\$ 202.00
1,001 to 10,000 cubic yards*	\$ 281.00	\$ 269.00
10,001 to 100,000 cubic yards		
for the first 10,000 cubic yards	\$ 281.00	\$ 269.00
plus for each additional 10,000 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00
100,001 to 200,000 cubic yards		
for the first 100,000 cubic yards	\$ 392.00	\$ 375.00
plus for each additional 10,000 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00
200,000 cubic yards or more		\$ -
for the first 200,000 cubic yards	\$ 503.00	\$ 482.00
plus for each additional 10,000 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00

*Plans must be engineered if over 5,000 cubic yards

PERMIT FEES

Site Development Fee	see schedule	see schedule
Erosion Control Permit Fee	see schedule	see schedule
50 cubic yards or less		No Fee
51 to 100 cubic yards	\$ 140.00	\$ 134.00
101 to 1,000 cubic yards		
for the first 100 cubic yards	\$ 140.00	\$ 134.00
plus for each additional 100 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00
1,001 to 10,000 cubic yards		
for the first 1,000 cubic yards	\$ 246.00	\$ 235.00
plus for each additional 1,000 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00
10,001 to 100,000 cubic yards		
for the first 10,000 cubic yards	\$ 361.00	\$ 346.00
plus for each additional 10,000 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00
100,001 cubic yards or more		
for the first 100,000 cubic yards	\$ 472.00	\$ 452.00
plus for each additional 10,000 cubic yards or fraction thereof.	\$ 12.00	\$ 11.00
Code Compliance Investigation Fee - per hour (2 hour minimum) Order No. 62-2016	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

Building Program

SITE DEVELOPMENT FEES

Site disturbing activity: site grading, private drives, subdivisions/partitions, demolitions, additions, new construction, landslides, impervious surfaces, etc.

The following fees shall be charged a 3% technology fee (NO Surcharge)

**Effective
7/1/2024
CPI 4.3%
Order No.
44-2023**

Current Fee

FY 24/25 FY 23/24

RESIDENTIAL		
Site Development Fee applies to all residential sites with ground-disturbing activity		
Residential Site Development Permit: New Construction (includes 1 preliminary erosion control inspection)	\$ 313.00	\$ 300.00
Residential Site Development: additions, remodels, accessory structures and demolitions that will disturb less than 1000 sf. (includes 1 preliminary erosion control inspection)	\$ 209.00	\$ 200.00
Re-inspection / additional inspection - per each	\$ 139.00	\$ 133.00
Gutters and Downspouts Required		
Gutter and Downspout fee - required for all roofed structures: if using rain drains, or commercial application, a plumbing permit is also required	\$ 139.00	\$ 133.00
Rain Water Harvesting: <i>see plumbing permit fees and structural fees</i>	Plumbing Permit	Plumbing Permit

COMMERCIAL		
Site Development Fee applies to all commercial sites with ground-disturbing activity		
Minimum permit fee	\$ 418.00	\$ 400.00
Commercial -Site Development Permit Fee - Applies to site work, including: grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation plus a plan review fee of 65% of the site development permit fee and a copy of the DEQ Permit and plans.	Value	Value
Commercial Site Development Plan Review Fee - For the original submittal 65% of the permit fee	65%	65%
Sites over 1 acre must provide copy of DEQ Permit for review	\$ 84.00	\$ 80.00
Inspection / Re-inspection / additional inspection - per each	\$ 139.00	\$ 133.00
Commercial- Preliminary Erosion Control inspection (2 inspections)	\$ 278.00	\$ 266.00

Commercial Stormwater permit and plan review		
Engineered Stormwater permit and plan review: connected to services	Plumbing Permit	Plumbing Permit
Engineered Stormwater Permit: no services available	Value	Value
Engineered Stormwater Plan Review 65% of permit fee	65%	65%
Inspection / Re-inspection / Each additional inspection - per each	\$ 139.00	\$ 133.00
Stormwater final review verification - provide copy of DEQ final report - required for occupancy	\$ 84.00	\$ 80.00

Code Compliance Investigation Fee-Per hour- 2 hour minimum	\$ 139.00	\$ 133.00
The technology fee will be not be charged for these fees / technology fee is non-refundable		

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending Fee Schedules for Building, Electrical, Plumbing and Other Miscellaneous Permits under the Building Inspection Program; On-Site Wastewater Program Fees; and Planning Program Fees

ORDER NO. 44-2023

WHEREAS, pursuant to ORS 455.210(3)(a), a municipality may adopt, by ordinance or resolution, fees that are necessary and reasonable to provide for the administration and enforcement of building and specialty codes for which the County has assumed responsibility under ORS 455.148 or 455.150; and

WHEREAS, pursuant to ORS 454.725, Columbia County and the Department of Environmental Quality of the State of Oregon entered into an agreement dated June 26, 1981 for the local evaluation, inspection, and regulation of on-site sewage disposal systems; and

WHEREAS, pursuant to ORS 215.416, a municipality may establish fees for the processing of land use permits that is no more than the actual or average cost of providing that service, provided that the charge for appeals of administrative decisions is no more than \$250.00; and

WHEREAS, on June 20, 1990, the Board of County Commissioners adopted Ordinance No. 90-8, "In the Matter of Adopting Fee Schedules for Services Provided by the Columbia County Building Department" which adopted fee schedules for structural permits, mechanical permits, and plumbing permits provided by the Columbia County Building Department; and

WHEREAS, pursuant to Section 5 of Ordinance No. 90-8, the Board may, by order or resolution, amend the fee schedules as necessary to conform to fee schedules adopted by the Building Codes Agency of the State of Oregon; and

WHEREAS, on June 27, 2018, the Board of County Commissioners adopted Order No. 28-2018, which amended the fee schedules for permits under the Building Inspection Program, On-Site Wastewater Program and Planning Program; and

WHEREAS, on July 14, 2021, the Board of County Commissioners adopted Order No. 16-2021, which amended the fee schedules for permits under the Building Inspection Program, On-Site Wastewater Program and Planning Program; and

WHEREAS, on June 22, 2022, the Board of County Commissioners adopted Order No. 25-2022, which amended the fee schedules for permits under the Building Inspection Program, On-Site Wastewater Program and Planning Program; and

WHEREAS, a public hearing was scheduled for the Board of County Commissioners to consider the proposed fee schedule amendments, and in accordance with OAR 918-020-

0220(1), the County provided a 45-day notice of the proposed fees to the Oregon Department of Consumer and Business Services; and

WHEREAS, on August 30, 2023, in accordance with ORS 294.160 the Board of County Commissioners conducted a public hearing on the proposed fee schedule amendments, providing an opportunity for interested persons to comment on said amendments; and

WHEREAS, following the public hearing, the Board deliberated on the proposed fee schedule amendments, considered staff's recommendation, comments received and the additional information provided by staff.

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

A. The proposed fee schedule amendments, as indicated in Exhibit A, attached hereto and incorporated by this reference, are hereby adopted.

B. The new fees shall be automatically adjusted annually, beginning July 1, 2024, based on the the annual average CPI-U West Index changes (not seasonally adjusted) for the prior calendar year with a maximum increase of 5% for any adjustment. Fee amounts so calculated shall be rounded up to the nearest whole dollar amount.

C. The changes to fees made by this Order shall go into effect on September 25, 2023.

DATED this 30, day of August, 2023.

BOARD OF COUNTY COMMISSIONERS FOR
COLUMBIA COUNTY, OREGON

By: 
Casey Garrett, Chair

By: 
Kellie Jo Smith, Commissioner

By: 
Margaret Magruder, Commissioner

Approved as to form

By: 
Office of County Counsel

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending the Fee
Schedule for Home Bakery Type 1
Occupation, Effective July 1, 2024.

NOTICE OF PUBLIC HEARING
(Publication)

TO ALL INTERESTED PERSONS

1. Notice is hereby given that the Board of County Commissioners will hold a public hearing on this matter on Wednesday, May 15, 2024, at or after 10:00 a.m., at the Columbia County Courthouse, located at 230 Strand Street, St. Helens, Oregon.

Interested parties may attend the meeting in person or virtually. You may access the virtual meeting room by:

Joining from a computer, tablet or smartphone at:

<https://global.gotomeeting.com/join/357054141>

Joining by phone at: United States (Toll free): 1 866 899 4679

Access Code: 357-054-141

2. The purpose of the hearing is to consider an amendment to the Land Development Services Fee schedule for fees related to Home Bakery Type 1 Home Occupations. Proposed fees specific to Home Bakeries range from \$318-\$540. Staff is proposing to maintain the current fee of \$100 per year for annual visit.
3. The proposed amendments will become available for viewing at least seven days prior to the hearing at:
[Columbia County, Oregon Official Website - Hearings \(columbiacountyor.gov\)](https://www.columbiacountyor.gov/hearings)

Copies of these materials may also be obtained at a reasonable cost upon request at the Board of County Commissioners' Office, Room 338, 230 Strand Street, St. Helens, Oregon 97051.

Additional information about the proposed amendments may be obtained from Jacyn Normine at (503) 397-4322 ext. 8400.

4. Comments may be submitted to Board of County Commissioners' Office, Room 338, 230 Strand Street, St. Helens, Oregon 97051 or by email to Jacyn Normine jacyn.normine@columbiacountyor.gov no later than May 9, 2024.
5. Columbia County does not discriminate based on disability and will provide reasonable accommodations in accordance with the County's ADA Policy. To request accommodations or to review the County's ADA Policy, please contact the Board of Commissioners' office at (503) 397-4322.

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NOTICE OF PUBLIC HEARING (PUBLICATION)

DATED this 1ST day of May, 2024

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By 
Jacyn Normine, Administrator
Board of County Commissioners Office

Chronicle: Please publish in your May 8, 2024, issue.