



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
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LUT CURRENT PLANNING FEE SCHEDULE FOR FY 2021

per R&O 20-65

(For all applications submitted between January 1, 2021 and June 30, 2021)

POLICIES RELATING TO FEES: Determining the Correct Fee. The appropriate fees for Type I, II or III requests for the Rural area are listed on pages two and three and for the Urban area on pages four and five under the heading, "Application Fee". For Category A, B and C applications, refer to the Type I, II and III columns, respectively. The Final Approval fees for Type I and Type II applications are listed in the second column of each procedure type. For Type III procedures, the Final Approval fee (if required) is the same as identified in the Final Approval column for the corresponding Type II procedure. Some land use requests require surcharges, which are listed on page six. Engineering deposits, when required, are separate charges.

- 1. Development Review Valuations.** Development Review fees are based on the total cost of all on-site improvements, including buildings, landscaping (and irrigation), paving (includes hard surfaced storm drainage and private streets), and required open space; not included are land costs, administrative and professional fees and other governmental fees. Development review fee applies to commercial, industrial, institutional, and capital improvement projects, but not residential projects.
- 2. Fees Due.** Unless otherwise specified by the Code, all fees are due at the time of application or appeal of a land use decision. Failure to submit the required fee with an application, reconsideration or notice of appeal, including return of checks unpaid or other failure of consideration, may be a jurisdictional defect. All fees shall be rounded off to the nearest whole number.
- 3. Fee Waivers.** The Department of Land Use and Transportation may waive fees otherwise required under Current Planning (Development Services), with the exception of applications that will result in land divisions. Any individual who believes that he/she cannot pay the fees required may make application for a waiver. A waiver may be allowed only when the individual applying for a fee waiver is both an applicant and owner of the property that is the subject of the application fee. The individual must also be a non-corporate entity. The request must be submitted on a fee waiver form as provided by the Department and include a certification demonstrating family income that is at or below the low-income figure adjusted for household size which is obtained from the U.S. Department of Housing and Urban Development. Meeting the family income requirement alone does not entitle an individual to a fee waiver. The Director may require additional evidence and consider other factors that are relevant to assessing an individual's ability to pay including but not limited to the value of assets owned by the applicant, the value of the property that is the subject of the application fee, and the potential for additional income from the development of that property. The Director shall waive a fee under this section upon a determination that the applicant is unable to pay the fee, based on meeting the low-income standard, and considering assets and income potential if applicable.
- 4. Fee Refunds.** In cases of withdrawal of an application, refunds of fees may be made, less the costs incurred by the County, as determined by the Director. If a subsequent appeal is filed, a new fee is required. If an applicant withdraws an application after an appeal of the decision is filed and the appeal fee is refunded to the appellant, then the original applicant is responsible for reimbursing the County for costs incurred in processing the appeal.
- 5. Fee Changes.** To the extent the fees are not a legislative matter under the County Charter, the fees may be amended by Resolution and Order of the Board of County Commissioners. Fee amounts listed in this schedule which are specified or mandated by state or Federal rule, regulation, or statute are subject to change without further or additional County Board of Commissioners approval.

NOTE: There is a \$75 Groundwater Study surcharge on all RURAL Applications
(except Temporary Health Hardship Renewals, Home Occupation Permit Renewals, and Final Approvals)

RURAL

RURAL APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Accessory Structure in EFC District	590	-	2139	-	-	-
Agricultural Dwelling			3980	719		
Commencement of Development	478	-	1705	-	-	-
Development Review (\$0 - 250,000)	584	-	2576	313	-	-
Development Review (\$250,001 - 500,000)	1190	-	5253	639	-	-
Development Review (\$500,001 - 2,500,000)	2851	-	7864	878	-	-
Development Review (\$2,500,001 +)	4520	-	13078	1229	-	-
Director's Interpretation (Deposit on Cost)	-	-	2000	-	-	-
Dwelling in District "B"	-	-	1280	-	-	-
Dwelling in the EFC District	1361	-	3274	-	-	-
Expansion of All Special Uses	-	-	2897	-	6510	-
Extension (Type I is "Misc" on adopted fee schedule)	478	-	1868	-	-	-
Farm Stand in EFU or AF-20	-	-	623	-	-	-
Flood Plain/Drainage Hazard Alteration	952	-	3437	-	-	-
Grading Permit	239	-	1868	-	-	-
Grading Permit Exemption	239	-	-	-	-	-
Hardship Relief Variance	-	-	1868	-	-	-
Historic/Cultural Use	No Charge	-	2651	-	6011	-
Home Occupation	337	-	1868	-	5263	-
Home Occupation Renewal (Renewals are exempt from groundwater surcharge)	155	-	565	-	-	-
Land Divisions (2-10 lots)	-	-	5778	1086	-	-
Land Divisions (11+ lots)	-	-	7864	1607	-	-
Lot Area Variance	-	-	3437	-	-	-
Marginal Lands	-	-	3980	-	-	-
Minor Revision to Preliminary Land Division Approval	952	-	1868	-	-	-
Miscellaneous	478	-	1868	-	5263	-
Modification and/or Removal of Condition(s)	-	-	1868	-	5263	-
Non-Conforming Use (Alteration or Expansion)	-	-	3961	-	-	-
Non-Conforming Use (Dwelling Expansion/Replacement)	678	-	2525	-	-	-

RURAL APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Non-Conforming Use (Determination only)	-	-	1783	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	5008	-	-	-
Non-Farm Dwelling	-	-	-	-	7795	754
Property Line Adjustment	478	-	1868	-	-	-
Quarries (Initial request)	-	-	7180	-	-	-
Quarries (Review)	-	-	3961	826	-	-
Replacement Dwellings in AF-20/EFU (Section 430-8)	678	-	2525	-	-	-
Replacement Dwellings in EFC (Section 430-8)	1023	-	2776	-	-	-
Review of Condition(s)	-	-	3173	-	6510	-
Special Use Impact Analysis Required	-	-	6562	-	9758	-
Special Use No Impact Analysis Required	-	-	3961	-	7265	-
Temporary Health Hardship	-	-	1280	-	-	-
Temporary Health Hardship Renewal (Renewals are exempt from groundwater surcharge)	-	-	494	-	-	-
Temporary Use	239	-	1346	-	-	-
Variance	-	-	-	-	5251	-
Vested Rights	-	-	-	-	6505	-
Wetland Enhancement/Mitigation	-	-	3437	754	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					



NOTE: There is a \$75 Groundwater Study surcharge on all RURAL Applications
(except Temporary Health Hardship Renewals, Home Occupation Permit Renewals, and Final Approvals)

URBAN

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Access Management Plan	-	-	3904	-	-	-
Accessory Dwelling Unit	1457	-	-	-	-	-
Commencement of Development	714	-	2345	-	-	-
Deferral of Public Facilities	-	-	2608	-	-	-
Development Review (Single Family Dwelling)	679	-	2608	478	-	-
Development Review (\$0 -50,000)	952	126	4429	782	-	-
Development Review (\$50,001 - 200,000)	1190	149	5730	903	-	-
Development Review (\$200,001 - 500,000)	1667	182	7029	1043	-	-
Development Review (\$500,001 - 2,500,000)	2851	301	11209	1565	-	-
Development Review (\$2,500,001 - \$10,000,000)	4520	478	18246	1826	-	-
Development Review (\$10,000,001 - \$25,000,000)	5312	582	21506	2142	-	-
Development Review (\$25,000,001 - \$100,000,000)	-	-	33260	3284	-	-
Development Review (\$100,000,001 +)	-	-	50601	5061	-	-
Director's Interpretation – Deposit on Cost	-	-	2000	-	-	-
Dwelling in District "B"	-	-	2234	-	-	-
Extension (See Ordinance 757)	701	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration	952	-	3384	-	6717	-
Hardship Relief	-	-	2345	-	-	-
Historic/Cultural Resource	-	-	2345	-	5721	-
Home Occupation	1126	-	1948	-	-	-
Home Occupation Renewal	155	-	565	-	-	-
*Flag Lot creation and Infill projects	+ 500 surcharge					
* Land Division Final Approval for Phased Projects (based on # of lots/units per phase)						
Land Div., Multi -Fam., Manuf. Dwellings (2-10)	-	-	10065	1620	-	-
Land Div., Multi -Fam., Manuf. Dwellings (11-50)	-	-	14665	2279	-	-
Land Div., Multi -Fam., Manuf. Dwellings (51-100)	-	-	24432	3257	-	-
Land Div., Multi -Fam., Manuf. Dwellings (101-300)	-	-	43976	5383	-	-
Land Div., Multi -Fam., Manuf. Dwellings (301 +)	-	-	86393	8159	-	-
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)	478	-	-	-	-	-
Minor Revision to Preliminary Land Division Approval	952	-	2608	-	-	-

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Miscellaneous	714	-	2608	-	5972	-
Modification and/or Removal of Condition(s)	-	-	2608	-	5972	-
Modifications of Standards Through Site Analysis	478	-	-	-	-	-
Non-Conforming Use	712	-	3384	-	-	-
Property Line Adjustment (Flag Lot Only - Type II)	478	-	2608	-	-	-
Quarries (Initial Request)	-	-	7730	-	-	-
Quarries (Review)	-	-	3904	782	-	-
Review of Condition(s)	-	-	3384	-	6717	-
Solar Access Permit	-	-	2608	-	-	-
Special Use	714	-	3384	-	6717	-
Temporary Health Hardship Dwelling	-	-	1857	-	-	-
Temporary Health Hardship Dwelling Renewal	-	-	494	-	-	-
Temporary Use	239	-	1948	-	-	-
Tree Removal Permit	239	-	2608	-	-	-
Variance	-	-	-	-	5070	-
Vested Right	-	-	-	-	5070	-
Wetland Enhancement	-	-	3384	782	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					
Public Records Request	Cost - ORS 192.324					



APPEAL FEES		
Appeals to Hearings Officer	All Type I	3472 (deposit on cost) This appeal fee is not limited by ORS
	Type II Rural	250 Limited by ORS 215.416(11)(b)
	Type II Urban	250 Limited by ORS 215.416(11)(b)
Appeals to Board of County Commissioners - All Urban		1962
Transportation Development Tax Appeal Fee		3544

APPLICATION SURCHARGES & ASSOCIATED FEES		
Pre-application Conference		500
Expedited Review - Land Divisions		2621
Flag Lot creation and Infill projects - surcharge		500
Neighborhood Meeting Mailing List (custom, out of jurisdiction)		50
Reconsideration of Type I Decision		239
Remand/Reconsideration From LUBA		3472 (deposit on cost)
Natural Resource Analysis by Specialist		551 Flat rate fee for additional analysis of Goal 5 Natural Resources
Rural Development Review Surcharge (Ground Water)		75
Rural Impact Test		905
Sight Distance Evaluation		196
Template Test		100
Transportation Report (>=500 A.D.T.) and Type I Development		422
Type II to Type III		3472 (deposit on cost) unless initiated by department
Traffic Impact Statement		441
Planned Development or TOD (10 units or less, \$200,000 or less)		Type II – 3008, Type III – 6017 (deposit on cost)
Planned Development or TOD (more than 10 units, over \$200,000)		Type II – 5943, Type III – 8714 (deposit on cost)
Engineering Development Application Fee – at Cost (R&O 17-67) (NOTE: An application that is both a partition or subdivision and development review will only be charged the highest fee: i.e., \$245)		125 First hour (Urban Partitions/Type II Minor Revisions) 245 First 2 hours (Subdivisions) 245 First 2 hours (Development Review, Type II & III) Additional time charged at cost on all 3 items above.
Measure 49: Initial building permit/land development application		7125
DEVELOPMENT COMPLIANCE FEES		
Building Permit Review Fee:	(<\$75,000 value)	68
	(\$75,000 - 500,000)	480
	(>\$500,000)	712
Re-Review of Site Plan		166 When site plan is returned by Bldg Svcs for addt'l review.
DMV Review (License Renewal)		62
DMV Review (New Business)		145
Flood Plain Elevation		110
Flood Plain Determination (Site Inspection)		166
OLCC Review (License Renewal)		12 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review (New Business)		83 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Change in ownership, location or privilege		39 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review – (LUCS)(Recreational Marijuana Facilities)		110
Sign Permits (all)		113