



## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
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## LUT CURRENT PLANNING FEE SCHEDULE FOR FY 2020

### per R&O 20-65

(For all applications submitted between July 1, 2020 and December 31, 2020)

**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 \$73 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	409	-	1315	-	-	-
Agricultural Dwelling			3721	702		
Commencement of Development	467	-	1665	-	-	-
Development Review (\$0 - 250,000)	570	-	2408	306	-	-
Development Review (\$250,001 - 500,000)	1162	-	4911	624	-	-
Development Review (\$500,001 - 2,500,000)	2783	-	7351	857	-	-
Development Review (\$2,500,001 +)	4413	-	12225	1200	-	-
Director's Interpretation (Deposit on Cost)	-	-	1422	-	-	-
Dwelling in District "B"	-	-	1197	-	-	-
Dwelling in the EFC District	1329	-	3061	-	-	-
Expansion of All Special Uses	-	-	2828	-	6355	-
Extension (Type I is "Misc" on adopted fee schedule)	467	-	1746	-	-	-
Farm Stand in EFU or AF-20	-	-	583	-	-	-
Flood Plain/Drainage Hazard Alteration	930	-	3213	-	-	-
Grading Permit	234	-	1746	-	-	-
Grading Permit Exemption	234	-	-	-	-	-
Hardship Relief Variance	-	-	1746	-	-	-
Historic/Cultural Use	No Charge	-	2478	-	5868	-
Home Occupation	329	-	1746	-	5138	-
Home Occupation Renewal (Renewals are exempt from groundwater surcharge)	152	-	528	-	-	-
Land Divisions (2-10 lots)	-	-	5401	1015	-	-
Land Divisions (11+ lots)	-	-	7351	1502	-	-
Lot Area Variance	-	-	3213	-	-	-
Marginal Lands	-	-	3721	-	-	-
Minor Revision to Preliminary Land Division Approval	930	-	1746	-	-	-
Miscellaneous	467	-	1746	-	5138	-
Modification and/or Removal of Condition(s)	-	-	1746	-	5138	-
Non-Conforming Use (Alteration or Expansion)	-	-	3703	-	-	-

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 (Dwelling Expansion/Replacement)	662	-	2361	-	-	-
Non-Conforming Use (Determination only)	-	-	1667	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	4682	-	-	-
Non-Farm Dwelling	-	-	-	-	7610	736
Property Line Adjustment	467	-	1746	-	-	-
Quarries (Initial request)	-	-	7009	-	-	-
Quarries (Review)	-	-	3703	772	-	-
Replacement Dwellings in AF-20/EFU (Section 430-8)	662	-	2361	-	-	-
Replacement Dwellings in EFC (Section 430-8)	999	-	2595	-	-	-
Review of Condition(s)	-	-	2996	-	6355	-
Special Use Impact Analysis Required	-	-	6134	-	9526	-
Special Use No Impact Analysis Required	-	-	3703	-	7092	-
Temporary Health Hardship	-	-	1197	-	-	-
Temporary Health Hardship Renewal (Renewals are exempt from groundwater surcharge)	-	-	482	-	-	-
Temporary Use	234	-	1258	-	-	-
Variance	-	-	-	-	5126	-
Vested Rights	-	-	-	-	6350	-
Wetland Enhancement/Mitigation	-	-	3213	736	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					



**NOTE: There is a \$73 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	-	-	3650	-	-	-
Accessory Dwelling Unit	1052	-	-	-	-	-
Commencement of Development	697	-	2192	-	-	-
Deferral of Public Facilities	-	-	2438	-	-	-
Development Review (Single Family Dwelling)	663	-	2438	467	-	-
Development Review (\$0 -50,000)	930	123	4140	731	-	-
Development Review (\$50,001 - 200,000)	1162	146	5357	844	-	-
Development Review (\$200,001 - 500,000)	1628	178	6571	975	-	-
Development Review (\$500,001 - 2,500,000)	2783	294	10478	1463	-	-
Development Review (\$2,500,001 - \$10,000,000)	4413	467	17056	1707	-	-
Development Review (\$10,000,001 - \$25,000,000)	5186	568	20104	2003	-	-
Development Review (\$25,000,001 - \$100,000,000)	-	-	31456	3070	-	-
Development Review (\$100,000,001 +)	-	-	47301	4731	-	-
Director's Interpretation – Deposit on Cost	-	-	1422	-	-	-
Dwelling in District "B"	-	-	2089	-	-	-
Extension (See Ordinance 757)	685	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration	930	-	3164	-	6557	-
Hardship Relief	-	-	2192	-	-	-
Historic/Cultural Resource	-	-	2192	-	5585	-
Home Occupation	724	-	1821	-	-	-
Home Occupation Renewal	152	-	528	-	-	-
*Flag Lot creation and Infill projects	+ 500 surcharge					
* Land Division – Phased Projects (based on # of lots/units per phase)						
Land Div., Multi -Fam., Manuf. Dwellings (2-10) *	-	-	9409	1515	-	-
Land Div., Multi -Fam., Manuf. Dwellings (11-50) *	-	-	13709	2131	-	-
Land Div., Multi -Fam., Manuf. Dwellings (51-100) *	-	-	22839	3045	-	-
Land Div., Multi -Fam., Manuf. Dwellings (101-300) *	-	-	41108	5032	-	-
Land Div., Multi -Fam., Manuf. Dwellings (301 +) *	-	-	80759	7627	-	-
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)	467	-	-	-	-	-

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Minor Revision to Preliminary Land Division Approval	930	-	2438	-	-	-
Miscellaneous	697	-	2438	-	5830	-
Modification and/or Removal of Condition(s)	-	-	2438	-	5830	-
Modifications of Standards Through Site Analysis	467	-	-	-	-	-
Non-Conforming Use	695	-	3164	-	-	-
Property Line Adjustment (Flag Lot Only - Type II)	467	-	2438	-	-	-
Quarries (Initial Request)	-	-	7226	-	-	-
Quarries (Review)	-	-	3650	731	-	-
Review of Condition(s)	-	-	3164	-	6557	-
Solar Access Permit	-	-	2438	-	-	-
Special Use	697	-	3164	-	6557	-
Temporary Health Hardship Dwelling	-	-	1736	-	-	-
Temporary Health Hardship Dwelling Renewal	-	-	482	-	-	-
Temporary Use	234	-	1821	-	-	-
Tree Removal Permit	234	-	2438	-	-	-
Variance	-	-	-	-	4950	-
Vested Right	-	-	-	-	4950	-
Wetland Enhancement	-	-	3164	731	-	-
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	3390 (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		1916
Transportation Development Tax Appeal Fee		3460

<b>APPLICATION SURCHARGES &amp; ASSOCIATED FEES</b>		
Pre-application Conference		391
Expedited Review - Land Divisions		2559
Flag Lot creation and Infill projects - surcharge		500
Neighborhood Meeting Mailing List (custom, out of jurisdiction)		50
Reconsideration of Type I Decision		234
Remand/Reconsideration From LUBA		3390 (deposit on cost)
Natural Resource Analysis by Specialist		538 Flat rate fee for additional analysis of Goal 5 Natural Resources
Rural Development Review Surcharge (Ground Water)		73
Rural Impact Test		884
Sight Distance Evaluation		192
Transportation Report (>=500 A.D.T.) and Type I Development		412
Type II to Type III		3390 (deposit on cost) unless initiated by department
Traffic Impact Statement		431
Planned Development or TOD (10 units or less, \$200,000 or less)		Type II – 2812, Type III – 5625 (deposit on cost)
Planned Development or TOD (more than 10 units, over \$200,000)		Type II – 5802, Type III – 8507 (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		6956
<b>DEVELOPMENT COMPLIANCE FEES</b>		
Building Permit Review Fee:	(<\$75,000 value)	67
	(\$75,000 - 500,000)	469
	(>\$500,000)	695
Re-Review of Site Plan		162 When site plan is returned by Bldg Svcs for addt'l review.
DMV Review (License Renewal)		61
DMV Review (New Business)		142
Flood Plain Elevation		108
Flood Plain Determination (Site Inspection)		162
OLCC Review (License Renewal)		12 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review (New Business)		81 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Change in ownership, location or privilege		38 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review – (LUCS)(Recreational Marijuana Facilities)		108
Sign Permits (all)		111