

**CITY OF FLORENCE
RESOLUTION NO. 9, SERIES 2024**

**A RESOLUTION REPEALING RESOLUTION NO. 11, SERIES 2023, AND ADJUSTING
THE CITY OF FLORENCE'S FEES AND CHARGES FOR SERVICES.**

RECITALS:

1. Resolution No. 11, Series 2023 updated fees and charges for fiscal year 2022-23 and fiscal year 2023-24.
2. The fee schedule in exhibit A provides methodologies for rates and fees. Where methodologies are unclear, the most recent resolution and/or ordinance establishing the fees and charges may be used to clarify the methodology.
3. Consistent with the City's adopted fiscal policies, the City Manager caused a review of certain fees and charges.
4. Based upon the review, fees and charges for City services were determined to require adjustment to recover costs associated with those services.

Based on these findings,

THE CITY COUNCIL OF THE CITY OF FLORENCE RESOLVES AS FOLLOWS:

1. The fees and charges for services for the City of Florence are hereby established as set forth in Exhibit A, attached to and made a part of Resolution 9, Series 2024.
2. This Resolution takes effect immediately upon adoption, with changes to certain fees and charges as described in Exhibit A effective as of July 1, 2024.

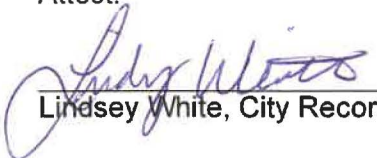
ADOPTION:

This Resolution is passed and adopted on the 20th day of May 2024.



Rob Ward, Mayor

Attest:



Lindsey White, City Recorder

Exhibit A

City of Florence, Oregon

Fee Schedule

Fiscal Year 2025 rates effective July 1, 2024, unless otherwise noted

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Airport

Fee Description	Unit	2023	2024	2025	Change
<i>Hangar Ground Leases</i>					
Commercially owned hangars (per square foot)	Square foot	0.2449	0.2449	0.2449	-
Privately owned hangars (per square foot)	Square foot	0.2449	0.2449	0.2449	-
<i>Tie-Down Fees</i>					
Overnight Tie-down fee	per night	7.00	8.00	8.00	-
Monthly Tie-down fee	per month	75.00	80.00	80.00	-
<i>Courtesy Car Rental</i>					
Flat fee		Donation		5.00	N/A
<i>Fuel</i>	Public Works Director establishes price per gallon per market fuel prices				

City - Wide

Fee Description	Unit	2023	2024	2025	Change
<i>Administrative Fees</i>					
Administrative fee for insufficient funds - returned items of any type	Per item	36.25	38.25	39.50	1.25
Late fee on past due charges - of any type except those covered by agreements or contracts	Past due balance	1.0%/month, \$3.00 minimum	1.0%/month, \$3.00 minimum	1.0%/month, \$3.00 minimum	N/A
Collections fee	Per account turned over to collection agency	25.75	27.25	28.00	0.75
Payment arrangements fee	Per payment arrangement agreement	25.25	27.25	28.00	0.75
<i>City Records - Copies (applies to all City functions)</i>					
Copies of City documents - black and white (1st 5 pages free)	8.5"x11" and 8.5"x14" - per page	0.25	0.30	0.35	0.05
Copies of City documents - black and white (1st 5 pages free)	11"x17" - per page	0.40	0.45	0.50	0.05
Copies of City documents - color	8.5"x11" and 8.5"x14" - per page	0.75	0.80	0.85	0.05
Copies of City documents - color	11"x17" - per page	1.00	1.05	1.10	0.05

City - wide, continued

Fee Description	Unit	2023	2024	2025	Change
<i>City Records - Copies (applies to all City functions), continued</i>					
Certified copies	Per page	2.10	2.20	2.25	0.05
Documents taken to outside printer for reproduction				actual cost plus staff time	N/A
Business license list		20.65	21.85	22.55	0.70
Scanning documents	8.5"x11" and 8.5"x14" - per page	0.25	0.25	0.25	-
Scanning documents	11"x17" - per page	0.40	0.40	0.40	-
Geographical Information System (GIS) maps - outline only	8.5"x11" and 8.5"x14" - per page	5.43	5.74	5.92	0.18
Geographical Information System (GIS) maps - outline only	11"x17" - per page	7.61	8.05	8.30	0.25
Geographical Information System (GIS) maps - additional data layers	8.5"x11" and 8.5"x14" - per page	13.02	13.77	14.20	0.43
Geographical Information System (GIS) maps - additional data layers	11"x17" - per page	18.48	19.52	20.13	0.61
Geographical Information System (GIS) maps - individual parcels	8.5"x11" and 8.5"x14" - per page	16.28	17.22	17.76	0.54
Geographical Information System (GIS) maps - individual parcels	11"x17" - per page	21.70	22.96	23.68	0.72
Geographical Information System (GIS) maps -large format	Outline - 42"x72" - per page	27.14	28.71	29.61	0.90
Geographical Information System (GIS) maps -large format	Additional data layers - per page	43.43	45.95	47.39	1.44
Geographical Information System (GIS) maps - aerial photo	8.5"x11" and 8.5"x14" - per page	27.14	28.71	29.61	0.90
Geographical Information System (GIS) maps - aerial photo	11"x17" - per page	32.57	34.46	35.54	1.08
Geographical Information System (GIS) maps - aerial photo	Large format - up to 42"x72" - per page	65.13	68.91	71.06	2.15
Copy of audio and video recording of a meeting	Per meeting	27.14	28.71	29.61	0.90
<i>City Attorney Fees</i>				Actual cost	N/A
<i>Lien Searches</i>		35.00	37.00	38.00	1.00

City - wide, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Staff Billing Rates - Full Cost Recovery</i>					
Clerical	Hourly	60.00	62.00	65.00	3.00
Technician	Hourly	70.00	72.00	75.00	3.00
Senior Technician	Hourly	85.00	88.00	91.00	3.00
Supervisor/Manager	Hourly	115.00	118.00	121.00	3.00
Department Head	Hourly	150.00	155.00	158.00	3.00
City Manager	Hourly	175.00	180.00	185.00	5.00
<i>Penalties and Interest</i>					
Late payment penalty (after 90 days)	On Amount Owed	10%	10%	10%	N/A
Late payment penalty (after 120 days)	Additional Amt	25%	25%	25%	N/A
Interest on past due amounts	On Amount Owed	20%	20%	20%	N/A

Florence Events Center

Fee Description		2023-2025 Biennium	2025-2027 Biennium	2027-2029 Biennium	2029-2031 Biennium
Facility Fees					
<i>Maximum of 8 hours per day of consecutive usage between 7am and 12am. Additional hours and hours outside the stated times are billed per hour per the Additional Hourly Rate. Facility fees include set-up, equipment, and custodial. Deposits for facility rentals are outlined in the FEC Booking Policy.</i>					
<i>Flat Floor Room Rentals</i>					
One room	Per day	218.00	231.00	245.00	260.00
Two rooms	Per day	348.00	370.00	392.00	416.00
Three rooms	Per day	543.00	554.00	588.00	624.00
Four rooms	Per day	687.00	739.00	784.00	832.00
Five rooms	Per day	827.00	924.00	980.00	1,040.00
Five rooms w/exclusive use of lobby	Per day	1,111.00	1,109.00	1,176.00	1,248.00
<i>Small Rooms</i>					
Conference room	Per day	129.00	137.00	145.00	154.00
Board room	Per day	107.00	113.00	120.00	127.00
Theater Rates					
<i>Theater Standard Rates</i>					
Performances		827.00	877.00	930.00	986.00
Rehearsals - Friday or Saturday		827.00	877.00	930.00	986.00
Rehearsal with stage lights (Mon-Thurs)		414.00	439.00	465.00	493.00
Rehearsal without stage lights (Mon-Thurs)		207.00	219.00	233.00	247.00
<i>Full Facility - Exclusive Use</i>					
Includes five rooms, lobby, theater, and small rooms	Per day	1,759.00	1,885.00	1,999.00	2,120.00

Florence Events Center, continued

Fee Description		2023-2025 Biennium	2025-2027 Biennium	2027-2029 Biennium	2029-2031 Biennium
<i>Parking Lot</i>	Per day	218.00	231.00	245.00	260.00
<i>Additional Fees</i>					
Holiday Rate - additional charge		263.00	279.00	296.00	314.00
Additional hourly rate		79.00	84.00	89.00	94.00

Facility Fee Discounts

Discounts are applicable for facility fees and do not apply to ticketing fees, food and beverage costs, equipment rentals, linens, or other pass-through costs.

Setup & tear down day discount	Percent (%)	50%	50%	50%	50%
Non-profit discount	Percent (%)	25%	25%	25%	25%
School & government discount	Percent (%)	50%	50%	50%	50%
Compassion/funeral discount	Percent (%)	25%	25%	25%	25%

Discount may only be applied to full room rental rates and cannot be combined with other discounts.

Multi-day conference rates may be negotiated and may be eligible for the Florence Events Center's Business Opportunity Fund discounts.

Ticketing Fees

Ticketed Event Setup & Management

Individual or first show	210.00	223.00	236.00
Each additional show for duplicate performances	105.00	111.00	118.00

Facility Fees (per ticket)

Tickets sold (Purchaser)	1.00	1.00	1.00
Complimentary ticket (Host)	1.00	1.00	1.00

Licenses/Miscellaneous Permits

Fee Description	Unit	2023	2024	2025	Change
<i>City Business Licenses</i>					
Business license application fee - charged to all license classification types	Initial application	10.00	15.00	20.00	5.00
Classification 1 - Businesses, non-profit organizations, trades, occupations, and professions dealing in retail sale or trade of merchandise and or services at a permanent location.	Per year, paid by December 31 of year prior	84.00	82.00	100.00	7.00
Classification 2 - Occupations, tradesman or contractors dealing contractual services or installation of merchandise or materials at, in or on properties not the principal location, or base of operation, of the contractor or installer.	Up to six months	43.00	50.00	56.00	6.00

Licenses/Miscellaneous Permits, continued

Fee Description	Unit	2023	2024	2025	Change
<i>City Business Licenses, continued</i>					
Classification 2 - Occupations, tradesman or contractors dealing contractual services or installation of merchandise or materials at, in or on properties not the principal location, or base of operation, of the contractor or installer.	Per year, paid by December 31 of year prior	86.00	95.00	102.00	7.00
Classification 2 - Temporary license fee	Up to six months	43.00	50.00	56.00	6.00
Classification 3 - Home occupations as defined in Title 10, Chapter 1	Per year	48.00	55.00	61.00	6.00
Classification 3 - Temporary license fee	Up to six months	28.00	34.00	40.00	6.00
Classification 4 - Merchant police, security services, and solicitors	Per year, paid by December 31 of year prior	86.00	95.00	102.00	7.00
Classification 4 - Temporary license fee	Up to six months	46.00	53.00	59.00	6.00
Classification 5 - Temporary license fee - peddlers and transient merchants	Up to six months	43.00	50.00	56.00	6.00
Classification 6 -Temporary license fee for the Rhododendron Festival period as defined in FCC 3-1-8-6		23.00	29.00	34.00	5.00
Classification 7 - Master vendors and vendors	Master Vendor fee is \$0.00	23.00	29.00	34.00	5.00
Classification 8 - Used merchandise dealer	Per year, paid by December 31 of year prior	86.00	95.00	102.00	7.00
Classification 8 - Temporary license fee	Up to six months	43.00	50.00	56.00	6.00
Classification 9 - Medical marijuana facility (no temporary status available)	Per year	155.00	168.00	178.00	10.00
Marijuana handler background check (performed each year)	Per Handler/year	50.00	50.00	50.00	-
Business license renewal penalty (payments made after January 20th)	Fees due			50%	N/A
<i>Liquor Licenses</i>					
Temporary/special event liquor license	Flat fee	27.00	33.00	39.00	6.00
Change of name, which does not affect a change in ownership, location or serving privileges.	Flat fee	27.00	33.00	39.00	6.00
Liquor license annual renewals	Flat fee	27.00	33.00	39.00	6.00
New liquor license application	Flat fee	110.00	121.00	129.00	8.00
Change of: ownership; service address or serving privilege	Flat fee	84.00	93.00	100.00	7.00
<i>Cafés</i>					
Sidewalk Cafés	Flat fee	27.00	29.00	30.00	1.00
Parking Cafés - must have a sidewalk café license	Flat fee	110.00	117.00	121.00	4.00

Licenses/Miscellaneous Permits, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Taxi Licenses</i>					
Operator application		30.00	36.00	42.00	6.00
Driver application		30.00	36.00	39.00	3.00
Operator annual renewal		30.00	36.00	39.00	3.00
Driver annual renewal		30.00	36.00	39.00	3.00
	<i>\$100 due at time of application.</i>				
<i>Street closures for special events</i>	<i>Upon approval by City Council, balance shall be due.</i>	259.00	275.00	284.00	9.00
Appeal fee - in event of application being denied administratively by City Manager	Non-refundable. If applicant wins appeal, fee may be applied to Street Closure Fee	155.00	164.00	167.00	3.00

Municipal Court

Fee Description	Unit	FY 2018	FY 2019	FY 2020	Change
<i>Citations/Penalties</i>					
Parking					
Violation of prohibited parking	Per occurrence	35.50	35.50	35.50	-
<i>Municipal Court</i>					
Suspension fee	Per transaction	15.00	15.00	15.00	-
Warrant fee	Per transaction	50.00	50.00	50.00	-
Expungement fee	Per transaction	252.00	252.00	252.00	-
Re-open fee	Flat fee	20.00	20.00	20.00	-
Jury fee	If trial canceled after arrival of jurors	150.00	150.00	150.00	-
Extended diversion fee	Per transaction	50.00	50.00	50.00	-
Extended probation fee	Per transaction	50.00	50.00	50.00	-
Probation violation fee	For each show cause judgment	25.00	25.00	25.00	-
Jail inmate booking		55.00	55.00	55.00	-
Traffic safety course		40.00	40.00	40.00	-

Public Safety

Fee Description	Unit	2023	2024	2025	Change
<i>Police Records - Copies*</i>					
Reports	Per report	21.00	21.00	21.00	-
Log entries (no charge to those seeking a court protective order)	Per record	11.00	11.00	11.00	-
Citation copies	Per copy	11.00	11.00	11.00	-
Audio recordings	Applicant supplies tapes	21.00	21.00	21.00	-
Video recordings (includes first 15 minutes redactions, public records hourly rate thereafter)	Per Recording, Minimum, additional charge to cover processing costs	25.00	25.00	25.00	-
Photos	Per photo	11.00	10.00	10.00	-

* These fees are for records requests taking less than one hour of staff time to complete. For requests taking more than one hour, please refer to page 5 for staff billing rates.

Alarm Response Reinstatement

First reinstatement on record	85.00	85.00	85.00	-
Second reinstatement on record	170.00	170.00	170.00	-
Third reinstatement on record	275.00	270.00	270.00	-

Public Works

Fee Description	Unit	2023	2024	2025	Change
<i>Plan Review</i>					
Project cost	\$0 - \$100,000	0.52%	0.55%	0.57%	0.02%
Project cost	\$100,001 - \$250,000	0.52%	0.55%	0.57%	0.02%
Project cost	> \$250,000	0.42%	0.44%	0.45%	0.01%
Subsequent review of any revisions to the original construction drawings	Flat fee	108.39	114.67	118.26	3.59
Review of original and/or any revisions by City Engineer	City Engineer Cost			100.00%	N/A
<i>Permit Fees</i>					
Basic permit fee	Per Application	43.36	45.87	47.30	1.43
Right of way work	Lineal foot	1.63	1.72	1.77	0.05
Water/sewer line inspection (per service)	Per service	79.00	84.00	87.00	3.00
Street/curb/sidewalk inspection (per hour, one hour minimum)	Per hour, one hour minimum	89.00	95.00	98.00	3.00

Public Works, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Inspection Fees</i>					
Street lights	Per fixture	28.73	30.40	31.35	0.95
Water main	Per lineal foot	0.71	0.75	0.77	0.02
Water services	Per fixture	78.14	82.67	85.26	2.59
Fire hydrants	Per fixture	87.97	93.07	95.98	2.91
Sewer mains (pressure or gravity)	Per lineal foot	0.71	0.75	0.77	0.02
Sewer laterals	Per fixture	78.14	82.67	85.26	2.59
Sewer manholes	Per fixture	73.81	78.09	80.53	2.44
Storm main lines	Per lineal foot	0.71	0.75	0.77	0.02
Storm manhole	Per fixture	73.82	78.10	80.54	2.44
Storm catch basins	Per fixture	28.20	29.83	30.76	0.93
Storm lateral lines	Per lineal foot	0.71	0.75	0.77	0.02
Storm retention or detention facility	Per facility	271.39	287.12	296.10	8.98
Street with or without curb	Per lineal foot	1.63	1.72	1.77	0.05
<i>Other Inspection Fees</i>					
Inspections outside of normal business hours	Hourly - min two hours			Billing Rate	N/A
Inspections for which no fees is specifically indicated	Hourly - min one hour			Billing Rate	N/A
<i>Yard Debris Disposal</i>					
Standard pickup load or less	Per load	11.00	12.00	15.00	3.00
Small utility trailer (single axel) or ess	Per load	11.00	12.00	15.00	3.00
Medium utility trailer (10-12 feet in length)	Per load	16.00	17.00	20.00	3.00
Large utility trailer (greater than 12-18 feet in length)	Per load	21.00	22.00	25.00	3.00
For loads larger than a large utility trailer (20 plus cubic yards)	20 cubic yards	21.00	22.00	25.00	3.00
	each additional cubic yard	5.00	6.00	9.00	3.00
<i>FloGro</i>					
Per cubic yard		25.00	25.00	30.00	5.00
Bulk rate per yard		15.00	15.00	20.00	5.00
<i>Concession Stand Fees</i>					
Facility Rental					
Single day use		50.00	50.00	50.00	-
Two or more consecutive days		25.00	25.00	25.00	-
Facility Deposits					
Security/cleaning deposit (refundable, single day use includes popcorn machine and grill)		500.00	500.00	500.00	-
Key deposit (refundable)		100.00	100.00	100.00	-
Popcorn machine security/cleaning deposit (refundable, multi-day use)		250.00	250.00	250.00	-
Grill security/cleaning deposit (refundable, multi-day use)		250.00	250.00	250.00	-

Utilities

Fee Description	Unit	2023	2024	2025	Change
<i>Service Charges - Rates Per Monthly Billing Cycle</i>					
<i>Stormwater</i>					
<i>Single family residential</i>					
Less than 6,500 square foot of property area	Flat rate	5.96	6.31	6.63	0.32
6,500-9,000 sq ft	Flat rate	7.17	7.59	7.97	0.38
Greater than 9,000 sq ft	Flat rate	8.36	8.84	9.28	0.44
<i>Multi-family and commercial</i>					
Minimum charge (up to 6,500 sq ft)	Flat base rate	9.17	9.70	10.19	0.49
Cost of impervious surface greater than 6,500 sq ft	Per square foot	0.001329	0.001406	0.001476	0.000070
<i>Street Maintenance</i>					
Residential - each unit with a kitchen and toilet.	Base charge	6.90	7.30	7.70	0.40
Multi-family residential - each unit with a kitchen and toilet.	Per dwelling unit	6.90	7.30	7.70	0.40
Commercial	Base charge per business location	6.90	7.30	7.70	0.40
Commercial	Rate per trip over 10 trips/day	0.05	0.05	0.05	-
<i>Wastewater</i>					
Residential - single family residential	Flat rate	57.39	60.72	63.76	3.04
Residential - multi-family	Consumption	0.08	0.0868	0.0911	0.00
Viking concrete	Flat rate	207.45	219.48	230.45	10.97
<i>Commercial rates</i>					
I & I and demand combined	Per cubic foot	0.08202	0.08678	0.09112	0.00434
Greentrees & Coast Village	Per cubic foot		Transition to applicable single and multi-family		
<i>Other individual rates</i>					
Mobile waste disposal	Per gallon	0.11732	0.12412	0.13033	0.00621
<i>Water</i>					
<i>Single family residential</i>	Base charge	20.38	21.56	22.64	1.08
<i>Commodity (volume) tiered rates for residential</i>					
0 - 1,500 cubic feet	Per cubic foot	0.02264	0.02395	0.02515	0.00120
1,501 - and greater cubic feet	Per cubic foot	0.02489	0.02633	0.02765	0.00132
Well rehab fee - all customers - per account	Flat fee	Included in base charge			
<i>Commercial</i>					
3/4 - inch	Base charge	20.38	21.56	24.56	3.00
1 - inch	Base charge	27.23	28.81	31.81	3.00
1 1/2 inch	Base charge	86.70	91.73	94.73	3.00
2 - inch	Base charge	133.96	141.73	144.73	3.00
3 - inch	Base charge	405.89	429.43	450.90	21.47
4 - inch	Base charge	511.34	541.00	568.05	27.05
6 - inch	Base charge	2,093.25	2,214.66	2,325.39	110.73
Greentrees West	Base charge	2,273.03	2,404.87	2,525.11	120.24
8 - inch commercial	Base charge	6,203.97	6,563.80	6,891.99	328.19
Fire standby	Base charge	8.53	9.02	9.47	0.45

Utilities, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Water, continued</i>					
Irrigation Only Meter 3/4	Base charge	20.38	21.56	22.64	1.08
Irrigation Only Meter 1 - inch			28.81	30.25	1.44
Irrigation Only Meter 1 1/2 inch	Base charge	86.70	91.73	96.32	4.59
Irrigation Only Meter 2 - inch	Base charge	133.96	141.73	148.82	7.09
Commodity (volume) rates for commercial	Per cubic foot	0.021630	0.022885	0.024029	0.001144
<i>Bulk water sales</i>					
Residential	Per CCF	2.27	2.40	2.52	0.12
Commercial	Per CCF	2.27	2.40	2.52	0.12
<i>Connection Fees</i>					
Wastewater Connection Fees					
Residential & Commercial-stubbed to property line	Per connection	236.02	249.71	262.20	12.49
Wastewater connection fee if sewer main needs to be tapped	Amount per connection plus			Meter connection fee plus time and materials	N/A
Multi-family, for second unit only	Per connection	183.45	194.09	203.79	9.70
Multi-family, per unit after second	Per connection	121.93	129.00	135.45	6.45
<i>Connection to Pressure Sewer Line</i>					
New construction	Per connection	12,000.00	12,000.00	12,000.00	-
From septic system (includes conversion of existing septic to STEP)	Per connection	12,000.00	12,000.00	12,000.00	-
Water Connection Fees					
3/4" Residential (w/ premise isolation)	Per connection	794.20	1,050.00	1,050.00	-
3/4" Commercial	Per connection	665.55	930.00	930.00	-
1" Residential (w/ premise isolation)	Per connection	894.87	1,500.00	1,500.00	-
1" Commercial	Per connection	732.67	1,100.00	1,100.00	-
1 1/2-inch meter	Per connection	1,006.72	1,415.00	1,415.00	-
2-inch compound meter	Per connection	2,281.90	1,610.00	1,610.00	-
2-inch turbo meter with strainer	Per connection	1,700.24	2,320.00	2,320.00	-
Water Connection Fee if water main needs to be tapped	Amount per connection plus			Meter connection fee plus time and materials	N/A
Industrial	Per connection	217.11	229.70	236.88	7.18
Water Connection Relocation Fee	Flat fee plus time and materials	1,182.17	1,250.70	1,289.81	39.11

Utilities, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Administrative Fees</i>					
Shut-off notice for failure to pay account after notice	Per transaction	5.50	6.00	6.50	0.50
Duplicate billing to property owner or property manager - if account becomes past due	Per instance	2.00	2.25	2.50	0.25
Turn-off service for non-payment, or upon request of customer	Per occurrence	21.00	22.00	23.00	1.00
Turn-on service	Per occurrence	21.00	22.00	23.00	1.00
Establish service, includes turn-on service	Per occurrence	21.00	22.00	23.00	1.00

System Development Charges

Fee Description	Unit	2023	2024	2025	Change
<i>Stormwater System Development Charge</i>					
Single family residential	Per dwelling unit or equivalent	2,532.62	2,630.86	2,701.95	71.09
<i>All other uses (except single family dwellings)</i>					
	Per net acre	13,951.89	14,493.06	14,884.69	391.63
	Per gross acre	10,464.47	10,870.37	11,164.11	293.74

Street System Development Charge

All development categories shall be assigned a generated trip index based upon the Institute of Transportation Engineers Trip Generation Manual, current edition, as determined by the Public Works Director or designee.

Per generated vehicle trip	111.69	116.02	119.16	3.14
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Wastewater System Development Charge

Water and Wastewater SDC's DUE's are determined as follows:

Single Family Dwelling

1.0 DUE; single family residence up to 3 attached Units - 1.0 DUE per unit; multiple family dwelling - four or more units - 0.4 DUE per apartment unit; Prepared food & beverage establishments - 1.0 DUE per 1,000 square feet GROSS building area; offices, clinics, salons, fraternal organizations, service organizations - 0.2 DUE per 1,000 GROSS building area.

Commercial, Retail, Industrial

0.2 DUE per 1,000 GROSS building area up to 5,000 square feet and 0.05 per 1,000 square feet above 5,000 square feet; care facility, nursing home - 0.2 DUE per bed; laundromat - 0.5 DUE per washing machine; campground, RV park, mobile home park - 0.4 DUE per space; service station without store - 1.0 DUE; service station with store - 2.0 DUE; church - 0.2 DUE per 1,000 square feet GROSS building area.

Per dwelling unit or equivalent	5,506.52	5,720.11	5,874.68	154.57
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System Development Charges, continued

Fee Description	Unit	2023	2024	2025	Change
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Water System Development Charge

Buildings - see below for water and sewer, plus landscape irrigation applies to all maintained landscaping or vegetated area with irrigation, either permanent or mobile, other than single family dwelling (up to 3 attached units) - all lawn grass areas - 1.0 DUE per 2,500 square feet, all shrubbery or native vegetation - 1.0 DUE per 4,000 square feet.

Per dwelling unit or equivalent	4,109.78	4,396.23	4,515.02	118.79
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System Development Charge Exemptions - Affordable Housing (The current exemption sunsets on June 30, 2023)

Single-family dwelling unit - interior living space (excluding garages, but including unfinished basements) Exemption percentage, i.e., % of SDC not charged

< 1,000 sq. ft.	60% exemption
1,000-1,199 sq. ft.	50% exemption
1,200-1,399 sq. ft.	40% exemption
1,400-1,599 sq. ft.	30% exemption
1,600-1,799 sq. ft.	20% exemption

New accessory dwelling units as defined in FCC 10-2 100% exemption

System Development Charge Collection Deferral

Deferral option. For the assessment of charges pursuant to Section 9-1-4-A related to new construction, the charges may be deferred at the request of the property owner until final building occupancy is requested.

Payment upon conveyance. In the event that the real property on which the fees have been deferred is sold or otherwise conveyed, the charges deferred shall become immediately due and payable to the City. Sale includes selling, conveying or assigning any or all of the property or the owner's interest in the property.

Enforcement. The deferred charges shall be a lien upon the property until paid in full. In addition, the owner shall be required to execute a request for and a consent to an enforcement agreement in the amount of the charges deferred on each property for which a deferral is requested. The request and consent shall be made on a form prepared by the City. Upon receipt, the City shall record the enforcement agreement in the City's lien docket. The enforcement agreement shall authorize the City to withhold setting a water meter on the property for which a deferral has been requested, or, if the property is already receiving water service, to remove the water meter pursuant to Section 4-1-5-7, and withhold service to their property until the deferred charges have been paid in full.

Community Development

Fee Description	Unit	2023	2024	2025	Change
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Planning Fees

Staff Review With No Public Notice - Type I

Design review or change of use	Each	324.12	342.91	353.63	10.72
DMV review form	Each	41.28	43.67	45.04	1.37
<i>Expansion, change of use, remodel</i>					
Within limited industrial & Pacific View Business Park zone districts	Each	324.12	342.91	353.63	10.72
Final partition plat	Each	246.23	260.50	268.65	8.15
Flood plain permit	Each	143.39	151.70	156.44	4.74
Landscape plan minor modification	Each	41.29	43.68	45.05	1.37
Land-use compatibility statement	Each	84.17	89.05	91.83	2.78

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Planning Fees, continued</i>					
<i>Staff Review With No Public Notice - Type I, continued</i>					
Lot-line adjustment	Each	166.75	176.42	181.94	5.52
Major partition (platted infrastructure) final plat	Each	563.41	596.07	614.71	18.64
Other review	Each	31.00	32.80	33.83	1.03
Parking lot construction or resurfacing (calculated as a commercial building permit based on valuation determined by multiplying square footage by "per square foot cost factor). Application fee in addition to any other land-use approvals.					
Planned unit development required application conference	Each	163.75	173.24	178.66	5.42
Preliminary investigation for prime wildlife overlay	Each	250.91	265.45	273.75	8.30
Revised or supplemental plan (required as a condition of approval)	Per plan	250.91	265.45	273.75	8.30
Site investigation report - Phase I	Each	230.77	244.15	251.79	7.64
Stormwater or parking	Each	491.35	519.83	536.09	16.26
Subdivision final plat	Each	989.88	1,047.26	1,080.01	32.75
Written code analysis or letter of zoning compliance	Each	194.06	205.31	211.73	6.42
Written code analysis or letter of zoning compliance (research of past approvals required) or land use compliance	> 15 min			staff time	N/A
<i>Staff Review With Public Notice</i>					
Administrative design review		850.92	900.25	928.40	28.15
Landscape plan - major modification		327.28	346.25	357.08	10.83
Simple replat (e.g. to remove easement)		1,597.50	1,690.10	1,742.95	52.85
Special-use permit		938.38	992.78	1,023.83	31.05
Subdivision tentative plan + p/lot		2,562.44	2,710.98	2,795.76	84.78
Tentative minor partition plan (no platted infrastructure) - to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		1,742.69	1,843.71	1,901.37	57.66
Tentative major partition plan (platted infrastructure) - to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		2,562.44	2,710.98	2,795.76	84.78
Vegetation clearing permit		737.15	779.88	804.27	24.39
<i>Planning Commission - No Public Notice</i>					
Partition final plat for PUD		2,562.44	2,710.98	2,795.76	84.78
Subdivision final plat for PUD		1,742.69	1,843.71	1,901.37	57.66
<i>Planning Commission - Public Hearing</i>					
Conditional-use permit (CUP) without design review		1,705.88	1,804.77	1,861.21	56.44
Conditional-use permit and design review - base fee		2,457.69	2,600.16	2,681.47	81.31
Plus \$50/1,000 square foot of floor area > 10,000 square feet					
Design review		2,294.06	2,427.04	2,502.94	75.90
Plus \$50/1,000 square foot of floor area > 10,000 square feet					
Extention of approval period		819.75	867.27	894.39	27.12
Final development plan for PUD		4,097.20	4,334.71	4,470.26	135.55
<i>(Application fee in addition to Public Works fees for public improvement plans)</i>					

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Planning Fees, continued</i>					
<i>Planning Commission - Public Hearing, continued</i>					
Modification to subdivision regulations	Per each modification	490.92	519.38	535.62	16.24
Preliminary planned unit development - base fee		6,146.56	6,502.86	6,706.22	203.36
Plus per acre > 10 acres		246.23	260.50	268.65	8.15
Restoration of nonconforming building/use	Base fee	1,705.88	1,804.77	1,861.21	56.44
Site investigation report - Phase II (In addition to CUP fee)		819.75	867.27	894.39	27.12
<i>(required for reductions in setback to Munsel Creek, other drainages, and active dunes)</i>					
Tentative minor partition plan (no platted infrastructure) - to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		2,457.69	2,600.15	2,681.46	81.31
Tentative major partition plan (platted infrastructure) - to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		3,277.44	3,467.43	3,575.86	108.43
Tentative subdivision plan - to include expedited land divisions and middle housing land divisions, as defined in ORS 92.031		3,277.44	3,467.43	3,575.86	108.43
Additional per lot fee	Per lot	82.60	87.39	90.12	2.73
Variance	Per variance requested	2,130.42	2,253.92	2,324.40	70.48
Waiver of side yard setback	Per occurrence	1,705.88	1,804.77	1,861.21	56.44
<i>Planning Commission and Council Public Hearings</i>					
Annexation & zoning of annexed areas					
<i>Plan designation map amendment</i>					
<i>Applicant also responsible for any County fees for co-adoption</i>					
Mural permits		542.96	574.43	592.39	17.96
Zone change		4,097.20	4,334.71	4,470.26	135.55
Zone change and plan designation map amendment < 5 acres		4,916.95	5,201.98	5,364.66	162.68
Zone change and plan designation map amendment => 5 acres		4,097.20	4,334.71	4,470.26	135.55
<i>Citizen-Initiated Legislative Amendment</i>					
Applicant also responsible for any County fees for co-adoption					
<i>Appeal of staff decision to Planning Commission (capped under ORS 227.175(10)(b) to \$250)</i>		250.00	250.00	250.00	-
<i>Appeal to Referee - in accordance with ORS 197.375 shall include deposit and actual hourly costs for the assigned appeal referee plus actual hourly city staff administrative costs</i>					
<i>Appeal of Planning Commission decision to City Council</i>		542.96	574.43	592.39	17.96
If appeal involves a site investigation report - Phase II, applicant is required to pay City's cost to obtain professional review of report.					
<i>Vacation of right-of-way (plus cost of land)</i>		4,916.95	5,201.98	5,364.66	162.68

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Planning Fees, continued</i>					
<i>Additional Review Fees</i>					
Consultant review (pass through charge)				Actual cost	N/A
Applications or documents necessitating review from consultants (i.e., city engineer, city attorney, etc.) shall be charged the consultant cost to the City. The City will bill the applicant for charges incurred.					
<i>Continuance requested by applicant or applicant submission of new information</i>					
Requiring a revised staff report				1/3 original application fee	N/A
Requiring a revised staff report and renote				1/2 original application fee	N/A
Expedited processing				Actual consultant cost and/or staff billing rate times 1.25	N/A
Review of performance agreement and financial security, non-remonstrance agreements, CCR's, maintenance agreements, and similar		163.95	173.45	178.87	5.42
Pre-application and pre-construction conference				Staff time	N/A
<i>If a related land use application is subitted within 3 months of conference, up to one hour of conference time will be deducted from land use application fee.</i>					
Review of covenants and easements (not shown on a plat)		82.60	87.39	90.12	2.73
Staff time for research or other assistance				Actual consultant cost and/or staff billing rate times 1.25	N/A
Recording fees		163.95	173.45	178.87	5.42
Traffic impact study, staff review				Staff time	N/A
<i>Building Permits and Related Fees</i>					
All Building Permit Fees are based upon valuation as determined by multiplying the square footage of the dwelling, garage, carport, and covered walks and patios by the "per square foot cost factor" identified in the Building Valuation Data Table					
<i>One And Two-Family Dwelling - Permit Fee Schedule</i>					
Fee Based on valuation					
\$0 to \$2,000 valuation: \$115.52 minimum fee	Base fee	76.40	91.68	115.52	23.84
\$2,001 up to and including \$25,000: \$115.52 for the first \$2,000, \$10.51 for each additional \$1,000 or fraction thereof	per \$1,000 value	6.95	8.34	10.51	2.17
\$25,001 to \$50,000 valuation	Base fee	236.25	283.50	357.25	73.75
\$25,001 up to and including \$50,000: \$357.250 for the first \$2,000, \$9.3 for each additional \$1,000 or fraction thereof	per \$1,000 value	6.15	7.38	9.30	1.92
\$50,001 to \$100,000 valuation	Base fee	390.00	468.00	589.75	121.75

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>One And Two-Family Dwelling - Permit Fee Schedule, continued</i>					
<i>\$50,001 up to and including \$100,000: \$589.75.00 for the first \$50,000, \$7.41 for each additional \$1,000 or fraction thereof</i>	<i>per \$1,000 value</i>	4.90	5.88	7.41	1.53
<i>\$100,001 to \$500,000 valuation</i>	<i>Base fee</i>	635.00	762.00	960.25	198.25
<i>\$100,001 up to and including \$500,000: \$960.25.00 for the first \$100,000, \$4.38 for each additional \$1,000 or fraction thereof</i>	<i>per \$1,000 value</i>	2.90	3.48	4.38	0.90
<i>\$500,001 to \$1,000,000 valuation (for the first \$500,000)</i>	<i>Base fee</i>	1,795.00	2,154.00	2,712.25	558.25
<i>\$500,001 up to and including \$1,000,000: \$2712.25.00 for the first \$500,000, \$3.1 for each additional \$1,000 or fraction thereof</i>	<i>per \$1,000 value</i>	2.05	2.46	3.10	0.64
<i>\$1,000,001 and over valuation</i>	<i>Base fee</i>	2,820.00	3,384.00	4,262.25	878.25
<i>\$1,000,001 and over in valuation: \$4262.25.00 for the first \$1,000,000, \$2.12 for each additional \$1,000 or fraction thereof</i>	<i>per \$1,000 value</i>	1.40	1.68	2.12	0.44
Structural plans review fee	Percentage (%)			65% of building permit fee	N/A
State surcharge	Percentage (%)			12% of building permit fee	N/A

One and two-family dwelling permit fees are based upon valuation as determined by multiplying the square footage of the dwelling, garage, carport, and covered walks and patios by the "per square foot cost factor" identified in the building Valuation Data Table". When applicable, structural permits use valuation as determined by ICC Building Valuation Table current as of April 1 of each year, as per OAR 918-050-0100.

Other Inspections and Miscellaneous Fees

Applies to :

** Residential dwelling structural & mechanical*

** Commercial, multi-family & industrial structural & mechanical*

** Manufactured home placement*

1. Inspection outside of normal business hours (minimum charge-two hours) - hourly	Per hour*	76.40	91.68	150.00	58.32
2. Re-inspection fees assessed under provisions of Building Division Administrative Rules Section 309.10	Per each	76.40	91.68	115.52	23.84
3. Inspections for which no fee is specifically indicated (minimum charge - one half hour)	Per hour*	76.40	91.68	115.52	23.84
4. Each additional inspection, above allowable	Per each	N/A	N/A	115.52	N/A
5. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge - one hour)	Per hour*	76.40	91.68	115.52	23.84
6. Seismic surcharge - plan review on essential structures				1% of structural permit fee	

** Or total hourly cost to the City, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.*

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Phased projects - Plan Review</i>					
Applies to :					
* Residential dwelling structural & mechanical					
* Commercial, multi-family & industrial structural & mechanical					
* Manufactured home placement					
There shall be a minimum plans review phasing fee of \$226.8.00 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-160.				10% of total project building permit fee, not to exceed \$1,500 for each phase	N/A
Minimum phasing fee	Minimum fee	150.00	180.00	226.80	46.80
<i>Deferred submittal - Plan Review</i>					
Applies to:					
* Residential structural					
* Commercial, multi-family & industrial structural					
The plans review fee for processing deferred plan submittals shall be an amount equal to sixty-five percent (65%) of the building permit fee calculated in accordance with OAR 918-050-170 using the value of the particular deferred portion of the project with a minimum fee of \$173.88. This fee is in addition to the project plans review fee based on total project value.				65% of building permit fee	N/A
Minimum deferral fee	Minimum fee	115.00	138.00	173.88	35.88
<i>Investigation fees</i>					
Applies to ALL disciplines:					
* Residential structural & mechanical					
* Commercial, multi-family & industrial structural & mechanical					
* Manufactured home placement					
(For commencement of work before obtaining a permit or working over scope of an issued permit.) Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigation fee."				Actual or average cost of investigation	N/A
<i>Residential Standalone Fire Systems - Structural Permit Fee Schedule</i>					
Square footage of dwelling (including garage) permit/plan review fee					
0 - 2,000 Square feet	Flat fee	-	163.38	205.86	42.48
2,001 - 3,600 Square feet	Flat fee	-	207.90	261.95	54.05
3,601 - 7,200 Square feet	Flat fee	-	282.12	355.47	73.35
Greater than 7,200 square feet	Flat fee	-	356.40	449.06	92.66

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Miscellaneous</i>					
Address assignment fee (each address)	Each address	45.59	46.46	47.91	1.45
Review of sand management plan		151.95	151.95	156.70	4.75
<i>Site inspection fee* (simple site)</i>					
New construction		151.95	154.84	159.68	4.84
New garages, carports, and accessory structures		75.98	77.42	79.84	2.42
<i>Site inspection fee* (complex site**)</i>					
New construction		227.93	232.26	239.52	7.26
New garages, carports, and accessory structures		151.95	154.84	159.68	4.84
* Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with zoning code and conditions of approval resulting from a staff approved land use application					
**: Services are for planning review of initial building permit plan submittal and					
 <i>All Other Residential (Excluding NEW One and Two-Family Dwellings) - Structural Fee Permit Schedule</i>					
\$1 - \$500 (\$91.68 minimum fee)	Base fee	76.40	91.68	115.52	23.84
\$501 - \$2,000 (\$91.68 for the first \$500 plus \$0.68 for each additional \$100 to and including \$2,000)	per \$100 value	0.57	0.68	0.86	0.18
\$2,001 to \$25,000 valuation	Base fee	84.95	101.94	128.42	26.48
\$2,001 - \$25,000 (\$101.94 for the first \$2,000 plus \$15 for each additional \$1,000 to and including \$25,000)	per \$1,000 value	12.50	15.00	18.90	3.90
\$25,001 to \$50,000 valuation	Base fee	372.45	446.94	563.12	116.18
\$25,001 - \$50,000 (\$446.88 for the first \$25,000 plus \$10.80 for each additional \$1,000 to and including \$50,000)	per \$1,000 value	9.00	10.80	13.61	2.81
\$50,001 to \$100,000 valuation	Base fee	597.45	716.88	903.37	186.49
\$50,001 - \$100,000 (\$716.88 for the first \$50,000 plus \$7.38 for each additional \$1,000 to and including \$100,000)	per \$1,000 value	6.15	7.38	9.30	1.92
\$100,001 to \$500,000 valuation	Base fee	904.95	1,085.88	1,368.37	282.49
\$100,001 - \$500,000 (\$1,085.88 for the first \$100,000 plus \$5.94 for each additional \$1,000 to and including \$500,000)	per \$1,000 value	4.95	5.94	7.48	1.54
\$500,001 to \$1,000,000 valuation	Base fee	2,884.95	3,461.88	4,360.37	898.49
\$500,001 - \$1,000,000 (\$3,461.88 for the first \$500,000 plus \$4.98 for each additional \$1,000 to and including \$1,000,000)	per \$1,000 value	4.15	4.98	6.27	1.29

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>All Other Residential (Excluding NEW One and Two-Family Dwellings) - Structural Fee Permit Schedule, continued</i>					
\$1,000,001 to \$10,000,000 valuation	Base fee	4,959.95	5,951.88	7,495.37	1,543.49
\$1,000,001 - \$10,000,000 (\$5,951.88 for the first \$1,000,000 plus \$3.30 for each additional \$1,000 to and including \$10,000,000)	per \$1,000 value	2.75	3.30	4.16	0.86
\$10,000,001 and Above valuation	Base fee	-	35,651.88	44,935.37	9,283.49
\$10,000,001 and Above (\$35,651.88 for the first \$10,000,000 plus \$3.00 for each additional \$1,000)	per \$1,000 value	-	3.00	3.78	0.78
Structural plans review fee	Percentage (%)			65% of building permit fee	N/A
Additional plan review (when applicable) - \$115.52 minimum	Hourly	-	-	115.52	115.52
State surcharge	Percentage (%)			12% of building permit fee	N/A
Fire and life safety plans review fee	Percentage (%)			40% of building permit fee	N/A
Review of sand management plan		151.95	160.76	165.79	5.03
<i>Site inspection fee* (simple site)</i>					
Commercial		151.95	163.81	168.93	5.12
Residential		75.98	81.91	84.47	2.56
<i>Site inspection fee* (complex site**)</i>					
Commercial		227.93	245.72	253.40	7.68
Residential		151.95	163.81	168.93	5.12
* Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with zoning code and conditions of approval resulting from a staff approved land use application (except Type 2 Pacific View and Limited Industrial projects, which shall be assessed the complex fee) Additional					
**: Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with					
<i>Commercial, Multi-Family, and Industrial; New Buildings, Additions, and Alterations - Structural Fee Schedule</i>					
\$1 to \$500 (115.52 minimum fee)	Base fee	76.40	91.68	115.52	23.84
\$501 to \$2,000 (\$115.52 for the first \$500 plus \$4.160 for each additional \$100 or fraction thereof, to and including \$2,000)	per \$100 value	2.75	3.30	4.16	0.86
\$2,001 to \$25,000 valuation	Base fee	117.65	141.18	177.92	36.74
\$2,001 to \$25,000 (\$177.92 for the first \$2,000 plus \$16.78 for each additional \$1,000 or fraction thereof, to and including \$25,000)	per \$1,000 value	11.10	13.32	16.78	3.46
\$25,001 to \$50,000 valuation	Base fee	372.95	447.54	563.86	116.32
\$25,001 to \$50,000 (\$563.86 for the first \$25,000 plus \$12.63 for each additional \$1,000 or fraction thereof, to and including \$50,000)	per \$1,000 value	8.35	10.02	12.63	2.61
\$50,001 to \$100,000 valuation	Base fee	581.70	698.04	879.61	181.57
\$50,001 to \$100,000 (\$879.61 for the first \$50,000 plus \$8.92 for each additional \$1,000 or fraction thereof, to and including \$100,000)	per \$1,000 value	5.90	7.08	8.92	1.84

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Commercial, Multi-Family, and Industrial; New Buildings, Additions, and Alterations - Structural Fee Schedule, continued</i>					
\$100,001 to \$500,000 valuation	Base fee	876.70	1,052.04	1,325.61	273.57
\$100,001 to \$500,000 (\$1325.61 for the first \$100,000 plus \$6.65 for each additional \$1,000 or fraction thereof, to and including \$500,000)	per \$1,000 value	4.40	5.28	6.65	1.37
\$500,001 to \$1,000,000 valuation	Base fee	2,636.70	3,164.04	3,985.61	821.57
\$500,001 to \$1,000,000 (\$3985.61 for the first \$500,000 plus \$5.82 for each additional \$1,000 or fraction thereof, to and including \$1,000,000)	per \$1,000 value	3.85	4.62	5.82	1.20
\$1,000,001 to \$10,000,000 valuation	Base fee	4,561.70	5,474.04	6,895.61	1,421.57
\$1,000,001 to \$10,000,000 (\$6895.61 for the first \$1,000,000 plus \$3.78 for each additional \$1,000 or fraction thereof, to and including \$10,000,000)	per \$1,000 value	2.50	3.00	3.78	0.78
\$10,000,000 and above valuation	Base fee	27,061.70	32,474.04	40,915.61	8,441.57
\$10,000,001 and Above (\$40915.61 for the first \$10,000,000 plus \$3.63 for each additional \$1,000 or fraction thereof, over \$10,000,001)	per \$1,000 value	2.40	2.88	3.63	0.75
Structural plans review fee	Percentage (%)			65% of building permit fee	N/A
State surcharge	Percentage (%)			12% of building permit fee	N/A
Fire and life safety plans review fee	Percentage (%)			40% of building permit fee	N/A
Seismic surcharge - plan review on essential structures	Percentage (%)			1% of structural permit	N/A
Address assignment fee (each address)	Each address	45.59	49.15	50.69	1.54
Review of sand management plan		160.76	160.76	165.79	5.03
Site inspection fee* (simple site)		163.81	163.81	168.93	5.12
Site inspection fee* (complex site**)		245.72	245.72	253.40	7.68
* Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with zoning code and conditions of approval resulting from a staff approved land use application (except Type 2 Pacific View and Limited Industrial projects, which shall be assessed the complex fee) Additional inspections at hourly staff rate, minimum of one hour.					
**: Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with zoning code and conditions of approval resulting from Planning Commission approved land use applications. Additional inspections at hourly staff rate, minimum of one hour.					
<i>Residential: Mechanical Fee Schedule - New construction, Additions, and Alterations</i>					
Air handling unit up to 10,000 cfm	Per appliance	28.60	34.32	43.24	8.92
Air handling unit 10,001 cfm and over	Per appliance	N/A	N/A	60.48	60.48
Air conditioner	Per appliance	28.60	34.32	43.24	8.92
Appliance or piece of equipment regulated by code, but not classified in other appliance categories	Per appliance	52.25	62.70	79.00	16.30
Attic or crawl space fans	Per appliance	40.00	48.00	60.48	12.48
Chimney, liner, flue, or vent	Per appliance	N/A	N/A	43.24	43.24

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Residential: Mechanical Fee Schedule - New construction, Additions, and Alterations, continued</i>					
Decorative gas fireplace	Per appliance	N/A	N/A	60.48	60.48
Ductwork only	Per appliance	N/A	N/A	43.24	43.24
Evaporative cooler other than portable	Per appliance	28.60	34.32	43.24	8.92
Heat pump	Per appliance	52.25	62.70	79.00	16.30
Floor furnace, including vent	Per appliance	N/A	N/A	43.24	43.24
Flue vent for water heater or gas fireplace	Per appliance	N/A	N/A	43.24	43.24
Furnace					
Up to 100,000 btu	Per appliance	40.00	48.00	60.48	12.48
Over 100,000 btu	Per appliance	47.00	56.40	71.06	14.66
Furnace or burner including duct work, Vent, or	Per appliance	N/A	N/A	43.24	43.24
Gas or wood fireplace, or Insert	Per appliance	N/A	N/A	120.96	120.96
Hydronic hot water system	Per appliance	N/A	N/A	43.24	43.24
Installation or relocation domestic/type incinerator	Per appliance	40.00	48.00	60.48	12.48
Suspended heater, recessed wall heater, or floor-mounted heater	Per appliance	N/A	N/A	60.48	60.48
Ventilation system not a portion of heating or air-conditioning system authorized by permit	Per appliance	28.60	34.32	43.24	8.92
Mini-split system	Per appliance	N/A	N/A	43.24	43.24
Clothes dryer exhaust	Per appliance	28.60	34.32	43.24	8.92
Hood serviced by mechanical exhaust, including ducts for hood	Per appliance	28.60	34.32	43.24	8.92
Oil tank & gas or diesel generators	Per appliance	N/A	N/A	36.04	36.04
Pool or spa heater or kiln	Per appliance	N/A	N/A	36.04	36.04
Range hood & other kitchen equipment	Per appliance	N/A	N/A	36.04	36.04
Repair, aiteration, or addition to mechanical appliance including installation of controls	Per appliance	N/A	N/A	43.24	43.24
Ventilation fan connected to a single duct	Per appliance	20.00	24.00	30.24	6.24
Water heater	Per appliance	N/A	N/A	43.24	43.24
Gas Piping: 1 to 4 outlets	Base fee	12.25	14.70	18.52	3.82
Additional outlets (each)	Per outlet	3.50	4.20	5.29	1.09
Wood & pellet stoves, including flue	Per appliance	28.60	34.32	43.24	8.92
Other heating & cooling	Per appliance	20.00	24.00	43.24	19.24
Other environment exhaust & ventilation	Per appliance	N/A	N/A	30.24	30.24
Other fuel appliance	Per appliance	N/A	N/A	60.48	60.48
Minimum fee	Minimum fee	76.40	91.68	115.52	23.84
Additional plan review (when applicable) - per hour	Min - One Hour	N/A	N/A	115.52	115.52
Reinspection	Per each	N/A	N/A	115.52	115.52
Each additional inspection, above allowable	Per each	N/A	N/A	115.52	115.52
Inspections for which no fee is specifically stated	Per each	N/A	N/A	115.52	115.52
Mechanical plan review	Percentage (%)			25% of mechanical permit fee	N/A
State surcharge	Percentage (%)			12% of mechanical permit fee	N/A
Inspections for which no fee is specifically stated	Per each	N/A	N/A	115.52	115.52

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Residential: Mechanical Fee Schedule - New construction, Additions, and Alterations, continued</i>					
Inspection outside of normal business hours	Per hour	N/A	N/A	150.00	150.00
Investigation fee - mechanical		See Structural Investigation Fees			
<i>Mechanical Fee Schedule: New Construction, Additions, or Alterations to Commercial, Multi-family, and Industrial Projects</i>					
\$1 to \$500 valuation (\$115 minimum fee)	Minimum Fee	76.40	91.68	115.00	23.32
\$501 to \$5,000 valuation	Base fee	76.40	91.68	115.00	23.32
\$501 to \$5,000 (\$115 for the first \$50,000 plus \$3.93 for each additional \$1,000 or fraction thereof, to and including \$5,000)	per \$100 value	2.60	3.12	3.93	0.81
\$5,001 to \$10,000 valuation	Base fee	193.40	232.08	292.37	60.29
\$5,001 to \$10,000 (\$292.37 for the first \$50,000 plus \$3.63 for each additional \$1,000 or fraction thereof, to and including \$10,000)	per \$1,000 value	2.40	2.88	3.63	0.75
\$10,001 to \$50,000 valuation	Base fee	205.40	246.48	310.52	64.04
\$10,001 to \$50,000 (\$310.52 for the first \$10,000 plus \$3.33 for each additional \$1,000 or fraction thereof, to and including \$50,000)	per \$1,000 value	2.20	2.64	3.33	0.69
\$50,001 to \$100,000 valuation	Base fee	293.40	352.08	443.72	91.64
\$50,001 to \$100,000 (\$443.72 for the first \$50,000 plus \$3.25 for each additional \$1,000 or fraction thereof, to and including \$100,000)	per \$1,000 value	2.15	2.58	3.25	0.67
\$100,001 and Over valuation	Base fee	400.90	481.08	606.22	125.14
\$100,001 and Over (\$606.22 for the first \$100,000 plus \$3.020 for each additional \$1,000 or fraction thereof)	per \$1,000 value	2.00	2.40	3.02	0.62
Mechanical plans review fee	Percentage (%)			25% of mechanical permit fee	N/A
Additional plan review (when applicable) - per hour	Min - One Hour			115.52	115.52
Reinspection	Per each			115.52	115.52
Each additional inspection, above allowable	Per each			115.52	115.52
Inspections for which no fee is specifically stated	Per each			115.52	115.52
State surcharge	Percentage (%)			12% of mechanical permit fee	N/A
Inspection outside of normal business hours	Per hour			150.00	150.00
Investigation fee - mechanical		See Structural Investigation Fees			

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
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Building Permits and Related Fees, continued

New one and two-family dwellings plumbing: includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages which include piping, downspouts, and perimeter system. Half-Bath counted as whole.

1 bathroom, 1 kitchen		365.00	438.00	532.90	94.90
2 bathrooms, 1 kitchen		548.00	657.60	800.08	142.48
3 bathrooms, 1 kitchen		639.00	766.80	932.94	166.14
Each additional bathroom > 3 - or - kitchen > 1		152.00	182.40	221.92	39.52
Each additional 100 ft or fraction thereof of site utilities - water, sewer, storm (which includes rain, footing, trench, and leach) - first 100 ft Included in bathroom/kitchen fee		-	-	92.23	92.23

All other residential additions, alterations; all multi-family, commercial, and industrial projects - plumbing permit fee schedule

Fixture or Item

Absorption valve	Per fixture	26.50	31.80	40.07	8.27
Back flow preventer	Per fixture	26.50	31.80	40.07	8.27
Backwater valve	Per fixture	26.50	31.80	40.07	8.27
Clothes washer	Per fixture	26.50	31.80	40.07	8.27
Dishwasher	Per fixture	26.50	31.80	40.07	8.27
Drinking fountain(s)	Per fixture	26.50	31.80	40.07	8.27
Ejectors & sump pump	Per fixture	26.50	31.80	40.07	8.27
Expansion tank	Per fixture	26.50	31.80	40.07	8.27
Fixture/sewer cap	Per fixture	26.50	31.80	40.07	8.27
Floor drains, floor sinks, and hub drains	Per fixture	26.50	31.80	40.07	8.27
Garbage disposal	Per fixture	26.50	31.80	40.07	8.27
Hose bib	Per fixture	26.50	31.80	40.07	8.27
Ice maker	Per fixture	26.50	31.80	40.07	8.27
Interceptor or grease trap	Per fixture	26.50	31.80	40.07	8.27
Primer(s)	Per fixture	26.50	31.80	40.07	8.27
Repiping & retrofit water supply	Per fixture	-	-	40.07	40.07
Roof drain (commercial)	Per fixture	26.50	31.80	40.07	8.27
Sinks, basins, and lavatories	Per fixture	26.50	31.80	40.07	8.27
Solar units (potable water)	Per item/unit	62.00	74.40	93.74	19.34
Sump	Per fixture	26.50	31.80	40.07	8.27
Swimming pool piping	Per fixture	-	-	40.07	40.07
Tub, shower, and shower pan	Per fixture	26.50	31.80	40.07	8.27
Urinal	Per fixture	26.50	31.80	40.07	8.27
Water closet	Per fixture	26.50	31.80	40.07	8.27
Water heater	Per fixture	26.50	31.80	40.07	8.27
Other potable water heating system	Per fixture	-	-	93.74	93.74
Other - plumbing	Per fixture	-	-	40.07	40.07

Interior mainline piping - same fee schedule as exterior piping

Premise Site Utilities

The fees for exterior lines are in addition to the other fees

Catch basin and area drain	Per fixture	27.35	32.82	40.58	7.76
Trench drain	Per fixture	40.00	48.00	60.48	12.48
Manufactured home utilities	Per space	65.00	78.00	98.28	20.28
Manholes	Per fixture	68.00	81.60	102.82	21.22

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Commercial and Non-New Residential Site Utilities</i>					
Storm water retention, detention or infiltration facility	Per item/unit	73.00	87.60	110.38	22.78
Sanitary sewer - first 100 feet	Per foot	81.00	97.20	122.47	25.27
Each additional 100 feet	Per foot	61.00	73.20	92.23	19.03
Storm sewer - first 100 feet	Per foot	81.00	97.20	122.47	25.27
Each additional 100 feet	Per foot	61.00	73.20	92.23	19.03
Water Service - first 100 feet	Per foot	81.00	97.20	122.47	25.27
Each additional 100 feet	Per foot	61.00	73.20	92.23	19.03
Manufactured home utilities	Per space	65.00	78.00	98.28	20.28
<i>Other Miscellaneous Plumbing Inspections and Fees</i>					
Reinspections	Per each	76.40	91.68	115.52	2.87
Each additional inspection, above allowable	Per each	-	-	115.52	115.52
Inspections for which no fee is specifically indicated (as required)	Per hour	76.40	91.68	115.52	23.84
Inspections outside normal business hours	Per hour	-	150.00	150.00	-
Investigation fee - plumbing	See Structural - Investigation Fee				
Minimum fee	Flat fee	76.40	91.68	115.52	2.87
Plumbing plan review (when applicable) - residential	Percentage of Plumbing Permit Fee	0.25	0.25	0.25	N/A
Plumbing plan review (when applicable) - commercial	Percentage of Plumbing Permit Fee	0.40	0.40	0.40	N/A
Additional plan review - (when applicable) - per hour	One hour minimum	-	91.68	115.52	2.87
State surcharge	Percentage of Plumbing Permit Fee	0.12	0.12	0.12	N/A
<i>Residential Fire Sprinklers</i>					
Square footage of area to be covered					
0 - 2,000 square feet	Flat fee	136.15	163.38	205.86	42.48
2,001 - 3,600 square feet	Flat fee	173.25	207.90	261.95	54.05
3,601 - 7,200 square feet	Flat fee	235.10	282.12	355.47	73.35
Greater than 7,200 square feet	Flat fee	297.00	356.40	449.06	92.66
<i>Commercial: Medical Gas Piping Systems - Plumbing Permit Fee Schedule (fee based on installation costs and system equipment including, but not limited to, inlets, outlets, fixtures, and appliances)</i>					
\$1 - \$500 valuation (\$115.52 Minimum Fee)	Flat fee	76.40	91.68	115.52	23.84
\$501 to \$2,000 valuation	Base fee	76.40	91.68	115.52	23.84
\$501 to \$2,000 (\$115.52 for the first \$500 plus \$7.56 for each additional \$100 or fraction thereof, to and including \$2,000)	per \$100 value	5.00	6.00	7.56	1.56
\$2,001 - \$25,000 valuation	Base fee	151.40	181.68	228.92	47.24

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Commercial: Medical Gas Piping Systems - Plumbing Permit Fee Schedule (fee based on installation costs and system equipment including, but not limited to, inlets, outlets, fixtures, and appliances), continued</i>					
\$2,001 to \$25,000 (\$228.92 for the first \$2,000 plus \$27.22 for each additional \$1,000 or fraction thereof, to and including \$25,000)	per \$1,000 value	18.00	21.60	27.22	5.62
\$25,001 - \$50,000 valuation	Base fee	565.40	678.48	854.98	176.50
\$25,001 to \$50,000 (\$854.98 for the first \$25,000 plus \$21.17 for each additional \$1,000 or fraction thereof, to and including \$50,000)	per \$1,000 value	14.00	16.80	21.17	4.37
\$50,001 - \$100,000 valuation	Base fee	915.40	1,098.48	1,384.08	285.60
\$50,001 to \$100,000 (\$1384.08 for the first \$50,000 plus \$13.61 for each additional \$1,000 or fraction thereof, to and including \$100,000)	per \$1,000 value	9.00	10.80	13.61	2.81
\$100,001 and Over valuation	Base fee	1,365.40	1,638.48	2,064.58	426.10
\$100,001 and Over (\$2064.58 for the first \$100,000 plus \$12.10 for each additional \$1,000)	per \$1,000 value	8.00	9.60	12.10	2.50
<i>Electrical Permit Fee Schedule</i>					
New Residential					
New 1 & 2 family-per-dwelling unit. Includes attached garage. Service included.					
1,000 square feet or less	Base fee	180.00	216.00	272.16	56.16
Each additional 500 square feet or portion thereof	per 500 sq. ft.	38.00	45.60	57.46	11.86
Limited energy install 1 & 2 family, when in conjunction with home wiring permit	Flat fee	38.00	45.60	57.46	11.86
Each manufactured home or modular dwelling service and/or feeder	Per Unit	103.00	123.60	155.74	32.14
New Multi-Family					
New multi-family construction: fee for largest unit calculated using square feet rate plus 50% of permit fee for each additional unit					
1,000 square feet or less	Base fee	-	216.00	272.16	56.16
Each additional 500 square feet or portion thereof	per 500 sq. ft.	-	45.60	57.46	11.86
Multi-family, new construction - limited energy system	Per floor	-	78.00	98.28	20.28
Multi-family, new construction - protective signaling	Per floor	-	78.00	98.28	20.28
Services or Feeders					
<i>Installation, Alteration, or Relocation</i>					
200 amps	Flat fee	103.00	123.60	155.74	32.14
201 to 400 amps	Flat fee	131.00	157.20	198.07	40.87
401 to 600 amps	Flat fee	175.00	210.00	264.60	54.60
601 to 1,000 amps	Flat fee	263.00	315.60	397.66	82.06
Over 1,000 or volts	Flat fee	480.00	576.00	725.76	149.76
Reconnect only	Flat fee	78.00	93.60	117.94	24.34

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Electrical Permit Fee Schedule, continued</i>					
Temporary Services or Feeders					
<i>Installation, Alteration, or Relocation</i>					
200 amps or less	Flat fee	76.00	91.20	114.91	23.71
201 amps to 400 amps	Flat fee	122.00	146.40	184.46	38.06
401 amps to 600 amps	Flat fee	152.00	182.40	229.82	47.42
Over 600 amps or 1,000 volts (see above)					
Branch Circuits					
<i>New, Alteration, or Relocation</i>					
a. Branch circuits with the purchase of service or feeder fee	Each	8.00	9.60	12.10	2.50
b. Branch circuits without the purchase of service or feeder fee					
First branch circuit	Each	77.00	92.40	116.42	24.02
Each additional branch circuit	Each	8.00	9.60	12.10	2.50
Miscellaneous					
<i>Service or feeder not included</i>					
Each pump or irrigation circle	Each	65.00	78.00	98.28	20.28
Each sign or outline lighting	Each	65.00	78.00	98.28	20.28
Signal circuit(s) or a limited energy panel alteration or extension	Per system	65.00	78.00	98.28	20.28
Swimming pool (including panel, circuits, and bonding)	Each	-	-	98.28	98.28
Renewable Energy					
Renewable energy for electrical systems: 5 kva or Less		-	91.20	114.91	23.71
Renewable energy for electrical systems: 5.01 kva - 15 kva		-	136.40	171.86	35.46
Renewable energy for electrical systems: 15.01 kva - 25 kva		-	182.40	229.82	47.42
Renewable energy: solar generation over 25 kva				\$229.82 for first 25 kva. \$6.75 per kva over 25 kva (Maximum Fee at 100 kvs or \$736.07)	
Renewable energy for wind systems: 25.01 kva - 50 kva		-	315.60	397.66	82.06
Renewable energy for wind systems: 50.01 kva - 100 kva		-	576.00	725.76	149.76
Master Permit Program Fees					
Application fee - one-time at initial application, renews annually as applicable	Each	100.00	105.80	126.00	20.20
Inspection fee - includes travel time, inspection, and report writing	Hourly	110.00	132.00	166.32	34.32
Electrical Plan Review Fees					
Plan review	% of Permit fee	25% of the permit fee	25% of the permit fee	25% of the permit fee	N/A

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Electrical Permit Fee Schedule, continued</i>					
Appeal Fees					
One and two-family dwellings	Per appeal	100.00	105.80	109.11	3.31
All other occupancies	Per appeal	200.00	211.59	218.21	6.62
Each appeal item over four (4)	Per appeal	50.00	52.90	54.55	1.65
 <i>Other Miscellaneous Electrical Inspections and Fees</i>					
Inspections outside normal business hours	Per hour	150.00	180.00	180.00	-
Reinspections	Each	75.00	90.00	113.40	23.40
Additional inspections above allowable	Each	75.00	90.00	113.40	23.40
Inspections for which no fee is specifically indicated (as required)	Per hour	110.00	132.00	166.32	34.32
Additional plan review (when applicable)	Per hour	55.00	66.00	110.88	44.88
Minimum fee - electrical	Per hour	-	-	110.88	110.88
 Electrical Permit Reinstatement Processing Fee					
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once. The renewal fee shall be equal to the amount required for a new permit.				Amount per Electrical Permit Schedule	N/A
 <i>Sign Fee Schedule</i>					
Illuminated (Electric) Signs					
<i>Fascia, freestanding, wall, marquee, projecting signs or reader boards with direct (neon), internal or changing image lighting, words or other electrical components.</i>					
Up to 20 square feet	Flat fee	135.22	143.06	147.53	4.47
Over 20 square feet and up to 40 square feet	Flat fee	168.26	178.01	183.58	5.57
Over 40 square feet and up to 60 square feet	Flat fee	194.06	205.31	211.73	6.42
Over 60 square feet and up to 80 square feet	Flat fee	212.64	224.97	232.01	7.04
Over 80 square feet and up to 100 square feet	Flat fee	232.26	245.72	253.40	7.68
Over 100 square feet and up to 120 square feet	Flat fee	258.06	273.02	281.56	8.54
Over 120 square feet and up to 140 square feet	Flat fee	271.48	287.22	296.20	8.98
 Non-Illuminated Signs					
<i>Fascia, freestanding, wall, marquee or projecting signs without direct or internal lighting or other electrical components.</i>					
Up to 20 square feet	Flat fee	104.57	110.63	114.09	3.46
Over 20 square feet and up to 40 square feet	Flat fee	144.30	152.66	157.43	4.77
Over 40 square feet and up to 60 square feet	Flat fee	170.45	180.33	185.97	5.64
Over 60 square feet and up to 80 square feet	Flat fee	176.76	187.01	192.86	5.85
Over 80 square feet and up to 100 square feet	Flat fee	182.99	193.60	199.65	6.05
Over 100 square feet and up to 120 square feet	Flat fee	196.59	207.99	214.49	6.50
Over 120 square feet and up to 140 square feet	Flat fee	202.85	214.61	221.32	6.71

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
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Building Permits and Related Fees, continued

Sign Fee Schedule, continued

Wall Painted Signs, Adhered Signs

These are based on the square footage, and shall be computed the same way as fee is charged for sign permits (i.e., vinyl, paper or similar material)

Additional Plan Review Fee

Plan review time - 1/2 hour (or less)	Flat fee	55.00	58.19	60.01	1.82
Plan review time - > than 1/2 hour	Hourly	105.00	111.09	114.56	3.47

Appeals and Adjustments

Appeal fees	Per appeal	202.60	214.34	221.04	6.70
Adjustment fees	Per adjustment	759.75	803.79	828.93	25.14

Re-Inspections or Inspections Outside of Normal Business Hours

Other inspections not specifically identified elsewhere	Hourly	76.40	91.68	94.55	2.87
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Investigation Fee For Commencement of Work Before Obtaining a Sign Permit

Equal to permit fee or the actual investigation costs per hour, whichever is greater, plus \$250.00	Hourly	105.00	111.09	114.56	3.47
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Permit Reinstatement Processing Fee

Fee for renewal of a permit that has expired shall be equal to the cost of a new permit	Amount for new permit			Amount per Sign Permit Schedule	N/A
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Structural Alteration

Structural alterations will be subject to a New Build Permit and a Plan Review Fee equal to 65% of the Building Permit Fee	Percentage (%)			Per Building Permit Fee Schedule	N/A
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Signs that Require a Building Permit are, but not limited to:

- Fascia signs over 400 pounds
- All projecting signs
- All freestanding signs over 6 feet in height
- All pitched roof signs

Temporary Banners

Registration of all banners must be made at the Building Department

Consultant Review

Applications or documents necessitating review from consultants (i.e., city attorney, Lighting consultant, etc.) shall be charged the consultant cost to the City. The City will bill the applicant for charges incurred as a pass-through charge.

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Manufactured Dwelling/RV Parks - Area Development Permit (ADP)</i>					
The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.					
<i>Manufactured Home Placement Permits</i>					
Manufactured home placement fee	Flat fee	475.50	570.60	718.96	148.36
Required \$30.00 flat State administrative fee, rate determined by the State	Flat fee	-	30.00	30.00	-
State surcharge	Percentage (%)			12% of Manufactured Home Placement Fee	N/A
Additional Fees That May Apply					
Address assignment fee (each address)	Each address	45.00	47.61	49.10	1.49
Review of sand management plan	Per plan	151.95	163.82	168.94	5.12
Inspection outside normal business hours	Hourly	76.40	91.68	180.00	88.32
Inspections for which no fee is specifically indicated	Hourly	76.40	91.68	115.52	23.84
Site inspection fee* (simple site) - new construction on simple site	Per inspection	151.95	160.76	165.79	5.03
Site inspection fee* (complex site**) - new construction on complex site	Per inspection	227.93	241.14	248.68	7.54
* Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with zoning code and conditions of approval resulting from a staff approved land use application (except Type 2 Pacific View and Limited Industrial projects, which shall be assessed the complex fee) Additional inspections at hourly staff rate, minimum of one hour.					
** Services are for planning review of initial building permit plan submittal and one site inspection to ensure compliance with zoning code and conditions of approval resulting from Planning Commission approved land use applications. Additional inspections at hourly staff rate, minimum of one hour.					
All accessory buildings or structures must be permitted separately -- See Structured Schedule by Valuation for Non-Dwelling Modular Placements					
Appeal Fee - Under Section 4-1-5-17 of FCC		512.00	541.68	558.62	16.94

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Solar Structural Permit</i>					
Separate electrical permit application could be required					
Solar permit: prescriptive path system - fee includes plan review	Flat fee	-	250.00	315.00	65.00
Solar permit: non-prescriptive path system	Flat fee				
State surcharge	Percentage (%)			12% of Permit Fee	N/A
<i>Miscellaneous Fees</i>					
Permit Reinstatement fee - to renew already expired permit, as eligible; subject to State surcharge- based on percentage of work remaining nearest to 25%, 50%, or 75% to complete the scope of work. If percentage remaining is > 75%, then a new permit application is required at full fee. (One permit reinstatement shall be allowed within 90 days of the expiration date. Anything past 90 days would not be eligible for renewal). See above for electrical reinstatement.				25%, 50%, 75%, New Permit + Surcharge	N/A
Permit extension fee: to extend expiration on active permit; not subject to State surcharge (first extension is free, maximum of three (3) extensions).	Flat fee	-	91.68	115.52	23.84
Copy fees - first five copies are free					
Black & White - 8.5"x11"	Each	-	-	0.30	0.30
Black & White - 11"x17"	Each	-	-	0.45	0.45
Color - 8.5"x11"	Each	-	-	0.80	0.80
Color - 11"x17"	Each	-	-	1.05	1.05
Returned check fee (NSF)	Each	-	-	38.25	38.25
Master plans - structural - setup fee (initial review at standard plan review rate)		-	-	150.00	150.00
Master plans - structural - second and subsequent reviews		-	-	50% of initial plan review fee	N/A
Seismic surcharge (commercial)- structural/mechanical - review required on all essential structures		-	-	1% of building permit fee	N/A
Refund processing fee - not subject to State surcharge	Flat fee	-	-	65.00	65.00
Expedited plan review fee - structural, in addition to standard plan review fees - plan review services outside of normal timeframes established, must be pre-approved, subject to availability and resources (one hour minimum)	Hourly	-	-	180.00	180.00

Community Development, continued

Fee Description	Unit	2023	2024	2025	Change
<i>Building Permits and Related Fees, continued</i>					
<i>Miscellaneous Fees, continued</i>					
Residential and non-residential structural temporary Certificate of Occupancy- 60 days	Flat fee	-	-	185.00	185.00
Residential and non-residential structural temporary Certificate of Occupancy - 60 day extension	Flat fee	-	-	115.52	115.52
Change of occupancy - without additional work done requiring a permit (no surcharge collected)	Flat fee	-	-	115.52	115.52
Technology fee for all applications, permits, and fees to support the maintenance, upgrade, and implementation of hardware and software to support permitting operations. Excludes all pass-through fees like construction excise and surcharges and is non-refundable.	Percentage (%)	-	-	3% of all Building Division Fees	N/A
File research	Hourly	Hourly (Staff billing rates) - 1/2 hour minimum			
Administrative fee for processing utility permits, system development charges, and deferrals associated with specialty permits	Percentage (%)	-	-	3% of the permit fee or charge	N/A
Administrative fee for processing non-remorseance agreements and private use of public right of way permits associated with specialty permits	Flat fee plus county recording costs	-	-	115.52	115.52
Community Development fee to cover the costs of operating the permit center, that provides customer information, planning and zoning, and utility review that are necessary prior to building plan review and are not covered under building plan review fees. Applies to all new residential and commercial structural permits and tenant infill.	Percentage (%)	-	-	2% of the permit fee or charge	N/A

Other City-Regulated Fees

Fee Description	Unit	2023	2024	2025	Change
<i>Taxi Rates</i>					
<i>River Cities Taxi</i>					
Minimum charge (meter drop)	Meter drop minimum fee	4.00	4.00	4.00	-
Mileage rate	Per mile	3.00	3.00	3.00	-
Increments (per 1/10)	Per .1 mile	0.30	0.30	0.30	-
Wait time (per hour)	Wait time/per hour	30.00	30.00	30.00	-
Extra charges (bikes/pets)	Per bike/pet	1.00	1.00	1.00	-
<i>Rhody Express Bus Fare Fee</i>					
Cash fare per one-way trip	Per one-way trip	1.00	1.00	1.00	-
Per day with transfers (utilizing a day pass)	Per day with transfers	2.00	2.00	2.00	-