

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2013-033

Establishing Fees and Charges for MCC Chapters 11.05 Land Use General Provisions, 11.15 Zoning, 11.45 Land Divisions, 37 Administration and Procedures, 38 Columbia River Gorge National Scenic Area; Repealing Resolution No. 2012-071

The Multnomah County Board of Commissioners Finds:

- a. On April 13, 2000, the Board adopted Ordinance No. 944 establishing land use fees by resolution.
- b. On June 7, 2012, the Board adopted Resolution No. 2012-071 establishing current land use fees and charges.
- c. Multnomah County has entered into intergovernmental agreements with the cities of Gresham, Portland, and Troutdale to provide planning services for areas outside those city limits and within the urban growth boundaries.
- d. The results of the Land Use Planning Division fee study conducted in 2012 show that revenue received from fees and charges is recovering approximately 25% of the Direct Cost of service. Fees for permit services should be increased incrementally to recover 100% of Direct Costs, and should be assessed for services that have in the past been provided free of charge. The goal of recovering revenue equal to Direct Cost should be initiated over the next four years, at the end of which permit costs and fee amounts should again be analyzed.
- e. All other County-imposed fees and charges established by Resolution No. 2012-071 are intended to remain in effect as set out below, and Resolution No. 2012-071 will be repealed.

The Multnomah County Board of Commissioners Resolves:

1. Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs, are set as follows:

Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017				
LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 Fee
Accessory Use Determination - Type 2	\$ 806	\$ 927	\$ 945	\$ 945
Administrative Decision by Planning Director- Type 2	\$ 958	\$ 1,102	\$ 1,267	\$ 1,457
Adjustment- Type 2	\$ 321	\$ 369	\$ 424	\$ 488
Administrative Modification of Conditions- Type 2	\$ 677	\$ 779	\$ 896	\$ 1,030
Address Assignment, Reassignment- Type 1	\$ 146	\$ 168	\$ 193	\$ 219
Agricultural Building Review- Type 1*	\$ 32	\$ 37	\$ 43	\$ 49
Alteration of Non-Conforming Use- Type 2	\$ 1,093	\$ 1,256	\$ 1,445	\$ 1,662
Building Permit Plan Check- Type 1	\$ 61	\$ 70	\$ 81	\$ 93
Community Service- Type 3	\$ 2,107	\$ 2,423	\$ 2,601	\$ 2,601
Conditional Use- Type 3	\$ 2,107	\$ 2,423	\$ 2,601	\$ 2,601
Design Review- Type 2	\$ 814	\$ 936	\$ 1,077	\$ 1,238

Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017

LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 Fee
Exception to CFU Setback/Safety Zone- Type 2	\$ 150	\$ 172	\$ 198	\$ 227
Floating Home Relocation Permit- Type 1	\$ 104	\$ 104	\$ 104	\$ 104
Floodplain Development- Type 1	\$ 403	\$ 409	\$ 409	\$ 409
Floodplain Development - 1 & 2 Family- Type 1	\$ 98	\$ 112	\$ 129	\$ 149
Forest Development Standards Type 2*	\$ 249	\$ 287	\$ 330	\$ 379
Grading and Erosion Control- Type 1	\$ 258	\$ 296	\$ 341	\$ 392
Health Hardship Permit Type 2	\$ 657	\$ 755	\$ 868	\$ 999
Health Hardship Permit Renewal- Type 2	\$ 109	\$ 126	\$ 144	\$ 166
Hillside Development- Type 2	\$ 637	\$ 733	\$ 843	\$ 969
Home Occupation Type B* - Type 2	\$ 256	\$ 294	\$ 338	\$ 389
Home Occupation Type C - Conditional Use- Type 3	\$ 980	\$ 1,127	\$ 1,296	\$ 1,490
Home Occupation Renewal - Type 2*	\$ 169	\$ 194	\$ 223	\$ 257
Land Division Category 1 up to 20 lots- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Land Division Category 3- Type 2	\$ 631	\$ 726	\$ 835	\$ 960
Land Division Category 4- Type 2	\$ 286	\$ 329	\$ 379	\$ 436
Land Use Compatibility Sign-off- Type 1	\$ 49	\$ 57	\$ 65	\$ 75
Lot Consolidation/Legalization- Type 1	\$ 170	\$ 196	\$ 225	\$ 259
Lot of Exception - Type 2	\$ 150	\$ 172	\$ 198	\$ 227
Lot of Record Type 2	\$ 715	\$ 823	\$ 946	\$ 1,088
Lot of Record- Type 1* - per hour charge (research fee)	\$ 47	\$ 54	\$ 62	\$ 72
Modification of Conditions of Hearing Officer -fee for original action				
New Forest Dwelling - Type 2	\$ 1,697	\$ 1,952	\$ 2,245	\$ 2,582
National Scenic Area Review- Type 2	\$ 817	\$ 939	\$ 1,080	\$ 1,242
National Scenic Area Conditional Use- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
National Scenic Area Review - Expedited- Type 2	\$ 115	\$ 132	\$ 152	\$ 175
National Scenic Area Minor Variance - Type 2*	\$ 723	\$ 831	\$ 956	\$ 1,099
Other Hearing Case- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Planned Development- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Property Line Adjustment - Type 2	\$ 702	\$ 807	\$ 928	\$ 1,067
Property Line Adjustment/Land Division Final- Type 1*	\$ 78	\$ 90	\$ 104	\$ 119
Regional Sanitary Landfill - Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Replat- Type 2	\$ 286	\$ 329	\$ 379	\$ 436
Road Rules Variance - Type 2*	\$ 428	\$ 492	\$ 565	\$ 650
Sign Permit- Type 1	\$ 35	\$ 40	\$ 46	\$ 52
Significant Environmental Concern (Type 1)*	\$ 191	\$ 219	\$ 252	\$ 290
Significant Environmental Concern- Type 2	\$ 815	\$ 938	\$ 1,078	\$ 1,240
Time Extension EFU- Type 1	\$ 417	\$ 456	\$ 456	\$ 456
Time Extension- Type 2	\$ 417	\$ 480	\$ 552	\$ 574
Temporary Permit- Type 2	\$ 217	\$ 250	\$ 287	\$ 331
Type 2 and Type 3 Notice*	\$ 105	\$ 121	\$ 139	\$ 159

Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017

LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 Fee
Type 2 Decision Appeal	\$ 250	\$ 250	\$ 250	\$ 250
Type 3 Hearing Re-notice*	\$ 45	\$ 52	\$ 60	\$ 69
Type 4 Action -deposit	\$ 2,107	\$ 2,423	\$ 2,787	\$ 3,204
Variance Type 2 Non-hearing	\$ 321	\$ 369	\$ 424	\$ 488
Variance Type 3 Hearing	\$ 693	\$ 797	\$ 917	\$ 1,055
Willamette River Greenway- Type 2	\$ 796	\$ 915	\$ 1,052	\$ 1,210
Wrecker License Renewal- Type 1	\$ 221	\$ 254	\$ 292	\$ 336
Zoning Code Interpretation- Type 2	\$ 958	\$ 1,102	\$ 1,267	\$ 1,457
Miscellaneous Charges				
Aerial Photograph (2006 fee \$6.40)	\$ 6	\$ 6	\$ 6	\$ 6
Inspection – Erosion Control incl MIP, HD, GEC- Type 1	\$ 82	\$ 82	\$ 82	\$ 82
Notice of Hearing Sign	\$ 12	\$ 13	\$ 15	\$ 17
Photocopies \$.30 per page	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Pre-Application Conference	\$ 496	\$ 570	\$ 655	\$ 754
Pre-Application Conference Type C Home Occupation	\$ 193	\$ 222	\$ 256	\$ 294
Pre-Filing Conference*	\$ 167	\$ 192	\$ 221	\$ 254
Recording of Hearing - \$30	\$ 30	\$ 30	\$ 30	\$ 30
Research/Records Request - per hour charge	\$ 47	\$ 54	\$ 62	\$ 72
Transportation Impact Analysis*	\$ 32	\$ 37	\$ 43	\$ 49
Withdrawal of Application before status letter is written	Full Refund	Full Refund	Full Refund	Full Refund
Withdrawal of Application after status letter written	\$ 189	\$ 217	\$ 249	\$ 287
Withdrawal of Application after hearing notice is mailed	No Refund	No Refund	No Refund	No Refund
Withdrawal of Appeal after hearing notice mailed	No Refund	No Refund	No Refund	No Refund

Notes

Fees with an asterisk * are proposed as new for FY 2014.

Fee for actions processed under a deposit are calculated using the current hourly rate.

2. Fees for planning services provided by the City of Troutdale under the Troutdale IGA are as set by the City of Troutdale.
3. Fees for planning services provided by the City of Gresham under the Gresham IGA are as set by the City of Gresham.
4. Fees for planning services provided by the City of Portland under the Portland IGA are set out in the attached Exhibit A.

5. Fees and charges for fiscal years 2014-15, 2015-16, and 2016-17 shall take effect on July 1 in each of those fiscal years unless amended by the Board of County Commissioners.
6. This Resolution takes effect and Resolution No. 2012-071 is repealed on July 1, 2013.

ADOPTED this 4th day of April, 2013.

BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON



Jeff Cogen, Chair

REVIEWED:

JENNY M. MORF, COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By  _____
Jed Tomkins, Assistant County Attorney

Exhibit A (for Services Provided by Portland under IGA)

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
LAND USE REVIEWS	Type	Amount
Adjustment Review (Type II)		
Residential Fences/Decks/Eaves	II	\$1,300
Existing House/Duplex	II	\$1,993
All Other Projects	II	\$2,616
Comprehensive Natural Resource Management Plan Review and Amendments		
Type I	I	\$2,096
Type II	II	\$4,884
Type III	III	\$12,601
Comprehensive Plan Map and With Zone Map Amendment		
Tier A -	III	\$11,630
<ul style="list-style-type: none"> a. Site abuts or is within 200 feet of property zoned the same as what is proposed. b. Site and ownership no larger than 5,000 square feet. c. No Environmental or Greenway Zoning on site, and d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed. 		
Tier B – Residential to Residential Upzoning	III	\$15,039
Tier C – All Other Proposals	III	\$20,308
Conditional Use		
Type I	I	\$2,777
Type II	II	\$3,459
Type II - Radio Frequency Facilities	II	\$7,154
Type III – New	III	\$12,539
Type III - Existing	III	\$5,884
Type III - Radio Frequency	III	\$15,630

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Design / Historic Review		
Type A – Signs only (if 2 or more signs are proposed, if any of them are larger than 20 sq. ft. the higher base fee must be paid. Then an additional \$100 for each additional sign, up to \$1,000 of additional charges.)	I, II or III	
Sign 20 sq ft. or smaller		\$900
Sign > 20 sq. ft.		\$1,300
Each additional sign		\$100 (maximum \$1,000) for signs
Type B – Radio Frequency/Wireless Facilities	I, II or III	\$4,600
Sites With an Existing House/Duplex		
Type C – exterior alterations to building or site with no change to existing footprint or exterior development area, and no change to stormwater facility, and no increase in floor area	I, II or III	\$0.03 of valuation minimum \$966 maximum \$5,066
Type D – exterior alterations to building or site with increase in building footprint floor area or impervious surface < 500 sq. ft.	I, II or III	\$0.03 of valuation minimum \$1,377 maximum \$5,177
Sites With Other Existing Development:		
Type E – including only changes to exterior of a building(s) with no increase in building footprint, floor area or impervious surface and no change to stormwater facility. Examples: windows; awnings; lighting; mechanical equipment, etc.	I, II or III	\$0.03 of valuation minimum \$1,300 maximum \$5,100
Each Sign		\$100 (maximum \$1,000) for signs
Type F - including only parking areas, fences/walls/gates; and/or changes to the exterior of a building(s) – with increase in building footprint, floor area or impervious surface < 500 sq. ft.	I, II or III	\$0.03 of valuation minimum \$1,454 maximum \$15,254
Each Sign		\$100 (maximum \$1,000) for signs
Type G – All other projects not described above	I, II or III	\$0.03 of valuation minimum \$1,878 maximum \$27,678
Each Sign		\$100 (maximum \$1,000) for signs
Modifications	n/a	\$900

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Environmental Review		
Resource Enhancement/Property Line Adjustment	I	\$1,530
Existing House/Duplex	II	\$2,683
All Other Projects	II	\$4,332
Environmental Review Protection Zone	III	\$6,275
Environmental Violation Review		
Type II required	II	\$3,541
Type III required	III	\$9,139
Undividable lot with existing single dwelling unit	III	\$5,217
Greenway		
Single-Dwelling Residential Projects Existing House/Duplex or Simple Non-Residential or Mixed Use	II	\$2,379
All Other. Projects	II	\$5,017
Historic Landmark designation or removal		
Individual properties	III	\$3,973
Multiple Properties or districts	III	\$4,774
Historic Landmark Demolition Review	IV	\$7,250
Home Occupation Permit		
Initial Permit		\$147
Annual Renewal		\$147
Late charge for delinquent permits		\$5.95 per month
Impact Mitigation Plan	II	\$4,925
Amendment (Minor)		
Implementation	II	\$4,925
New/Amendment (Major)	III	\$23,201
Amendment (Use)	III	\$7,651
Land Division Review		
Type I	I	\$6,009 + \$250 per lot plus \$1,200 if new street
Type IIx	IIx	\$7,217 + \$250 per lot plus \$1,200 if new street

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Type III	III	\$10,577 + \$250 per lot plus \$1,200 if new street
2-3 lot Land Division with Concurrent Environmental Review	III	\$8,693 + \$400 per lot plus \$2,000 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$12,157 + \$400 per lot plus \$2,000 if new street
Land Division Amendment Review		
Type I	I	\$2,012
Type IIx	IIx	\$2,766
Type III	III	\$8,903
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review	
If preliminary with Type I with no street		\$2,662
If preliminary was Type I or IIx with a street		\$4,096
If preliminary was Type Iix with no street		\$3,982
If preliminary was Type III		\$6,329
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	\$275
Lot Consolidation	I	\$1,466
Master Plan Minor Amendments to Master Plans	II	\$7,424
New Master Plans or Major Amendments to Master Plans	III	\$14,901
Non-conforming Situation Review	II	\$4,697
Non-conforming Status Review	II	\$2,254
Planned Development Review Type IIx	IIx	\$5,683
Type III	III	\$9,159
Planned Development Amendment / Planned Unit Development Amendment Type IIx	IIx	\$2,931
Type III	III	\$8,747
Statewide Planning Goal Exception	III	\$30,663

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:		
Tree Preservation Violation Review		
Type II	II	\$2,768
Type III	III	\$7,487
Tree Review		
Type II	II	\$2,766
Zoning Map Amendment	III	\$7,917
Other Unassigned Reviews	I	\$2,624
Type I		
Type II / IIx	II / IIx	\$3,076
Type III	III	\$7,523
EARLY ASSISTANCE SERVICES		
Appointment for Early Land Use Assistance		
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning, or other Design, Environmental or Greenway review		\$512
Design Advice Request		\$2,400
Early Zoning Standards Review		
One and Two-Family Dwellings		\$200
All Other Development		\$450
Hourly Rate for Land Use Services		\$141
Pre-Application Conference		\$2,363
Remedial Action Exempt Review – Conference		\$618
OTHER PLANNING SERVICES		
Additional Copies of Recording Documents		\$15
Appeals		
Type II / IIx		\$250
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge
Type III		50% of Bureau of Development Services application fee (Maximum \$5,000)
Demolition Delay Review		\$230

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
DMV New/Renewal	\$65
Expedited Industrial Lands Review	\$7,350
Expert Outside Consultation (above base fee)	\$110 per hour
Inspections	
Design/Historic (charged at time of Plan Review; as required by Land Use Conditions)	\$200
Environmental (charged at time of Plan Review for any work in an Environmental Zone)	\$100
Landscaping (charged at time of Plan Review; as required by Land Use Conditions)	\$100
Tree Inspection (charged at time of Plan Review for all lots/sites with a Tree Preservation Plan)	\$200
Lot Confirmation	
Sites Without Buildings	\$675
Sites With House(s) or Duplex(es)	\$733
Sites With Other Development	\$733
Mural Permit Fee	\$263
Structural Plan Review Fee Required for all murals with elements weighing more than 7 pounds per square inch, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule	\$142
Plan Check	Maximum number of allowable checksheets: 2. Any additional checksheets will be charged at the rate of \$175 per checksheet
Commercial and Residential	\$2.02 per \$1,000 valuation \$95 minimum
Community Design Standards Plan Check	\$0.0075 of valuation (add to base fee)
Environmental Plan Check	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$150
Radio Frequency Facilities Plan Check (flat fee)	\$675

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:									
Property Line Adjustment									
Sites Without Buildings	\$950								
Sites With House(s) or Duplex(es)	\$983								
Sites With Other Development	\$983								
Remedial Action Exempt Review									
Simple	\$2,908								
Complex	\$4,837								
Renotification Fee – Any Review	\$493								
Transcripts	Actual cost								
Zoning Confirmation									
Tier A (Bank Letter, Land Use Compatibility Statements, ODOT Outdoor Advertising Sign Permit)	\$250								
Tier B (Zoning Development Analysis, Non-conforming Standard Evidence, Non-conforming Upgrades Option 2 Notice of Use Determination)	\$850								
<p>Zoning Inspection Fee Applies to all new construction and any other permit requiring Planning/Zoning approval.</p> <table> <tr> <td>For 1 & 2 family dwellings</td> <td>\$104</td> </tr> <tr> <td>For commercial and all other</td> <td>20% of the building permit or \$104 whichever is greater</td> </tr> </table> <p>Zoning Permit Fee - Fee for ensuring conformance of zoning code standards.</p> <table> <tr> <td>For 1 & 2 family dwellings</td> <td>\$41</td> </tr> <tr> <td>For commercial and all other</td> <td>Fee is based on the project valuation and the commercial building permit fee table, plus 65% plan review/process fee. Minimum commercial zoning permit fee is \$132.</td> </tr> </table>		For 1 & 2 family dwellings	\$104	For commercial and all other	20% of the building permit or \$104 whichever is greater	For 1 & 2 family dwellings	\$41	For commercial and all other	Fee is based on the project valuation and the commercial building permit fee table, plus 65% plan review/process fee. Minimum commercial zoning permit fee is \$132.
For 1 & 2 family dwellings	\$104								
For commercial and all other	20% of the building permit or \$104 whichever is greater								
For 1 & 2 family dwellings	\$41								
For commercial and all other	Fee is based on the project valuation and the commercial building permit fee table, plus 65% plan review/process fee. Minimum commercial zoning permit fee is \$132.								
SITE DEVELOPMENT FEES - Bureau of Development Services									
Applies to Residential Projects:									
Residential Site Review and Inspection Fee for Simple Sites:									
Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.									
New Construction	\$525								
Additions, alterations, garages and carports	\$219								
Decks, fences and demolitions	\$160								

Land Use Planning Fees for Portland Services under IGA Are Set as Follows:	
Residential Site Review and Inspection Fee for Complex Sites: Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.	
New Construction	\$690
Additions, alterations, garages and carports	\$345
Decks, fences and demolitions	\$239

Applies to Commercial, Development Review, and Site Development Projects:	
Erosion Control Fees	
Commercial, Development Review and Site Development Permits:	
Located in an Environmental Zone:	Base fee (up to one acre) \$592 plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) \$396 plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)	\$35 for the first 100 feet of line. \$26 for each additional 100 feet of line, or portion thereof.
Exterior Alterations and Additions	
Located in an Environmental Zone:	Base fee (up to one acre) \$231 plus, \$38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) \$153 plus, \$38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
Applies to Commercial, Residential and Site Development Projects:	
Clearing Fee For vegetation removal only with no other permitted activity.	
5,000 square feet to 1 acre	\$90
Over 1 acre	\$90 plus \$16 per additional acre or fraction of an acre
Clearing with Tree Cutting Fee For vegetation removal only with no other permitted activity. (on slopes over 10% gradient)	
2,500 square feet – 1 acre	\$130
1 acre and up	\$130 plus \$44 per additional acre or fraction of an acre

Applies to Site Development Permits Only:			
Site Development Permit Fee			
Applies to site work when no building permit is issued, including grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.			
Total Value of Construction Work to be Performed:			
\$1	-	\$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501	-	\$2,000	\$95.00 for the first \$500 plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001	-	\$25,000	\$131.60 for the first \$2,000 plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001	-	\$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001	-	\$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,0001		and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof
*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.			
Site Development Plan Review Fee			
For the original submittal		65% of the permit fee Maximum number of allowable checksheets: 2. Any additional checksheets will be charged at the rate of \$175 per checksheet.	
For value-added revisions:		65% of the additional permit fee (based on the additional valuation)	
For all other reviews:		Plan review time ½ hour or less: \$71 Plan review time greater than ½ hour: \$142 per hour or fraction of an hour	
Applies to Commercial, Residential, Development Review and Site Development Projects:			
Miscellaneous Fees			
Additional Plan Review Fee			
For changes, additions, or revisions to approved plans.			
For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring and private streets			
Plan review time ½ hour or less		\$71	
Plan review time greater than ½ hour		\$142 per hour or fraction thereof	

Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee For commencement of work before obtaining a permit.	Equal to the permit fee
Limited Site Development Consultation Fee For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites. The meeting will be limited to two City staff members. Fee for each additional staff in attendance.	\$284 \$152
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction or hour Minimum - \$142
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 one half the amount required for a new permit. Minimum fee - \$95
Reinspection Fee When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	\$97 per inspection

Sign, Awning Permit and Registration:	
Illuminated (electric) Signs	
Fascia, freestanding or projecting signs with direct (neon), internal or changing image lighting or other electrical components.	
Up to 20 square feet	\$200
Over 20 square feet and up to 40 square feet	\$247
Over 40 square feet and up to 60 square feet	\$286
Over 60 square feet and up to 80 square feet	\$313
Over 80 square feet and up to 100 square feet	\$342
Over 100 square feet and up to 120 square feet	\$381
Over 120 square feet and up to 140 square feet	\$400
Over 140 square feet and up to 160 square feet	\$419
Over 160 square feet and up to 180 square feet	\$439
Over 180 square feet	\$457
Non-illuminated Signs	
Fascia, freestanding or projecting signs without direct or internal lighting or other electrical components.	
Up to 20 square feet	\$153
Over 20 square feet and up to 40 square feet	\$210

Over 40 square feet and up to 60 square feet	\$247
Over 60 square feet and up to 80 square feet	\$258
Over 80 square feet and up to 100 square feet	\$266
Over 100 square feet and up to 120 square feet	\$286
Over 120 square feet and up to 140 square feet	\$296
Over 140 square feet and up to 160 square feet	\$313
Over 160 square feet and up to 180 square feet	\$342
Over 180 square feet	\$363
Wall painted or adhered signs (i.e. vinyl, paper or similar material)	\$0.99 per square foot Minimum Fee -\$32
Additional Plan Review Fee	
Charged for changes, additions or revisions to approved plans and for review of proposed "pre-approved" structural designs.	Plan review time 1/2 hour or less: \$71. Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Alternate methods appeal fees - Chapter 32.44	
Per appeal	\$245
Awnings	
Awnings without signs	\$8.48 per linear foot of awning
Sign and awning combinations	Awning fee plus \$1.42 per square foot of sign area
Signs added to existing awning	Fee as required for non-illuminated sign
Early Assistance for Sign Permits	
Early assistance sign code meeting	\$71
Fee for each additional staff in attendance	\$84
Inspections Outside of Normal Business Hours	
	\$194 per hour or fraction of hour Minimum - \$194
Investigation Fee	
For commencement of work before obtaining a permit.	
Signs and awnings	Equal to the permit fee
Other Inspections Not Specifically Identified Elsewhere	
	\$142 per hour or fraction of hour Minimum - \$142
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 one half the amount required for a new permit. Minimum Fee - \$95

Portable Signs (A-Board) Registration	\$68 for 1 year \$124 for 2 years \$222 for 4 years \$685 one-time fee
Reinspection Fee	\$97 per inspection
Structural Alteration to Existing Sign	Same fee as for new sign
Structural Plan Review Fee	
Required for: Fascia signs over 400 pounds	65% of the permit fee
All projecting signs	Minimum fee - \$142
All freestanding signs over 6 feet in height	
All pitched roof signs	
All awnings	
Temporary Balloon Registration	\$32
Maximum of once, per lot, per calendar year	
Temporary Banner Registration	\$32 per month
Maximum of six (6) months, per lot, per calendar year	
Temporary Fascia or Temporary Freestanding Sign Registration	
Per Sign	\$67 per year