

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

**RESOLUTION NO. \_\_\_\_\_**

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by Resolution No. 2012-071 are intended to remain in effect as set out below, and Resolution No. 2012-071 will be repealed.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:

<b>Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2017</b>				
<b>LUP Fee Service</b>	<b>Fiscal Yr 2013-14 Fee</b>	<b>Fiscal Yr 2014-15 Fee</b>	<b>Fiscal Yr 2015-16 Fee</b>	<b>Fiscal Yr 2016-17 Fee</b>
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

<b>LUP Fee Service</b>	<b>Fiscal Yr 2013-14 Fee</b>	<b>Fiscal Yr 2014-15 Fee</b>	<b>Fiscal Yr 2015-16 Fee</b>	<b>Fiscal Yr 2016-17 Fee</b>
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

<b>LUP Fee Service</b>	<b>Fiscal Yr 2013-14 Fee</b>	<b>Fiscal Yr 2014-15 Fee</b>	<b>Fiscal Yr 2015-16 Fee</b>	<b>Fiscal Yr 2016-17 Fee</b>
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
<b>Miscellaneous Charges</b>				
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
<b>Notes</b>				
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 4<sup>th</sup> day of April, 2013.

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jeff Cogen, Chair

REVIEWED:

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

By 

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Jed Tomkins, Assistant County Attorney

**Exhibit A (for Services Provided by Portland under IGA)**

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

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
<b>Design / Historic Review</b>		
<b>Type A – Signs only</b> (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
<b>Type B – Radio Frequency/Wireless Facilities</b>	I, II or III	\$4,600
<b>Sites With an Existing House/Duplex</b>		
<b>Type C</b> – 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
<b>Type D</b> – 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
<b>Sites With Other Existing Development:</b>		
<b>Type E</b> – 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
<b>Type F</b> - 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
<b>Type G</b> – 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
<b>Modifications</b>	n/a	\$900

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

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
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
<b>Land Division Amendment Review</b>		
Type I	I	\$2,012
Type IIx	IIx	\$2,766
Type III	III	\$8,903
<b>Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)</b>	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
<b>Additional Review of Final Plat</b> A fee will be charged for each review after the second review	n/a	\$275
<b>Lot Consolidation</b>	I	\$1,466
<b>Master Plan</b> Minor Amendments to Master Plans	II	\$7,424
New Master Plans or Major Amendments to Master Plans	III	\$14,901
<b>Non-conforming Situation Review</b>	II	\$4,697
<b>Non-conforming Status Review</b>	II	\$2,254
<b>Planned Development Review</b> Type IIx	IIx	\$5,683
Type III	III	\$9,159
<b>Planned Development Amendment / Planned Unit Development Amendment</b> Type IIx	IIx	\$2,931
Type III	III	\$8,747
<b>Statewide Planning Goal Exception</b>	III	\$30,663



<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
<b>Tree Preservation Violation Review</b>		
Type II	II	\$2,768
Type III	III	\$7,487
<b>Tree Review</b>		
Type II	II	\$2,766
<b>Zoning Map Amendment</b>	III	\$7,917
<b>Other Unassigned Reviews</b>	I	\$2,624
Type I		
Type II / IIx	II / IIx	\$3,076
Type III	III	\$7,523
<b>EARLY ASSISTANCE SERVICES</b>		
<b>Appointment for Early Land Use Assistance</b>		
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning, or other Design, Environmental or Greenway review		\$512
<b>Design Advice Request</b>		\$2,400
<b>Early Zoning Standards Review</b>		
One and Two-Family Dwellings		\$200
All Other Development		\$450
<b>Hourly Rate for Land Use Services</b>		\$141
<b>Pre-Application Conference</b>		\$2,363
<b>Remedial Action Exempt Review – Conference</b>		\$618
<b>OTHER PLANNING SERVICES</b>		
<b>Additional Copies of Recording Documents</b>		\$15
<b>Appeals</b>		
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)
<b>Demolition Delay Review</b>		\$230

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>DMV New/Renewal</b>	\$65
<b>Expedited Industrial Lands Review</b>	\$7,350
<b>Expert Outside Consultation (above base fee)</b>	\$110 per hour
<b>Inspections</b>	
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
<b>Lot Confirmation</b>	
Sites Without Buildings	\$675
Sites With House(s) or Duplex(es)	\$733
Sites With Other Development	\$733
<b>Mural Permit Fee</b>	\$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
<b>Plan Check</b>	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

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>		
<b>Property Line Adjustment</b>		
Sites Without Buildings		\$950
Sites With House(s) or Duplex(es)		\$983
Sites With Other Development		\$983
<b>Remedial Action Exempt Review</b>		
<b>Simple</b>		\$2,908
<b>Complex</b>		\$4,837
<b>Renotification Fee – Any Review</b>		\$493
<b>Transcripts</b>		Actual cost
<b>Zoning Confirmation</b>		
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
<b>Zoning Inspection Fee Applies</b> to all new construction and any other permit requiring Planning/Zoning approval. For 1 & 2 family dwellings                                 \$104 For commercial and all other                                 20% of the building permit or \$104 whichever is greater		
<b>Zoning Permit Fee -</b> Fee for ensuring conformance of zoning code standards. 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.		
<b>SITE DEVELOPMENT FEES - Bureau of Development Services</b>		
<b>Applies to Residential Projects:</b>		
<b>Residential Site Review and Inspection Fee for Simple Sites:</b>		
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

<b>Land Use Planning Fees for Portland Services under IGA Are Set as Follows:</b>	
<b>Residential Site Review and Inspection Fee for Complex Sites:</b> 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

<b>Applies to Commercial, Development Review, and Site Development Projects:</b>	
<b>Erosion Control Fees</b>	
<b>Commercial, Development Review and Site Development Permits:</b>	
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.)
<b>Exterior Utility Lines</b> (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.
<b>Exterior Alterations and Additions</b>	
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.)
<b>Applies to Commercial, Residential and Site Development Projects:</b>	
<b>Clearing Fee</b> 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
<b>Clearing with Tree Cutting Fee</b> 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

<b>Applies to Site Development Permits Only:</b>			
<b>Site Development Permit Fee</b>			
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.			
<b>Site Development Plan Review Fee</b>			
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
<b>Applies to Commercial, Residential, Development Review and Site Development Projects:</b>			
<b>Miscellaneous Fees</b>			
<b>Additional Plan Review Fee</b>			
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

<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b> For commencement of work before obtaining a permit.	Equal to the permit fee
<b>Limited Site Development Consultation Fee</b> 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
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction or hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b> 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
<b>Reinspection Fee</b> 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:**

<b>Illuminated (electric) Signs</b>	
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
<b>Non-illuminated Signs</b>	
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
<b>Additional Plan Review Fee</b>	
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
<b>Alternate methods appeal fees - Chapter 32.44</b>	
Per appeal	\$245
<b>Awnings</b>	
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
<b>Early Assistance for Sign Permits</b>	
Early assistance sign code meeting	\$71
Fee for each additional staff in attendance	\$84
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of hour Minimum - \$194
<b>Investigation Fee</b>	
For commencement of work before obtaining a permit.	
Signs and awnings	Equal to the permit fee
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b>	
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

<b>Portable Signs (A-Board) Registration</b>	
	\$68 for 1 year
	\$124 for 2 years
	\$222 for 4 years
	\$685 one-time fee
<b>Reinspection Fee</b>	\$97 per inspection
<b>Structural Alteration to Existing Sign</b>	Same fee as for new sign
<b>Structural Plan Review Fee</b>	
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	
<b>Temporary Balloon Registration</b>	\$32
Maximum of once, per lot, per calendar year	
<b>Temporary Banner Registration</b>	\$32 per month
Maximum of six (6) months, per lot, per calendar	
year	
<b>Temporary Fascia or Temporary Freestanding Sign Registration</b>	
Per Sign	\$67 per year