

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

Land Use Fee Schedule

Effective: July 1, 2016

Columbia County Board of Commissioners ♦ Board Order No.

♦ Adopted: 6/29/16

FEE DESCRIPTION	FEE
Administrative Resource Dwelling/Facility	1229
Template Test	104
Agricultural/Equine Building Exemption (includes septic review fee)	255
Appeal: Administrative Decision Planning Commission Decision	271
Code Compliance Investigation Fee <small>Applied to Land Use Application required to correct a confirmed Land Use Code violation.</small>	111
Conditional Use Permit	1229
Comprehensive Plan	
Map Amendment	2179
Text Amendment	4223
Design Review	
Type 1 - Administrative Review	
\$0 - \$50,000 (valuation)	342
\$50,001 - \$500,000	481
\$500,000+	614
Final Site Inspection	68
Type 2 - Planning Commission Review	
\$0 - \$50,000 (valuation)	614
\$50,001 - \$500,000	951
\$500,001 - \$1,000,000	2041
\$1,000,001 - \$5,000,000	4089
\$5,000,001+	8178
Final Site Inspection	114
Determination of Similar Use	575
Development Agreement	544
Extension Request	25% of Original
Floodplain Development Permit	173
Floodway Alteration	342
Home Occupation - Type 1 Review	346
Home Occupation - Type 2 Review	1229
Lot of Record Verification	189
Marijuana Operation Permit	1229

Modification of Prior Approval	80% of Original
Non-Conforming Use	684
Partition Preliminary Plat	1361
Final Plat	151
Planning Compliance Review / Permit Release / Land Use Compatibility	63
Pre-app Meeting	
W/O Goal Exception	62
W Goal Exception	114
Property Line Adjustment	
With Notice	544
Without Notice	271
Septic Development Review	50
Rebuild Letter	37
Referral of Administrative Action	271
Resource Dwelling Review	823
Road Naming	202
Rural Addressing Assignment	43
Stormwater/Erosion Control Plan Conceptual Plan by Applicant (Partitions-SF/Duplex)	101
Preliminary Plan Certified by Engineer (As Required by Ord.)	101
Final Plat Certified by Engineer (As Required by Ord.)	101
Subdivisions	
Preliminary Plat	1497
Plus per lot	88
Final Plat	150
Plus per lot	18
Temporary Permit	481
Renewal	271
Removal Deposit	575
Variances	1229
Zoning Ordinance	
Map Amendment	2041
Text Amendment	3919

COLUMBIA COUNTY ON-SITE SEWAGE PROGRAM FEE SCHEDULE¹

Effective: July 1, 2016

FEE TYPE	FEES	FEE TYPE	FEES
LOT EVALUATIONS		PUMP OR DOSING SIPHON FEE²	\$56
New Site Evaluation-per lot	\$735	TANK ABANDONMENT FEE	\$62
Site Evaluation Reinstatement	\$202	PERMIT RENEWAL, REINSTATEMENT OR TRANSFER	
PERMITS		No Site-Visit	\$256
Standard	\$1,035	Site-Visit	\$591
Alternative Treatment Tech.	\$1,504	AUTHORIZATION NOTICE (AN)	
Capping Fill	\$1,504	No Site-Visit	\$261
Disposal Trenches in Saprolite	\$1,035	Site-Visit (required for all systems over 10 yrs.)	\$460
Gray Water Disposal Sump	\$464	Hardship Renewal - No Site-Visit	\$174
Holding Tank Installation	\$750	Hardship Renewal - Site-Visit	\$378
Pressure Distribution	\$1,504	EXISTING SYSTEM EVALUATION	\$585
Redundant	\$1,504	EXISTING SYSTEM RECORD REVIEW³	\$50
Sand Filter	\$1,504	ATT ANNUAL REPORT	\$62
Steep Slope	\$1,035	HOLDING TANK ANNUAL REPORT	\$37
Tile Dewatering	\$1,504	INSPECTIONS	
REPAIRS		Holding Tank System Inspection	\$390
Minor Repair	\$384	Alternative System Inspection	\$529
Major Repair	\$710	Reinspection Fee ⁴	\$100**
ALTERATION		Special Field Investigation - Per hour ⁵	\$75
Minor Alteration	\$356	Pumper Truck inspection - Each truck	\$126
Major Alteration	\$1,016	COMPLIANCE INVESTIGATIVE*	\$104
NOTE: FOR ALL COMMERCIAL PROJECTS, THE FOLLOWING ADDITIONAL FEES ARE APPLICABLE			
PLAN REVIEW FEE:		Commercial : 600-1,000 gpd	\$335
		- each 500 gpd above 1,000 up to 2,500	\$56

¹ A \$100 DEQ Surcharge (increase from \$60 to \$100 effective January 2, 2014) is included in each fee unless otherwise noted. Fees are NON-REFUNDABLE, unless the applicant withdraws the application before any field work or other substantial review of the application has been done. DEQ surcharge fees are **not** refundable.

² Not applicable on Sand Filter, ATT and Pressure Dist. permits. No DEQ surcharge fee.

³ For onsite sign off of an existing system in conjunction with a proposed accessory structure, exterior addition, bedroom addition not requiring AN, partitioning, PLA, or other special requested record review process.

⁴ At the discretion of the Agent, the permittee may be assessed a reinspection fee (no surcharge fee) when a Pre-Cover Inspection Correction Notice requires correction of improper construction and, at a subsequent inspection, the Agent finds system construction deficiencies have not been corrected. The Agent may elect not to make further Pre-Cover inspections until the re-inspection fee is paid. **1st Time \$100; 2nd Time \$250.

⁵ Minimum of 1 hour will be charged. After the 1st hour, fees will be prorated in 15 min. increments.

* This fee cannot be waived.

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
PHONE (503) 397-1501 FAX (503) 366-3902

STRUCTURAL PERMIT FEES

Fees Effective: July 1, 2016

Planning Release.....\$ 63.00
(If Planning sign-off is required)

Fees based on valuation are subject to 12% State Surcharge....

There is a MINIMUM structural permit fee of....\$104.00

Total Valuation:

Up to \$2,000.....\$104.00

\$2,001 to \$4,000.....\$104.00 for first \$2,000, plus \$3.42 for ea. additional \$1,000, or fraction thereof

\$4,001 to \$7,000..... \$110.84 for first \$4,000, plus \$11.73 for ea. additional \$1,000 or fraction thereof

\$7,001 to \$25,000.....\$146.03 for first \$7,000, plus \$10.94 for ea. additional \$1,000 or fraction thereof,
to and including \$25,000

\$25,001 to \$50,000..... \$342.95 for first \$25,000, plus \$8.59 for ea. additional \$1,000 or fraction thereof,
to and including \$50,000

\$50,001 to \$100,000 \$557.70 for the first \$50,000, plus \$5.73 for ea. additional \$1,000 or fraction
thereof, to and including \$100,000

\$100,001 and up.....\$844.20 for first \$100,000, plus \$4.78 for ea. additional \$1,000 or fraction thereof

Foot notes to this table (other inspections and fees):

1. Inspections outside of normal business hours (Minimum charge-two hours).....\$104.00 per hour
2. Re-inspection fees for incomplete work (Minimum Charge-one hour).....\$104.00 per hour
3. Inspection fees for which no fee is specifically indicated (Minimum charge-one hour)....\$104.00 per hour
4. Plan review fee..... 75%... of structural fee
5. Additional plan review required by changes, additions or revisions to approved plans....\$104.00 per hour
6. For use of outside consultants for plan review and inspections, or both..... per hour** (Actual hourly cost)
7. Fire life safety plan review (if required).....40%.....of structural fee
8. Demolition permits, use valuation for building and plan review fees.....(minimum fee \$104.00)
9. Swimming pools, spas and hot tubs, use valuation for building and plan review fees.....(minimum fee \$104.00)
10. Permit investigation fee (per HB 2978).....\$104.00 per hour

** The total cost to the jurisdiction. This cost shall include supervision, overhead, hourly wages and fringe benefits of the employee(s) involved. Actual costs shall include administrative and overhead costs.

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

COURTHOUSE
ST. HELENS, OREGON 97051
PHONE (503) 397-1501 FAX (503) 366-3902

Effective Date: July 1, 2016

PLUMBING PERMIT FEES

The following fees shall be charged a 12% state surcharge:

1 & 2 Family Dwellings:

A.	1 bathroom house (new construction).....	\$403.00
B.	2 bathroom house (new construction).....	524.00
C.	3 bathroom house (new construction).....	693.00
D.	Bathroom (each Additional) (new construction).....	95.00
E.	Water service (first 100 feet *).....	46.00
F.	Sanitary & storm water service each (first 100 feet*).....	46.00
G.	Minor installation (per fixture) including additions, remodels.....	23.00
H.	Special equipment or DWV alteration.....	63.00
I.	Add'l 100' or part thereof (water, sanitary & storm sewer).....	35.00

* New Construction is excluded from the 1st 100 feet.

Manufactured Dwellings and Prefabricated Structures

A.	Connection to existing drain, sewer & water (initial instal.).....	\$ 63.00
B.	New sanitary and storm sewer.....	46.00
C.	New water service.....	46.00
D.	Add'l 100' or part thereof (water, sanitary & storm sewer).....	35.00

RV and Manufactured Dwelling Parks

A.	Base fee (includes 5 or less spaces).....	\$307.00
B.	6-19 spaces (base fee plus cost per space).....	52.00
C.	20 or more spaces (base fee plus cost per space).....	35.00
D.	Structures & storm sewer systems (per fixture).....	23.00

Commercial, Industrial and Dwellings other than 1 & 2 Family

A.	3 or less fixtures.....	\$ 93.00
B.	Base fee (includes 4 to 10 fixtures).....	199.00
C.	11 or more fixtures (base fee plus cost per fixture).....	23.00
D.	Water service (first 100 feet).....	63.00
E.	Building sanitary sewer (first 100 feet).....	63.00
F.	Building storm sewer (first 100 feet).....	63.00
G.	Add'l 100' or part thereof (water or sewer).....	35.00

Miscellaneous Fees

A.	Reinspection.....	104.00
B.	Specially requested inspections (per hour).....	104.00/hr

SUBTOTALS:

(a)	Enter total of above fees (minimum permit fee \$104).....	\$104.00
(b)	Enter 12 % Surcharge (.12 x total on line (a))	_____
(c)	Plan review (commercial, if required),...35% of line (a)	_____

TOTAL FEES (Subtotals (a) + (b) + (c))	\$
---	-----------

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
 COURTHOUSE
 ST. HELENS, OREGON 97051
 PHONE (503) 397-1501 FAX (503) 366-3902

MECHANICAL PERMIT FEES
Fees Effective: July 1, 2016

Gas Test: 1-4 outlets *(if applicable)*.....**\$ 4.33**

Appliance Fees: *(Electrical appliances may require electrical permit.)*

Air Conditioning/Air Handling Unit.....	11.97
Bath Fan (# of fans: _____).....	5.87 ea
BBQ (gas).....	11.97
Cadet Heater.....	11.97
*Dryer (gas).....	8.28
Dryer Vent.....	5.87
Fireplace (all types).....	11.97
Furnace / Ducts Work.....	11.97
Heat Pump (electric).....	11.97
*Range or Cook Top (gas).....	11.97
Range Hood / Vent.....	8.28
**Water Heater (gas).....	8.28
Woodstove.....	11.97

IF THE ABOVE FEES TOTAL LESS THAN \$104.00, a minimum fee of \$104.00 applies.

Unless otherwise noted, fees apply to both gas and electric appliances and include piping.

State 12% Surcharge *(applies to all of above)* _____

Plan Review Fee *(if required)* _____

TOTAL FEES	\$
-------------------	-----------

*Mechanical permit not required to install electric dryer or electric range/cook top.

**Mechanical permit not required to install electric water heater, but a Plumbing permit is required for gas and electric water heaters

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
PHONE (503) 397-1501 FAX (503) 366-3902

COMMERCIAL MECHANICAL PERMIT FEES

Fees Effective: July 1, 2016

The following fees subject to 12% State Surcharge....

There is a **MINIMUM** mechanical permit fee of **\$104.00**

Total Valuation:

\$1.00 to \$2,000.....	\$104.00
\$2,001 to \$4,000.....	\$104.00 for first \$2,000, plus \$3.42 for ea. additional \$1,000, or fraction thereof
\$4,001 to \$7,000.....	\$110.84 for first \$4,000, plus \$11.73 for ea. additional \$1,000, or fraction thereof
\$7,001 to \$25,000.....	\$146.03 for the first \$7,000, plus \$10.94 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 to \$50,000	\$342.95 for the first \$25,000, plus \$8.59 each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 to \$100,000	\$557.70 for the first \$50,000, plus \$5.73 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$844.20 for the first \$100,000, plus \$4.78 for each additional \$1,000 or fraction thereof.

Other Inspections And Fees:

1. Inspection outside of normal business hours(minimum charge–two hours).....\$104.00 per hour
2. Reinspection fees.....\$104.00 per hour
3. Inspections for which no fee is specifically indicated.....\$104.00 per hour
4. Plan review fee.....35% of permit fee
5. Additional plan review required by changes, additions or revisions to approved plans(min–one half hour).....\$104.00 per hour
6. Fire life safety plan review(if required).....50% of permit fee
7. Phased construction.....\$150.00 application fee. In addition, the plan review fee will be increased in an amount equal to 10% of mechanical permit fee calculated using the value of the particular phase of the project, not to exceed additional \$1500.00 per phase.
8. Deferred submittals65% of valuation of deferred portion of work. This is in addition to total project plan review fee.

Columbia County
Land Development Services
230 Strand Street
St Helens, Or 97051
Phone(503)397-1501 Fax(503)366-3902

ELECTRICAL PERMIT FEES
Effective July 1, 2016

	<i>New Fees</i>
1. New residential—single or multifamily per unit dwelling unit. Service included:	
1,000 square feet or less	\$153.00
Each additional 500 square feet or portion thereof	27.00
Limited energy.....	37.00
Each manufactured home or modular dwelling service or feeder	83.00
2. Services or feeders—installation, alteration:	
200 amps or less	\$102.00
201 amps to 400 amps	120.00
401 amps to 600 amps	202.00
601 amps to 1,000 amps	265.00
Over 1,000 amps or volts	609.00
Reconnect only.....	83.00
3. Temporary services or feeders—installation, alteration or relocation:	
200 amps or less	98.00
201 amps to 400 amps	130.00
401 amps to 600 amps	171.00
601 amps to over 1,000 amps see services and feeders above.....	295.00
4. Branch circuits: new, alteration or extension per panel:	
a. The fee for branch circuits with purchase of service or feeder	
Each branch circuit	\$5.40
b. The fee for branch circuits without purchase of a service or feeder fee	
First branch circuit	\$ 69.00
Each additional branch circuit	5.40
5. Miscellaneous (service or feeder not included):	
Well pump or irrigation system	\$ 81.00
Each sign or outside lighting.....	81.00
Commercial limited energy panel, alteration or extension	81.00
Septic pump and alarm.....	81.00
Special Inspection.....	104.00
Ground Grid.....	104.00
5 KVA or Less.....	84.00
5.01 to 15 KVA.....	99.00
15.01 to 25 KVA.....	166.00
25.01 to 50 KVA.....	216.00
50.01 to 100 KVA.....	498.00
6. Each additional inspection over the allowable in any of the above, per inspection	\$104.00

25% PLAN REVIEW FEE (if required)

12% STATE SURCHARGE IS NOT INCLUDED IN ABOVE FEES

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
ST. HELENS, OREGON 97051
PHONE (503) 397-1501 FAX (503) 366-3902

**MOVABLE COMMERCIAL INSTALLATION
PERMIT FEES**

FEES EFFECTIVE: July 1, 2016

Planning Release Fee.....\$ **63.00**

The following fees shall be charged a 12% state surcharge:

Installation of unit.....**215.00**

Connection water service.....**63.00**

Connection to sewer or holding tank.....**63.00**

Plan review ****47.00**

State 12% Surcharge.....**40.92**

SITING PERMIT FEE	\$491.92
--------------------------	-----------------

**** Plans for anchoring are required**

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
 COURTHOUSE
 ST. HELENS, OREGON 97051
 PHONE (503) 397-1501 FAX (503) 366-3902

MANUFACTURED DWELLING INSTALLATION PERMIT FEES

Fees Effective Date: July 1, 2016

Planning Release Fee.....\$63.00

The following fees shall be charged a 12% state surcharge:

Installation of home/s:

Single Wide.....\$210.00

Double Wide.....\$279.00

Triple Wide.....\$373.00

New or relocated septic & storm sewer40.00.....46.00

New or relocated water service.....46.00

Connection to drain, sewer & water.....61.00

State Code Development.....30.00

SITING PERMIT FEE	\$
--------------------------	-----------

RUNNERS / CONCRETE SLAB*

If the applicant is going to construct runners or a slab, the following fees (permit fee + surcharge) shall be added to the siting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs and materials) and are charged as follows:

<u>Valuation</u>	<u>Permit Fee</u>	<u>12% State Surcharge</u>
\$1.00 - \$2,000	\$104.00	\$12.48
\$2,001 - \$4,000	110.84	\$13.30
\$4,001 - \$7,000	\$146.03	\$17.52
\$7,001 - \$8,000	\$156.97	\$18.84
\$8,001 - \$9,000	\$167.91	\$20.15
\$9,001 - \$10,000	\$178.85	\$21.46
\$10,001 - \$11,000	\$189.79	\$22.77
\$11,001 - \$12,000	\$200.73	\$24.09
\$12,001 - \$13,000	\$211.67	\$25.40
\$13,001 - \$14,000	\$222.61	\$26.71

*Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the Oregon Manufactured Dwelling Standards for installation.

**COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES**

COURTHOUSE
ST. HELENS, OREGON 97051
PHONE (503) 397-1501 FAX (503) 366-3902

MISCELLANEOUS FEES

Effective: **July 1, 2016**

Building Valuation Data - Residential*

Single Family Dwellings	\$112.65/square foot
Basements (finished & unfinished)	\$112.65/square foot
Garages (wood or steel frame)	\$44.63/square foot
Carpports	\$22.32/square foot
Pole Buildings (with or without concrete floor)	\$22.32/square foot
Decks (permit needed if deck, no matter of size, is 30" above grade at any place)	\$22.32/square foot
Covered	\$22.32/square foot
Covered Patio Awning	\$22.32/square foot
Covered Porch (concrete)	\$22.32/square foot
Fences (permit needed if fence is over 7' high)	Go by valuation

Miscellaneous Fees

Temporary Storage of Mobile Home.....\$179.48

(This permit ONLY for 6 month period)

Change of Use/Change of Occupancy.....\$179.48

The following break down of fees are how above permits are calculated:

 Planning Release fee.....\$ 63.00

 Permit fee (minimum).....104.00

 12% Surcharge..... 12.48

 \$179.48

Extension Request.....\$ 51.00

 Temporary Occupancy.....\$115.00

 Roofing Permit (Residential)*.....\$116.48

** Required when replacing the sheathing or other structural members, to determine new loads imposed on roof. If just the shingles are being replaced, no permit is needed. There can be no more than 2 layers of shingles.*

 Roofing Permit (Commercial)**.....Fee based on valuation

***Permit required for commercial.*

 Demolition of Commercial Structure.....Fee based on structural fee schedule

 Demolition of Residential Structure.....\$167.00

 Agricultural Building/Equine Building Exemption.....\$255.00

 Temporary While Building.....\$104.00

 Refund Processing Fee.....\$ 16.00

* Building valuation date is determined by using the most recent published valuation data published by the International Code Council (ICC)

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
Phone (503) 397-1501 FAX (503) 366-3902

GRADE & FILL PERMIT FEES

Effective: July 1, 2016

OFFICE PLAN REVIEW / FIELD REVIEW FEES

50 cubic yards or less	No Fee
51 to 100 cubic yards\$ 51.75
101 to 1,000 cubic yards64.69
1,001 to 10,000 cubic yards*77.63
10,001 to 100,000 cubic yards	\$77.63 for the first 10,000 cubic yards, plus \$27.38 for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	\$324.05 for the first 100,000 cubic yards, plus \$14.81 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	\$472.15 for the first 200,000 cubic yards, plus \$8.10 for each additional 10,000 cubic yards or fraction thereof.

**Plans must be engineered if over 5,000 cubic yards*

PERMIT FEES

50 cubic yards\$26.23
51 to 100 cubic yards\$41.40
101 to 1,000 cubic yards	\$41.40 for the first 100 cubic yards plus \$19.55 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$217.35 for the first 1,000 cubic yards plus \$16.20 for each additional 1,000 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$363.15 for the first 10,000 cubic yards plus \$73.76 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$1,026.99 for the first 100,000 cubic yards plus \$40.80 for each additional 10,000 cubic yards or fraction thereof.