



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
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LUT CURRENT PLANNING FEE SCHEDULE FOR FY 2023-2024

per R&O 23-39 (adopted 6/27/23)

(For all applications submitted between July 1, 2023 and June 30, 2024)

POLICIES RELATING TO FEES: Determining the Correct Fee. The appropriate fees for Type I, II or III requests for the Rural area are listed on pages two and three and for the Urban area on pages four and five under the heading, "Application Fee". For Category A, B and C applications, refer to the Type I, II and III columns, respectively. The Final Approval fees for Type I and Type II applications are listed in the second column of each procedure type. For Type III procedures, the Final Approval fee (if required) is the same as identified in the Final Approval column for the corresponding Type II procedure. Some land use requests require surcharges, which are listed on page six. Engineering deposits, when required, are separate charges.

1. **Development Review Valuations.** Development Review fees are based on the total cost of all on-site improvements, including buildings, landscaping (and irrigation), paving (includes hard surfaced storm drainage and private streets), and required open space; not included are land costs, administrative and professional fees and other governmental fees. Development review fee applies to commercial, industrial, institutional, and capital improvement projects, but not residential projects.
2. **Fees Due.** Unless otherwise specified by the Code, all fees are due at the time of application or appeal of a land use decision. Failure to submit the required fee with an application, reconsideration or notice of appeal, including return of checks unpaid or other failure of consideration, may be a jurisdictional defect. All fees shall be rounded off to the nearest whole number.
3. **Fee Waivers.** The Department of Land Use and Transportation may waive fees otherwise required under Current Planning (Development Services), with the exception of applications that will result in land divisions. Any individual who believes that he/she cannot pay the fees required may make application for a waiver. A waiver may be allowed only when the individual applying for a fee waiver is both an applicant and owner of the property that is the subject of the application fee. The individual must also be a non-corporate entity. The request must be submitted in writing with supporting documentation, including a certification from the U.S. Department of Housing and Urban Development demonstrating family income that is at or below the low-income figure adjusted for household size. Meeting the family income requirement alone does not entitle an individual to a fee waiver. The Director may require additional evidence and consider other factors that are relevant to assessing an individual's ability to pay including but not limited to the value of assets owned by the applicant, the value of the property that is the subject of the application fee, and the potential for additional income from the development of that property. The Director shall waive a fee under this section upon a determination that the applicant is unable to pay the fee, based on meeting the low-income standard, and considering assets and income potential if applicable.
4. **Fee Refunds.** In cases of withdrawal of an application, refunds of fees may be made, less the costs incurred by the County, as determined by the Director. If a subsequent appeal is filed, a new fee is required. If an applicant withdraws an application after an appeal of the decision is filed and the appeal fee is refunded to the appellant, then the original applicant is responsible for reimbursing the County for costs incurred in processing the appeal.
5. **Fee Changes.** To the extent the fees are not a legislative matter under the County Charter, the fees may be amended by Resolution and Order of the Board of County Commissioners. Fee amounts listed in this schedule which are specified or mandated by state or Federal rule, regulation, or statute are subject to change without further or additional County Board of Commissioners approval.

NOTE: There is an \$125 OWRD (Oregon Water Resources Department) surcharge on all RURAL Applications
(except Temporary Health Hardship Renewals, Home Occupation Permit Renewals, and Final Approvals)

RURAL

RURAL APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Accessory Structure in EFC District	974	-	3530	-	-	-
Adjustment to reduce any dimensional standard or minimum lot area (Formerly Hardship Relief)	-	-	3083	-	-	-
Agricultural Dwelling			6567	1187		
Commencement of Development	789	-	2814	-	-	-
Development Review (\$0 - 250,000)	963	-	4251	516	-	-
Development Review (\$250,001 - 500,000)	1964	-	8667	1055	-	-
Development Review (\$500,001 - 2,500,000)	4704	-	12975	1449	-	-
Development Review (\$2,500,001 +)	7458	-	21579	2028	-	-
Director's Interpretation (Deposit on Cost)	-	-	2354	-	-	-
Dwelling in District "B"	-	-	2112	-	-	-
Dwelling in the EFC District	2246	-	5402	-	-	-
Expansion of All Special Uses	-	-	4781	-	7662	-
Extension	789	-	3083	-	-	-
Farm Stand in EFU or AF-20	-	-	1028	-	-	-
Flood Plain/Drainage Hazard Alteration	1571	-	5672	-	7906	-
Grading Permit	395	-	3083	-	-	-
Grading Permit Exemption	395	-	-	-	-	-
Historic/Cultural Use	No Charge	-	4374	-	7075	-
Home Occupation	557	-	3083	-	6194	-
Home Occupation Renewal (Renewals are exempt from OWRD surcharge)	257	-	933	-	-	-
Land Divisions (2-10 lots)	-	-	9534	1793	-	-
Land Divisions (11+ lots)	-	-	12975	2652	-	-
Lot Area Variance (outside the UGB)	-	-	5672	-	-	-
Marginal Lands	-	-	6567	-	-	-
Minor Revision to Preliminary Land Division Approval	1571	-	3083	-	-	-
Miscellaneous	789	-	3083	-	6194	-
Modification and/or Removal of Condition(s)	-	-	3083	-	6194	-
Non-Conforming Use (Alteration or Expansion)	-	-	6536	-	-	-

RURAL APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Non-Conforming Use (Dwelling Expansion/Replacement)	1119	-	4167	-	-	-
Non-Conforming Use (Determination only)	-	-	2942	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	8264	-	-	-
Non-Farm Dwelling	-	-	-	-	9175	1244
Property Line Adjustment	789	-	3083	-	-	-
Quarries (Initial request)	-	-	11847	1364	-	-
Quarries (Review of Conditions)	-	-	6536	-	7662	-
Replacement Dwellings in AF-20/EFU (Section 430-8) includes Alteration and Restoration	1119	-	4167	-	-	-
Replacement Dwellings in EFC (Section 430-8) includes Alteration and Restoration	1688	-	4581	-	-	-
Review of Condition(s) (All others except Quarries)	-	-	5235	-	7662	-
Special Use *Impact Analysis Required*	-	-	10827	-	11486	-
Special Use *No Impact Analysis Required*	-	-	6536	-	8551	-
Temporary Health Hardship	-	-	2112	-	-	-
Temporary Health Hardship Renewal (Renewals are exempt from OWRD surcharge)	-	-	815	-	-	-
Temporary Use	395	-	2222	-	-	-
Variance	-	-	-	-	6180	-
Vested Rights	-	-	-	-	7657	-
Wetland Enhancement/Mitigation	-	-	5672	1244	-	-
Winery/Cidery/Brewery Event License (Ord 864) 1st 6 days	1125	-	-	-	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					



NOTE: There is an \$125 OWRD (Oregon Water Resources Department) surcharge on all RURAL Applications (except Temporary Health Hardship Renewals, Home Occupation Permit Renewals, and Final Approvals)

URBAN

URBAN APPLICATIONS		TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL	
Access Management Plan	-	-	6441	-	-	-	-
Accessory Dwelling Unit	2405	-	-	-	-	-	-
Adjustment to reduce any dimensional standard or minimum lot area (Formerly Hardship Relief)	-	-	3870	-	-	-	-
Commencement of Development	1178	-	3870	-	-	-	-
Deferral of Public Facilities	-	-	4304	-	-	-	-
Development Review (Single Family Dwelling)	1121	-	4304	789	-	-	-
Development Review (Middle Housing SB 458)	1121						
Development Review (\$0 -50,000)	1571	209	7308	1290	-	-	-
Development Review (\$50,001 - 200,000)	1964	246	9455	1490	-	-	-
Development Review (\$200,001 - 500,000)	2751	300	11598	1721	-	-	-
Development Review (\$500,001 - 2,500,000)	4704	497	18495	2583	-	-	-
Development Review (\$2,500,001 - \$10,000,000)	7458	789	30107	3014	-	-	-
Development Review (\$10,000,001 - \$25,000,000)	8765	960	35486	3534	-	-	-
Development Review (\$25,000,001 - \$100,000,000)	-	-	55523	5418	-	-	-
Development Review (\$100,000,001 +)	-	-	83492	8351	-	-	-
Director’s Interpretation – Deposit on Cost	-	-	2354	-	-	-	-
Dwelling in District “B”	-	-	3686	-	-	-	-
Extension (See Ordinance 757)	1157	-	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration	1571	-	5583	-	7906	-	-
Historic/Cultural Resource	-	-	3870	-	6733	-	-
Home Occupation	1859	-	3215	-	-	-	-
Home Occupation Renewal	257	-	933	-	-	-	-
* Land Division/Flag Lot creation and Infill projects	+ 825 surcharge						
* Land Division Final Approval for Phased Projects (based on # of lots/units per phase)							
			Deposit on Cost:				
Land Division, Expedited Middle Housing (See SB 458)	-	-	11847	2673	-	-	-
Land Div., Multi -Fam., Manuf. Dwellings (2-10)	-	-	16608	2673	-	-	-
Land Div., Multi -Fam., Manuf. Dwellings (11-50)	-	-	24198	3761	-	-	-
Land Div., Multi -Fam., Manuf. Dwellings (51-100)	-	-	40313	5375	-	-	-

URBAN APPLICATIONS		TYPE I		TYPE II		TYPE III	
		APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Land Div., Multi -Fam., Manuf. Dwellings	(101-300)	-	-	72561	8882	-	-
Land Div., Multi -Fam., Manuf. Dwellings	(301 +)	-	-	142548	13463	-	-
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)		789	-	-	-	-	-
Middle Housing Sidewalk Exemption (Ord 885; HB2001)		-	-	1428	-	-	-
Minor Revision to Preliminary Land Division Approval		1571	-	4304	-	-	-
Miscellaneous		1178	-	4304	-	7029	-
Modification and/or Removal of Condition(s)		-	-	4304	-	7029	-
Modifications of Standards Through Site Analysis		789	-	-	-	-	-
Non-Conforming Use		1175	-	5583	-	-	-
Property Line Adjustment (Flag Lot Only - Type II)		789	-	4304	-	-	-
Quarries (Initial Request)		-	-	12755	1290	-	-
Quarries (Review of Conditions)		-	-	6441	1290	7906	-
Review of Condition(s) (All others except Quarries)		-	-	5583	-	7906	-
Solar Access Permit		-	-	4304	-	-	-
Special Use		1178	-	5583	-	7906	-
Temporary Health Hardship Dwelling		-	-	3065	-	-	-
Temporary Health Hardship Dwelling Renewal		-	-	815	-	-	-
Temporary Use		395	-	3215	-	-	-
Tree Removal Permit		395	-	4304	-	-	-
Variance		-	-	-	-	5968	-
Vested Right		-	-	-	-	5968	-
Wetland Enhancement		-	-	5583	1290	-	-
Withdrawal of Application (\$100 minimum)		Fee refund less costs incurred by County - \$100 minimum					
Public Records Request		Cost - ORS 192.324					



APPEAL FEES		
Development Compliance Appeals to Hearings Officer	Type I	4086 (deposit on cost) This appeal fee is not limited by ORS
	Type II Rural	250 Limited by ORS 215.416(11)(b)
	Type II Urban	250 Limited by ORS 215.416(11)(b)
Appeals to Board of County Commissioners - All Urban		3237
Transportation Development Tax Appeal Fee		5847

APPLICATION SURCHARGES & ASSOCIATED FEES		
Pre-application Conference		825
Expedited Review - Land Divisions		4325
Flag Lot creation and Infill projects - surcharge		825
Custom Mailing List (other jurisdiction/other than Neigh Mtg req per CDC 203-3)		83
Reconsideration of Type I Decision		395
Remand/Reconsideration From LUBA		4086 (deposit on cost)
Natural Resource Analysis by Specialist		909 Flat rate fee for additional analysis of Goal 5 Natural Resources
Rural Development Review surcharge OWRD (Oregon Water Resources Dept)		125 (n/a Temp Health Hardship Renewal/Home Occ Renewal/Final Approval)
Rural Impact Test		1494
Sight Distance Evaluation		324
Template Test		165
Transportation Report (>=500 A.D.T.) and Type I Development		696
Transportation Report Type II to Type III		4086 (deposit on cost) unless initiated by department
Traffic Impact Statement		728
Planned Development or TOD (10 units or less, \$200,000 or less)		Type II – 4964, Type III – 6995 (deposit on cost)
Planned Development or TOD (more than 10 units, over \$200,000)		Type II – 9929, Type III – 10256 (deposit on cost)
Engineering Development Application Fee – at Cost (R&O 17-67) (NOTE: An application that is both a partition or subdivision and development review will only be charged the highest fee: i.e., \$305)		185 First 1.5 hour of staff time (Urban Partitions/Type II Minor Revisions) 305 First 2.5 hours (Subdivisions &/or Development Review, Type II & III) Additional time charged at cost on all items above.
Measure 49: Initial building permit/land development application		11757
DEVELOPMENT COMPLIANCE FEES		
Building Permit Review Fee:	(<\$75,000 value)	113
	(\$75,000 - 500,000)	792
	(>\$500,000)	1175
Re-Review of Site Plan		275 When site plan is returned to Current Planning for addt'l review.
DMV Review (License Renewal)		102
DMV Review (New Business)		240
Flood Plain Elevation		182
Flood Plain Determination (Site Inspection)		275
OLCC Review (License Renewal)		20 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review (New Business)		137 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Change in ownership, location, or privilege		65 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Land Use Compatibility Statement (LUCS)		182
Sign Permits (all)		186