


WASHINGTON COUNTY

Dept. of Land Use & Transportation
 Planning and Development Services
 Current Planning
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FEE SCHEDULE FOR FY 2018-2019
FOR LUT CURRENT PLANNING per R&O 18-63
 (For all applications submitted on or after July 1, 2018)

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 on a fee waiver form as provided by the Department and include a certification demonstrating family income that is at or below the low income figure adjusted for household size which is obtained from the U.S. Department of Housing and Urban Development. 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.

NOTE: There is a \$68 Groundwater Study 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	217	-	468	-	-	-
Agricultural Dwelling			3296	652		
Alteration/Restoration in EFU, EFC, AF-20 (§430-8)	217	-	1116	-	-	-
Commencement of Development	433	-	1547	-	-	-
Development Review (\$0 - 250,000)	529	-	2133	284	-	-
Development Review (\$250,001 - 500,000)	1079	-	4350	580	-	-
Development Review (\$500,001 - 2,500,000)	2586	-	6512	796	-	-
Development Review (\$2,500,001 +)	4100	-	10830	1114	-	-
Director's Interpretation	-	-	804	-	-	-
Dwelling in District "B"	-	-	1060	-	-	-
Dwelling in the EFC District	1234	-	2711	-	-	-
Expansion of All Special Uses	-	-	2628	-	5905	-
Extension (Type I is "Misc" on adopted fee schedule)	433	-	1547	-	-	-
Farm Stand in EFU or AF-20	-	-	516	-	-	-
Flood Plain/Drainage Hazard Alteration	864	-	2847	-	-	-
Grading Permit	217	-	1547	-	-	-
Grading Permit Exemption	217	-	-	-	-	-
Hardship Relief Variance	-	-	1547	-	-	-
Historic/Cultural Use	No Charge	-	2195	-	5452	-
Home Occupation	306	-	1547	-	4773	-
Home Occupation Renewal	141	-	468	-	-	-
Land Divisions (2-10 lots)	-	-	4785	899	-	-
Land Divisions (11+ lots)	-	-	6512	1330	-	-
Lot Area Variance	-	-	2847	-	-	-
Marginal Lands	-	-	3296	-	-	-
Minor Revision to Preliminary Land Division Approval	864	-	1547	-	-	-
Miscellaneous	433	-	1547	-	4773	-
Modification and/or Removal of Condition(s)	-	-	1547	-	4773	-
Non-Conforming Use (Alteration or Expansion)	-	-	3280	-	-	-
Non-Conforming Use (Dwelling Expansion/Replacement)	615	-	2091	-	-	-

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 (Determination only)	-	-	1476	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	4148	-	-	-
Non-Farm Dwelling	-	-	-	-	7070	684
Property Line Adjustment	433	-	1547	-	-	-
Quarries (Initial request)	-	-	6512	684	-	-
Quarries (Review)	-	-	3280	-	-	-
Replacement Dwellings in AF-20/EFU (Section 430-8)	615	-	2091	-	-	-
Replacement Dwellings in EFC (Section 430-8)	928	-	2299	-	-	-
Review of Condition(s)	-	-	2628	-	5905	-
Special Use Impact Analysis Required	-	-	5434	-	8850	-
Special Use No Impact Analysis Required	-	-	3280	-	6589	-
Temporary Health Hardship	-	-	1060	-	-	-
Temporary Health Hardship Renewal	-	-	448	-	-	-
Temporary Use	217	-	1114	-	-	-
Variance	-	-	-	-	4763	-
Vested Rights	-	-	-	-	5900	-
Wetland Enhancement/Mitigation	-	-	2847	684	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					



NOTE: There is a \$68 Groundwater Study 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	-	-	3233	-	-	-
Accessory Dwelling Unit	616	-	-	-	-	-
Commencement of Development	648	-	1942	-	-	-
Deferral of Public Facilities	-	-	2160	-	-	-
Development Review (Single Family Dwelling)	616	-	2160	433	-	-
Development Review (\$0 -50,000)	864	114	3668	648	-	-
Development Review (\$50,001 - 200,000)	1079	135	4746	748	-	-
Development Review (\$200,001 - 500,000)	1512	165	5821	864	-	-
Development Review (\$500,001 - 2,500,000)	2586	273	9283	1296	-	-
Development Review (\$2,500,001 - \$10,000,000)	4100	433	15110	1512	-	-
Development Review (\$10,000,001 - \$25,000,000)	4818	528	17810	1774	-	-
Development Review (\$25,000,001 - \$100,000,000)	-	-	27868	2720	-	-
Development Review (\$100,000,001 +)	-	-	41906	4191	-	-
Director's Interpretation	-	-	804	-	-	-
Dwelling in District "B"	-	-	1850	-	-	-
Extension (See Ordinance 757)	636	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration	864	-	2803	-	6092	-
Hardship Relief	-	-	1942	-	-	-
Historic/Cultural Resource	-	-	1942	-	5189	-
Home Occupation	306	-	1613	-	-	-
Home Occupation Renewal	141	-	468	-	-	-
Land Div., Multi -Fam., Manuf. Dwellings (2-10)	-	-	8335	1342	-	-
Land Div., Multi -Fam., Manuf. Dwellings (11-50)	-	-	12145	1888	-	-
Land Div., Multi -Fam., Manuf. Dwellings (51-100)	-	-	20233	2697	-	-
Land Div., Multi -Fam., Manuf. Dwellings (101-300)	-	-	36419	4458	-	-
Land Div., Multi -Fam., Manuf. Dwellings (301 +)	-	-	71547	6757	-	-

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)	433	-	-	-	-	-
Minor Revision to Preliminary Land Division Approval	864	-	2160	-	-	-
Miscellaneous	648	-	2160	-	5417	-
Modification and/or Removal of Condition(s)	-	-	2160	-	5417	-
Modifications of Standards Through Site Analysis	433	-	-	-	-	-
Non-Conforming Use	646	-	2803	-	-	-
Property Line Adjustment (Flag Lot Only - Type II)	433	-	2160	-	-	-
Quarries (Initial Request)	-	-	6402	648	-	-
Quarries (Review)	-	-	3233	-	-	-
Review of Condition(s)	-	-	2803	-	6092	-
Solar Access Permit	-	-	2160	-	-	-
Special Use	648	-	2803	-	6092	-
Temporary Health Hardship	-	-	1538	-	-	-
Temporary Health Hardship Renewal	-	-	448	-	-	-
Temporary Use	217	-	1613	-	-	-
Tree Removal Permit	217	-	2160	-	-	-
Variance	-	-	-	-	4599	-
Vested Right	-	-	-	-	4599	-
Wetland Enhancement	-	-	2803	648	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					
Public Records Request	Cost - ORS 192.440(4)(A),					



APPEAL FEES	
Appeals to Hearings Officer All Type I	3149 (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	1780
Traffic Impact Fee/Transportation Development Tax Appeal Fee	3214

APPLICATION SURCHARGES & ASSOCIATED FEES	
Pre-application Conference	268
Expedited Review - Land Divisions	2377
Reconsideration of Type I Decision	217
Remand From LUBA	3149 (deposit on cost)
Rural Development Review Surcharge (Ground Water)	68
Rural Impact Test	821
Sight Distance Evaluation	178
Transportation Report (>=500 A.D.T.) and Type I Development	383
Type II to Type III	3149 (deposit on cost) unless initiated by department
Traffic Impact Statement	400
Planned Development or TOD (10 units or less, \$200,000 or less)	Type II – 2491, Type III – 5390 (deposit on cost)
Planned Development or TOD (more than 10 units, over \$200,000)	Type II – 4983, Type III – 7904 (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., \$245)	125 First hour (Urban Partitions/Type II Minor Revisions) 245 First 2 hours (Subdivisions) 245 First 2 hours (Development Review, Type II & III) Additional time charged at cost on all 3 items above.
Measure 49: Initial building permit/land development application	6463
Natural Resource Analysis by Specialist	500 Flat fee for additional analysis of Goal 5 Natural Resources.

DEVELOPMENT COMPLIANCE FEES	
Building Permit Review Fee:	
	(<\$75,000 value) 62
	(\$75,000 - 500,000) 435
	(>\$500,000) 646
Re-Review of Site Plan	150 When site plan is returned by Bldg Svcs for addt'l review.
DMV Review (License Renewal)	56
DMV Review (New Business)	131
Flood Plain Elevation	100
Flood Plain Determination (Site Inspection)	150
OLCC Review (License Renewal)	10 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review (New Business)	75 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Change in ownership, location or privilege	35 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review – (LUCS)(Recreational Marijuana Facilities)	100
Sign Permits (all)	103

