



## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
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## LUT CURRENT PLANNING FEE SCHEDULE FOR FY 2025-2026

per R&O 25-39 (adopted 6/17/25)

(For all applications submitted between July 1, 2025 and June 30, 2026)

**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 2 and 3 and for the Urban area on Pages 4 and 5 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 6. 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 exception of applications that will result in land divisions. Any individual who believes that they 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. Overpayments of \$5.00 or less shall be deemed part of the original fee and no automatic refund shall be provided. The person originally paying the fee may request a refund of the overpayment within 90 days of payment, otherwise any claim for refund shall be deemed waived. Overpayments of greater than \$5.00 shall automatically be refunded by the County, provided the County has the address of the payer.
- 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 a \$147 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	1,147	-	4,156	-	-	-
Adjustment - CDC §435-3	-	-	3,629	-	-	-
Agricultural Dwelling			7,731	1,397		
Commencement of Development	929	-	3,053	-	-	-
Development Review (\$0 - \$250,000)	1,134	-	5,004	607	-	-
Development Review (\$250,001 - \$500,000)	2,312	-	10,203	1,242	-	-
Development Review (\$500,001 - \$2,500,000)	5,538	-	15,275	1,706	-	-
Development Review (\$2,500,001 +)	8,780	-	25,403	2,388	-	-
Director's Interpretation (Deposit on Cost)	-	-	2,771	-	-	-
Dwelling in District B	-	-	2,486	-	-	-
Dwelling in the EFC District	2,644	-	6,359	-	-	-
Expansion of All Special Uses	-	-	5,628	-	9,020	-
Extension	929	-	3,629	-	-	-
Farm Stand in EFU or AF-20	-	-	2,599	-	-	-
Flood Plain/Drainage Hazard Alteration	1,849	-	6,677	-	9,307	-
Grading Permit	465	-	3,629	-	-	-
Grading Permit Exemption	465	-	-	-	-	-
Historic/Cultural Use	No Charge	-	5,149	-	8,329	-
Home Occupation Permit	2,188	-	3,488	-	7,292	-
Home Occupation Permit Renewal (Renewals are exempt from OWRD surcharge)	302	-	1,098	-	-	-
Land Divisions (2-10 lots)	-	-	11,224	2,111	-	-
Land Divisions (11+ lots)	-	-	15,275	3,122	-	-
Lot Area Variance (outside the UGB) - CDC §435-4	-	-	6,677	-	-	-
Marginal Lands	-	-	7,731	-	-	-
Marijuana Production	1,387	-	-	-	-	-
Measure 49: Land Division + Dwelling	-	-	13,841	-	-	-
Measure 49: Single Dwelling Only	-	-	7,731	-	-	-
Minor Revision	1,849	-	3,629	-	-	-
Miscellaneous	1,387	-	3,629	-	7,292	-
Modification of Condition(s)	-	-	3,345	-	7,292	-

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 (Alteration or Expansion)	-	-	7,091.50	-	-	-
Non-Conforming Use (Dwelling Expansion/Replacement)	1,317	-	4,906	-	-	-
Non-Conforming Use (Determination only)	-	-	3,463	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	9,729	-	-	-
Non-Farm Dwelling	-	-	-	-	10,801	1,464
Property Line Adjustment	929	-	3,629	-	-	-
Quarries (Initial request)	-	-	13,947	1,606	-	-
Quarries (Review of Conditions)	-	-	7,694	-	9,020	-
Replacement Dwellings in AF-20/EFU (Section 430-8) includes Alteration and Restoration	1,317	-	4,906	-	-	-
Replacement Dwellings in EFC (Section 430-8) includes Alteration and Restoration	1,987	-	5,393	-	-	-
Review of Condition(s) (All others except Quarries)	-	-	5,680	-	9,020	-
Special Use *Impact Analysis Required*	-	-	12,746	-	13,522	-
Special Use *No Impact Analysis Required*	-	-	7,694	-	10,666	-
Temporary Health Hardship Dwelling	-	-	2,292	-	-	-
Temporary Health Hardship Dwelling Renewal (Renewals are exempt from OWRD surcharge)	-	-	884	-	-	-
Temporary Use	465	-	2,616	-	-	-
Variance - CDC §435-5	-	-	-	-	6,705	-
Vested Rights	-	-	-	-	8,308	-
Wetland Enhancement/Mitigation	-	-	6,154	1,464	-	-
Winery/Cidery/Brewery Event License (First 6 days)	1,325	-	-	-	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County - \$100 minimum					



APPEAL FEES		
Development Compliance Appeals to Hearings Officer	Type I	4,810 (deposit on cost) This appeal fee is not limited by ORS
	Type II Rural	250 Limited by ORS 215.416(11)(b)

**NOTE: There is a \$147 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	-	-	6,989	-	-	-
Accessory Dwelling Unit	2,831	-	-	-	-	-
Adjustment - CDC §435-3	-	-	4,556	-	-	-
Commencement of Development	1,387	-	4,199	-	-	-
Deferral of Public Facilities	-	-	5,067	-	-	-
Development Review (Single Detached Dwelling Unit)	1,320	-	5,067	929	-	-
Development Review (Middle Housing)	1,320	-	1,965	-	-	-
Development Review (\$0 - \$50,000)	1,849	390	8,603	1,519	-	-
Development Review (\$50,001 - \$200,000)	2,312	390	11,131	1,754	-	-
Development Review (\$200,001 - \$500,000)	3,238	390	13,653	2,026	-	-
Development Review (\$500,001 - \$2,500,000)	5,538	585	21,773	3,041	-	-
Development Review (\$2,500,001 - \$10,000,000)	8,780	929	35,443	3,548	-	-
Development Review (\$10,000,001 - \$25,000,000)	10,318	1,130	41,775	4,160	-	-
Development Review (\$25,000,001 - \$100,000,000)	-	-	65,363	6,378	-	-
Development Review (\$100,000,001 +)	-	-	98,289	9,831	-	-
Director's Interpretation – Deposit on Cost	-	-	2,771	-	-	-
Dwelling in District B	-	-	4,339	-	-	-
Extension	1,255	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration	1,849	-	6,058	-	9,307	-
Historic/Cultural Resource	-	-	4,566	-	7,926	-
Home Occupation	2,188	-	3,488	-	-	-
Home Occupation Renewal	302	-	1,098	-	-	-
* Land Division/Flag Lot Creation and Infill projects	+971 surcharge					
* Land Division Final Approval for Phased Projects (based on # of lots/units per phase)						
			Deposit on Cost:			
Land Division, Expedited Middle Housing *	-	-	13,947	3,147	-	-
Land Division, Multi -Fam, Manuf. Dwelling * (2-10)	-	-	19,551	3,147	-	-
Land Division, Multi -Fam., Manuf. Dwelling * (11-50)	-	-	28,486	4,428	-	-
Land Division, Multi -Fam., Manuf. Dwelling * (51-100)	-	-	47,457	6,328	-	-
Land Division, Multi -Fam., Manuf. Dwelling * (101-300)	-	-	85,421	10,456	-	-

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Land Division, Multi -Fam., Manuf. Dwelling * (301+)	-	-	167,811	15,849	-	-
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)	929	-	-	-	-	-
Marijuana Facility	-	-	4,670	-	-	-
Marijuana Production	1,387	-	4,670	-	-	-
Middle Housing Sidewalk Exemption (Ord 885; HB2001)	-	-	1,681	-	-	-
Minor Revision to Preliminary Land Division Approval	1,849	-	5,067	-	-	-
Miscellaneous	1,387	-	4,670	-	7,627	-
Modification of Condition(s)	-	-	4,670	-	7,627	-
Modifications of Standards Through Site Analysis	929	-	-	-	-	-
Non-Conforming Use	1,383	-	6,572	-	-	-
Planned Dev. or TOD (10 units or less, \$200,000 or less)	-	-	5,844	-	8,235	-
Planned Dev. or TOD (more than 10 units, over \$200,000)	-	-	11,689	-	12,074	-
Property Line Adjustment (Flag Lot Only - Type II)	929	-	4,670	-	-	-
Quarries (Initial Request)	-	-	15,016	1,519	-	-
Quarries (Review of Conditions)	-	-	7,583	-	9,307	-
Review of Condition(s) (All others except Quarries)	-	-	6,058	-	9,307	-
Solar Access Permit	-	-	5,067	-	-	-
Special Use	1,387	-	6,572	-	9,307	-
Temporary Health Hardship Dwelling	-	-	3,326	-	-	-
Temporary Health Hardship Dwelling Renewal	-	-	884	-	-	-
Temporary Use	465	-	3,785	-	-	-
Tree Removal Permit	465	-	4,670	-	-	-
Variance - CDC §435-5	-	-	-	-	6,705	-
Vested Right	-	-	-	-	6,475	-
Wetland Enhancement	-	-	6,058	1,519	-	-
Withdrawal of Application (\$100 minimum)	Fee refunded, less costs incurred by County - \$100 minimum					



APPEAL FEES	
Development Compliance Appeals to Hearings Officer Type I	4,810 (deposit on cost) This appeal fee is not limited by ORS
Type II Urban (all others)	250 Limited by ORS 215.416(11)(b)
Appeals to Board of County Commissioners - All Urban	3,811
Transportation Development Tax Appeal Fee	6,883

<b>APPLICATION SURCHARGES, MISCELLANEOUS ASSOCIATED FEES, &amp; DEVELOPMENT COMPLIANCE FEES</b>	
Pre-application Conference	895
Expedited Review - Land Divisions	5,092
Flag Lot creation and Infill projects - surcharge	971
Custom Mailing List (other jurisdiction/other than Neigh Mtg req per CDC 203-3)	98
Reconsideration of Type I Decision	465
Remand/Reconsideration from LUBA (Cost)	4,810 (Deposit on Cost)
Natural Resource Analysis by Specialist	1,070 Flat rate fee for addt'l analysis of Goal 5 Natural Resources
Rural Development Review Surcharge OWRD (Oregon Water Resources Dept)	147 (n/a: Temp Health Hardship Renewal/Home Occ Renewal/Final Appr)
Template Test	194
Transportation Report (>=500 A.D.T.) and Type I Development	819
Transportation Report Type II to Type III	4,810 (deposit on cost) *No addt'l cost if initiated by department
Development Compliance Building Permit Review Fee: (<\$75,000 value)	133
(\$75,000 - \$500,000)	932
(>\$500,000)	1,383
Re-Review of Site Plan (when returned by Building Services for additional review)	324 (Flat rate fee)
Code Compliance Fee (% of building valuation for new residential, new commercial, addition and alteration): 0.008%	
Additional Plan Review Due to Change, Additions, Revisions, Multiple Reviews	184 (per hour)
Research Fee	212 (per hour)
DMV Review (License Renewal)	120
DMV Review (New Business)	283
Flood Plain Elevation	214
Flood Plain Determination (Site Inspection)	324
OLCC Review (License Renewal)	35 - ORS 471.166(7)(8)
OLCC Review (New Business)	100 - ORS 471.166(7)(8)
OLCC Review (Change in ownership, location, or privilege)	75 - ORS 471.166(7)(8)
Land Use Compatibility Statement (LUCS)	214
Sign Permits (all)	219
Public Records Request - Administration	25 – (per ORS 192.324)
Public Records Request (Summarizing, compiling or tailoring public records)	Cost – (per ORS 192.324)
Engineering Development Application Fee at Cost (Includes work prior to submittal of application)	
Land Division - Urban (Partitions)	185 (First 1.5 hour of staff time. Addt'l time charged at cost)
Land Division/Subdivision &/or Development Review	305 (First 2.5 hours of staff time. Addt'l time charged at cost)
(NOTE: An application that is both a partition or subdivision and development review will only be charged the highest fee: i.e., \$305)	
ROW Access Permit Compliance Review Surcharge (added to ROW permit fee)	100 (When not covered under other permit/land use review.)