



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
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LUT CURRENT PLANNING FEE SCHEDULE FOR FY 2022-2023 per R&O 22-61

(For all applications submitted between July 1, 2022 and June 30, 2023)

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 \$83 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	649	-	2353	-	-	-
Agricultural Dwelling			4378	791		
Commencement of Development	526	-	1876	-	-	-
Development Review (\$0 - 250,000)	642	-	2834	344	-	-
Development Review (\$250,001 - 500,000)	1309	-	5778	703	-	-
Development Review (\$500,001 - 2,500,000)	3136	-	8650	966	-	-
Development Review (\$2,500,001 +)	4972	-	14386	1352	-	-
Director's Interpretation (Deposit on Cost)	-	-	2200	-	-	-
Dwelling in District "B"	-	-	1408	-	-	-
Dwelling in the EFC District	1497	-	3601	-	-	-
Expansion of All Special Uses	-	-	3187	-	7161	-
Extension	526	-	2055	-	-	-
Farm Stand in EFU or AF-20	-	-	685	-	-	-
Flood Plain/Drainage Hazard Alteration	1047	-	3781	-	7389	-
Grading Permit	263	-	2055	-	-	-
Grading Permit Exemption	263	-	-	-	-	-
Hardship Relief Variance	-	-	2055	-	-	-
Historic/Cultural Use	No Charge	-	2916	-	6612	-
Home Occupation	371	-	2055	-	5789	-
Home Occupation Renewal (Renewals are exempt from OWRD surcharge)	171	-	622	-	-	-
Land Divisions (2-10 lots)	-	-	6356	1195	-	-
Land Divisions (11+ lots)	-	-	8650	1768	-	-
Lot Area Variance	-	-	3781	-	-	-
Marginal Lands	-	-	4378	-	-	-
Minor Revision to Preliminary Land Division Approval	1047	-	2055	-	-	-
Miscellaneous	526	-	2055	-	5789	-
Modification and/or Removal of Condition(s)	-	-	2055	-	5789	-
Non-Conforming Use (Alteration or Expansion)	-	-	4357	-	-	-
Non-Conforming Use (Dwelling Expansion/Replacement)	746	-	2778	-	-	-

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)	-	-	1961	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	5509	-	-	-
Non-Farm Dwelling	-	-	-	-	8575	829
Property Line Adjustment	526	-	2055	-	-	-
Quarries (Initial request)	-	-	7898	909	-	-
Quarries (Review of Conditions)	-	-	4357	-	-	-
Replacement Dwellings in AF-20/EFU (Section 430-8)	746	-	2778	-	-	-
Replacement Dwellings in EFC (Section 430-8)	1125	-	3054	-	-	-
Review of Condition(s)	-	-	3490	-	7161	-
Special Use *Impact Analysis Required*	-	-	7218	-	10734	-
Special Use *No Impact Analysis Required*	-	-	4357	-	7992	-
Temporary Health Hardship	-	-	1408	-	-	-
Temporary Health Hardship Renewal (Renewals are exempt from OWRD surcharge)	-	-	543	-	-	-
Temporary Use	263	-	1481	-	-	-
Variance	-	-	-	-	5776	-
Vested Rights	-	-	-	-	7156	-
Wetland Enhancement/Mitigation	-	-	3781	829	-	-
Winery/Cidery/Brewery Event License (Ord 864) 1st 6 days	750	-	-	-	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					



NOTE: There is an \$83 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		-	-	4294	-	-	-
Accessory Dwelling Unit		1603	-	-	-	-	-
Commencement of Development		785	-	2580	-	-	-
Deferral of Public Facilities		-	-	2869	-	-	-
Development Review (Single Family Dwelling)		747	-	2869	526	-	-
Development Review (Middle Housing SB 458)		747					
Development Review (\$0 -50,000)		1047	139	4872	860	-	-
Development Review (\$50,001 - 200,000)		1309	164	6303	993	-	-
Development Review (\$200,001 - 500,000)		1834	200	7732	1147	-	-
Development Review (\$500,001 - 2,500,000)		3136	331	12330	1722	-	-
Development Review (\$2,500,001 - \$10,000,000)		4972	526	20071	2009	-	-
Development Review (\$10,000,001 - \$25,000,000)		5843	640	23657	2356	-	-
Development Review (\$25,000,001 - \$100,000,000)		-	-	37015	3612	-	-
Development Review (\$100,000,001 +)		-	-	55661	5567	-	-
Director’s Interpretation – Deposit on Cost		-	-	2200	-	-	-
Dwelling in District “B”		-	-	2457	-	-	-
Extension (See Ordinance 757)		771	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration		1047	-	3722	-	7389	-
Hardship Relief		-	-	2580	-	-	-
Historic/Cultural Resource		-	-	2580	-	6293	-
Home Occupation		1239	-	2143	-	-	-
Home Occupation Renewal		171	-	622	-	-	-
*Flag Lot creation and Infill projects		+ 550 surcharge					
* Land Division Final Approval for Phased Projects (based on # of lots/units per phase)							
Land Division, Expedited Middle Housing (See SB 458)		-	-	Deposit on Cost: 11072	1782	-	-
Land Div., Multi -Fam., Manuf. Dwellings (2-10)		-	-	11072	1782	-	-
Land Div., Multi -Fam., Manuf. Dwellings (11-50)		-	-	16132	2507	-	-
Land Div., Multi -Fam., Manuf. Dwellings (51-100)		-	-	26875	3583	-	-
Land Div., Multi -Fam., Manuf. Dwellings (101-300)		-	-	48374	5921	-	-

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 (301 +)		-	-	95032	8975	-	-
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)		526	-	-	-	-	-
Middle Housing Sidewalk Exemption (Ord 885; HB2001)		-	-	952	-	-	-
Minor Revision to Preliminary Land Division Approval		1047	-	2869	-	-	-
Miscellaneous		785	-	2869	-	6569	-
Modification and/or Removal of Condition(s)		-	-	2869	-	6569	-
Modifications of Standards Through Site Analysis		526	-	-	-	-	-
Non-Conforming Use		783	-	3722	-	-	-
Property Line Adjustment (Flag Lot Only - Type II)		526	-	2869	-	-	-
Quarries (Initial Request)		-	-	8503	860	-	-
Quarries (Review)		-	-	4294	860	-	-
Review of Condition(s)		-	-	3722	-	7389	-
Solar Access Permit		-	-	2869	-	-	-
Special Use		785	-	3722	-	7389	-
Temporary Health Hardship Dwelling		-	-	2043	-	-	-
Temporary Health Hardship Dwelling Renewal		-	-	543	-	-	-
Temporary Use		263	-	2143	-	-	-
Tree Removal Permit		263	-	2869	-	-	-
Variance		-	-	-	-	5577	-
Vested Right		-	-	-	-	5577	-
Wetland Enhancement		-	-	3722	860	-	-
Withdrawal of Application (\$75 minimum)	Fee refund less costs incurred by County - \$75 minimum						
Public Records Request	Cost - ORS 192.324						



APPEAL FEES		
Appeals to Hearings Officer	All Type I	3819 (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		2158
Transportation Development Tax Appeal Fee		3898

APPLICATION SURCHARGES & ASSOCIATED FEES		
Pre-application Conference		550
Expedited Review - Land Divisions		2883
Flag Lot creation and Infill projects - surcharge		550
Custom Mailing List (other jurisdiction/other than Neigh Mtg req per CDC 203-3)		55
Reconsideration of Type I Decision		263
Remand/Reconsideration From LUBA		3819 (deposit on cost)
Natural Resource Analysis by Specialist		606 Flat rate fee for additional analysis of Goal 5 Natural Resources
Rural Development Review surcharge OWRD (Oregon Water Resources Dept)		83 (n/a Temp Health Hardship Renewal, Home Occ Renewal, Final Approval)
Rural Impact Test		996
Sight Distance Evaluation		216
Template Test		110
Transportation Report (>=500 A.D.T.) and Type I Development		464
Type II to Type III		3819 (deposit on cost) unless initiated by department
Traffic Impact Statement		485
Planned Development or TOD (10 units or less, \$200,000 or less)		Type II – 3309, Type III – 6537 (deposit on cost)
Planned Development or TOD (more than 10 units, over \$200,000)		Type II – 6619, Type III – 9585 (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		7838
DEVELOPMENT COMPLIANCE FEES		
Building Permit Review Fee:	(<\$75,000 value)	75
	(\$75,000 - 500,000)	528
	(>\$500,000)	783
Re-Review of Site Plan		183 When site plan is returned by Bldg Svcs for addt'l review.
DMV Review (License Renewal)		68
DMV Review (New Business)		160
Flood Plain Elevation		121
Flood Plain Determination (Site Inspection)		183
OLCC Review (License Renewal)		13 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review (New Business)		91 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Change in ownership, location or privilege		43 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review – (LUCS)(Recreational Marijuana Facilities)		121
Sign Permits (all)		124