

**CITY OF MANZANITA
MASTER FEE SCHEDULE**

CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE	
LAND USE AND DEVELOPMENT	Administrative Review/Pre-Application Meeting	\$250 Base fee which includes all staff time and one half (.5) hour Planning Consultant	PLUS Actual Costs for Planner, Attorney, or Engineer Over costs covered by Base Fee	\$250.00	
	Variance	\$1,200 Base Fee which includes all staff time and six (6) hours Planning Consultant.		\$1,200.00	
	Partition	\$1,500 Base Fee which includes all Staff time, six (6) hours Planning Consultant, and one (1) hour Engineer.		\$1,500.00	
	PUD (Zone Change Required)	\$2,250 Base Fee which includes all Staff time and eight (8) hours Planning Consultant, one (1) hour Engineer, and one (1) hour Attorney.		\$2,250.00	
	Subdivision	\$2,250 Base Fee which includes all Staff time, eight (8) hours Planning Consultant, one (1) hour Engineer, and one (1) hour Attorney.		\$2,250.00	
	Lot Line Adjustment	\$300		\$300.00	
	Signs	\$150		\$150.00	
	Conditional Use	\$1,200 Base Fee which includes all Staff time, six (6) hours Planning Consultant		PLUS Actual Costs for Planner, Attorney, or Engineer Over costs covered by Base Fee	\$1,200.00
	Site Plan Review	\$1,000 Base Fee which includes all Staff time, five (5) hours Planning Consultant and one (1) hour Engineer			\$1,000.00
	Zone Change/Comp Plan Amendment	\$4,000 Base Fee which includes all Staff time, ten (10) hours Planning Consultant, one (1) hour Engineer, and four (4) hours Attorney.			\$4,000.00

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CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
LAND USE AND DEVELOPMENT	Vacations	\$2,000 Base Fee which includes all Staff time and four (4) hours Planning Consultant, and two (2) hours Attorney.	PLUS Actual Costs for Planner, Attorney, or Engineer Over costs covered by Base Fee	\$2,000.00
	Temporary Permit	\$300 Base Fee which includes all Staff time and two (2) hours Planning Consultant		\$300.00
	Annexation	\$2,500 Base Fee which includes all Staff time and ten (10) hours Planning Consultant, one (1) hour Engineer, and two (2) hours Attorney.		\$2,500.00
	Amendment to Urban Growth	\$4,000 Base Fee which includes all Staff time and thirteen (13) hours Planning Consultant, two (2) hours Engineer, and two (2) hours Attorney.		\$4,000.00
	Pre-Application Conference	\$500		\$500.00
	Accessory Structure/Addition	\$150		\$150.00
	House or Mobile Home	\$300		\$300.00
	Multi-Family Dwelling	\$400 first 2 units.		Plus \$100 each additional unit. \$400.00
	Commercial/Other	\$1,500 Base Fee which includes all Staff time, five (5) hours Planning Consultant and one (1) hour Engineer		PLUS Actual Costs for Planner, Attorney, or Engineer Over costs covered by Base Fee \$1,500.00
	Multiple Applications	If multiple land use applications are necessary on a single project and a single applicant, the applicant shall pay the highest Base Fee of the applications necessary, plus 50% of the other Base fee involved.		
	Appeal	\$500		\$500.00

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CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
LAND USE AND DEVELOPMENT	Tree Removal Permit	\$150 Base fee which includes all staff time, fifteen (15) minutes Arborist.	Plus \$50 for each additional tree.	\$150.00
	Address Request	\$100.00		\$100.00
	Dune Grading - Remedial/Construction	\$400.00		\$400.00
SHORT TERM RENTAL	New Application			\$650.00
	Periodic Re-Inspection			\$350.00
	Follow Up Inspection			\$325.00
	Random Inspection			\$225.00
	Annual Renewal			\$850.00
WATER UTILITY - SYSTEM DEVELOPMENT CHARGES	Water System Development Charges. 3/4" x 5/8" Water Service	\$6,900.00	Requires Tier 2 ROW Permit and New Water Service fee. (Materials cost may vary)	\$7,086.00
	Water System Development Charges. 1" Water Service (2 EDU)	\$13,800.00		\$17,526.00
	Water System Development Charges. 1 - 1/2" Water Service (4.5 EDU)	\$31,050.00		\$31,888.00
	Water System Development Charges. 2" Water Service (8 EDU)	\$55,200.00		\$56,690.00
	Water System Development Charges. 3" Water Service (18 EDU)	\$124,200.00		\$127,553.00
	Water System Development Charges. 4" Water Service (32 EDU)	\$220,800.00		\$226,761.00
WATER UTILITY RATE SCHEDULE	Inside Commercial Monthly Water Rate	Inside city	Plus Inside City Consumption unit	
		5/8" x 3/4" Meter		\$57.07
		1" Meter		\$79.90
		1 1/2" Meter		\$102.73
		2" Meter		\$165.51
	Outside Commercial & Residential Monthly Water Rate	5/8" x 3/4" Meter	Residential 2 units included in base, Plus Outside City Consumption unit	\$68.48
		1" Meter		\$95.81
		1 1/2" Meter		\$123.26
		2" Meter		\$198.59
	Inside Residential Monthly Water Rate	5/8" x 3/4" Meter	Residential 2 units included in base, Plus Outside City Consumption unit	\$47.56

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CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
WATER UTILITY RATE SCHEDULE		1" Meter		\$85.61
	Inside Residential Monthly Water Rate	1 1/2" Meter	Residential 2 units included in base, Plus Outside City Consumption unit	\$137.92
		2" Meter		\$165.51
	Inside City Consumption unit	Tier 1	Commercial 0 - 5,000 Residential 2,001 - 5,000	\$9.50
		Tier 2	Commercial 5,001 - 10,000 Residential 5,001 - 10,000	\$11.00
		Tier 3	Commercial +10,001 Residential +10,001	\$12.25
	Outside City Consumption unit	Tier 1	Commercial 0 - 5,000 Residential 2,001 - 5,000	\$11.40
		Tier 2	Commercial 5,001 - 10,000 Residential 5,001 - 10,000	\$13.20
		Tier 3	Commercial +10,001 Residential +10,001	\$14.70
	Wholesale Water - Monthly Water Rate (Rt 53 & Tideland)	\$142.50		\$142.50
Wholesale Consumption unit, per unit			\$2.75	
WATER UTILITY OTHER FEES	Bulk Hydrant Water Meter	\$30.00		\$30.00
	Delinquent Notice	\$5.00		\$5.00
	Shut Off Notice	\$40.00		\$40.00
	Delinquent Turn-off or turn-on. Regular business hours.	\$50.00		\$50.00
	Delinquent turn-on. Water restoration during non-working hours, holidays, and weekends. Service is not available 8:00pm - 8:00am	Double fee of delinquent Turn-off or turn-on. Regular business hours.		\$100.00
	Water Account sent to collections	\$50.00		\$50.00
	Same day water turn-on or off service (other than emergency or shut-off for delinquency)	Regular business hours.		\$40.00
	NSF			\$40.00
	Water Service Transfer Fee	\$60.00		\$60.00
	Fire Hydrant - Fire Flow Test	\$200.00	per hydrant	\$200.00
	Lien Search			\$20.00
	Water meter Install	\$1,395.00	*Includes 3/4" x 3/4" meter ONLY if requested for residential fire sprinkler systems. Requires Tier 2 ROW Permit.	\$1,395.13

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CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
STORM WATER	STORM WATER, System Development Charges	Storm drainage into a city maintained system.	Requires Tier 2 or 3 ROW Permit for a physical connection to a approved storm system.	\$1,715.00
PARK SYSTEM DEVELOPMENT	Park Fees, System Development Charges	\$60.00		\$62.00
Right of Way Permits and Traffic Control Plan Review	Tier 1 ROW Permit	\$100.00		\$100.00
	Tier 2 ROW Permit	\$300.00	Performance deposit based on disturbance of materials maybe required. Minimum performance deposit is \$250. Concrete and asphalt cut \$30.00 per square foot.	\$300.00
	Tier 3 ROW Permit	\$2,900.00	Base fee covers first 2 sheets, additional sheet review cost is \$400 per sheet. Performance deposit based on disturbance of materials maybe required.	\$2,900.00
	Tier 3 ROW Inspections up to 20 hours.	\$1,950.00	Additional hours will be billed at a rate of \$100 per hour.	\$1,950.00
	Tier 3 ROW Permit Plan Re-review or Supplemental review (More than 3 reviews)	\$230.00	Additional hours will be billed at a rate of \$100 per hour if review is expected to exceed 2 hours.	\$230.00
	Agreement for Public Improvements (Bond)	\$3,000.00	\$3,000 Fee is a deposit to cover time and materials. If time exceeds the base, notice will be given on needed amount.	\$3,000.00
	Tier 1 Traffic Control Plan Review			\$200.00
	Tier 2 Traffic Control Plan Review			\$1,600.00
	Tier 3 Traffic Control Plan Review			\$3,600.00

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CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
Right of Way Permits and Traffic Control Plan Review	Road Grading Permit	\$0.00	Permit is for road edge grading to city standard. If work done out side of requirements a Tier 1 or 2 permit maybe required.	\$0.00
Other Public Works Fees	Equipment use Fee	\$20.00 Per business day. Items that may be used for fee include Metal detector, 2 baracades, 10 traffic cones	This covers the use to the Public the use of cones and metal detector.	\$20.00
COURT	Late payment fee			\$15.00
	Return Item/NSF Fee			\$50.00
	Failure to Appear for Trial			\$115.00
	License Suspension			\$115.00
	Payment Plan			\$60.00
	Turnover to Collections			\$60.00
POLICE DEPARTMENT	Police Reports	Staff Hourly Rate	These are processed as records requests	\$0.00
	Finger Printing			\$35.00
	Admin Costs Associated with Towed Vehicles			\$375.00
	NSF			\$50.00
ADMIN	Business License Permit- Billed Annually	1-2 Employees		\$100.00
		3-5 Employees		\$135.00
		6+ Employees		\$175.00
	Copying Fee	Per page		\$0.25
	Special Event Permits			\$0.00
	Records Requests	Employee hourly rate		\$0.00
BUILDING PERMITS	See building permit fees	No proposed fee increase.		

BUILDING PERMIT FEES

STRUCTURAL PERMIT FEES	
STRUCTURAL PERMIT FEE TABLE	
Valuation	Fee
\$1 - \$500	\$106.00
\$501 - \$2000	\$106.00 for the first \$500 plus \$3.32 for each additional \$100 or fraction thereof, to and including \$2000
\$2001 - \$25000	\$155.80 for the first \$2000 plus \$13.26 for each additional \$1000 or fraction thereof, to and including \$25000
\$25001 - \$50000	\$460.78 for the first \$25000 plus \$9.95 for each additional \$1000 or fraction thereof, to and including \$100000
\$50001 - \$100000	\$709.53 for the first \$50000 plus \$6.64 for each additional \$1000 or fraction thereof
\$100001 and up	\$1041.53 for the first \$100000 plus \$5.53 for each additional \$1000 or fraction thereof
When a structural permit is required by the state building code for retaining walls, decks, fences, accessory structures, etc – see Structural Permit fees by valuation	
OTHER STRUCTURAL FEES	
Structural Plan Review (when applicable)	75% of structural permit fee
Additional Plan Review (when applicable) – 30 minutes minimum	\$54.00
Fire Life Safety Plan Review (when applicable)	50% of structural permit fee
Each additional inspection, above allowable – per each	\$106.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$106.00, minimum one hour
Inspection outside of normal business hours - hourly	\$106.00, minimum 2 hours
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$250 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$315.00 minimum plus 10% of total project building permits, not to exceed \$1500.00 for each phase. In addition to standard plan review fees.
Structural demolition – complete demolition, not subject to State Surcharge	\$106.00
Structural alteration (not demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$106.00
Moving structure permit, other than U-1	\$583
Re-Roof residential when a permit is required	\$106
Commercial re-roof	See Structural Permit Fee table by valuation, incurs State Surcharge

BUILDING PERMIT FEES

Residential Fire Suppression- Standalone System 13R, fee includes plan review (See Plumbing Fee section for Continuous Loop/Multipurpose System 13D)	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$400.00
2001 – 3600 sq ft	\$500.00
3601 - 7200 sq ft	\$650.00
7201 sq ft and greater	\$800.00
Commercial Fire Suppression	See Structural Permit Fee table by valuation
Solar Structural Installation Permits – separate Electrical Permit application may also be required	
Solar Permit – Prescriptive Path System, fee includes plan review	\$250.00
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.
Investigation Fees - actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.	
Investigation Fee – hourly	\$106.00/hour, minimum two hours
When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per OAR 918-050-0000.	
MANUFACTURED DWELLING PLACEMENT FEE*	
Manufactured Dwelling Placement Fee *	
Single wide	\$202
Double wide	\$404
Triple wide	\$604
Earthquake resistant bracing system (when not part of original dwelling installation)	\$126
State (Cabana) Fee	\$30.00
* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.	
-- See Structural schedule by valuation for non-dwelling modular placements	
MANUFACTURED DWELLING/RV PARKS- AREA DEVELOPMENT PERMIT (ADP)	
The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.	

BUILDING PERMIT FEES

MECHANICAL PERMIT FEES	
Residential	Fee – per each appliance
Air conditioner	\$56.00
Air handling unit of up to 10000 cfm	\$41.00
Air handling unit 10001 cfm and over	\$56.00
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$41.00
Attic or crawl space fans	\$28.00
Chimney/liner/flue/vent	\$45.00
Clothes dryer exhaust	\$41.00
Decorative gas fireplace	\$41.00
Evaporative cooler other than portable	\$73.00
Floor furnace, including vent	\$56.00
Flue vent for water heater or gas fireplace	\$41.00
Furnace – less than 100000 BTU	\$65.00
Furnace – more than 100000 BTU	\$56.00
Furnace/burner including duct work/vent/liner	\$56.00
Gas or wood fireplace/insert	\$41.00
Gas fuel piping outlets 1 – 4 outlets	\$23.00
Each additional outlet	\$7.00
Heat pump	\$73.00
Hood served by mechanical exhaust, including ducts for hood	\$41.00
Hydronic hot water system	\$56.00
Installation or relocation domestic/type incinerator	\$56.00
Mini split system	\$73.00
Range hood/other kitchen equipment	\$41.00
Suspended heater, recessed wall heater, or floor mounted heater	\$56.00
Ventilation fan connected to single duct	\$28.00
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$41.00
Water heater	\$56.00
Wood/pellet stove	\$41.00
Other heating/cooling	\$41.00
Other fuel appliance	\$41.00
Other environment exhaust/ventilation	\$41.00
Commercial Mechanical Fees	
	Fee as per Structural Permit Fee table by valuation
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	35% of mechanical permit fee
Additional Plan Review (when applicable) – 30 minutes minimum	\$54.00
Reinspection – per each	\$106.00

BUILDING PERMIT FEES

Each additional inspection, above allowable – per each	\$106.00
Inspections for which no fee is specifically indicated – per each (as required)	\$106.00, minimum one hour
Inspection outside of normal business hours	\$106.00, minimum 2 hours
Investigation fee - Mechanical	See Structural – Investigation Fees
Mechanical Minimum Permit Fee	\$106.00
PLUMBING PERMIT FEES	
New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole.	
One bathroom, one kitchen	\$360.00
Two bathrooms, one kitchen	\$393.00
Three bathrooms, one kitchen	\$443.00
Each additional bathroom > 3 – or – kitchen >1	\$52.00/each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – first 100 ft included in bathroom/kitchen fee	\$45.00
Commercial and Non-New Residential	
Site Utilities	Fee
Sanitary Sewer - First 100 feet or less	\$82.00
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$45.00
Storm – first 100 feet or less	\$82.00
Storm – Each additional 100 feet or fraction thereof	\$45.00
Water – first 100 feet or less	\$82.00
Water – Each additional 100 feet or fraction thereof	\$45.00
Fixtures	Fee – per each
Absorption valve	\$28.00
Backflow preventer	\$56.00
Backwater valve	\$28.00
Catch basin or area drain	\$28.00
Clothes washer	\$28.00
Dishwasher	\$28.00
Drinking fountain	\$28.00
Ejectors/sump pump	\$28.00
Expansion tank	\$28.00
Fixture cap	\$28.00
Floor drain/floor sink/hub drain	\$28.00
Garbage disposal	\$28.00
Hose bib	\$28.00
Ice maker	\$28.00

BUILDING PERMIT FEES

Primer	\$28.00
Residential fire sprinklers	\$28.00
Sink/basin/lavatory	\$28.00
Stormwater retention/detention tank/facility	\$94.00
Swimming pool piping	\$62.00
Tub/shower/shower pan	\$28.00
Urinal	\$28.00
Water closet	\$28.00
Water heater	\$56.00
Other – plumbing	\$28.00
Alternate potable water heating system	\$65.00
Interceptor/grease trap	\$28.00
Manholes	\$28.00
Roof drain (commercial)	\$56.00
Medical Gas and Process Piping Permit Fees – Commercial Plumbing	
Valuation	Fee
\$1.00 - \$5,000	\$106.00
\$5,001 - \$10,000	\$106.00 for the first \$5,000 plus \$3.20 for each \$100 or fraction thereof
\$10,001 - \$100,000	\$266.00 for the first \$10,000 plus \$10.99 for each additional \$1,000 or fraction thereof
\$100,001 and above	\$1255.10 for the first \$100,000 plus \$7.78 for each additional \$1,000 or fraction thereof
Residential Fire Suppression – Multipurpose/Continuous Loop System 13D, fee includes plan review	
[See Structural Fee section for Standalone System 13R]	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$250.00
2001 – 3600 sq ft	\$300.00
3601 - 7200 sq ft	\$350.00
7201 sq ft and greater	\$400.00
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – commercial	35% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	35% of residential plumbing permit fee
Additional Plan Review (when applicable) – 30 minutes minimum	\$54.00
Reinspection – per each	\$106.00/each
Each additional inspection, above allowable – per each	\$106.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$106.00/hour, minimum one hour

BUILDING PERMIT FEES

Inspection outside of normal business hours – per hour	\$106.00/hour, minimum 2 hours
Investigation fee - Plumbing	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$175.00
Plumbing Minimum Permit Fee – residential	\$106.00
MISCELLANEOUS PERMIT FEES	
Permit Reinstatement fee – expired permits not yet 12 months past their expiration date, as eligible, subject to State Surcharge	Value of the work remaining unfinished or ½ the cost of a new permit, whichever is greater.
Permit Reinstatement fee - Expired permits over one year past their expiration	New application with current valuation fees
Permit Reinstatement fee - Expired permits lacking only the final inspection	\$106.00
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$106.00 1st request
	\$212.00 2nd request
Copy fees	8 ½ x 11 B&W \$0.25 each
	Color \$0.50 each
	11 x 17 B&W \$0.75 each
Returned Check fee (NSF)	\$325.00
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee
Refund processing fee – not subject to State Surcharge	\$25.00
Expedited Plan Review fee – Structural, in addition to standard plan review fees – plan review services outside of normal timeframes established, must be pre-approved, subject to availability/resources	\$106.00 per hour with a minimum of 50% of standard plan review fee.
Temporary Occupancy, Residential (30-day max)	\$200.00
Temporary Occupancy, Commercial (30-day max)	\$400.00
Change of Use or Change of Occupancy permit fee, when no structural work is proposed	\$126.00
Technology Fee	5% of permit fee