

## MASTER FEE SCHEDULE 2026/2027

CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
<b>SHORT TERM RENTAL</b>	New Application			\$650.00
	Periodic Re-Inspection			\$350.00
	Follow Up Inspection			\$325.00
	Random Inspection			\$225.00
	Annual Renewal			\$850.00
<b>WATER UTILITY - SYSTEM DEVELOPMENT CHARGES</b>	Water System Development Charges. 3/4" x 5/8" Water Service		Requires Tier 2 ROW Permit and New Water Service fee. (Materials cost may vary)	\$7,107.26
	Water System Development Charges. 1" Water Service (2 EDU)			\$17,578.58
	Water System Development Charges. 1 - 1/2 " Water Service (4.5 EDU)			\$31,983.66
	Water System Development Charges. 2" Water Service (8 EDU)			\$56,860.07
	Water System Development Charges. 3" Water Service (18 EDU)			\$127,935.66
	Water System Development Charges. 4" Water Service (32 EDU)			\$227,441.28
<b>WATER UTILITY RATE SCHEDULE</b>	Inside Commercial Monthly Water Rate	5/8" x 3/4" Meter	Plus Inside City Consumption unit	\$62.32
		1" Meter		\$87.25
		1 1/2" Meter		\$112.19
		2" Meter		\$180.74
		3" Meter		\$686.60
	Outside Commercial & Residential Monthly Water Rate	5/8" x 3/4" Meter	2 units included in Residential base, Plus Outside City Consumption unit	\$74.79
		1" Meter		\$104.63
		1 1/2" Meter		\$134.61
		2" Meter		\$216.87
		3" Meter		\$823.65
	Inside Residential Monthly Water Rate	5/8" x 3/4" Meter	2 units included in base.	\$51.94
		1" Meter		\$93.49
		1 1/2" Meter		\$150.61
		2" Meter		\$180.74
		3" Meter		\$581.14
	Inside City Consumption unit	Tier 1	Commercial 0 - 5,000 Residential 2,001 - 5,000	\$10.37
		Tier 2	Commercial 5,001 - 10,000 Residential 5,001 - 10,000	\$12.02
		Tier 3	Commercial +10,001 Residential +10,001	\$13.38

CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
<b>WATER UTILITY RATE SCHEDULE</b>	Outside City Consumption unit	Tier 1	Commercial 0 - 5,000 Residential 2,001 - 5,000	\$12.45
		Tier 2	Commercial 5,001 - 10,000 Residential 5,001 - 10,000	\$14.41
		Tier 3	Commercial +10,001 Residential +10,001	\$16.06
	Wholesale Water - Monthly Water Rate (Rt 53 & Tideland)		Per Hydrant	\$155.61
	Wholesale Consumption unit, per unit			\$3.00
	Bulk Hydrant Water Meter			\$30.90
	Bulk Hydrant Water Meter and equipment per item daily rental fee			\$20.60
	Delinquent Notice			\$5.15
	Shut Off Notice			\$41.20
	Delinquent Turn-off or turn-on. Regular business hours.			\$51.50
	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.		\$103.00
	Water Account sent to collections			\$51.50
	Same day water turn-on or off service (other than emergency or shut-off for delinquency)	Regular business hours.		\$41.20
	NSF			\$50.00
	Water Service Transfer Fee			\$61.80
	Fire Hydrant - Fire Flow Test			\$206.00
	Lien Search			\$20.60
Water meter Install		*Includes 3/4" x 3/4" meter ONLY if requested for residential fire sprinkler systems. Requires Tier 2 ROW Permit.	\$1,436.85	
<b>STORM WATER</b>	Storm Water, System Development Charges	Storm drainige into a city maintained system.	Requires Tier 2 or 3 ROW Permit for a phycial connection to a approved storm system.	\$1,766.45

CATEGORY	ITEM	INCLUDED IN BASE FEE	ADDITIONAL FEES	FEE
<b>PARK SYSTEM DEVELOPMENT CHARGES</b>	Park Fees, System Development Charges			\$62.00
<b>RIGHT OF WAY PERMITS AND TRAFFIC CONTROL PLAN REVIEW</b>	Tier 1 ROW Permit			\$103.00
	Tier 2 ROW Permit		Performance deposit based on disturbance of materials maybe required. Minimum performance deposit is \$250. Conrete and asphalt cut \$30.00 per square foot.	\$309.00
	Tier 3 ROW Permit		Base fee covers first 2 sheets, additional sheet review cost is \$400 per sheet. Performance deposit based on disturbance of materials may be required.	\$2,987.00
	Tier 3 ROW Inspections up to 20 hours.		Additional hours will be billed at a rate of \$100 per hour.	\$2,008.50
	Tier 3 ROW Permit Plan Re-review or Supplemental review (More than 3 reviews)		Additional hours will be billed at a rate of \$100 per hour if review is expected to exceed 2 hours.	\$236.90
	Agreement for Public Improvements (Bond)		\$3,000 Fee is a deposit to cover time and materials. If time exceeds the base, notice will be given on needed amount.	\$3,090.00
	Tier 1 Traffic Control Plan Review			\$206.00
	Tier 2 Traffic Control Plan Review			\$1,648.00
	Tier 3 Traffic Control Plan Review			\$3,708.00
	Road Grading Permit		Permit is for road edge grading to city standard. If work done out side of requirements a Tier 1 or 2 permit may be required.	\$0.00
<b>OTHER PUBLIC WORKS FEES</b>	Equipment use Fee	\$20.00 Per business day. Items include Metal detector, 2 baracades, 10 traffic cones	This covers public use of cones and metal detector.	\$20.60

<b>CATEGORY</b>	<b>ITEM</b>	<b>INCLUDED IN BASE FEE</b>	<b>ADDITIONAL FEES</b>	<b>FEE</b>
<b>COURT</b>	Late payment fee			\$15.45
	Return Item/NSF Fee			\$51.50
	Failure to Appear for Trial			\$118.45
	License Suspension			\$118.45
	Payment Plan			\$61.80
	Turnover to Collections			\$61.80
<b>POLICE DEPARTMENT</b>	Police Reports	Staff Hourly Rate	These are processed as records requests	\$0.00
	Finger Printing			\$36.05
<b>POLICE DEPARTMENT</b>	Admin Costs Associated with Towed Vehicles			\$386.25
<b>ADMIN</b>	NSF			\$50.00
	Business License Permit-Billed Annually	1-2 Employees		\$103.00
		3-5 Employees		\$139.00
		6+ Employees		\$180.00
	Copying Fee	Per page		\$0.25
	Special Event Permits			\$0.00
	Records Requests	Employee hourly rate		Hourly

## PLANNING FEES

<b>Application Type</b>	<b>Review Type</b>	<b>Decision Body</b>	<b>Administrative Base Fee (1)</b>	<b>Consultant / Legal / Engineering Deposit (2)</b>
Address Request	Type 1	Staff	\$100	None
Administrative / Minor Pre-Application Meeting (30 minutes)	Type 1	Staff	\$250	None
Tree Removal Permit	Type 1	Staff	\$150	None
Temporary Permit <b>(3)</b>	Type 1	Staff	\$75	\$750
Property Boundary Adjustment <b>(3)</b>	Type 1	Staff	\$115	\$750
Final Plat – Partition	Type 1	Staff	\$100	\$500
Final Plat – Subdivision	Type 1	Staff	\$150	\$1,000
Performance Bond Review	Type 1	Staff	\$115	\$3,000
Pre-Application Conference (1 hour)	Type 1	Staff	\$500	None
Zoning Interpretation (Written Request)	Type 1	Staff	\$300	None
Extension of Land Division Approval	Type 1	Staff	\$300	None
Replat / Plat Amendment (Minor)	Type 1	Staff	\$300	None
Dune Grading – Remedial/Construction	Type 1	Staff	\$400	None
Partition (2–3 Parcels)	Type 2	Staff	\$535	\$1,500
Subdivision (4+ lots)	Type 2	Staff	\$690	\$3,000
Expedited Land Division	Type 2	Staff	\$575	\$1,500
Middle Housing Land Division	Type 2	Staff	\$575	\$1,500
Design Review	Type 2	Planning Commission	\$500	\$1,500
Conditional Use	Type 2	Planning Commission	\$460	\$1,500
Variance	Type 2	Planning Commission	\$460	\$1,500
Street Standards Modification	Type 2	Planning Commission	\$400	\$3,000
Planned Unit Development (PUD)	Type 2	Planning Commission	\$690	\$3,000
Zone Change	Quasi-Judicial	Planning Commission / City Council	\$690	\$3,000
Annexation	Quasi-Judicial	Planning Commission / City Council	\$690	\$3,000
Amendment to Urban Growth Boundary	Quasi-Judicial	Planning Commission / City Council	\$690	\$3,000
Appeal (Administrative Decision)	Quasi-Judicial	Planning Commission / City Council	\$250	None

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1. Administrative Base Fees are based on midpoint estimates of City staff time required to intake, coordinate, notice, schedule, conduct meetings, and issue land use decisions for a typical application. These fees recover City administrative costs only.

2. When an application is expected to require review by a planning consultant, attorney, and/or engineer, the city may require a deposit toward anticipated professional services costs prior to commencing review. Deposits shall be applied to actual costs incurred at the City's contract rates. Any unused portion shall be refunded. Additional deposits may be required if costs exceed the initial deposit.

3. Deposits for Temporary Permits and Property Boundary Adjustments are required only when professional consultant, legal, and/or engineering review is needed due to site constraints or application complexity.

## BUILDING FEES

<b>STRUCTURAL PERMIT FEE TABLE</b>				
Valuation	Fee			
\$1 - \$500	\$109.18			
\$501 - \$2000	\$109.18	For the first \$500 plus	\$4.65	For each additional \$100 or fraction thereof, to and including \$25,000
\$2001 - \$25000	\$178.93	For the first \$2,000 plus	\$18.56	For each additional \$1,000 or fraction thereof, to and including \$25,000
\$25001 - \$50000	\$605.81	For the first \$25,000 plus	\$13.93	For each additional \$1,000 or fraction thereof, to and including \$100,000
\$50001 - \$100000	\$954.06	For the first \$50,000 plus	\$9.30	For each additional \$1,000 or fraction thereof, to and including \$100,000
\$100001 - and up	\$1,419.06	For the first \$100,000 plus	\$7.74	For each additional \$1,000 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				
<b>OTHER STRUCTURAL FEES</b>				
Structural Plan Review (when applicable)	75% of structural permit fee			
Additional Plan Review (when applicable) - 30 minute minimum	\$109.18			
Fire Life Safety Plan Review (when applicable)	50 % of structural permit fee			
Each additional inspection, above allowable- per each	\$109.18			
Re-Inspection - per each	\$109.18			

Inspections for which no fee is specifically indicated (as required) - hourly. Minimum 1 hour	\$109.18
Inspections outside of normal business hours. Minimum 2 hours	\$109.18
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	\$324.25 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	\$1,000.00
Structural alteration (not demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$109.18
Moving structure permit, other than U-1	\$601.00
Re-Roof residential when a permit is required	\$109.18
Commercial re-roof	See Structural Permit Fee table by valuation, incurs State Surcharge
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	\$412.00
2001 – 3600 sq ft	\$515.00
3601 - 7200 sq ft	\$669.50
7201 sq ft and greater	\$824.00
Commercial Fire Suppression	See Structural Permit Fee table by valuation
Solar Permit – Prescriptive Path System, fee includes plan review. Separate Electrical Permit required, contact Tillamook County.	\$218.36
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. Minimum 2 hours	\$109.18
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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	\$208.60
Double wide	\$416.12
Triple wide	\$622.12
Earthquake resistant bracing system (when not part of original dwelling installation)	\$109.18
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.

**MECHANICAL PERMIT FEES**

Residential	Fee – per each appliance
Air conditioner	\$57.68
Air handling unit of up to 10000 cfm	\$42.23
Air handling unit 10001 cfm and over	\$57.68
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$42.23
Attic or crawl space fans	\$28.84
Chimney/liner/flue/vent	\$46.35
Clothes dryer exhaust	\$42.23
Decorative gas fireplace	\$42.23

Ductwork-no appliance/fixture - per each	\$42.23
Evaporative cooler other than portable	\$75.19
Floor furnace, including vent	\$57.68
Flue vent for water heater or gas fireplace	\$42.23
Furnace – less than 100000 BTU	\$66.95
Furnace – more than 100000 BTU	\$57.68
Furnace/burner including duct work/vent/liner	\$57.68
Gas or wood fireplace/insert	\$42.23
Gas fuel piping outlets 1 – 4 outlets	\$23.69
Each additional outlet	\$7.21
Heat pump	\$75.19
Hood served by mechanical exhaust, including ducts for hood	\$42.23
Hydronic hot water system	\$57.68
Installation or relocation domestic/type incinerator	\$57.68
Mini split system	\$75.19
Range hood/other kitchen equipment	\$42.23
Suspended heater, recessed wall heater, or floor mounted heater	\$57.68
Ventilation fan connected to single duct	\$28.84
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$42.23
Water heater	\$57.68
Wood/pellet stove	\$42.23
Other heating/cooling	\$42.23
Other fuel appliance	\$42.23
Other environment exhaust/ventilation	\$42.23
<b>Commercial Mechanical Fees</b>	
Fee as per Structural Permit Fee table by valuation	
<b>Other Mechanical Fees</b>	
Mechanical Plan Review (when applicable)	35% of mechanical permit fee
Additional Plan Review (when applicable) –	\$109.18
Reinspection – per each	\$109.18
Each additional inspection, above allowable – per each	\$109.18

Inspections for which no fee is specifically indicated – per each (as required). Minimum 1 hour.	\$109.18
Inspection outside of normal business hours. Minimum 2 hours.	\$109.18
Investigation fee - Mechanical	\$109.18
Mechanical Minimum Permit Fee	\$109.18
<b>PLUMBING PERMIT FEES</b>	
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	\$370.80
Two bathrooms, one kitchen	\$404.79
Three bathrooms, one kitchen	\$456.29
Each additional bathroom > 3 – or – kitchen >1	\$53.56
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	\$46.35
<b>Commercial and Non-New Residential</b>	
<b>Site Utilities</b>	<b>Fee</b>
Sanitary Sewer - First 100 feet or less	\$84.46
Sanitary Sewer - Each additional 100 feet	\$46.35
Storm – first 100 feet or less	\$84.46
Storm – Each additional 100 feet or fraction	\$46.35
Water – first 100 feet or less	\$84.46
Water – Each additional 100 feet or fraction	\$46.35
<b>Fixtures</b>	<b>Fee – per each</b>
Absorption valve	\$28.84
Backflow preventer	\$57.68
Backwater valve	\$28.84
Catch basin or area drain	\$28.84
Clothes washer	\$28.84
Dishwasher	\$28.84
Drinking fountain	\$28.84
Ejectors/sump pump	\$28.84
Expansion tank	\$28.84
Fixture cap	\$28.84
Floor drain/floor sink/hub drain	\$28.84
Garbage disposal	\$28.84

Hose bib	\$28.84
Ice maker	\$28.84
Primer	\$28.84
Sink/basin/lavatory	\$28.84
Stormwater retention/detention	\$96.82
Swimming pool piping	\$63.86
Trench Drain	\$28.84
Tub/shower/shower pan	\$28.84
Urinal	\$28.84
Water closet	\$30.84
Water heater	\$57.68
Other – plumbing	\$28.84
Alternate potable water heating system	\$66.95
Interceptor/grease trap	\$28.84
Manholes	\$28.84
Roof drain (commercial)	\$57.68
<b>Medical Gas and Process Piping Permit Fees – Commercial Plumbing</b>	
<b>Valuation</b>	<b>Fee</b>
\$1.00 - \$5,000	\$109.18
\$5,001 - \$10,000	\$109.18 For the first \$5,000 plus \$3.30 For each \$100 or fraction thereof.
\$10,001 - \$100,000	\$274.18 For the first \$10,000 plus \$11.32 For each additional \$1,000 or fraction thereof.
\$100,001 and above	\$1,292.98 For the first \$100,000 plus \$8.01 For each additional \$1,000 or fraction thereof.
<b>Residential Fire Suppression – Multipurpose/Continuous Loop System 13D, fee includes plan review</b>	
[See Structural Fee section for Standalone System 13R]	
<b>Square Footage of Area to be Covered</b>	<b>Fee</b>
0 – 2000 sq ft	\$257.50
2001 – 3600 sq ft	\$309.00
3601 - 7200 sq ft	\$360.50
7201 sq ft and greater	\$412.00
<b>Other Plumbing Fees</b>	
Plumbing Plan Review (when applicable) –	35% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) –	35% of residential plumbing permit fee
Additional Plan Review (when applicable) –	\$109.18
Reinspection – per each	\$109.18
Each additional inspection, above allowable – per each	\$109.18

Inspections for which no fee is specifically indicated (as required) per hour. Minimum 1 hour.	\$109.18
Inspection outside of normal business hours per hour. Minimum 2 hours	\$109.18
Investigation fee - Plumbing	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$218.36
Plumbing Minimum Permit Fee – residential	\$109.18
<b>MISCELLANEOUS PERMIT FEES</b>	
Permit Reinstatement fee – expired permits not yet 12 months past their expiration date, as eligible, subject to State Surcharge	\$500.00 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	\$109.18
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge. 1st Request	\$218.36
2nd Request	\$436.72
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)	\$50.00
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee
Refund processing fee – not subject to State Surcharge	\$50.00
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	\$109.18 per hour with a minimum of 50% of standard plan review fee.

Temporary Occupancy, Residential (30-day max)	\$500.00
Temporary Occupancy, Commercial (30-day max)	\$1,000.00
Change of Use or Change of Occupancy permit fee, when no structural work is proposed	\$1,000.00
Technology Fee	5% of permit fee