

Land Use Application Fee Schedule 2019

Permit Review and Related Actions (* fee includes \$400 Notice Fee)	Application Fees
Code Enforcement	Actual Cost
Erosion & Sediment Control Permit (planning review only, PW fees separate)	\$85
Floodplain Development Permit (all development activities in a floodplain)	\$0
Floodplain Review of Structural Building Permit or Manuf. Home Placement	\$140
Permit Zoning Compliance Review (Agricultural Building, Structural, Manufactured Home Placement, Modular/Prefab, & Septic)	\$87
Water Reviews - for new homes and buildings requiring public occupancy	\$66/ hour
Septic Reviews	\$105
Permit Zoning Compliance Review (Demolition/Decommission)	\$34
Pre-application Conference for subdivision, series partition, partition subject to Chapter 100, zone change, or other, as determined by Planning Official	\$340
Recording of Documents prepared by applicant	Records Division Fee
Recording & Prep of Documents (e.g., covenant), when rec. fee not incl. in app. Fees	\$155
Land Use Permit Extensions Reviewed by Planning Commission*	\$790
Legal Ad (used when not normally required or included in the application fee)	\$400
RV Placement Land Use Application	\$87
Unauthorized Land Use Activities	Double Standard Fee
Dwellings on Resource Land (* fee includes \$400 Notice Fee)	Application Fees
Dwelling - EFU Accessory Farm-related*	\$1,495
Dwelling - EFU Farm Related - 160 acres or more*	\$880
Dwelling - EFU Farm-help for a Relative*	\$970
Dwelling - EFU Income Test on less than 160 acres*	\$1,385
Dwelling - EFU Lot of Record: <u>Non</u> -High value soils*	\$1,590
High value soils*	\$2,295
Dwelling - EFU Non-farm: (East of coast range)*	\$955
(Planning Commission)*	\$2,425
Dwelling - Forest: 160 acres or more*	\$970
Lot of Record Forest Dwelling*	\$1,590
Template Test Dwelling*	\$2,310
Land Divisions (* fee includes \$400 Notice Fee)	Application Fees
Consolidation	\$315
Land Division inside Corvallis UGB (add to partition & subdivision fees)	\$485
Partition - <u>No Public Hearing</u>	
Partition Application Fee \$1,010* Standard Parcels, plus \$180/parcel; or \$1,055* Non-Standard Parcel per BCC 64.305(2), plus \$180/parcel	<i>Standard Parcel Partition Fee Examples</i> 2 Parcel: \$2,261 3 Parcel: \$2,552
PW Surveyor fee of \$335, plus \$96/parcel; plus PW Engineer fee of \$91	
Assessment fee of \$150 plus \$15/parcel, Records Fee of \$93	
Partition - <u>Series Partition or Public Hearing</u>	
Partition Application fee \$1,810* Standard Parcels, plus \$180/parcel	<i>Partition Fee Examples</i> 2 Parcel: \$3,061 3 Parcel: \$3,352
PW Surveyor fee of \$335, plus \$96/parcel; plus PW Engineer fee of \$91	
Assessment fee of \$150 plus \$15/parcel, Records Fee of \$93	
Property Line Adjustment - <u>Ministerial</u>	
PLA Application fee \$855	<i>2 parcel PLA w/ survey: \$1,110 w/ plat: \$1,746</i>
if Survey, add PW Surveyor Review fee of \$255	
if Plat, add PW, Assess., Rec. fees above-\$335, \$96/par., \$91, \$150, \$15/par., \$93	
Property Line Adjustment - <u>Administrative (Floodplain)</u>	
PLA Application fee \$1,065	<i>2 parcel PLA w/ survey: \$1,320 w/ plat: \$1,956</i>
if Survey, add PW Surveyor Review fee of \$255	
if Plat, add PW, Assess., Rec. fees above-\$335, \$96/par., \$91, \$150, \$15/par., \$93	

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Property Line Adjustment - <u>With Notice</u>	
PLA Application fee \$1,480*	2 parcel PLA w/ survey: \$1,735 w/ plat: \$2,371
if Survey, add PW Surveyor Review fee of \$255	
if Plat, add PW, Assess., Rec. fees above-\$335, \$96/par., \$91, \$150, \$15/par., \$93	
Subdivision	
Subdivision Application fee \$1,890* plus \$200/lot	Subtotal for a 10 Lot Subdivision Pre-Monumented: \$6,603
PW Surveyor Plat Review fee of \$1,130, plus \$100/lot Pre-Monumented; or \$1,595, plus \$100/lot & 120% bond Post-Monumented	
PW Eng Rev. fee of \$185, Assess. fee of \$150, \$15/par., rec fee of \$98 (up to 20 lots)	
Other Land Use Applications (* fee includes \$400 Notice Fee)	
Application Fees	
Administrative Review (legal ad, notice required)*	\$610
Agritourism: Single-event license, per ORS 215.283(4)(b)	\$315
Single event/activity, per ORS 215.283(4)(a)*	\$1,560
Up to 6 events/activities, per ORS 215.283(4)(c)*	\$2,035
Up to 18 events/activities, per ORS 215.283(4)(d)*	\$2,280
Conditional Use: Staff Decision or Greenway*	\$1,560
Planning Commission Hearing*	\$2,165
Deed Release	\$145
Floodplain, Land Development Activities (large projects)*	\$400
Floodplain Minor Variance	\$295
Home Occupation (except EFU or FC, which require Conditional Use approval)	\$210
Hydrogeologic Proposal and Study - Review*	Actual cost; \$935 deposit
Interpretations of Code, Written (legal ad and mailed notice of decision)	\$795
Medical Hardship (EFU, FC) CUP*	\$1,085
Medical Hardship (Non-Resource Zone)	\$515
Ministerial Review, no notice or legal ad	\$315
Modification to Natural Features Standards (Corvallis Urban Fringe only):	
Implementation Plan (88.800(3) to (9)) & Non-Discretionary Review (88.800(1))	\$550
Discretionary review per BCC 88.800(2).	\$1,280
Non-Conforming Use Alteration or Expansion*	\$1,350
Site Development Plan Review: No site visit (<i>Planning Fee \$380 & PW fee \$185</i>)	\$565
With site visit (<i>Planning Fee \$570 & PW fee \$185</i>)	\$755
Variance*	\$1,225
Vested Right*	\$1,345
Winery (base fee)	\$610
Winery License for 1 to 6 events	\$315
Winery Permit for 7 or more events*	\$765
Zone/ Comp Plan Change: Zone change only*	\$2,895
Zone/Comp Plan change without Goal Exception*	\$3,205
Zone/Comp Plan change with Goal Exception*	\$4,515
Mineral & Aggregate Overlay-Zone/Comp Plan change	Actual cost; \$4,000 dep.
Appeals (* fee includes \$400 Notice Fee)	
Application Fees	
Appeal of a Planning Commission decision	Actual cost; deposit of orig. application fee
Appeal of a Planning Official's decision	\$250
Remand hearing*	\$1,590
Other	
Application Fees	
Hourly Land Use/Property Research (extensions, well test notification, general, other)	\$110/hourly rate
Photo Copies/Prints: Letter & Legal sizes	\$0.25
11 x 17 (poster size) & All color copies & prints	\$1
Refund Check Processing	\$25