

**PLEASE COMPLETE AND
SUBMIT WITH PAYMENT**

City of Rainier
P.O. Box 100
Rainier, OR 97048
Business License Application
Excludes Marijuana Facility Business
Calendar Year: _____

Business Name: _____
Business Location Address: _____
Business Mailing Address: _____
Street City State Zip Code
Business Phone: _____
Owner(s) Name: _____
Mailing Address: _____
Street City State Zip Code
Owner(s) Home Phone: _____
Emergency Name and Phone Number: _____

Description of Business: _____
Type of Business: _____
Home Occupation____ Sole Proprietor____ Partnership____ Corporation____ LLC____ Non Profit____

Oregon Contractor's Board Registration #: (Required if applicable) _____

Annual Fee
January 1st through December 31st

In City Limits Location

Each Location \$45.00 \$ _____

Excluding Owner, Number of Employees _____ x \$6.00 \$ _____

Transient Merchants

\$15.00 (not to exceed 90 days per calendar year and not exceed 5 days per week) \$ _____

Out of City Limits Location

\$100.00 (Number of Employees Not Applicable) \$ _____

Temporary

\$15.00 (Valid for 7 consecutive days) \$ _____

Non Profit

\$ 00.00 – no fee \$ _____

Food Cart

\$125.00 (renewal yearly after initial application) \$ _____

Penalty

\$15.00 (Renewals received after January 31) \$ _____

Total Amount Submitted with Application \$ _____

Notice:

Acceptance of business
license application does
not certify that applicant
has complied with all City
Code provisions.

Signature of Applicant _____
Date _____

City Use Only

Date Received _____ Receipt #: _____ [v.11.2023]

PLEASE COMPLETE AND
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City of Rainier
P.O. Box 100
Rainier, OR 97048
Landlord Business License Application
Calendar Year: _____

Landlord Name: _____
Mailing Address: _____
Street City State Zip Code
Phone: _____
Emergency Contact and Phone Number: _____

Annual Fee
January 1st through December 31st

Rentals
\$45.00 for 1 unit + \$5.00 for Each Additional Unit (Commercial & Private)
Total Unit # _____ \$ _____

Penalty
\$15.00 (Renewals received after January 31) \$ _____

Total Amount Submitted with Application \$ _____

Landlord Agreement

Check one: Owner: _____ Trustee: _____ Property Manager: _____

Check one:
_____ I agree that water/sewer service will be left on and billed to the address above when any tenant's account is closed, and I agree to pay for all water/sewer charges until an account is opened in the name of a tenant. **(leave on between tenants)**
I understand that it is my responsibility to notify the City of Rainier to terminate the billing in My name when the property is rented. I also understand that I am responsible for the billing up to such a time that the City of Rainier receives proper notification

_____ I disagree that the water/sewer service will be left on. I understand that the water/sewer service will be terminated when the tenant's account is discontinued for any reason and the City of Rainier assumes no responsibility for any expenses, costs or damages of any kind arising from the termination of the water/sewer service. **(shut off between tenants)**
I understand that there will be a \$25.00 turn-on fee each and every time the service is activated.
Re: cleaning, inspections, etc.

Properties Covered: _____

(Please list service addresses) (If additional space is needed, please attach a separate page.)

I understand this agreement will become null and void when the City of Rainier receives a written termination request.

Notice:

Acceptance of business license application does not certify that applicant has complied with all City Code provisions.

Signature of Applicant _____

Date _____

City Use Only

Date Received _____ Receipt #: _____

PLEASE COMPLETE AND
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City of Rainier
P.O. Box 100
Rainier, OR 97048

Short Term Rental Business License Application

Calendar Year: _____

Property Owner Name(s): _____

Mailing Address: _____
Street/ PO Box City State Zip Code

Vacation Rental Address: _____

Property Owner Phone: _____ Alternate Phone: _____

Rental Manager Name: (must reside in Columbia County): _____

_____ Street Address City State Zip Code

Annual Fee
January 1st through December 31st

Rental

\$45.00

\$ _____

Penalty

\$15.00 (Renewals received after January 31)

\$ _____

Total Amount Submitted with Application

\$ _____

Rental Owner Disclaimer

I certify I have read, understand, and agree to comply with City of Rainier, Oregon Ordinance 1080 "Regulations for Vacation Rental Dwelling" and that the information I have provided is true and accurate to the best of my knowledge. Upon submittal of application, the City will send notice to all neighbors within 200 feet of the applied for vacation rental. There is a 15 day wait period for neighboring property owners to submit an appeal. You will be notified if the City of Rainier receives an appeal.

I understand this agreement will become null and void when the City of Rainier receives a written termination request.

Notice:

Acceptance of business license application does not certify that applicant has complied with all City Code provisions.

Signature of Applicant: _____

City Use Only

Date Received _____ Receipt #: _____

FEE SCHEDULE

Fee

Business License

<i>In-City Business</i>	
Base Fee (includes 5 employees)	60.00
6-10 Employees (each employee)	5.00
11 & over (each employee)	2.50
Farmers Market Year-Round	60.00
<i>Out-of-City Service Business</i>	
Base Fee	75.00
<i>Lodging (Hotel/Motel & Temporary Lodging)</i>	
Base Fee	60.00
Rental Units (each unit)	5.50
<i>Manufactured Home Park</i>	
Base Fee	60.00
Rental Units (each unit)	2.50
<i>Recreational Vehicle Park</i>	
Base	60.00
Rental Units (each pad)	5.50
<i>Landlord</i>	
Residential Rental Units (each rental unit-no base fee charge)	15.00
Commercial/Industrial Rental Units (base fee charge only)	65.00
<i>Licensed Contractor</i>	
Annual Fee	140.00
Project License (any project lasting more than 7 days less than 6 months)	75.00
7 Day License	30.00
<i>Other License Fees</i>	
Short Term (7 days or less)	30.00
Solicitation (Door-to-Door Sales)	50.00
Seasonal (6 months or less)	30.00
Farmers Market Seasonal	30.00

Liquor License Endorsements-fee regulated by the state

New Business Application fee	100.00
Change of Ownership Application fee	75.00
Annual Renewal	35.00

Land Use

Annexation	1500.00
Conditional Use Permit	500.00
Home Occupation Permit-Hearing (application fee)	300.00
Partition-Tentative Plan Review	600.00
Partition-Final Plan Review	300.00
Appeal	250+Costs
Map Amendment	1,500.00
Planned Unit Development-Preliminary	1,500.00
Planned Unit Development-Final	600+Costs
Property Line Adjustment (without hearing)	300.00
Property Line Adjustment (with hearing)	500.00
Temporary Use Permit/Temporary Housing	300.00
Street Name Change	300.00
Subdivision Tentative Plan Review	500+Costs
Lot Fee (per lot in addition to tentative plan fee)	50.00
Subdivision Final Plan Review	275+Costs

*

#500+ actual costs - not "deposit"

Vacation of Public Right-of-Way	550+Costs
Variance (without hearing)	150.00
Variance (with hearing)	550.00
Site Development Review	500+Costs
Right of Way Permit	250.00
Sign Permit	50.00

Miscellaneous Charges

Administration

Election Filing Fee	25.00
Research-archival research (20 deposit+hourly rate +50%)	var.
Late Payment Fee	10.00
NSF Check Fee	25.00
Water/Sewer New Account Charge	30.00

Copies of Finance Documents

Annual Budget	25.00
Annual Audit	25.00

Public Works

Backhoe & Operator (per hour)	90.00
City Crew Charge (hourly rate + 50%)	var.
Design Review (hourly rate +50%)	var.
Inspection Charge	50.00
Hydrant Meter Fee (refundable deposit)	600.00
Private-Fire Hydrant Water - Account Set Up Fee	20.00
Fee Per Load (any size truck)	20.00
Temporary Service for New Construction	consumption
Water Service Connection (actual cost of materials, labor & SDC)	var.
Water Turn On or Shut Off (non-payment/other services - standard work hours*)	35.00
Water Turn On or Shut Off (non-payment or other services - after hours*)	70.00

* - requests for service must be made between 8:00 AM - 4:00 PM (Monday - Friday) to obtain standard work hour charges. Otherwise, after hour rates will be assessed.

Utility Rates

Sewer Rates

Single Family Residential-\$ 38.83 base per unit + \$1.62 per 100 cu ft.
Summer allowance of 400 cu ft per month during July-Aug.-Sept-Oct
Commercial & Multi Family-\$ 38.83 base per unit + \$1.62 per 100 cu ft.
Outside City Limits-\$ 77.66 base per unit + \$3.24 per 100 cu ft
Motel and Recreational Vehicle Parks \$18.44 per unit + \$1.62 per 100 cu ft
(Motel with Single-family dwelling equals one unit)
(Motel with apartment equals one unit)
(Four motel rooms equals one unit)
(Four recreational vehicle park pads equal one unit)
Residential Low-Income Discount Program-10% disc on base and usage

Water Rates

Single Family Residential-\$ 26.36 base per unit+ \$1.96 per 100 cu ft
Commercial & Multi-Family-\$ 26.36 base per unit + \$1.96 per 100 cu ft.
Motel and Recreational Vehicle Parks-\$ 13.02 base per unit + \$1.96 per 100 cu ft
(Motel with Single family dwelling equals one unit)
(Motel with apartment equals one unit)
(Four motel rooms equals one unit)
(Four recreational vehicle park pads equal one unit)
Outside City Limits-\$ 52.72 base per unit + \$3.92 per 100 cu ft
Residential Low-Income Discount Program - 10% disc on base and usage

Street/Storm Utility Fee

Single-Family & Multi-Family Residential (per month per unit)	5.84
Commercial (per month per unit)	8.49
Motel/Hotel (per month)	8.49

Infrastructure Maintenance & Improvement Fee

Per Account (per month)	8.00
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System Development Charges

Sewer In City

Single Family	1500.00
Multi-Family Residential (first unit)	1500.00
Multi-Family Residential (each additional unit)	750.00
Mobile/RV Park (first unit)	1500.00
Mobile/RV Park (each additional unit)	1000.00
Motel/Hotel (first unit)	1500.00
Motel/Hotel (each additional unit)	800.00
Other Commercial-Base	1600.00
Other Commercial (each additional fixture over 16)	55.00

Sewer Outside of City

Single Family	1750.00
Multi-Family Residential (first unit)	1750.00
Multi-Family Residential (each additional unit)	1000.00
Mobile/RV Park (first unit)	1500.00
Mobile/RV Park (each additional unit)	1000.00
Motel/Hotel (first unit)	1500.00
Motel/Hotel (each additional unit)	800.00
Other Commercial-Base	2000.00
Other Commercial (each additional fixture over 16)	55.00

Water In-City

Single Family	1250.00
Multi-Family Residential (first unit)	1250.00
Multi-Family Residential (each additional unit)	650.00
Mobile/RV Park (first unit)	1300.00
Mobile/RV Park (each additional unit)	700.00
Motel/Hotel (first unit)	1300.00
Motel/Hotel (each additional unit)	700.00
Other Commercial-Base	1500.00
Other Commercial (each additional fixture over 16)	55.00

Water Outside City

Single Family	1500.00
Multi-Family Residential (first unit)	1500.00
Multi-Family Residential (each additional unit)	750.00
Mobile/RV Park (first unit)	1300.00
Mobile/RV Park (each additional unit)	700.00
Motel/Hotel (first unit)	1300.00
Motel/Hotel (each additional unit)	700.00
Other Commercial-Base	2000.00
Other Commercial (each additional fixture over 16)	55.00

City of Rainier Fee Schedule for Land Use Application and Decisions
Adopted by Rainier City Council June 20, 2005 – Ordinance 1020

REQUIRED FEE	LAND USE ACTION	REFERENCE* Section, Page	DECISION	REQUIRED ACTION
\$75.00 \$50+\$10 per tenant \$50.00 \$25.00 (\$10 refund upon removal)	Sign Permit-New Permanent Sign Common Sign Permit-New Sign Sign Modification/Replacement Temporary, Special Event, Political Campaign Permit	RZO S5.13 RZO S5.13 RZO S5.13 RZO S5.13	Ministerial Ministerial Ministerial Ministerial	Staff Approval Staff Approval Staff Approval Staff Approval
No Fee \$25.00	Fence Permit Fence Height Exception Review	RZO S5.7, p74 RZO S5.7, p74	Ministerial Ministerial	PWD Approval PWD Approval
\$25.00 No Fee <i>County</i>	Demolition Permit (Historic) Structures in General (non-Historic)	RZO S5.9, p75 RZO S5.10, p76	Ministerial Ministerial	Staff Approval Staff Approval
\$25.00	Redivision Plan for Large Lots	RZO S3.2, p9; S3.3, p11; S3.4, p14	Ministerial	Staff Approval
\$25.00 <i>50.00</i>	Public Works Permit	RLDO S652, p40 RLDO S670, p42	Ministerial	Staff Approval
\$500.00 Deposit/ Actual cost + \$200	Public Works Plan Review		Ministerial	PWD Approval
\$45.00	Building Permit <i>Plan review</i>		Ministerial	Staff Approval
\$35.00	Development within Flood Zone	RZO S4.4.2, p63	Ministerial	PC Review/Staff App
\$100 Flat Fee	Subdivision Plat (Approval of)	RLDO S276, p15	Ministerial	Mayor Approval
\$25.00	Partition Plan (Minor Modification)	RLDO S342, p20	Ministerial	PWD Approval
\$100.00	Partition Plat (Approval of)	RLDO S374, p22	Ministerial	Mayor Approval
\$25.00	Survey Map (Property Line Adjust.)	RLDO S470, p25	Ministerial	PWD Approval
\$250.00	Administrative Variance	RZO S6.5, p117	Ministerial	Planner Approval
\$100.00	Property Line Adjustment	RLDO S440, p24 RLDO S450, p25	Ministerial or QC Decision	PWD Approval QJ Hearing**-PC
\$350.00	Partition Plan	RLDO S340 (1), p19 RLDO S350(2), p19	Limited Land Use Decision or QC Decision	PWD Approval
\$500 + \$40 per lot + contracted expenses for engineering and plan review	Subdivision Plan (or Material Modification of)	RLDO S250, p10 S262, p11	QJ Decision	QJ Hearing-PC
\$300+0.1% of Dev	Site/Review/Design Review	RZO S6.7, p119	QJ Decision	QJ Hearing-PC
Actual Cost of Contracted Expenses	Pre-Application Conference		Ministerial	Staff Approval
25% of Original Fee + actual cost of contracted expenses	Extension Requests			
\$1,000.00	Text Amendment to Comp Plan Or Zoning Ordinance	RZO S6.1, p112	Legislative Decision	Legislative Hearings by PC and Council
\$800.00	Significant Map Amendment	RZO S6.2, p112	Legislative Decision	Legislative Hearings By PC and Council
\$700.00	Single Map Amendment (Comp Plan or Zoning Ordinance)	RZO S6.3, p113	QJ Decision	Staff Approval**
\$100.00	Geologic Hazard Overlay Zone	RZO S4.3, p61	QJ Decision	Staff Approval**
\$500.00	Modification of Historic Structure	RZO S5.9, p75	QJ Decision	QJ Hearing-PC
\$300.00	Conditional Use Permit	RZO S6.4, p115	QJ Decision	QJ Hearing-PC
\$300.00	Variance Permit	RZO S6.5, p116	QJ Decision	QJ Hearing-PC
\$300.00	Nonconforming Use Permit	RZO S6.6, p117	QJ Decision	QJ Hearing-PC
\$300.00	Similar Use Permit	RZO S6.8, p121	QJ Decision	QJ Hearing-PC
\$300.00	Temporary Use Permit	RZO S6.9, p122	QJ Decision	QJ Hearing-PC
Original Fee	Appeal (PC Decision)	RZO S7.9, p133	QJ Decision	QJ Hearing-Council

Refund Policy: Fees for ministerial land use applications and permits are non-refundable. Fees for land use applications which must be decided at a public hearing will be refunded as follows: 50% of the fee will be refunded if the application is withdrawn within seven (7) calendar days of being submitted to the City. 0% of the fee will be refunded if the application is withdrawn more than seven (7) calendar days of being submitted to the City.

* Key: RLDO: Rainier Land Division Ordinance
PC: Planning Commission
PWD: Rainier Public Works Director

RZO: Rainier Zoning Ordinance
Council: Rainier City Council

City of Rainier Fee Schedule for Land Use Application and Decisions
Adopted by Rainier City Council June 20, 2005 – Ordinance 1020

\$300.00	Appeal (Staff Decision)	RZO S7.9, p133	QJ Decision	QJ Hearing-PC
\$1,500.00	Expedited Land Division		Ministerial	Staff Approval
\$300.00	Appeal (Expedited Decision)			
\$20.00	Administrative Fee			
\$250.00	**Referral of Application to PC		QJ Decision	QJ Hearing-PC
\$150.00	Annexation			
\$500.00	Street Vacation			

Refund Policy: Fees for ministerial land use applications and permits are non-refundable. Fees for land use applications which must be decided at a public hearing will be refunded as follows: 50% of the fee will be refunded if the application is withdrawn within seven (7) calendar days of being submitted to the City. 0% of the fee will be refunded if the application is withdrawn more than seven (7) calendar days of being submitted to the City.

* Key: RLDO: Rainier Land Division Ordinance
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Staff Recommendations

NSF/returned check fee \$25 to \$35

Utility bill late fee \$5 to \$10

Utility shut off fee \$25 to \$30

Meter tampering \$25 to \$500

Utility account deposit \$50 to \$150

Marijuana business license \$5,000 to \$10,000

Boat launch fee \$5 to \$10

Fishing guide annual boat launch fee to \$500

City of Rainier

Sanitary Sewer Connection Application

Connection Fee \$100.00

System Development Charge \$2645.00 per EDU

I, _____ apply for permission from the City of Rainier, to connect my dwelling to the City of Rainier Sanitary Sewer Collection System. This connection will remain temporary until all construction items are complete as outlined on the plot plan and building permit, and after a occupancy permit is issued for the dwelling. At no time shall the dwelling be occupied as a residence prior the issuance of an occupancy permit. If the City discovers the dwelling is being used as a residence prior to the issuance of an occupancy permit, this service will be terminated until such time as a permit is issued.

The actual cost of the tap, connection, excavation, main line extension (including engineering) and all materials are the responsibility of the property owner and are not provided by the City of Rainier. This permit only provides for the sewer connection and does not infer or suggest that sewer is actually available without a main-line extension. If a main-line extension is required the applicant shall extend the main line from the existing end point to the far property boundary or as determined by the City

All construction work done within the boundaries of the City of Rainier must be performed by a contractor licensed by the State of Oregon Contractors Board pursuant to ORS 701,055 and Rainier Ordinance 829, or be done by the property owner. All work within the public right-of-ways shall follow all City of Rainier, APWA, Oregon DEQ, Oregon OSHA, Oregon Health Division, State of Oregon, and Columbia County Rules and Ordinances, and all excavations shall be inspected by the City before any trench is back filled.

This permit is valid for a period of 180 days from the date of issuance. If the connection is not completed by the end of the time period, the permit will become void and the applicant will receive a 50 percent refund.

Location of Dwelling (Address and Tax ID. No.) _____

Oregon Contractors Board License Number: _____

I have read and agree to follow all the above stipulations, and to have all construction inspected or this permit shall become void.

Applicant Name: (Please Print) _____

Applicant Signature: _____ Date: _____

Approved by Superintendent of Public Works: _____ Date: _____

Date project completed and inspected: _____

City of Rainier

Water Connection Application

Fee \$500

I, _____ apply for permission from the City of Rainier, to connect my dwelling to the City of Rainier Municipal Water System. This connection will remain temporary until all construction items are complete as outlined on the plot plan and building permit, and after a occupancy permit is issued for the dwelling. At no time shall the dwelling be occupied as a residence prior the issuance of an occupancy permit. If the City discovers the dwelling is being used as a residence prior to the issuance of an occupancy permit, the service will be terminated until such time as a permit is issued.

The connection fee provides for the City to tap the water main and run a service line and meter from the main, provided a main runs parallel to the property, a maximum of 30 lineal feet. If the distance is over 30 lineal feet the applicant shall pay the actual cost of time and material for the balance of the length. If no water main fronts the property the applicant shall be responsible for the entire cost of the main line extension (including engineering). If an extension is required the applicant shall extend the main line from the existing end point to the far property boundary or as determined by the City. This permit does not in anyway infer or suggest that a water main fronts the subject property.

All construction work done within the boundaries of the City of Rainier must be performed by a contractor licensed by the State of Oregon Contractors Board pursuant to ORS 701.055 and Rainier Ordinance 829, or be done by the property owner. All work within the public right-of-ways shall follow all City of Rainier, APWA, Oregon DEQ, Oregon OSHA, Oregon Health Division, State of Oregon, and Columbia County Rules and Ordinances, and all excavations shall be inspected by the City before any trench is back filled.

This permit is valid for a period of 180 days from the date of issuance. If the connection is not completed by the end of the time period, the permit will becomes void and the applicant will receive a 50 percent refund.

Location of Dwelling (Address and Tax ID. No.) _____

Oregon Contractors Board License Number: _____

I have read and agree to follow all the above stipulations, and to have all construction inspected or this permit shall become void.

Applicant Signature: _____ Date: _____

Approved by Superintendent of Public Works: _____ Date: _____

Date project completed and inspected: _____

CITY OF RAINIER

WATER SYSTEM DEVELOPMENT CHARGE FORM

Industrial Area Water SDC

The Industrial Area is defined as follows:

All lands within the City limits of Rainier that are located North of US Highway 30 and East of 6th Street West.

The improvement fee to be charged in the Industrial Area is \$3.68 per gallon of estimated daily use. The Superintendent of Public Works shall develop by administrative rule a method for determining the estimated daily water demand of new users.

General Water System SDC

For all areas within the City but outside of the Industrial Area, the improvement fee to be charged shall be as follows;

Single Family:	\$920.00 per unit
Duplex:	\$920.00 per unit
Multi-Family:	\$645.00 per unit

All other categories: \$920.00 for each 825 cu.ft. of water estimated to be consumed on a peak month basis.

Type of Connection: _____

SDC Charge: \$ _____

Applicant signature: _____ Date: _____

Approved by the Superintendent of Public Works: _____ Date: _____