

**City of Rainier
Revenue Committee Meeting
February 11, 2026
12 p.m.
Rainier City Hall**

Chair Paul Langner called the council meeting to order at 12 p.m.

Committee Members Present: Paul Langner, W. Scott Jorgensen, City Administrator; Russ Reigel, Public Works Director; Elisha Shulda, Finance Director

Committee Members Absent: Scott Cooper and Charleen Ratkie

Flag Salute

Additions/Deletions from the Agenda—There were no additions or deletions at this time.

Visitor Comments—There were no visitor comments at this time.

New Business

a. Revenue Discussion and Recommendations—Committee members reviewed the various fee schedules that the City currently has in place. City Administrator W. Scott Jorgensen went over some of the suggestions that were made by members of the administrative staff team. Finance Director Elisha Shulda said that the General Fund is only in good shape right now because of reserves. But if current trends persist, the money in the General Fund will run out in 12 years. Langner asked when the last time business license fees were adjusted. Jorgensen and Shulda said that hasn't happened in the time they've worked for the City. Committee members agreed by consensus that the utility shut off fee should be increased to \$50 to cover the cost of staff time involved in that process and that the marijuana business license fee be increased from \$5,000 to \$7500. Sewer hookup fees are currently \$100. Committee members agreed by consensus to recommend they be raised to \$250, the sewer hookup fee raised from \$100 to \$250 and the water hookup fee raised from \$500 to \$1,000 plus labor and materials. Langner said that the System Development Charges (SDC) for sewer be raised around 33 percent. Jorgensen said that would get them from \$2645 to around \$3500. Committee members agreed by consensus to recommend that the SDC for water be raised from \$920 to \$1500. Langner said that the sewer rate should be increased 15 percent to narrow the gap between revenues and operating costs and water rates raised three percent. He also said that they should be indexed to the consumer price index. Shulda suggested that the stormwater fee be increased from \$5 to \$10.

Langner adjourned the meeting at 1:27 p.m.

Chair Paul Langner

W. Scott Jorgensen, City Administrator

DRAFT

**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	
<u>In City Limits Location</u>	
Each Location \$45.00	\$ _____
Excluding Owner, Number of Employees _____ x \$6.00	\$ _____
<u>Transient Merchants</u>	
\$15.00 (not to exceed 90 days per calendar year and not exceed 5 days per week)	\$ _____
<u>Out of City Limits Location</u>	
\$100.00 (Number of Employees Not Applicable)	\$ _____
<u>Temporary</u>	
\$15.00 (Valid for 7 consecutive days)	\$ _____
<u>Non Profit</u>	
\$ 00.00 – no fee	\$ _____
<u>Food Cart</u>	
\$125.00 (renewal yearly after initial application)	\$ _____
<u>Penalty</u>	
\$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
SUBMIT WITH PAYMENT

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
SUBMIT WITH PAYMENT

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
<u>Rental</u>	
\$45.00	\$ _____
<u>Penalty</u>	
\$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 COLUMBIA CITY FEE SCHEDULE

Building Permit Fees:

Administrative Permit Fee	\$ 42 <i>Res. No. 20-1255-R (08/20/20)</i>
Structural, Mechanical, Plumbing Plus State surcharge	Follows fee schedule dated 08/20/20 12% of Permit fees
Manufactured Home Placement Technology Fee	\$ 430.45 + \$ 30 State fee per dwelling. <i>Res No 20-1255-R 08/20/20</i> 3% of Permit fees <i>Res No. 20-1255-R 08/20/20</i>
Street Access Permit:	\$ 15 <i>Ordinance 521 07/16/98</i>
Planning Review - Commercial	\$ 50 <i>Resolution 03-792-R 06/20/03</i>
- Industrial	\$ 50
- Residential	\$ 25
School Construction Tax	\$ 1.67 per square foot residential use \$ 0.84 per square foot non-residential use (<i>St. Helens School District No. 502</i> <i>Res. 2025-26 No. 002, 07/16/25</i>)

Business License Fees:

	<i>Resolution 00-697-R 04/07/00</i>
<u>Rental Units:</u>	
Residential, two or more units	\$ 50 plus \$ 5 - for each unit over two
Commercial or industrial units	\$ 25 for each unit up to ten, plus, \$ 15 for each unit over ten
<u>Short Term Rental:</u>	<i>Resolution 20-1261-R 11/20/20</i> \$ 50 per unit
<u>Resident Businesses:</u>	
Basic fee (up to 2 employees)	\$ 50, plus \$ 5 for each employee in excess of 2 (maximum annual fee of \$ 500)
Heavy Industrial Zone Marijuana Facilities	\$ 300 up to 30 employees, plus \$ 5 for each employee in excess of 30 \$ 2,500 <i>Resolution No. 18-1204A-R 03/02/18</i>
<u>Non-Resident Businesses:</u>	<i>Resolution 00-707-R 07/07/00</i>
Annual license	\$ 100
Six-month license (July 1 st to December 31 st only)	\$ 65
Delivery service only	\$ 40
<u>Temporary license fee:</u>	<i>Resolution 20-1260-R 11/20/20</i>
(for work completed within 20 days)	\$ 25
<u>Solicitation permits</u>	<i>Ordinance 10-656-O 04/04/10</i>
Registration Fee:	\$ 30

Service Fees:

	<i>Resolution 08-904-R 02/21/08</i>
City Charter	\$ 2
Comp Plan	\$ 9
Development Code	\$ 30
Minimum handling fee for mailing	\$ 3.50
Fee for returned checks	\$ 25
ACH reversal fee	\$ 25 <i>Resolution 09-954-R 08/07/09</i>
Towed vehicle administrative fee	\$ 50
Record Search fee	Actual time spent—employee hourly wage plus fringe benefit costs
<u>Copies:</u> <i>Resolution 10-968-R 02/19/10</i>	
8 ½" x 11":	Black and white copies – single sided \$ 0.25 per page Black and white copies – double sided \$ 0.40 per page Color copies – single sided \$ 1.25 per page Color copies – double sided \$ 2.00 per page
11" x 17"	Black and white copies – single sided \$ 0.50 per page Black and white copies – double sided \$ 0.85 per page Color copies – single sided \$ 2.50 per page Color copies – double sided \$ 3.50 per page
Copies of Police Reports	\$15 <i>Resolution 10-968-R 02/19/10</i>

Faxes - outgoing/incoming	\$ 1 per page
Zoning Maps	\$ 2.50 each
City Maps	\$ 1.50 each
Monthly Newsletter Subscription	\$ 12 annually <i>Resolution 10-968-R 02/19/10</i>

Amusement Devices:

	<i>Ordinance 99-538-O 09/06/99</i>
License:	\$ 125 annual
plus	\$ 50 per amusement device (may be prorated)

Liquor License Endorsement:

	<i>Resolution 01-726-R 05/18/01</i>
Original application	\$ 100
Change of ownership	\$ 75
Change in location or privilege application	\$ 75
Renewals and special	\$ 35

Collection Agency Charge:

25% of court fine *Resolution 02-754-R 02/22/02*
35-50% of utility bill

Municipal Court Fees:

	<i>Resolution 08-904-R 02/22/08</i>
Administrative fee for impounded vehicles	\$ 50
Suspension fee	\$ 25 <i>Resolution 10-968-R 02/19/10</i>
Failure to appear for a trial fee	\$ 50
Payment arrangement plan	\$ 0 if full payment made within 30 days; \$ 25 if payment plan exceeds 30 days

Water and Sewer Fees:

Resolutions 25-1330-R & 25-1331-R 06/26/25

Inside City Water Rates

3/4 inch or 5/8 inch meter:

Minimum charge - includes up to 100 cubic feet of usage	\$ 48.22
For each cubic foot of usage over 100 cubic feet and up to 500 cubic feet	\$ 0.0296
For each cubic foot of usage over 500 cubic feet and up to 1,000 cubic feet	\$ 0.0469
For each cubic foot of usage over 1,000 cubic feet	\$ 0.0641

Commercial and Industrial - 1-inch meter:

Minimum charge - includes up to 100 cubic feet of usage	\$ 74.18
For each cubic foot of usage over 100 cubic feet and up to 500 cubic feet	\$ 0.0296
For each cubic foot of usage over 500 cubic feet and up to 1,000 cubic feet	\$ 0.0469
For each cubic foot of usage over 1,000 cubic feet	\$ 0.0641

Commercial and Industrial - 1-1/2-inch meter:

Minimum charge - includes up to 100 cubic feet of usage	\$ 147.92
For each cubic foot of usage over 100 cubic feet and up to 500 cubic feet	\$ 0.0296
For each cubic foot of usage over 500 cubic feet and up to 1,000 cubic feet	\$ 0.0469
For each cubic foot of usage over 1,000 cubic feet	\$ 0.0641

Commercial and Industrial - 2-inch meter:

Minimum charge - includes up to 100 cubic feet of usage	\$ 236.75
For each cubic foot of usage over 100 cubic feet and up to 500 cubic feet	\$ 0.0296
For each cubic foot of usage over 500 cubic feet and up to 1,000 cubic feet	\$ 0.0469
For each cubic foot of usage over 1,000 cubic feet	\$ 0.0641

Outside City Water Rates

3/4 inch or 5/8 inch meter:

Minimum charge - includes up to 100 cubic feet of usage	\$ 60.29
For each cubic foot of usage over 100 cubic feet and up to 400 cubic feet	\$ 0.0321
For each cubic foot of usage over 400 cubic feet and up to 800 cubic feet	\$ 0.0492
For each cubic foot of usage over 800 cubic feet	\$ 0.0679

Inside City Sewer Rates

Residential

\$ 50.63/month

In addition to the above charge, a sewer usage fee of \$0.0092 shall be charged for each cubic foot of water used, except the sewer usage fee shall not apply during the months of June, July, August or September Based upon the EDU value and water meter size.

Non-residential rates

Outside City Sewer Rates

\$ 63.30/month

In addition to the above charge, a sewer usage fee of \$0.0118 shall be charged for each cubic foot of water used, except the sewer usage fee shall not apply during the months of June, July, August or September.

Meter Deposits

Inside the City limits

Residential

\$ 197.70 (\$96.44 for water and \$101.26 for sewer)

Non-Residential

varies for water; sewer deposit is determined by EDUs or meter size

Outside the City limits

Residential ¾-inch meters

\$ 120.58 for water, sewer is unavailable

Delinquent Fees

First Notice:

\$ 5

Second Notice:

\$ 15

Reconnect Fee:

\$ 25

Additional After Hours Fee

\$ 50

Water Restoration Fee:

\$ 35 when service is restored

Meter Tests:

Deposit:

Ordinance 346 02/07/79

\$ 20 (returned if meter is more than 2% fast)

Water Purchased from Hydrants:

Minimum:

Resolution 25-1330-R 06/26/25

\$ 48.22

Plus:

\$ 0.0641 for each cubic foot

System Development Charges:

Water ¾-inch meter:

Ordinance 08-644-O 02/03/08

\$ 4,292 (\$1,944 Improvement/\$2,348 Reimbursement)

For larger meters, see Ordinance

\$ 2,146.00 for ADU *Ordinance 19-713-O 05/21/23*

Sewer ¾-inch meter:

St. Helens SDC:

Ordinance 17-701-O 09/11/17

\$ 4,117.00 (\$2,898 Improvement/\$1,023 Reimbursement / \$196 Administration)

\$ 2,058.50 for ADU *Ordinance 19-713-O 05/21/23*

Columbia City SDC:

\$ 1,623.00 (\$473 Improvement/\$1,150 Reimbursement)

For larger meters, see Ordinance

\$ 811.50 for ADU *Ordinance 19-713-O 05/21/23*

Storm Drainage:

(Subdivision lots are exempt)

Ordinance 18-705-O 05/06/18 - Improvement

\$ 388.38 for single dwelling unit (see Ordinance for anything else)

\$ 194.19 for ADU *Ordinance 19-713-O 05/21/23*

Parks:

Ordinance 18-706-O 05/06/18 - Improvement

\$ 2,018.93

\$ 1,009.47 for ADU *Ordinance 19-713-O 05/21/23*

Street:

Ordinance 08-642-O 02/03/08 - Improvement

\$ 4,575 for single dwelling unit (see Ordinance for anything else)

\$ 2,287.50 for ADU *Ordinance 19-713-O 05/21/23*

Water Connection Fees:*Resolution 18-1232-R 11/26/18***Inside City – ¾ inch meter**

Within subdivision (service there):	\$ 600
Outside subdivision (create service):	
Crossing paved street:	\$ 3,000
No paved street crossing:	\$ 1,700

Outside City – ¾ inch meter

Within subdivision (service there):	\$ 750
Outside subdivision (create service):	
Crossing paved street:	\$ 3,750
No paved street crossing:	\$ 2,125

Sewer Connection & Inspection Fees:*Resolution 18-1233-R 11/26/18***Inside City – ¾ inch meter**

Residential:	\$ 100
Commercial:	\$ 115
Industrial:	\$ 125

Outside City – ¾ inch meter

Residential:	\$ 125
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Public Works Equipment Bill Rates:*Resolution 24-1311-12 03/21/24*

(Intended for City use for billing at an hourly rate, not for Public rental. Employee hourly salary and fringe benefit cost shall also apply.)

Excavator	\$ 80
Backhoe	\$ 75
Dump Truck	\$ 65
John Deere Tractor with Mower	\$ 45
John Deere Mower	\$ 30
Push Mower	\$ 20
Leaf Blower	\$ 15
Weed Wacker	\$ 13
Chainsaw	\$ 13

Land Use Fee Schedule:*Resolution 03-796-R 11/07/03*

Accessory Dwelling Unit	\$ 50 deposit
Administrative Approval	\$ 700 deposit <i>Resolution 05-856-R 11/18/05</i>
Annexation request	\$ 1,500 deposit
Contract Annexation	\$ 1,500 fixed fee <i>Resolution 18-1204-R 01/19/18</i>
Appeals	\$ 300 fixed fee
Comp Plan Text Amendment (site specific)	
Policy or Text Amendment	\$ 1,500 deposit
Map Amendment	\$ 1,700 deposit
Conditional Use request	\$ 850 deposit
Extension of Time	\$ 100 deposit
Fence Exception	\$ 100 fixed fee
Floodplain Development Permit	\$ 50 deposit <i>Resolution 21-1264-R 01/22/21</i>
Home Occupation Determination	\$ 25 fixed fee
Home Occupation Type II	\$ 350 fixed fee
Nonconforming Use	1% of cost; \$ 400 minimum deposit
Ordinance Interpretation	1% of cost; \$ 400 minimum deposit
Partition request	\$ 700 deposit
Pre-Application Conference	\$ 500 deposit (applies to total cost of permit if application is filed)
Property line adjustments	\$ 225 deposit
Retaining Wall and/or Fence (structure) in Unimproved Right-of-Way	\$ 150 fixed fee <i>Resolution 00-700-R 04/07/00</i>
Sign Permit	\$ 50 fixed fee

Similar Use	1% of cost; \$ 400 minimum deposit
Site Development Review Major Modification	1% of cost; \$ 350 minimum \$ 2,500 maximum deposit
Site Development Review Minor Modification	\$100 deposit <i>Resolution 21-1264-R 01/22/21</i>
Special Meeting	\$ 150 fee <i>Resolution 17-1196-R 07/21/17</i>
Street vacation/dedication	\$ 500 deposit (See ORS 271)
Subdivision	\$ 750 deposit plus \$ 100 per lot
Temporary Structure	\$ 550 deposit
Temporary Use	\$ 100 deposit
Variance request	\$ 550 deposit
Zoning Text Amendment	\$ 1,500 deposit
Map Amendment	\$ 1,700 deposit
Measure 37 Claim	\$ 1,000 deposit

NOTE: When more than one action is requested, a fee shall be charged for each action, but hearings may be held the same evening. Fees for all applications requiring a deposit are billed at actual cost. Actual costs shall include costs for the City's land use planner, engineer, attorney, and City staff incurred in processing and reviewing the developer's application and any post-approval plans or drawings, and the actual cost of the City making any inspections required by City's approval of Developer's application.

Community Hall Fees:

Resolution 23-1297-R 01/10/23

Hourly Rental Rate:	\$ 20.00
All Day Fee:	\$ 200 (up to 14 hours)
Plus: Alcohol fee	\$ 200
Food and/or beverage fee:	\$ 30
Non-Profit (with proof and not serving alcohol)	½ regular rental rate

False Alarm Fee:

Ordinance 486 04/19/94

\$ 50 for 3 rd alarm in 12-month period
\$ 125 for each alarm over 3 within 12-month period

Fee Increase Request Form (Council-Ready, One-Page)

Department: _____ Date: _____

Fee Details

Fee Name: _____

Current Fee: \$ _____

Proposed Fee: \$ _____

Increase Amount: \$ _____

% Increase: _____ %

Purpose of Fee

(What is the fee for? Who does it affect?)

Justification (REQUIRED)

Increased costs (labor/materials)

Inflation

Comparable fees (attach data)

Regulatory requirement

Other: _____

Explanation:

Supporting Evidence Attached

- Budget data
- Cost analysis
- Fee comparison
- Other: _____

Impact on Public

(Who is affected and how?)

Alternatives Considered

(What other options were looked at?)

Transparency

Public Notice: Yes No

Public Hearing: Yes No

Date: _____

Approval

Signatory	Approved	Denied	Tabled	Signature	Date
Dept. Head					
Finance					
Admin					
City Council					

Location	Distance to River Mile	Distance to Cowlitz (mi)	Distance to Kalama (mi)	Distance to Lewis (mi)	Distance to Willamette (mi)	Daily Fee (\$)	Annual Fee (\$)	Commercial Fee Separate?	Parking Details	Amenities
Rainier Boat Launch	67	1	6	20	34	5	70	No	Large lot, no fee, congestion peak season	Restrooms, park, dock, 2-lane ramp
Willow Grove (Longview/Kelso)	67	1	7	21	35	5-7	40-60	No	Large paved lot, included, fills quickly	Restrooms, park, docks, fish cleaning nearby
Kalama Marina	73	5	0	14	28	5-10	75-100	No	Large marina parking, included	Restrooms, fuel dock, marina services, restaurants
Martin Bar (Woodland)	87	20	14	2	14	5	30	No	Gravel lot, included with pass	Vault toilets, basic ramp
Frenchman's Bar (Vancouver)	100	33	27	13	2	3-5 parking	30-50	No	Large lot, parking fee-based	Restrooms, park, beach, picnic areas
Chinook Landing (Portland)	102	35	29	15	1	5	40-50	No	Large developed lot, included	Restrooms, fish cleaning, multiple ramps

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 applicatoin 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

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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			

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SCAPPOOSE *Oregon*

RESOLUTION NO. 25-10

A RESOLUTION ESTABLISHING ALL FEES AND CHARGES FOR THE CITY OF SCAPPOOSE AND RESCINDING RESOLUTION NO. 24-13

WHEREAS, the City of Scappoose wishes to ascertain and recover costs from providing City services, and

WHEREAS, the City Manager has caused a review of all City fees and charges and determined the cost for such services; and

WHEREAS, Scappoose Municipal Ordinances 563, 565, 566, 579, 634, 724, 725, and 731 gives the Council authority to adopt fees by resolution, now therefore

THE CITY COUNCIL RESOLVES AS FOLLOWS;

- Section 1. The Administrative Fees attached as Exhibit "A" incorporate all administration fees, and rates for fiscal year 2025 – 2026 and are hereby adopted.
- Section 2. The Police Department Fees attached as Exhibit "B" incorporate all police fees, and rates for fiscal year 2025 – 2026 and are hereby adopted.
- Section 3. The Municipal Court Fees attached as Exhibit "C" incorporate all court fees, and rates for fiscal year 2025 – 2026 and are hereby adopted.
- Section 4. The Public Works Fees and Community Development Fees attached as Exhibit "D" incorporate all community development fees, public work fees, and rates for fiscal year 2025 – 2026 and are hereby adopted.
- Section 5. The fees and charges adopted herein shall become effective July 1, 2025 and shall continue in effect until revised. All fees and charges inconsistent with this resolution are rescinded.

PASSED AND ADOPTED by the City Council of Scappoose and signed by me, and the City Recorder in authentication of its passage this 16th day of June, 2025.

CITY OF SCAPPOOSE, OREGON

Mayor Joseph A. Backus

Attest:

City Recorder Susan M Reeves, MMC

City of Scappoose Fee Schedule – Administration Exhibit "A"	Proposed Fee ~ 2025-2026	
Business License		Notes
Rental, Home & Apartments	\$70.00	Annual \$70.00 first rental; then \$ 5.00 for each after
Business Inside City Limits (including Home Occupation)	\$70.00	Annual \$70.00 first 2 employees \$ 6.00 for each after
Business Outside City Limits	\$100.00	
Auctioneer	\$35.00	Per quarter
Merchant Police	\$35.00	Per quarter
Temporary (7 days) Business License	\$50.00	
Name Transfer/Relocation Fee	\$50.00	
Renewal Penalty ~ Starting (February)	10%	Monthly Fee
Copy of list	\$50.00	
Amusement Device Fee		
Per Machine	\$5.00	Flat yearly fee
Business License Fee	\$70.00	Flat yearly fee
Liquor License		These fees apply for applications of a liquor license per Section 5.16 of the Scappoose Municipal Code.
Initial Fee	\$100.00	
Change in location or owner	\$75.00	
Temporary/Renewal	\$35.00	
Alcohol Permit Fee		Per Resolution No. 16-18
Private Party (up to 50 people)	\$50.00 & \$100.00 refundable deposit	
Private Party (51-250 people)	\$100.00 & \$200.00 refundable deposit	
Private Party (more than 250 guests)	\$250.00 per day & \$400.00 refundable deposit	
Public Event	\$250.00 per day & \$400.00 refundable deposit	
Insufficient or Return Payment Fee		
First	\$35.00	
Second ~ no more checks will be accepted	\$35.00	
Social Gaming		
Initial Application Fee	\$50.00	
Annual License Fee	\$15.00 per table	
Election Fee		
Filing Fee	\$20.00	Instead of nomination petition
Miscellaneous		
Transient Room Tax	9% of rent	
Lien Search	\$50.00	
Late Fee	1.50%	
Construction Excise Tax Admin Fee	4.00%	Per Resolution No. 16-17
Marijuana Sales	3.00%	Per Resolution No. 16-14
Administration Processing Fee	\$50.00	
Refund Policy; must be greater than \$25		City wide, unless otherwise noted
Fuel Tax	.03 per gallon	Ordinance No. 883
Check Reissue Fee	\$25.00	City wide, unless otherwise noted
CD/DVD/USB	\$3.00	Plus staff hourly rate
Fax		
Local	\$2.00	
Long Distance	\$5.00	

City of Scappoose Fee Schedule – Administration Exhibit "A"	Proposed Fee ~ 2025-2026	
Photocopying		
Single Sided	\$0.40	Color copies a .10 per side more
Double Sided	\$0.60	Color copies a .10 per side more
11X17 Single	\$1.00	Color copies a .10 per side more
11X17 Double	\$2.00	Color copies a .10 per side more
Municipal Code Copy		
Annual Budget/Audit/Master Plan	\$25.00	For pre-bound and already produced
Draft Budget	\$25.00	For pre-bound and already produced
All other city-created documents		Staff hourly rate plus costs (Time & Materials)
Public Records Request		Staff hourly rate plus costs (Time & Materials) in addition may include actual costs of legal review by contracted legal counsel
Photographs and Video		
Audio & Video Tapes	\$40.00	
Pictures	\$10.00	
Digital Photograph (Each)	\$10.00	
Other items at actual cost plus hourly wage	T & M	Staff hourly rate plus costs (Time & Materials)
Fee Schedule ~ Police Department Exhibit "B"	Proposed Fee ~ 2025-2026	
Police Reports		Notes
Current Police Reports	\$30.00	
Customized Police Reports	Time and Materials	
Reports 3 Years or Older	\$60.00	
Videos	\$40.00	Per copy
Residential		
Alarm Application & Permit	\$30.00	
Age 62 & older Alarm Permit	Free	Per Ordinance 8.04.040 (C.)
Business Audible Alarm		
Alarm Permit & Application	\$60.00	
Business Silent Alarm		
Alarm Permit & Application	\$60.00	
False Alarm	4-5 = \$50.00	
	6-8 = \$75.00	
	9+ = \$100.00	
Renewal Late Fee	\$25.00	
Vehicle Release		
Tow release	\$50.00	Cash Only
Finger Printing		
Scappoose Residents	\$10.00 per card	Cash Only
Non Scappoose Residents	\$10.00 per card	Cash Only
Background Check Fee	\$30.00	Ord 910

Fee Schedule ~ Municipal Court Exhibits "C"		Proposed Fee ~ 2025-2026
Payment Arrangement Fee		Notes
Payment Administration Fee	\$25.00	1-6 month payment arrangement
	\$50.00	7-12 month payment arrangement
Violations Fee	\$0.00	
Crimes Fee	\$50.00	
Community Service Fee	\$50.00	
Other Fees		
Discovery Fee-Copies of Reports	\$30.00	Waived for Court Appointed Attorney
Discovery Fee- CD or Electronic File	\$40.00	Waived for Court Appointed Attorney
Discovery Fee-Pictures	\$10.00 each	Waived for Court Appointed Attorney
Collection Agency Fee	25%	Per ORS 137.118
Illegally Parked Vehicles	\$50 per day or portion of day. Fines doubles to \$100 per day or portion of	
Bail Fee	15% of total bail	ORS 135.270
Warrant Fee	15% of total bail	
Fail to appear fee	\$100.00	
Fee Schedule ~ Public Works Exhibit "D"		Proposed Fee ~ 2025-2026
Connection Fees		Notes
Water - 3/4" Meter	\$550	
Water - 1" Meter	\$625	
Water - Meter > 1"	Cost	Time and Materials
Water - Install new service line	Cost	Time and Materials
Water - outside City Limits	\$1,000	In addition to regular connection fee
Sewer - Existing Tee	\$200	Public Works oversight
Sewer - No Existing Tee	Cost	Time and Materials
Hydrant Meter Deposit	\$850	
Hydrant Water Usage Fee	\$59.72 Administration Fee, plus \$0.75 per 100 gallons	
Water Truck & Water Tank Per Load Fee	\$175	
Water Meter Accuracy Check	\$150	
Utility Security Deposit	\$150	
Re-billing fee ~ Residential	\$10	
Re-billing fee ~ Commercial	3.00%	
Utility Billing Late Fee	\$25.00	
Economic Index Rate Adjustment	1.6%	Per Resolution 17-16
Time & Material Deposit	T&M	Staff hourly rate plus costs (Time & Materials)
Time & Material Late Fee	1.50%	
Water Rates		See Resolution 24-05
Inside City Rates		
3/4 - 1" Meter (Basic Service)	\$42.42 plus Commodity Rate	2.5% increase per Resolution
1.5 - 2" Meter (No Fire Flow)	\$185.34 plus Commodity Rate	
1.5 - 2" Meter (W/ Fire Flow)	\$312.50 plus Commodity Rate	
3" Meter	\$868.60 plus Commodity Rate	
4" Meter & Greater	\$1,218.08 plus Commodity Rate	
Commodity Rate	0.40 - 0.52 per 100 gallons	

Fee Schedule ~ Public Works		Proposed Fee ~ 2025-2026	
Outside City Rates			See Resolution 24-05
Dutch Canyon (pre-approved)		\$47.93 plus Commodity Rate	7% increase per Resolution
3/4 - 1" Meter (Basic Service)		\$95.39 plus Commodity Rate	
1.5 - 2" Meter (No Fire Flow)		\$416.97 plus Commodity Rate	
1.5 - 2" Meter (W/ Fire Flow)		\$703.03 plus Commodity Rate	
3" Meter		\$1,954.08 plus Commodity Rate	
4" Meter & Greater		\$2,740.39 plus Commodity Rate	
Commodity Rate		0.40 - 0.52 per 100 gallons	
Wastewater Rates			See Resolution 15-07 for more information
Basic Residential		\$78.71 plus Commodity Rate	See Resolution 22-10 7% increase (min.)
Wastewater Only		\$83.61 plus Commodity Rate	
Residential Commodity Rate		\$0.0656 per 100 Gal.	
Commercial		\$78.30 plus Commodity Rate	
Commercial Commodity Rate		0.0248 - 0.2968	Commodity now increases with Base Rates
Stormwater Rates			See Resolution 15-21 for more information. Fee based on Equivalent Service Unit (1 ESU=2,750 Sq. ft. of impervious surface.
Single Family Residential		\$16.54	1 ESU
Multifamily Residential		\$16.54	per ESU
Commercial		\$16.54	per ESU
Street Re-naming			
Application fee		\$285.00	Approved via Resolution 21-03, to be collected at time of application submittal. See Planning application fee also.
Re-signage fee		Cost	Approved via Resolution 21-03. Time and materials. To be collected if street re-naming ordinance is passed.
Fee Schedule ~ Engineering Exhibit "D"		Proposed Fee ~ 2025-2026	
Applications/Review/Permit Fees		Below fee increases approved by Council per CDC Fee Study dated April 2022 at 75% of cost recovery	Notes
Annexation			
	Engineering Application Review	<5 acres \$1,500; >5 acres \$300 per acre (\$5,000 max)	Pre-Application research and preparation, Application completeness review, Preliminary plan review, Utility master plan research and capacity evaluation, Referral comments, Conditions of Approval
Site Development / Conditional Use			
	Site Development / Conditional Land Use Application	ECV \$0 - \$499,000: \$1,500 ECV \$500,000+: \$2,250	Pre-Application research and preparation, Application completeness review, Preliminary plan review, Referral comments, Conditions of Approval
	Site Development/Conditional Use - Construction Document Review (ECV=Engineers Construction Value)	\$1,500 deposit upon initial submittal + 3% of ECV (\$12,000 max)	Pre-Design Conference, Two design reviews with comments, Plan approval (See also Public Improvement fees, if applicable)
	3rd Review	\$1,200.00	Third and subsequent reviews (Each)
Food Cart Pod Permit			
	Type I & Type II	Type I: \$550 Type II: \$1,575	Application completeness review, Preliminary plan review, Referral comments, Conditions of Approval

Subdivision - Preliminary Plat		
Subdivision Land Use Application	<5 acres \$2,250; >5 acres \$450 per acre (\$5,000 max)	Application completeness review, Referral comments, Preliminary plat review, Drafting of Staff Report, Conditions of Approval
Subdivision Construction Document 1st & 2nd Review	\$1,500 deposit upon initial submittal + 3% of ECV (\$12,000 max)	Pre-Design Conference, Two design reviews with comments, Plan approval
3rd Review	\$1,200.00	Third and subsequent reviews (Each)
Subdivision - Final Plat		
Subdivision Final Plat Approval	\$1,200 + \$35 Per lot	Review for conformance with Conditions of Approval and PWDS, Verify HOA and CC&R's with approved engineering documents
Partition		
Partition - Preliminary Plat	\$1,125 (Minor) / \$2,500 (Major)	Application completeness review, Preliminary plat review, Referral comments, Conditions of Approval
Partition - Final Plat	\$500 (Minor) / \$1,100 (Major)	Review for conformance with Conditions of Approval and PWDS
Partition Construction Document 1st & 2nd Review	See fees for public improvements below	Pre-design conference, Two design reviews with comments, Plan approval
3rd Review	\$1,200.00	Third and subsequent reviews (Each)
Public Improvements		
Public Improvements Document 1st & 2nd Review (ECV=Engineers Construction Value)	\$1,500 deposit at initial submittal + 3% of ECV (\$12,000 max)	Pre-design conference, Two design reviews with comments, Plan approval
3rd Review	\$1,200.00	Third and subsequent reviews (Each)
Public Improvements Inspection Fee (ECV=Engineers Construction Value, K=1,000, M=1,000,000)	6% of ECV <\$25K, \$1,500 + 6% of ECV 25K-\$100K, \$2,500 + 5% of ECV >\$100K-\$500K, \$7,500 + 4% of ECV >\$500K-\$2.5M, \$32,500 + 3% of ECV >\$2.5M-\$5M, \$57,500 + 2.5% ECV >\$5M-10M, \$107,500 + 2% ECV>\$10M	Pre-construction meeting, City construction inspection, Response to plan revisions and RFI's, Final inspection, Asbuilt review and project closeout, ECV = Cost of eng., const. admin, inspection and incidental expenses (per SMC Ch. 17.150.180, B. and including items per PWDS)
Fee Schedule ~ Engineering Exhibit "D"		Proposed Fee ~ 2025-2026
Miscellaneous		
Additional Land Use Action Review	25% of Planning Application Fee	Example; Comp Plan amendments, PLA, Modifications/Amendments, Sensitive Lands, Variances, Zone Changes, etc.
Easement Vacations and Street Vacations	Easements = \$1,350; Streets = \$1,350	
Erosion Control	\$200.00	Erosion control plan review
Elevation Certificates	\$150.00	Elevation certificate review
Building Permit Review	\$100.00	Building permit review --residential
Third Party Engineering Review	Actual cost, \$1,500 deposit	Third Party Review
Right-Of-Way/Utility/Public Improvement Permit	\$250 minimum fee	All Public Improvements
Engineering Document Review	\$150 per hour	
Grading Permit (total cut & fill volume)		
0 - 50 CY	\$100.00	
51 - 1,000 CY	\$150.00	Plus \$50.00 for each additional 1,000 CY
10,001 CY and higher	\$650.00	Plus \$40.00 for each additional 1,000 CY
GIS data CD	\$100.00	
Public Works Design Standards- paper only	\$35.00	paper
CD only	\$40.00	CD

both paper & CD		\$50.00	both paper & CD
Fee Schedule ~ Planning Department		Proposed Fee ~ 2025-2026	
Land Use Permits - Applicant responsible for all cost			Notes
Applications/Review/Permit Fees	Below fee increases approved by Council per CDC Fee Study dated April 2022 at 75% of cost recovery		Applicant responsible for all cost
Annexation	<5 acres \$1,575; >5acres \$315 per acre (\$4,500 max). Annexations requiring an election: \$2,080 (\$520.00 administrative fee, \$1,560 election costs deposit) for primary or general election, or \$5,720 (\$520 administrative fee, \$5,200 election costs deposit) in order to have a special election.		Annexation also requires a zone change.
Comprehensive Plan Map Amend	\$4,800		
Plan/Code Text Amendment	\$4,800		
Zone Change	<5 acres=\$1,575 per zone change; >5 acres \$315 per acre (\$4,500 max) per change		
SUBDIVISION - PRELIMINARY PLAT	\$2,250 + \$150/lot		
SUBDIVISION - FINAL PLAT	\$600 + \$15/lot		Review for conformance with preliminary plat, conditions of approval, review HOA and CC&R's
Partition - Preliminary Plat	Minor: \$1,025; Major: \$2,025		
Partition Final Plat Review	Minor: \$300; Major: \$520		Review for conformance with preliminary plat, conditions of approval
Expedited Land Division and Middle Housing Land Division	3 or fewer lots in a calendar year: Same fee as partition. 4 or more lots: Same fee as subdivision		
Fee Schedule ~ Planning Department		Proposed Fee ~ 2025-2026	
Appeal of Expedited Land Division and Middle Housing Land Division	\$500 deposit, actual cost of referee or Hearings Officer		
Property Line Adjustment	\$975		
Easement Vacations and Street Vacations	Easements = \$900; Streets = \$900		
Site Development Review (CV=Construction Value): (K=\$1,000): (M=\$1,000,000)	\$0-499K CV=\$1,500; \$500K-999K CV=\$3,375; \$1M-4.99M CV=\$4,500; >\$5M CV=\$4,500		
Conditional Use	\$0-499K CV=\$1,500; \$500K-999K CV=\$3,375; \$1M-4.99M CV=\$4,500; >\$5M CV=\$4,500		
Sensitive Lands Dev. Permit	\$1,575		Flooding, Wetlands, Steep Slope & Riparian
Variances	Minor: \$825; Major \$1,500		
Appeals: (PC=Planning Commission, Admin=Administrative Decision)	Appeal of Admin. Decision = \$675; Appeal of PC decision =\$1,015		Note separate fee for Public Land Tree Removal appeals
Significant Amendment to an Existing Land Use Application Causing Re-Notice and a revised Staff Report	50% of original application fee		
Similar Use Determination/Code Interpretation/Non-Conforming Use Expansion	\$375		

Modifications to Approvals	50% of original application fee	
Commercial Sign Permit	\$200 + building permit fee	
Home Occupation	Type I = \$75 + current annual business license fee;	
	Type II = \$900 + current annual business license fee	
Fence/Berm greater than 8-foot tall	\$675	
Food Cart Pod Permit	Type I = \$1,300 plus \$130 for 2-year renewal fee	plus current annual business license fee
	Type II = \$2,500	plus current annual business license fee
Historic Landmark Alteration	\$1,650	
Historic Landmark Addition/Removal	\$1,650	
Public Land Tree Removal or Appeal of Public Land Tree Removal	\$100	
Temporary Use Permit	\$150	
Pre-Application Meeting	\$750	Includes Engineering, Building, Public Works
Inquiry Meeting	\$260	1 hour with Planner and Engineer
Planning Services Mgr. Research Fee	\$99/hour	
Conceptual Master Plan - AE Overlay	\$420	Planning Commission Approval
Third Party Review	Actual cost, \$1,500 deposit	Third Party Review
Expedited Planning Review	60% of original application fee	Based on staff/consultant availability
LUCS Review and Signature/Planner document signature	\$88	
Building Permit Review/Occupancy Permit Inspection Fee	\$88	
Street re-naming	\$2,491	To be collected at time of street re-naming application submittal.
Re-Inspection Fee	\$88	
Fee Schedule ~ Building Dept.	Proposed Fee ~ 2025-2026	
I. Structural Permit Fees	2.8% CPI-U Increase	Notes
A. Residential and Commercial Structural Permit Fees; Based on Total Valuation of Improvement: The valuation of building construction shall be the total construction cost for all classes of work. Includes new, remodel, additions, alterations, tenant improvements of architectural, structural, roofing, electrical, plumbing, heating and ventilation devices & equipment to also include contractors profit. When applicable, structural permits use valuation determined by ICC Valuation Table current on April 1st.	Beginning July 1, 2025, BCD approved annual CPI-U West Region increase.	OAR 918-050-0100 ORS 455 Building Codes
\$1.00 to \$7,000	\$186.56	Minimum Structural Permit Fee
\$7,001.00 to \$25,000.00	\$186.56 for the first \$7,000.00, plus \$16.09 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	

\$25,001.00 to \$50,000.00	\$476.18 for the first \$25,000.00, plus \$11.79 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$770.93 for the first \$50,000.00, plus \$8.57 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$1,199.43 for the first \$100,000.00, plus \$7.50 for each additional \$1,000.00 or fraction thereof.	
B. Manufactured Dwelling Placement- Residential Only		
1. Installation fee; includes setup, concrete slab, runners/foundation & first 30' utility/plumbing connections IF prescriptive per the Oregon Manufactured Dwelling & Park Specialty Code (OMD&PSC); no add'l plan review fee. *** NOTE: Any alterations/additions to structural (decks/ramps/acc. structures/foundations), mechanical & plumbing will require separate permits with applicable plan review.	\$717.31	ORS 918-050-0130
2. State of Oregon Code Development Fee This amount is set by State; it's in addition to all other fees and charges to be added to all manufactured dwelling and cabana installations permits only.	<i>Amount is set by the State, currently \$30</i>	OAR 918-500-0105
3. Separate structural permit for items not included in the installation items listed in B.1. above; Decks, Accessory Structures, Foundations & Garages if they do not comply with the prescriptive requirements of the code.	<i>Use above Structural Fee calculation (I.A.)</i>	OAR 918-050-130
C. Modular/Pre-Fab Structure- Commercial, Not dwelling. Fee per 180-days.		
1. Installation fee per setting, includes plus plan review fee. Valid for 180 days, renewable Note: *All permanent pre-fab/modulars requires a Structural permit with Land Use approvals i.e. classrooms, offices, storage unit.	\$717.31	OAR 918-050-130
2. Runners & Concrete Slabs, or structural alterations/additions require additional permit based on construction/install value, in addition to the installation fee; plus plan review fees. (Not for Manufactured Dwellings)	<i>Use above Structural Fee calculation (I.A.)</i>	OAR 918-600-0030 918-650-0030
3. Additional permits required for plumbing/utility connections or mechanical additions/alterations; plus plan review if required. (Not for Manufactured Dwellings)	<i>See Plumbing & Mechanical Fees</i>	OAR 918-050-130
Fee Schedule ~ Building Dept.	Proposed Fee ~ 2025-2026	
D. Area Development Permits (ADP) for Manufactured Swelling Parks, Mobile Home Parks & Recreational RV Parks -		
1. Fee to be calculated based on 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.	<i>See 918-600-030 fee table based on Class.</i>	OAR 918-600-0030 918-650-0030
E. Fire Suppression Systems-		
1. Residential Fire Suppression; Stand-alone systems are structural permits based on square footage; includes plan review. (NOTE: See Plumbing Fee section for Continuous loop/Multipurpose System)		OAR 918-050-0140 & 918-050-0141
0-2000 square feet	\$439.60	
2001-3600 square feet	\$503.94	
3601-7200 square feet	\$574.70	
7201 and greater	\$717.31	

2. Commercial Fire Suppression - Alarms/Sprinklers are separate permits. Electrical Permits may also be required.	<i>Use above Structural Fee calculation (I.A.)</i>	OAR 918-050-0140
F. Phased Construction-		
1. All types; Residential or Commercial. Phased Project Fee is in addition to project plan review fee based on the total project value. Fee not to exceed \$1,500 for each phase.)	\$200 phasing fee plus 10% of total project permit fee for plan review.	OAR 918-050-0160
G. Deferred Submittals-		
1. All types; Residential & Commercial fee charged for processing and reviewing shall be 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. (Minimum fee is \$250; This fee is in addition to the project plan review fee based on the total project value.)	65% of the of the deferred portion(s). Minimum fee \$250.	OAR 918-050-0170, 918-460-0070 & 918-480-0030
H. Solar Structural Installations-		
1. PRESCRIPTIVE , PER 305.4 OSISC; Flat fee for installations that comply with the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code (pg. 30). This includes 1-plan review & 1-inspection. (Requires electrical permits)	\$197.28	OAR 918-050-0180
2. NON-PRESCRIPTIVE , Per 305.4 OSISC, shall be based on valuation of structural elements for the solar panels, including racking, mounting, rails & cost of labor (Excluding value of solar electrical equipment, collector panels, & inverters). This does not include plan review fees and requires an electrical permit.	<i>Use above Structural Fee calculation (I.A.)</i>	OAR 918-050-0180
I. Demolition Permits- Complete Demolitions Only		
Notes		
1. Residential: Flat fee (exempt from State Surcharge). If water/sewer lines need to be capped then add plumbing permit WITH state surcharge.	\$285.21	
2. Commercial: Based on job value (exempt from State Surcharge). If water/sewer lines need to be capped then add plumbing permit WITH state surcharge.	<i>Use above Structural Fee calculation (I.A.)</i>	
J. Electrical Permits- Via Columbia County Land Development		
K. Miscellaneous permits		
1. Retaining walls, decks, fences, accessory structures, etc. Including Ag-Exempt buildings.	<i>Use above Structural Fee calculation (I.A.)</i>	
2. Seismic Surcharge Structural and Mechanical review required on all essential structures	<i>1% of permit fee</i>	
Fee Schedule ~ Building Dept. continued		
Proposed Fee ~ 2025-2026		
II. Plumbing Fee		
A. 1 & 2 Family Dwellings: New construction bathroom fees includes one kitchen, first 100' of site utilities, hose bibbs, icemakers, underfloor low-point drains and rain drain package which includes piping, gutters, downspouts & perimeter system. Half baths are counted as whole.		OAR 918-050-0100
1-bathroom & 1-kitchen	\$520.02	
2 bathroom & 1-kitchen	\$676.56	
3 bathroom & 1-kitchen	\$895.30	
Each add'l Bathroom >3 or Kitchen >1 (not counted above)	\$123.31	
B. Length of pipe for all construction types except Manufactured Homes.		
Water service; first 100 feet (new construction excluded)	\$140.46	
Sanitary sewer service; first 100 feet (new construction excluded)	\$140.46	
Storm water; first 100 feet (new construction excluded)	\$140.46	
Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$73.99	
C. Plumbing Fixture Fee for all construction types. Standardized plumbing fixture list;		
Absorption valve	\$38.60	

Backflow preventer	\$38.60	
Backwater valve	\$38.60	
Catch basin or area drain	\$38.60	
Clothes washer	\$38.60	
Dishwasher	\$38.60	
Drinking fountain	\$38.60	
Ejectors/sump pump	\$38.60	
Expansion tank	\$38.60	
Fixture cap	\$38.60	
Floor drain/floor sink/hub drain	\$38.60	
Garbage disposal	\$38.60	
Hose bib	\$38.60	
Ice maker	\$38.60	
Primer	\$38.60	
Residential fire sprinklers	\$38.60	
Sink/basin/lavatory	\$38.60	
Stormwater retention/detention tank/facility	\$38.60	
Swimming pool piping	\$38.60	
Trench drain	\$38.60	
Tub/shower/shower pan	\$38.60	
Urinal	\$38.60	
Water closet	\$38.60	
Water heater	\$38.60	
Other – plumbing	\$38.60	
Alternate potable water heating system	\$38.60	
Interceptor/grease trap	\$38.60	
Manholes	\$38.60	
Roof drain (commercial)	\$38.60	
Fee Schedule ~ Building Dept. continued	Proposed Fee ~ 2025-2026	
D. New Manufactured Dwellings & Prefabricated Structures, plumbing fees;		
New utilities connections beyond initial 30' lineal feet, per each 30'.	\$38.60	
E. NEW RV and Manufactured Dwelling Parks:		
Base fee (includes 5 or less spaces)	\$432.10	918-600-0030
6-19 spaces (base fee plus cost per spaces)	(Base fee) + \$143.67 per space fee	
20 or more spaces (base fee plus cost per spaces)		
F. Fire Suppression - Residential:		
Residential multi-purpose-continuous loop/Multipurpose System. Fee based on square footage of structure includes plan review. Backflow permit is not included.	<i>fee based on home sq. ft.</i>	918-050-0140
0-2000 square feet	\$439.60	
2001-3600 square feet	\$503.94	
3601-7200 square feet	\$574.70	
7201 and greater	\$717.31	
G. Medical Gas:		
Fee for installation of a medical gas system shall be determined based on the value of the installation costs, system equipment including inlets, outlets, fixtures and appliances. This does NOT include plan review fees.	<i>Use above Structural Fee calculation (I.A.)</i>	918-050-0150
III. Mechanical Permit Fees, Residential Only		
Air Conditioning	\$17.16	Notes

Air handling unit of up to 10000 cfm	\$17.16	
Air handling unit 10001 cfm and over	\$17.16	
Appliance equipment regulated by code but not classified in other appliance categories	\$17.16	
Attic or crawl space fans	\$17.16	
Chimney/liner/flue/vent	\$17.16	
Clothes dryer exhaust	\$17.16	
Decorative gas fireplace	\$17.16	
Ductwork only	\$17.16	
Evaporative cooler other than portable	\$17.16	
Floor furnace, including vent	\$17.16	
Flue vent for water heater or gas fireplace	\$17.16	
Furnace – greater than 100000 BTU	\$17.16	
Furnace – up to 100000 BTU	\$17.16	
Furnace/burner including duct work vent/liner	\$17.16	
Gas or wood fireplace/insert	\$17.16	

Fee Schedule ~ Building Dept. continued		Proposed Fee ~ 2025-2026
Gas fuel piping outlets	\$17.16	
Heat Pump	\$17.16	
Hood & ducts served by mechanical exhaust	\$17.16	
Hydronic hot water system	\$17.16	
Installation or relocation domestic/type incinerator	\$17.16	
Mini-split	\$17.16	
Oil tank/gas diesel generators	\$17.16	
Pool/spa heater, kiln	\$17.16	
Radon Mitigation	\$17.16	
Range hood/other kitchen equipment	\$17.16	
Repair, alteration, or addition to mechanical appliance including installation of controls	\$17.16	
Suspended heater, recessed wall heater, or floor mounted heater	\$17.16	
Ventilation fan connected to single duct	\$17.16	
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$17.16	
Water Heater; gas/hydronic	\$17.16	
Wood/Pellet Stove	\$17.16	
Other heating/cooling	\$17.16	
Other fuel appliance	\$17.16	
Other environment exhaust/ventilation	\$17.16	
Misc. heating/cooling, fuel appliances, exhaust/ventilation regulated by code, not listed above.	\$17.16	

A. Commercial, Industrial & Dwellings Other Than 1 & 2 Family:
Mechanical fee shall be calculated based on the value of the equipment and installation costs, including contractor's profit. Plus plan review. *Use Structural Fee calculation (I.A.)* OAR 918-050-0100

IV. Miscellaneous Building Department Fees		
A. Plan Review Fees:		
Plan Review Fee	75% of structural, 35% for mechanical and plumbing only	
Additional Plan Review (when applicable, minimum 1 hr. charge)	\$142.60	
Fire-Life-Safety Plan Review; (when applicable)	40% of structural fee	

Phased Project Plan Review. All types; Residential or Commercial. Phased Project Plan Review fee is in addition to project plan review fee based on the total project value.	\$200 phased project application fee plus 10% of total project permit fee for plan review. (Fee not to exceed \$1,500 for each phase)	
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)	
B. Inspection Fees & Miscellaneous Fees:		
Permit Fee minimum, Plumbing & Mechanical	\$142.60	
Permit Extension Fee; Extension request must be sent to the Building Official prior to permit expiring and subject to Building Official approval. (exempt from State Surcharge)	1st extension request no fee, 2nd extension 50% of original permit fee. Each extension granted will be for 180 days.	
Permit Re-instatement Processing Fee for expired permits, if not expired for greater than 1-year.	50% of original permit fee subject to State Surcharge	
Inspections required outside normal business hours (min. 2 hr. charge)	\$142.60	
Inspections for which no fee is specifically indicated (as required) - hourly	\$142.60	
Investigation Fee. Actual or average cost; may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines and is surcharge able as inspection. (Min. 2-hr. charge)	\$142.60	
Records Request Fee	Staff hourly rate plus costs (Time & Materials)	
Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES Exhibit"D" Proposed Fee ~ 2025-2026		
Reinspection Fee (after 2 same-type failed inspections)	\$142.60	
State Surcharge, set by state and subject to State increases.		Set by State of Oregon, subject to their increases.
Temporary Certificate of Occupancy for Commercial Permits; per each 30-day period or fraction of	\$268.05	
Temporary Certificate of Occupancy for Residential permits; per each 30-day period or fraction of	\$185.49	
Construction Excise Tax (CET)		Notes
School Construction Excise Tax (CET)- Imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. See exemptions in ORS 320.173	Ordinance 900: **Residential \$1.41 per sq. ft. **Nonresidential \$.70 per sq. ft. (non residential max \$35,200)	ORS 320.170 Oregon Dept. of Revenue will determine adjusted rates and report to the School.
System Development Charges (SDC)		
Water		Increased 1.6% per
(based on water meter size)		ENR 20 City Annual Ave CCI as of Dec 2024
5/8"	\$10,579.78	See Resolution 21-05
3/4"	\$10,579.78	See Resolution 17-1617
1"	\$17,632.96	
1.5"	\$35,265.92	
2"	\$56,425.47	
3"	\$105,797.75	
4"	\$176,329.59	
6"	\$352,659.17	
8"	\$564,254.68	
Wastewater		Increased 1.6% per
(based on water meter size)		ENR 20 City Annual Ave CCI as of Dec 2024
3/4"	\$5,831.01	See Resolution 15-24
1"	\$5,831.01	See Resolution 17-1617
1"	\$9,717.86	
1.5"	\$19,434.36	

2"		\$31,094.98	
3"		\$62,189.95	
4"		\$93,898.45	
6"		\$187,798.21	
8"		\$300,476.34	
Parks			Increased 1.6% per
(based on type of residential development)			ENR 20 City Annual Ave CCI as of Dec 2024
	Single Family	\$2,635.65	See Resolution 639
	Multi-Family (per unit)	\$1,937.98	See Resolution 17-1617
	Manufactured Home in a Park	\$2,064.81	
Stormwater			Increased 1.6% per
(based on Equivalent Service Unit;			ENR 20 City Annual Ave CCI as of Dec 2024
ESU=2,750 sq. ft. of impervious surface)			Resolution 708; Resolution 17-1617
	Single Family	\$682.38	1-ESU, Updated per Ordinance 915
	Multi-Family & Commercial	Based on ESU	per ESU
Transportation			Increased 1.6% per
			ENR 20 City Annual Ave CCI as of Dec 2024
			See Resolution 15-11
			See Resolution 18-07
ITE Land Use Code/Category			See Resolution 17-1617
Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES Exhibit "D"		Proposed Fee ~ 2025-2026	
Port and Terminal (Land Uses 000-099)		TOTAL SDC PER UNIT	Unit*
010	Waterport/Marine Terminal**	\$44,061.13	/Berth
021	Commercial Airport	\$14,770.96	/Ave. flights per day
022	General Aviation Airport	\$3,750.54	/Employee
030	Intermodal Truck Terminal	\$16,826.05	/Acre
090	Park-n-Ride Lot with Bus Service	\$1,592.69	/Parking space
093	Light Rail Transit Station with Parking	\$3,185.39	/Parking space
Industrial (Land Uses 100-199)		TOTAL SDC PER UNIT	Unit*
110	General light industrial	\$2,491.80	/T.S.F.G.F.A.
120	General heavy industrial	\$1,746.83	/T.S.F.G.F.A.
130	Industrial park	\$2,183.53	/T.S.F.G.F.A.
140	Manufacturing	\$1,875.27	/T.S.F.G.F.A.
150	Warehousing	\$822.04	/T.S.F.G.F.A.
151	Mini-warehouse	\$667.90	/T.S.F.G.F.A.
152	High-Cube Warehouse/Distribution Center	\$308.26	/T.S.F.G.F.A.
160	Data center	\$231.20	/T.S.F.G.F.A.
170	Utilities	\$1,952.34	/T.S.F.G.F.A.
Residential (Land Uses 200-299)		TOTAL SDC PER UNIT	Unit*
210	Single family detached housing	\$2,568.86	/Dwelling unit
220	Apartment	\$1,592.69	/Dwelling unit
221	Low-Rise Apartment	\$1,489.94	/Occupied dwelling unit
222	High-Rise Apartment	\$899.10	/Dwelling unit
223	Mid-Rise Apartment	\$1,001.86	/Dwelling unit
224	Rental Townhouse	\$1,849.58	/Dwelling unit
230	Residential condominium/townhouse	\$1,335.81	/Dwelling unit

231 Low-Rise Residential Condominium/Townhouse	\$2,003.71	/Dwelling unit
232 High-Rise Residential Condominium/Townhouse	\$976.17	/Dwelling unit
233 Luxury Condominium/Townhouse	\$1,412.87	/Occupied dwelling unit
240 Mobile home park	\$1,515.63	/Occupied dwelling unit
251 Senior Adult Housing - Detached	\$693.59	/Dwelling unit
252 Senior Adult Housing - Attached	\$642.22	/Dwelling unit
253 Congregate Care Facility	\$436.71	/Dwelling unit
254 Assisted living	\$565.15	/Bed
255 Continuing Care Retirement Community	\$411.02	/Unit
260 Recreational Homes	\$667.90	/Dwelling unit
265 Timeshare	\$1,926.65	/Dwelling unit
270 Residential Planned Unit Development	\$1,592.69	/Dwelling unit
Lodging (Land Uses 300-399)	TOTAL SDC PER UNIT	Unit*
310 Hotel	\$1,541.32	/Room
311 All Suites Hotel	\$1,027.54	/Room
312 Business Hotel	\$1,592.69	/Occupied Room
320 Motel	\$1,207.37	/Room
330 Resort Hotel	\$1,078.92	/Room
Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES continued	Proposed Fee ~ 2025-2026	
Transportation continued		Notes
Recreational (Land Uses 400-499)	TOTAL SDC PER UNIT	Unit*
411 City Park**	\$485.51	/Acre
412 County Park	\$231.20	/Acre
413 State Park**	\$166.98	/Acre
414 Water Slide Park	\$4,932.22	/T.S.F.G.F.A.
415 Beach Park	\$3,339.52	/Acre
416 Campground/Recreational Vehicle Park	\$693.59	/Occupied camp site
417 Regional park	\$513.77	/Acre
418 National Monument	\$1,078.92	/Acre
420 Marina	\$488.08	/Berth
430 Golf course	\$770.66	/Acre
431 Miniature Golf Course	\$847.72	/Hole
432 Golf Driving Range	\$3,211.08	/Tees/Driving Position
433 Batting Cages	\$5,702.87	/Cage
435 Multipurpose Recreational Facility	\$9,196.53	/T.S.F.G.F.A.
437 Bowling Alley	\$4,392.75	/T.S.F.G.F.A.
440 Adult Cabaret	\$99,337.90	/T.S.F.G.F.A.
441 Live Theater	\$51.38	/Seat
443 Movie Theater without Matinee	\$61,652.69	/Movie Screen
444 Movie Theater with Matinee - Fri pm peak hr	\$117,936.47	/Movie screen
445 Multiplex Movie Theater - Fri pm peak hr	\$58,467.30	/Movie screen
452 Horse Racetrack	\$154.13	/Seat
453 Automobile Racetrack - Saturday peak hr	\$719.28	/Attendee
454 Dog Racetrack	\$385.33	/Attendee
460 Arena**	\$8,562.02	/Acre
465 Ice Skating Rink	\$6,062.51	/T.S.F.G.F.A.
466 Snow Ski Area	\$66,790.42	/Lift
473 Casino/Video Lottery Establishment	\$34,499.82	/T.S.F.G.F.A.

480 Amusement Park	\$10,147.01	/Acre
481 Zoo**	\$29,511.09	/Acre
488 Soccer Complex	\$44,107.36	/Field
490 Tennis Courts	\$9,967.19	/Court
491 Racquet/Tennis Club	\$8,605.69	/Court
492 Health/Fitness Club	\$9,068.08	/T.S.F.G.F.A.
493 Athletic Club	\$15,310.42	/T.S.F.G.F.A.
495 Recreational Community Center	\$7,038.68	/T.S.F.G.F.A.
Institutional (Land Uses 500-599)	TOTAL SDC PER UNIT	Unit*
501 Military Base	\$1,001.86	/Employee
520 Elementary School	\$3,108.32	/T.S.F.G.F.A.
522 Middle School/Junior High School	\$3,056.95	/T.S.F.G.F.A.
530 High School	\$2,491.80	/T.S.F.G.F.A.
534 Private School (K-8) - pm peak hour generator	\$16,774.67	/T.S.F.G.F.A.
536 Private School (K-12) - pm peak hour generator	\$14,128.74	/T.S.F.G.F.A.
540 Junior/Community College	\$6,524.91	/T.S.F.G.F.A.
550 University/College	\$2,029.40	/Employee
560 Church	\$1,412.87	/T.S.F.G.F.A.
561 Synagogue	\$4,341.38	/T.S.F.G.F.A.
562 Mosque - pm peak hour generator	\$28,308.86	/T.S.F.G.F.A.
565 Day Care Center	\$31,699.76	/T.S.F.G.F.A.
Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES continued	Proposed Fee ~ 2025-2026	
Institutional (Land Uses 500-599)	TOTAL SDC PER UNIT	Unit*
566 Cemetery	\$2,157.84	/Acre
571 Prison	\$7,475.39	/T.S.F.G.F.A.
580 Museum	\$462.40	/T.S.F.G.F.A.
590 Library	\$18,752.69	/T.S.F.G.F.A.
591 Lodge/Fraternal Organization	\$77.07	/Member
Medical (Land Uses 600-699)	TOTAL SDC PER UNIT	Unit*
610 Hospital	\$2,389.04	/T.S.F.G.F.A.
620 Nursing Home	\$1,900.96	/T.S.F.G.F.A.
630 Clinic	\$13,306.71	/T.S.F.G.F.A.
640 Animal Hospital/Veterinary Clinic	\$12,125.03	/T.S.F.G.F.A.
Office (Land Uses 700-799)	TOTAL SDC PER UNIT	Unit*
710 General office building	\$3,827.60	/T.S.F.G.F.A.
714 Corporate Headquarters Building	\$3,622.10	/T.S.F.G.F.A.
715 Single Tenant Office Building	\$4,469.82	/T.S.F.G.F.A.
720 Medical-dental office building	\$9,170.84	/T.S.F.G.F.A.
730 Government Office Building	\$3,108.32	/T.S.F.G.F.A.
731 State Motor Vehicles Department	\$43,901.86	/T.S.F.G.F.A.
732 United States Post Office	\$28,822.63	/T.S.F.G.F.A.
733 Government Office Complex	\$7,321.26	/T.S.F.G.F.A.
750 Office park - pm peak hour	\$3,801.92	/T.S.F.G.F.A.
760 Research and development center-pm peak hour	\$2,748.68	/T.S.F.G.F.A.
770 Business park - pm peak hour	\$3,236.77	/T.S.F.G.F.A.
Retail (Land Uses 800-899)	TOTAL SDC PER UNIT	Unit*
810 Tractor Supply Store	\$3,596.41	/T.S.F.G.F.A.

811 Construction Equipment Rental Store	\$2,543.17	/T.S.F.G.F.A.
812 Building Materials and Lumber Store	\$11,534.19	/T.S.F.G.F.A.
813 Free Standing Discount Super Store	\$8,045.68	/T.S.F.G.F.A.
814 Variety Store	\$17,519.64	/T.S.F.G.F.A.
815 Free Standing Discount Store	\$6,108.63	/T.S.F.G.F.A.
816 Hardware/Paint Store	\$5,532.82	/T.S.F.G.F.A.
817 Nursery (Garden Center)	\$17,827.90	/T.S.F.G.F.A.
818 Nursery (Wholesale)	\$13,281.02	/T.S.F.G.F.A.
820 Shopping Center	\$4,778.58	/T.S.F.O.G.L.A.
823 Factory Outlet Center	\$5,882.69	/T.S.F.G.F.A.
826 Specialty Retail Center	\$6,961.62	/T.S.F.O.G.L.A.
841 Automobile Sales	\$6,730.42	/T.S.F.G.F.A.
842 Recreational Vehicle Sales	\$6,524.91	/T.S.F.G.F.A.
843 Automobile Parts Sales	\$6,759.19	/T.S.F.G.F.A.
848 Tire Store	\$7,320.40	/T.S.F.G.F.A.
849 Tire Superstore	\$5,420.30	/T.S.F.G.F.A.
850 Supermarket	\$9,436.72	/T.S.F.G.F.A.
851 Convenience Market (Open 24 Hours)	\$43,791.50	/T.S.F.G.F.A.
852 Convenience Market (Open 15-16 Hours)	\$21,637.48	/T.S.F.G.F.A.
853 Convenience Market with Gasoline Pumps	\$21,190.65	/T.S.F.G.F.A.
854 Discount Supermarket	\$11,526.28	/T.S.F.G.F.A.
857 Discount Club	\$10,737.84	/T.S.F.G.F.A.
860 Wholesale Market	\$2,260.60	/T.S.F.G.F.A.
861 Sporting Goods Superstore	\$4,726.71	/T.S.F.G.F.A.
862 Home Improvement Superstore	\$2,633.60	/T.S.F.G.F.A.
Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES continued		
Proposed Fee ~ 2025-2026		
Transportation continued		Notes
863 Electronics Superstore	\$3,121.17	/T.S.F.G.F.A.
864 Toy/Children's Superstore	\$12,818.62	/T.S.F.G.F.A.
865 Baby Superstore	\$4,675.33	/T.S.F.G.F.A.
866 Pet Supply Superstore	\$8,682.75	/T.S.F.G.F.A.
867 Office Supply Superstore	\$8,734.13	/T.S.F.G.F.A.
868 Book Superstore	\$40,639.40	/T.S.F.G.F.A.
869 Discount Home Furnishing Superstore	\$4,033.11	/T.S.F.G.F.A.
872 Bed and Linen Superstore	\$5,702.87	/T.S.F.G.F.A.
875 Department Store	\$4,803.77	/T.S.F.G.F.A.
876 Apparel Store	\$9,838.74	/T.S.F.G.F.A.
879 Arts and Crafts Store	\$15,952.63	/T.S.F.G.F.A.
880 Pharmacy/Drugstore without Drive-Through	\$9,134.87	/T.S.F.G.F.A.
881 Pharmacy/Drugstore with Drive-Through	\$9,673.82	/T.S.F.G.F.A.
890 Furniture Store	\$423.86	/T.S.F.G.F.A.
896 DVD/Video Store	\$34,936.53	/T.S.F.G.F.A.
897 Medical Equipment Store	\$3,185.39	/T.S.F.G.F.A.
Services (Land Uses 900-999)	TOTAL SDC PER UNIT	Unit*
911 Walk-in Bank	\$31,160.30	/T.S.F.G.F.A.
912 Drive-in Bank	\$17,062.38	/T.S.F.G.F.A.
918 Hair Salon	\$3,724.85	/T.S.F.G.F.A.
920 Copy, Print and Express Ship Store	\$19,035.27	/T.S.F.G.F.A.

925 Drinking Place	\$29,130.90	/T.S.F.G.F.A.
931 Quality Restaurant	\$8,177.33	/T.S.F.G.F.A.
932 High-Turnover (Sit Down) Restaurant	\$10,058.06	/T.S.F.G.F.A.
933 Fast-food restaurant without drive-through	\$26,702.36	/T.S.F.G.F.A.
934 Fast-food restaurant with drive-through	\$34,341.48	/T.S.F.G.F.A.
935 Fast-food rest w/drive-thru & no indoor seating	\$12,713.04	/T.S.F.G.F.A.
936 Coffee/donut shop without drive-through	\$41,610.75	/T.S.F.G.F.A.
937 Coffee/donut shop with drive-through	\$45,017.31	/T.S.F.G.F.A.
938 Coffee/donut kiosk	\$78,885.48	/T.S.F.G.F.A.
939 Bread/Donut/Bagel Shop w/o Drive-Thru Window	\$71,928.14	/T.S.F.G.F.A.
940 Bread/Donut/Bagel Shop w/Drive-Thru Window	\$48,782.69	/T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$13,332.40	/Servicing Position
942 Automobile Care Center	\$7,989.16	/T.S.F.O.G.L.A.
943 Automobile Parts and Service Center	\$11,457.13	/T.S.F.G.F.A.
944 Gasoline/service station	\$12,470.54	/Vehicle fueling position
945 Gasoline/service station with convenience market	\$4,434.57	/Vehicle fueling position
946 Gasoline/service sta w/conv market & car wash	\$8,505.50	/Vehicle fueling position
947 Self-Service Car Wash	\$14,231.50	/Wash stall
948 Automated Car Wash	\$36,272.34	/T.S.F.G.F.A.
950 Truck Stop	\$35,013.59	/T.S.F.G.F.A.
* Abbreviations used in the "Unit" column:		
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area		
T.S.F.G.L.A. = Thousand Square Feet Gross Leasable Area		
T.S.F.O.G.L.A. = Thousand Square Feet Occupied Gross Leasable Area		
V.F.P. = Vehicle Fueling Position		
**No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.		



St. Helens Universal Fee Schedule

POLICE DEPARTMENT FEES		
Vehicle Impound Fee	\$	100.00 Per vehicle
Bicycle Impound Fee	\$	1.00 Per bicycle
Parking Citation	\$	25.00 Per ticket
Handicap Zone Violation	\$	250.00 Per ticket
False Alarm Response Fee, if exceeds 2 within a 12-month period	\$	50.00 Per call
False Alarm Response Fee, if exceeds 4 within a 12-month period	\$	125.00 Per call
Police Reports	\$	20.00 Per case (Up to 30 pages)
Reproduction of Digital Photos/Audio/Video from Police Department	\$	20.00 Per Cassette/CD/DVD/USB



St. Helens Universal Fee Schedule

MISCELLANEOUS FEES		
Appeals Fee - General	\$	175.00 Per appeal
Non-Sufficient Check Charge	\$	25.00 Per check
Permit - To Use Sidewalk Area for Furniture	\$	50.00 Per 50 feet of street frontage used, rounded up.
Photocopies & Printouts		
Black & White: 8.5" x 11"	\$	0.50 Per side
Black & White: 8.5" x 14"	\$	0.75 Per side
Black & White: 11" x 17"	\$	1.00 Per side
Color: 8.5" x 11"	\$	1.00 Per side
Color: 8.5" x 14"	\$	1.50 Per side
Color: 11" x 17"	\$	2.00 Per side
22" x 34" (B&W)	\$	3.00 Per page
22" x 34" (Color)	\$	5.00 Per page
24" x 36" (B&W)	\$	6.00 Per page
24" x 36" (Color)	\$	8.00 Per page
Greater than 24" x 36" (B&W)	\$	12.00 Per page
Greater than 24" x 36" (Color)	\$	16.00 Per page
Reproduction of Audio/Video from City Meetings	\$	25.00 Per Cassette/CD/DVD/USB
Public Records Request	\$	20.00 Minimum deposit. Deposit may be more depending upon the extent of the request. If staff time is less than 15 minutes, only materials costs will be charged. If staff time is more than 15 minutes, labor is charged to the 1/4 hour. Any overpayment will be refunded.
Lien Search	\$	29.00 Per Lien Search
Declaration of Candidacy Fee (to run for City Council)	\$	50.00
Advertising Bench - Annual Inspection Fee	\$	10.00 Per bench
Reinspection Fee by CRFR for noncompliance with code provisions	\$	50.00 Per reinspection
Request for Information	\$	25.00 Per Cassette/CD/DVD/USB
Special Abatement of Illegal Notices or Advertisements	\$	20.00 Per notice or advertisement



St. Helens Universal Fee Schedule

LIBRARY FEES		
Nonresident Borrower Card Fee	\$	35.00 Per year
	\$	10.00 Per three (3) months
Resident Business Borrower Card Fee	\$	- No charge. A borrower card for a resident business must be issued in the business's name. Business owner must show a valid City of St. Helens resident business license as well as the business owner's Oregon driver's license to register for a card. The card may be used by employees of the business with the owner's authorization.
Digital Only Card	\$	No Charge
Oregon Library Passport Program Card	\$	- No charge. Cardholders are limited to a maximum of 5 items checked out at a time and a maximum of 3 holds and do not have access to cultural passes, digital loans, or interlibrary loan services.
Interlibrary Loan	\$	3.00 Per item
Fees for Lost or Destroyed Materials		As long as a lost item is returned in good condition within three (3) months of having been paid, a full refund will be given.
Books, magazines, recordings, DVDs, CDs, or any other material		-> Original list price
Cultural Pass	\$	30.00
Replacing a borrower's lost card	\$	2.00
Missing bar code label	\$	2.00
Lost or damaged case for CDs and DVDs	\$	5.00
Lost or damaged insert for CDs and DVDs	\$	7.00
Meeting Room Fees		Non-profit, public educational, and governmental organizations that do not charge fees for events scheduled in meeting rooms will be exempt from meeting room fees, as long as their use of the rooms happens during normal Library hours. For after-hours events, the appropriate hourly rate will still be charged.
Auditorium		\$25.00 Per hour \$75.00 Per half day (up to 4 hours) \$150.00 All day (Open hours)
Armstrong		\$20.00 Per hour \$50.00 Per half day (up to 4 hours) \$95.00 All day (Open hours)
Both Rooms		\$40.00 Per hour \$110.00 Per half day (up to 4 hours) \$210.00 All day (Open hours)
Use of one or both meeting rooms outside normal Library hours	\$	45.00 Per hour
Makespace consumable materials		-> Current market price, as listed in the Makespace
Photocopies & Printouts		
Black & White Copies: 8.5" x 11"	\$	0.10 Per side
Black & White Copies: 8.5" x 14"	\$	0.10 Per side
Color Copies: 8.5" x 11"	\$	0.50 Per side
Color Copies: 8.5" x 14"	\$	0.50 Per side



St. Helens Universal Fee Schedule

MUNICIPAL COURT FEES	
Civil Compromise Costs	\$ 300.00
Collection Fee per ORS 137.118 (3) (Maximum \$250)	25%
Default Judgment	\$ 20.00
Discovery	\$ 20.00 Per case number (up to 30 pages)
Driver's License Reinstatement/Offense (City Portion)	\$ 20.00
Driving Record - Traffic Offenses Only (non-certified)	\$ 1.00
Failure to Appear for Bench Trial	\$ 150.00
Failure to Appear for Jury Trial	\$ 300.00
Installment Fee - for 6-month plan	\$ 25.00
Installment Fee - for 12-month plan	\$ 50.00
Warrant Issued	\$ 100.00
Withholding on County Assessment	10% at monthly distribution
Probation Violation	\$ 50.00
Court Appointed Attorney Rates - Misdemeanor	\$ 200.00 Per misdemeanor with maximum of \$400 unless approved by court
Court Appointed Attorney Rates - Probation Violation	\$ 125.00 Per case with maximum of \$250 unless approved by court
Court Appointed Attorney Rates - Bench Trial	\$ 400.00
Court Appointed Attorney Rates - Jury Trial	\$ 600.00



St. Helens Universal Fee Schedule

BUSINESS LICENSE FEES		
Residential Business License		
00 - 9.99 full-time equivalents	\$	65.00
10 - 24.99 full-time equivalents	\$	85.00
25 - 49.99 full-time equivalents	\$	105.00
50 - 99.99 full-time equivalents	\$	125.00
100+ full-time equivalents	\$	145.00
Non-Resident Business License	\$	150.00
Residential Rentals	\$	10.00 Per Unit, Per Month
Commercial Rentals	\$	20.00 Per Unit, Per Month
Non-Resident Temporary Business License	\$	75.00 6 Month Business License
Late Renewal Fee	\$	50.00 After 60 Days Late Renewal
Appeals Processing Fee	\$	150.00
OLCC New Application	\$	100.00
OLCC Application Change Fee	\$	75.00
OLCC Application Renewal Fee	\$	35.00
Sidewalk Vendor Application Fee	\$	75.00
Sidewalk Vendor Permit Fee	\$	75.00
Sidewalk Vendor Appeal Fee	\$	150.00
Marijuana Business Licenses:		<i>According to OAR 845-025-2040</i>
Producers:		<i>Indoor / Outdoor Production Size Limitations</i>
Micro Tier I	\$	250.00 Up to 625 sf / Up to 2,500 sf
Micro Tier II	\$	500.00 626 to 1,250 sf / 2,501 to 5,000 sf
Tier 1	\$	1,000.00 1,251 to 5,000 sf / 5,001 to 20,000 sf
Tier II	\$	1,500.00 5,001 to 10,000 sf / 20,001 to 40,000 sf
Medical Canopy	\$	65.00
Processors	\$	1,000.00
Wholesalers	\$	1,000.00
Retailers	\$	1,000.00



St. Helens Universal Fee Schedule

SOCIAL GAMING FEES			
Non-refundable Application Fee	\$	75.00	Per 12-month lease
License Fee for 1-10 Tables	\$	75.00	Per 12-month lease
License Fee for each additional table over 10	\$	15.00	Per table per 12-month lease



St. Helens Universal Fee Schedule

ENGINEERING FEES		
Right-Of-Way Permit	\$150.00	Fee waived for projects with a value of less than \$1,500 or if part of a permit for the construction of public improvements.
Pavement Cut Fee	\$10.00 per linear foot \$150.00 minimum	
Plan Review for Public Improvements		Plan Review fee includes up to three plan review iterations, after which additional plan review fees will apply.
Engineer's Approved Preliminary Project Cost Estimate,		
from \$0.01 to \$10,000	12% of Cost Estimate	
from \$10,001 to \$50,000	10% of Cost Estimate	
from \$50,001 to \$100,000	8% of Cost Estimate	
from \$100,001 to \$500,000	6% of Cost Estimate	
from \$500,001 to \$1,000,000	4% of Cost Estimate	
from \$1,000,001 and above	2% of Cost Estimate	
Plan Review - Additional Reviews	\$120/hour 1 hour minimum	Fee for plan reviews that exceed the initial three review iterations for plan reviews for public improvements.
Permit for the Construction of Public Improvements		
Engineer's Approved Final Project Cost Estimate,		Fee includes construction documentation reviews, project management, inspection, temporary use or closure of public right-of-way including sidewalk, lanes, or parking spaces as approved, warranty inspections.
from \$0.01 to \$10,000	18% of Cost Estimate	
from \$10,001 to \$50,000	15% of Cost Estimate	
from \$50,001 to \$100,000	12% of Cost Estimate	
from \$100,001 to \$500,000	9% of Cost Estimate	
from \$500,001 to \$1,000,000	6% of Cost Estimate	
from \$1,000,001 and above	3% of Cost Estimate	
Blasting Permit	\$1,200.00	Fee includes Blast plan compliance inspections.
Engineering Services for Building Permits	\$320	Review fee for site development permits, dwelling permits, manufactured home placement permits, and structural building permits (new construction and additions). Includes System Development Charges (SDCs) review, engineering plan review, and up to three site inspections, including final inspection.



St. Helens Universal Fee Schedule

	\$75.00	Engineering review fees for, <ul style="list-style-type: none"> Minor site plan and design reviews such as decks which require only a minimal amount of review (Determined on a case-by-case basis) Structural building permits for SFD non-dwelling additions (SDC Exempt) Demo permits Grade-fill permits (STR, DEMO type permits)
Additional Engineering Inspections or Reviews	\$120/hour 1 hour minimum	Fee for engineering inspections or reviews not covered by an existing permit or fee.
Speed Hump Request Application Fee	\$150.00	Application processing and initial engineering review to determine if the road meets the necessary criteria for speed humps.
Traffic Study	\$2,200.00	Fee for performing traffic study, collecting and analyzing data regarding traffic patterns needed to inform decisions on speeding and the potential impacts of installing traffic calming measures
Erosion Protection and Sedimentation Control Permit	\$250.00	Permit fee for sites ranging from 5,000 square feet to 10,000 square feet, and for sites within 50 feet of a body of water or a wetland that disturbs 1,000 square feet to 10,000 square feet.
	\$500.00	Permit fee for sites ranging from 10,001 square feet to ½-acre (21,780 square feet)
	\$500.00 plus \$50.00 for each additional 1,000 square feet	Permit fee for sites greater than ½-acre (21,780 square feet)
Moratorium Street Cut	\$2,500	Arterial / Collector streets per cut
	\$2,000	Riverfront District per cut
	\$1,200	All other streets per cut
Sanitary Sewer Capacity COA (Non-SDC) Surcharge	Varies	Surcharge fee per equivalent dwelling unit (EDU) based on the portion of Wastewater Collection System between the subject property and the Wastewater Treatment Plant which development will discharge to that is identified as at or above capacity in the 2021 Wastewater Master Plan.



St. Helens Universal Fee Schedule

UTILITY BILLING FEES		
Water Service Shut off/on: Mon-Fri 830 AM - 430 PM	\$	- No Charge
Water Service Shut off/on: During off business hours	\$	150.00 Per request
Failed Payment Arrangement	\$	50.00
Late Fee	\$	25.00 Fee waived if bill is < \$25
Reconnection Fee (if Shutoff due to non-payment)	\$	75.00 Fee applied on Shut-off Day
Temporary Service for New Construction	\$	25.00
Tampering with Meter Fees		
Tampering: Turning water on/off without City Personnel	\$	50.00 Up to and possibly including cost of meter replacement & Labor
Tampering: Turning water on while on the current shut-off list	\$	100.00 Up to and possibly including cost of meter replacement & Labor
Tampering: Breaking installed Lock to turn on meter	\$	200.00 Up to and possibly including cost of meter replacement & Labor & Ticket from Police
Utility Billing Insert - B&W, 1-Sided, 8.5x11	\$	500.00 Available to Non-Profits Only
Utility Billing Insert - B&W, 2-Sided, 8.5x11	\$	650.00 Available to Non-Profits Only
Utility Billing Insert - Color, 1-Sided, 8.5x11	\$	1,100.00 Available to Non-Profits Only
Utility Billing Insert - Color, 2-Sided, 8.5x11	\$	1,550.00 Available to Non-Profits Only



St. Helens Universal Fee Schedule

WASTEWATER TREATMENT PLANT FEES			
Pretreatment Program Administrative Fee (Choose Option)			
Annual	\$	1,500.00	
Monthly	\$	125.00	
Annual DEQ Fees Assessed to the City	\$	-	Actual cost of DEQ
New Industrial Discharge Permit Issuance	\$	500.00	
Renewal Industrial Discharge Permit Issuance	\$	300.00	
Non-Discharge Annual Permit Fee	\$	500.00	
Demand Inspection Fee	\$	100.00	
Demand Sampling and Monitoring Fee	\$	-	Actual cost of service
Enforcement Activities	\$	-	Actual cost of service



St. Helens Universal Fee Schedule

PARKS AND RECREATION FEES			
Park Areas for Reservation			
McCormick Park			
Area 1 - Veterans Pavilion	\$	25.00	Per 3-hour Session
Areas 2-4	\$	25.00	Per 3-hour Session
Campbell Park			
Areas 1-2	\$	25.00	Per 3-hour Session
Columbia View Park			
Area 1 - Gazebo Amphitheater	\$	25.00	Per 3-hour Session
Field Areas for Reservation			
McCormick Park			
Softball Fields 1-2	\$	10.00	Per 3-hour Session
T-ball Fields 1-2	\$	5.00	Per 3-hour Session
Soccer Field (Combines both T-ball Fields)	\$	10.00	Per 3-hour Session
6th Street Park			
Baseball Fields 1-2	\$	5.00	Per 3-hour Session
Campbell Park			
Softball Fields 1-2	\$	10.00	Per 3-hour Session
Recreation Center			
Softball Fields 1-3	\$	5.00	Per 3-hour Session
Dock moorage fee	\$	15.00	Per day
Dock electrical connection	\$	5.00	Per 24 hours
Recreation Center			
Recreation Center Rental	\$	30.00	Per Hour
Security Deposit (refundable)	\$	50.00	Refundable security deposit
Community Center			
Community Center Small Meeting Room	\$	10.00	Per Hour Non-profits 50% reduction with proof of non-profit letter
Community Center Main Room Rental (kitchen not rentable)	\$	25.00	Per Hour Non-profits 50% reduction with proof of non-profit letter
Community Center Theatre Room Rental	\$	25.00	Per Hour Non-profits 50% reduction with proof of non-profit letter
Toddler Play Gym ages 0-5 years old	\$	25.00	Per Hour
Event Impact Fee	\$	4.95	Per Ticket
Permit - Parade			
Permit - Public Assembly	\$	50.00	Per event
Permit - To Amplify Sound	\$	50.00	Per event
Permit - Engage in Commercial Activity	\$	50.00	Per event
Permit - To Use City Property During Hours of Closure	\$	50.00	Per event
Permit - To Use Electrical Connections Owned by City	\$	25.00	Per day
Permit - To Use Special Use Area	\$	50.00	Per event
Late Fees			
General Park Use (7 business days)	\$	10.00	
Public Assembly (45 business days)	\$	25.00	
Parade & Walks (45 business days)	\$	50.00	
Tournament Fee	\$	10.00	Per Team
Use of Field Lights	\$	25.00	



St. Helens Universal Fee Schedule

PUBLIC WORKS FEES

Water System Connection

- 3/4-inch meter only (Single Family) \$310.00
- 3/4-inch meter only (Duplex) \$620.00
- 3/4-inch meter and service (Single Family) \$1,700.00
- 3/4-inch meter and service (Duplex) \$3,400.00
- 1-inch or larger meter \$1,700.00 plus actual Time and Materials

Wastewater System Connection

- 4-inch diameter sewer main tap fee \$300.00
- Sewer main tap fee for taps greater than 4-inches \$300.00 plus actual Time and Materials

Stormwater System Connection

- 4-inch diameter sewer main tap fee \$300.00
- Sewer main tap fee for taps greater than 4-inches \$300.00 plus actual Time and Materials

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 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 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: _____

RESOLUTION NO. 2025-03

A RESOLUTION PROVIDING FOR ADOPTION OF A NEW AND REVISED MASTER FEE SCHEDULE AND RESCINDING RESOLUTION 2024-08a

WHEREAS, the City Council of the City of Vernonia adopted Resolution 2024-08a establishing a new master fee schedule; and

WHEREAS, those fees need to be updated to accommodate new utility rates; and

WHEREAS, the City Council desires to adopt a new Master Fee Schedule.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF VERNONIA RESOLVES AS FOLLOWS:

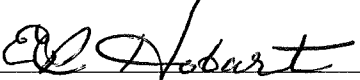
1. Repeal of Prior Resolution. This Resolution shall repeal, rescind, and replace Resolution 2024-08a and all revisions and amendments thereto; and
2. This update and replacement of Master Fee Resolution 2024-08a shall apply in lieu of the Master Fee Resolution to any resolutions or ordinances that refer thereto.
3. Commencing on July 1, 2025, and from that time thereafter or until further changes are made, the rates to be charged for all city fees shall be at rates as set forth in attachment A

This resolution shall become effective upon adoption by the Vernonia City Council

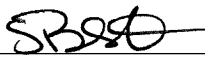
Introduced and adopted the 16th day of June, 2025, by the following vote:

Ayes: 5 Nays: 0 Abstain: 0 Absent: 0

Signed by me, Rick Hobart, Mayor, in authentication of its adoption this 16th day of June, 2025.



Rick Hobart, Mayor

Attest: 

Stephanie Borst, City Recorder

Parks Fees

Utility Customer Parks Maintenance	\$4	Each water account is billed each month. Customers with multiple units shall pay the fee for each unit. Non-Profit and Government/Public Uses are Exempt.
Daily Parking	\$5	Users who do not hold an annual pass or pay a utility account are subject to the fee.
Annual Parking Pass	\$50	Per 2 Passes. Utility Customers are exempt from the fee. Passes are half price after July 1st.
Camping		
Anderson Park - Full hook Up	\$35	Per Night
Anderson Park - Extended Work Stay	\$900	Per Month
Anderson Park - Extended Stay Electricity	\$150	30 Amp Service
	\$200	50 Amp Service
Anderson Park	\$22	Per Night
Nehalem River Park & Campground	\$20	Per Night
Spencer Park Camping	\$20	Per Night
Vernonia Lake	\$10	Per Night
Additional Vehicle Parking - All Campgrounds	\$7	Per Vehicle
Sewage Dump	\$10	Utility Account holders are exempt
Group Camping - Per Night		
Anderson Park	\$60/\$150	Youth Serving Groups/All Others
Nehalem River Park & Campground	\$60/\$150	Youth Serving Groups/All Others
Vernonia Lake	\$40/\$75	Youth Serving Groups/All Others
Park facilities - 4 hour Rental		
Anderson Park Picnic Shelter	\$25/\$50	Youth Serving Groups/All Others
Hawkins Park Field	\$50/\$100/\$50	Youth Serving Groups/All Others/Addtl. 4 hours
Hawkins Park Gazebo	\$25/\$50	Youth Serving Groups/All Others
Spencer Park Picnic Shelter	\$25/\$50	Youth Serving Groups/All Others
Spencer Park Snack Shack	\$25/\$50	Youth Serving Groups/All Others
Sports Fields		
Spencer Park Fields	\$150/\$100	Youth Season Rate per Sport/All Others per 4 hours
Hawkins Park Field	\$60/\$100	Youth Season Rate per Sport/All Others per 4 hours
Tournaments	\$150/\$150	Youth Events per 2 days/All Others per day
Horse Arena		
4-6 Hour Use	\$25/\$75	Youth Serving Groups/All Others
Full Day	\$75/\$150	Youth Serving Groups/All Others
Full Weekend	\$150/\$250	Youth Serving Groups/All Others
Season Rate	\$150	Youth Serving Groups, Per Sport

Utility Billing Fees

Water Billing: Each water service shall be charged the following:

- A. A base water rate of \$38.70 multiplied by the meter multiplier
- B. A water loan repayment fee of \$6.30 multiplied by the meter multiplier
- C. A consumptive rate of \$2.35 per 1,000 gallons of water used

Water Service Meter Multipliers

Meter 3/4"	Multiplier - 1
Meter 1"	Multiplier - 1.4
Meter 1.5"	Multiplier - 1.8
Meter 2"	Multiplier - 2.9
Meter 3"	Multiplier - 11
Meter 4"	Multiplier - 14
Meter 6"	Multiplier - 21

Sewer Billing: Each sewer service shall be charged the following:

- A. A sewer base rate of \$28.60 multiplied by the meter multiplier
- B. A sewer loan repayment fee of \$22.95 multiplied by the meter multiplier

C. A sewer consumption charge of \$3.00 per 1,000 gallons based on the winter time average

* The winter time average is based on the water usage in the months of November, December, January, and February. This average is calculated in March and used for the following year

Sewer Service Meter Multipliers

Meter 3/4"	Multiplier - 1
Meter 1"	Multiplier - 1.667
Meter 1.5"	Multiplier - 3.333
Meter 2"	Multiplier - 5.333
Meter 3"	Multiplier - 10.667
Meter 4"	Multiplier - 16.667
Meter 6"	Multiplier - 33.333

New Account Administrative Fee	\$35	
Account On/Off Fee	\$35	
Late Account Fee	6%	
Water Connection		
3/4" Meter	\$3,500.00	
*Larger size by special arrangement and fee		
* Connectons outside the city limits are only available to properties the city is legally obligated to provide services to		
Sewer Connection	\$2,000	
After Hours Service Calls		
In City	\$50	
Outside City	\$70	
Meter Testing	\$40	
Bulk Water	\$1.25	Per 50 gallons
		Fees are charged for each equivalent dwelling unit in accordance with Ordinance No. 717
System Development Charges		
Water	\$2,269	
Wastewater	\$2,957	
Storm Water	\$1,340	
Parks	\$1,000	
Streets	\$858	

Administrative Fees

Hourly Rates:

City Administrator	\$80	Per Hour
Public Works Foreman	\$80	Per Hour
Police Chief	\$75	Per Hour
City Recorder	\$50	Per Hour
Utility Billing Clerk	\$35	Per Hour
Finance Director	\$50	Per Hour
GIS Services	\$60	Per Hour

Consulting Rates:

City Attorney Services	\$225	Per Hour
City Engineer Services	\$200	Per Hour
Planning Services	\$200	Per Hour

Business Licenses

Business License - Annual	\$60/\$80	In City/Outside City
Business License - Half Year	\$30/\$40	In City/Outside City

Recording

Actual Cost of County Clerk

Copies

8 1/2 x 11	\$0.25/\$0.30	Single Sided/Double Sided, Per Page
11x17	\$0.30/\$0.45	Single Sided/Double Sided, Per Page

Leins

Administrative Processing	\$15	
Lein Release	\$20	
Percentage Rate	9.00%	
Recording	Actual Cost of County Clerk	
Building Permit Processing Fee	\$35	
Technology fee	4%	This fee is charged on all permit applications (Building, Planning, and Engineering)
Cabin in Vernonia	\$120/\$30	First 4 hours/Each Addtl. Hour
	\$50	Cleaning Fee, per reservation

Planning Fees

All Planning Fees listed are deposits. Applicants will be charged the deposit or actual planning costs, whichever is greater. Final approval will not be issued with any outstanding balances.

New Home Building Application Deposit	\$1,200	This deposit will be applied to planning, engineering, and administrative fees
Land Partition Fees		
Subdivision		
Preliminary Plat Plan	\$800 + \$10/lot	
Final Subdivision Plat	\$400 + \$10/lot	
Major Land Partition	\$500	
Preliminary Review	\$500	
Final Map Review	\$400	
Minor Land Partition	\$400	
Lot Line Adjustment	\$300	
Development Plan Review		
Planned Unit Development	\$1,500	
Residential Zone Development	\$500	
Commercial Zone Development	\$500	
Industrial Zone Development	\$500	
Conditional Use Permits		
Residential Zones	\$500	
Commercial Zones	\$500	
Industrial Zones	\$500	
Mobile Home Park	\$500 + \$10/lot	
Minor Alteration of CU Permit	\$350	
Home Occupations	\$300	
Inhabiting a Travel Trailer Permit	\$100	
Variance		
Request for Variance	\$500	
Exceptions	\$500	
Flood Plain Permits		
Flood Plain Development Permit - New Development	\$300.00	
Flood Plain Development Permit - Mech. & Elect.	No Fee	
Appeals		
From Administrative Decision	\$500	
From Planning Commission Decisions	\$500	
Site Development Review		
Type I Site Development Review	\$300	
Type II Site Development Review	\$500	
Type III Site Development Review	\$500	
Home Occupation & Temporary Use		
Type 1	\$50	
Type 2	\$150	
Amendment to Code, Plan, or Map	\$1,250	
Public Improvement Fees		
Right-of-Way Permit	\$1,000	
Driveway Permit	\$200	

Grading, Erosion, Culvert Fee	\$200	
Administrative Fee	\$200	
Miscellaneous Planning Fees		
Annexations	\$500	
Street or Alley Vacations	\$500	
Pre-Application Conference	\$150	
Accessory Building or Use	\$150	
Administrative Approval or Action	\$100	
Non-Conforming Use Modification	\$300	
Revise or Amend Approval Plan	50% of Original Fee	
Time or Expiration Extension	\$100	
Sign Permit	\$50	
Building Over Lot Line Permit	\$150	
Unlisted or Similar Use	\$100	
Demolition Permit	\$40	Flat Fee
Downtown Zone In Lieu of Parking	\$10	per space, per year

Library Fees

Annual Library Card	\$25	Residents of Vernonia City Proper are Exempt
Late Returns		
Books & Audio	\$0.10	Per Day
Video/DVD's	\$0.50	Per Day
Periodicals	\$0.05	Per Day
Printing	\$0.10/\$0.25	Black & White/Color, Per Page

Cemetery Fees

Full Size Plots and Fees		Sections A-L
Adult Plot	\$2,000	Four souls
Childrens Plot	\$1,000	18 or younger, single soul
Interment Fee	\$800	Per soul
Urn Open & Close Fee	\$200	
Mixed Urn Open & Close	\$400	For second soul, exempts Second Rite
Disinterment Administrative Fee	\$200	
Urn Garden		Section M, Includes all fees except overtime fees
One Soul	\$1,750	
Two Souls	\$3,500	
Cremation Benches		Includes all fees except service and overtime fees
Bench	\$6,000	Two Souls, Plus cost of bench and engraving
Service Fee	\$200	
Columbarium Niches		Includes all fees except service and overtime fees
Lower Two Levels	\$2,350	
Upper Two Levels	\$2,850	
Columbarium Second Soul	\$1,250	
Service Fee	\$200	
Remembrance Engraving	\$400	
Urn, Columbarium Niche and Cremation Bench Interment Overtime Fees		
Services Beginning after 3:30PM	\$200	
Saturday Service	\$340	
Sunday or Holiday Service	\$550	

Waived or Reduced Fees - The Cemetery Authority (City Council) may waive or reduce cemetery fees in extraordinary circumstances with the recommendation of the Cemetery Manager.

The Vernonia Memorial Cemetery does not provide setup, open and close, or concrete liners (Minimum Requirement) for casket interments. It is the funeral directors responsibility to arrange those services.

Airport Fees

Hanger Ground Lease	To be determined by lease agreement	Per Square Foot, Per Year
Tie-Down	\$25	
TTF (Ingress & Egress)		
Private Plane	\$25	Per Month
Commercial Operations	\$15	Per Month/Per Plane, \$150/month minimum
RV Site Space Rent	\$700.00	For when the park is closed, includes electricity

Police Department Fees

Traffic Violation	\$25
Criminal Violation	\$50
Reports	\$10
Fingerprints	\$10