

COOS COUNTY COMMUNITY DEVELOPMENT
LAND USE FEE SCHEDULE
EFFECTIVE: 7/1/26
Order #: 26-06-021L

<u>FEE DESCRIPTION</u>	<u>CURRENT</u>
Hourly Rate	\$ 175.00
Rebiling for invoices that are 30 days past due	\$ 28.00
Copies *(per page)	\$ 0.50
Postage and Handling on Mailed Request and Site Copies *(plus postage)	\$ 1.00
Returned Check Fee	\$ 30.00
Refund Processing Fee	\$ 43.00
Community Development Fee *(% of Land Use application fee)	\$ 0.05
Advanced Planning Fee *(of Building Evaluation)	*0.0035
Code Enforcement Fee (of Building Evaluation)	*0.0025
<u>PLANNING DEPARTMENT</u>	
Appeals of	
Administrative Decision - ORS 215.416(11)(b)	\$ 250.00
Planning Commission (HBCU)	\$ 2,560.00
Board of Commissioner (Public Hearings)	\$ 2,560.00
Conditional Use *	
Administrative Conditional Use (ACU), Variance (V) and Site Plan Review (SP)	\$ 1,747.00
Hearings Body Conditional Use (HBCU)	\$ 2,795.00
Modification of Conditions for ACU	\$ 1,223.00
Modification of Conditions for HBCU	\$ 2,445.00
Plan modification prior to a decision	\$ 393.00
Reconsideration of ACU Decision (within the appeal period)	\$ 546.00
Reconsideration of Board Decision (within the appeal period)	\$ 1,397.00
Remand Hearing	\$ 3,844.00
*For reviews, unless otherwise deferred to the Planning Commission or called-up by the Board of Commissioners, the base fee will be charged at the time the application is filed. The applicant is responsible for actual cost of that review. If the Board of Commissioners appoints a hearings officer the applicant shall be billed for actual time of planning services, materials and hearings officer cost.	
Compliance Determination (CD)	\$ 330.00
Comprehensive Plan Amendments	
Map/Text Amendment	\$ 3,844.00
Cost of M56 notice will be billed to applicant in addition to standard fee.	
EFU to F/MU or F/MU to EFU	\$ 2,839.00
Cottage Industry/Home Occupation	
Requiring an ACU	\$ 1,638.00
Not requiring an ACU	\$ 350.00

Requiring only a Zoning Compliance Letter	\$ 175.00
Yearly Renewal	\$ 87.00
Lawfully Created Units of Land Review (Discrete Parcel)	
Three or less units	\$ 655.00
More that three units (this will require a road/access inspection)	\$ 983.00
Extension Request	
Not requiring a land use notice of decision	\$ 350.00
Requiring a land use notice of decision	\$ 699.00
Flood Hazard Applications	
Floodplain Review (not requiring a notice of decision)	\$ 546.00
Floodplain Review (requiring a notice of decision)	\$ 955.00
Floodplain Review with a Conditional Use	\$ 524.00
Land Divisions	
Partitions (three parcels or less)	\$ 1,747.00
Subdivision (four or more lots)	\$ 2,074.00
Planned Unit Developments	\$ 2,184.00
Medical/ Family Hardship Dwelling	
Requiring an ACU	\$ 955.00
Not Requiring an ACU	\$ 350.00
Two year renewal	\$ 109.00
Pre-application Meetings	
Consultation Fee *(cost per hour)	\$ 175.00
With Outside Agencies	\$ 655.00
With County Staff	
30 minutes	\$ 87.00
45 minutes	\$ 131.00
60 minutes/1 Hour	\$ 175.00
Property Line Adjustment	
Requiring a Notice of Decision	\$ 1,310.00
Not Requiring Notice of Decision	\$ 764.00
Research Request (cost per hour) * First hour paid upfront and all money paid prior to release of info. unless otherwise approved.	\$ 175.00
Road Naming	
Road Naming Application (plus County Road Sign fee)	\$ 699.00
Appeal of Road Name to the Board of Commissioners	\$ 1,048.00
Rural Address	\$ 241.00
Replacement of Address Stake	\$ 30.00
Sign offs	
Land Use Compatibility, Federal or State Forms	\$ 350.00

Grant Forms	\$ 175.00
Non-regulated agricultural grant projects (irrigation, fencing and planting)	No Charge
Renewal (prior signed off Federal or State Forms)	\$ 87.00
Vacations of platted streets, alleys and street plugs	
Requires a hearing for a Road Vacation or Street Plug	\$ 3,325.00
*(Planning portion of fee is)	\$ 1,638.00
Requires a hearing for an Alleyway	\$ 3,085.00
*(Planning portion of fee is)	\$ 1,398.40
Not requiring a hearing	\$ 1,990.00
*(Planning portion of fee is)	\$ 1,048.80
Zoning Compliance Letter	
New Letter	\$ 175.00
Renewal Letter (prior to expiration)	\$ 109.00
Miscellaneous:	
Ordinance Interpretation *Subject to hourly rate plus County Counsel's Hourly Rate (fees payable prior to the release of the interpretation)	
Records Request (Hourly Rate for Actual Cost of Time Plus Materials.)	\$ 175.00