

COOS COUNTY
COMMUNITY DEVELOPMENT
LAND USE FEE SCHEDULE
EFFECTIVE 1/1/2026
Order # CJ 2025-0956

FEE DESCRIPTION	FEE
Hourly Rate	\$165.00
Rebiling for invoices that are 30 days past due	\$26.00
Copies	\$0.50 per page
Postage and Handling on Mailed Request and Site Copies	\$1.00 plus postage
Returned Check Fee	\$30.00
Refund Processing Fee	\$41.00
Community Development Fee	5% of Land Use application fee
Advanced Planning Fee	0.0035 of Building Evaluation
Code Enforcement Fee	0.0025 of Building Evaluation
<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)	\$1,648.00
Hearings Body Conditional Use (HBCU)	\$2,637.00
Modification of Conditions for ACU	\$1,154.00
Modification of Conditions for HBCU	\$2,307.00
Plan modification prior to a decision	\$371.00
Reconsideration of ACU Decision (within the appeal period)	\$515.00
Reconsideration of Board Decision (within the appeal period)	\$1,318.00
Remand Hearing	\$3,626.00
<p>*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.</p>	
Compliance Determination (CD)	\$330.00
Comprehensive Plan Amendments	
Map/Text Amendment	\$3,626.00
Cost of M56 notice will be billed to applicant in addition to standard fee	
EFU to F/MU or F/MU to EFU	\$2,678.00
Cottage Industry/Home Occupation	
Requiring an ACU	\$1,545.00
Not requiring an ACU	\$330.00
Requiring only a Zoning Compliance Letter	\$165.00
Yearly Renewal	\$82.00
Lawfully Created Units of Land Review (Discrete Parcel) three or less units	\$618.00
Lawfully Created Units of Land Review (Discrete Parcel) more that three units (this will require a road/access inspection)	\$927.00
Extension Request	
Not requiring a land use notice of decision	\$330.00
Requiring a land use notice of decision	\$659.00
Flood Hazard Applications	
Floodplain Review not requiring a notice of decision	\$515.00
Requiring a notice of decision	\$901.00
Floodplain Review with a Conditional Use	\$494.00
Land Divisions	
Partitions (three parcels or less)	\$1,648.00
Subdivision (four or more lots)	\$1,957.00
Planned Unit Developments	\$2,060.00
Medical/ Family Hardship Dwelling	

Requiring an ACU	\$901.00
Not Requiring an ACU	\$330.00
Two year renewal	\$103.00
Pre-application Meetings	
Consultation Fee	\$165.00/hr
Pre-application Meeting / With outside agencies	\$618.00
With County Staff based on hourly rate (\$160.00) charges are not applied if the meeting is fifteen minutes or less.	
30 minutes	\$82.00
45 minutes	\$124.00
60 minutes/1 Hour	\$165.00
Property Line Adjustment	
Property Line Adjustment Requiring a notice of decision	\$1,236.00
Not Requiring Notice	\$721.00
Research Request	
First hour paid upfront and all money paid prior to release of information unless otherwise approved.	\$165.00/hr
Road Naming	
Road Naming Application (plus County Road Sign fee)	\$659.00
Appeal of Road Name to the Board of Commissioners	\$989.00
Rural Address	
Replacement of Address Stake	\$30.00
Sign offs	
Land Use Compatibility, Federal or State Forms	\$330.00
Grant Forms	\$165.00
Non-regulated agricultural grant projects (irrigation, fencing and planting)	No Charge
Renewal (prior signed off Federal or State Forms)	\$82.40
Vacations of platted streets, alleys and street plugs	
Requires a hearing for a Road Vacation or Street Plug (Planning portion of fee is \$1545.00)	\$3,232.00
Requires a hearing for an Alleyway (Planning portion of fee is \$1318.40)	\$3,005.00
Not requiring a hearing (Planning portion \$988.80)	\$1,930.00
Zoning Compliance Letter	
Zoning Compliance Letter (new)	\$165.00
Zoning Compliance Letter Renewal (prior to expiration)	\$103.00
Miscellaneous:	
Ordinance Interpretation subject to hourly rate, plus County Counsel's Hourly Rate, payable prior to the release of the interpretation	
Records Request (Hourly Rate for Actual Cost of Time Plus Materials.)	\$165.00/hr
Road Department Fees	
Driveway Permit	\$300.00
Reinspection Fee	\$100.00
Land Division Review Fee	\$255.00
Road Sign off County Road	\$225.00
Replacement Address Stake	\$30.00

BUILDING DEPARTMENT FEE SCHEDULE

The valuation shall be calculated in accordance with Oregon Administrative Rule (OAR) Chapter 918, Division 50. The valuation to be used in computing the structural permit and structural plan review fees shall be the total value (rounded up to the nearest dollar) of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

Cost (below) = (Total hours spent x Pay rate x Factor encompassing indirect costs) + Actual cost of any additional materials and equipment directly chargeable for project. Deposits on cost are collected to directly charge related staff time, fees, and legal expenses. Time is charged at a fully burdened rate. The deposit on cost is administered by the department financial staff, under department policies.

A. Structural Permit Fees		
Valuation	Fees	
\$1 To \$2000	\$165	
\$2001 To \$25,000	\$165.00 for the first \$2,000 plus \$17.00 for each additional \$1000 or fraction thereof, to and including \$25,000	

\$25,001	To	\$50,000	\$556.00 for the first \$25,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001	To	\$100,000	\$806.00 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001	And	Up	\$1156.00 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof

Other Structural Fees			
Structural Plan Review (When applicable)	65% of structural permit fee		
Additional Plan Review (When applicable)	\$165.00, minimum one hour		
Fire Life Safety Plan Review (when applicable)	40% of structural permit fee		
Reinspection – per each	\$165		
Each additional inspection, above allowable – per each	\$165		
Inspections for which no fee is specifically indicated (as required) - hourly	\$165.00 per hour with a minimum of one hour.		
Inspection outside of normal business hours – hourly	\$330.00, minimum 2 hours		
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$100 minimum		
Phased Project Plan Review Fee – in addition to project plan review fees	\$330.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1,500.00 per phase		
Administrative fee for processing State of Oregon Master Plans or Plans reviewed by a Third-Party Plans Examiner	50% of the structural permit fee.		
Structural demolition – complete demolition, not subject to State Surcharge	\$52.00		
Structural alteration (not demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge		
Structural Minimum Permit Fee	\$165		
Temporary Certificate of Occupancy, each 30 days	\$309.00		
Agricultural Exemption Review	\$52.00		
State Surcharge	As set by the State of Oregon		
Seismic Surcharge (Applies only to Commercial Structural and Mechanical for essential service)	As set by the State of Oregon		
Residential Fire Suppression Systems - Standalone - square footage of area to be covered - Includes plan review (if system is Multipurpose, would require a Plumbing Permit)			
0 to 2,000 sq. ft.	\$206.00		
2,001 to 3,600 sq. ft.	\$258.00		
3,601 to 7,200 sq. ft.	\$309.00		
7,201 sq. ft. and up	\$464.00		

Commercial Fire Suppression | See Structural Permit Fee table by valuation

Solar Structural Installation Permits – separate Electrical Permit application may also be required

Solar Permit – Prescriptive Path System, fee includes plan review	\$258.00
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.

Investigation Fees – at hourly cost, may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.

Investigation Fee - work done without permits	The fee will be charged at the hourly rate of \$165.00 an hour. The fee will be based on, and will not exceed, the actual or average cost of the additional expense to Coos County to ensure compliance with the applicable codes.
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When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per OAR 918-050-0000

B. Manufactured Dwelling Placement Permits

Placement Permit Fees inside of Parks	
Manufactured Dwelling Placement Fee *	\$541.00 + State Surcharge
State (Cabana) Fee	\$30.00

* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.

-- See Structural schedule by valuation for non-dwelling modular placements

Placement Permit Fees outside of Parks

Placement outside of a Manufactured Dwelling outside of a park (includes placement and concrete slab, runners or foundation when prescriptive, electrical feeder, plumbing connections and all cross-over connections, first 30 linear feet of site utilities.) New electrical services or additional branch circuits, and new plumbing-may require separate permits. All decks 30" or more above ground, carports, garages, porches and patios are based on valuation and may also require sperate permits.

Single Wide	\$309.00
Double Wide	\$464.00
Triple Wide	\$618.00
Earthquake resistant bracing system (when not part of original dwelling installation)	\$155.00 subject to state surcharge
Manufactured Dwelling Cabana	See the Structural Schedule
State of Oregon Administration fee	\$30.00

Manufactured or RV Park Development Permit Fees

The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park and Organizational Camp and applying the valuation amount below.

Valuation			Fees
\$1	To	\$2000	\$165
\$2001	To	\$25,000	\$165.00 for the first \$2,000 plus \$17.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001	To	\$50,000	\$556.00 for the first \$25,000 plus \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001	To	\$100,000	\$806.00 for the first \$50,000 plus \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001	And	Up	\$1156.00 for the first \$100,000 plus \$5.00 for each additional \$1,000 or fraction thereof

Manufactured Home/RV Park plan review	65% of permit fee
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Other Manufactured Dwelling Fees

Reinspection – per each	\$165.00 minimum one hour
Inspection outside of normal business hours -	hourly \$330.00, minimum 2 hours
Investigation Fee – Manufactured Dwelling -	hourly \$165.00/hour, minimum one hour
Each additional inspection, above allowable – per each	\$165.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$165.00
Reinstatement Fee (One permit reinstatement shall be allowed within 30 days of the expiration date.)	75% of original permit + Surcharge

C. Mechanical Permit Fees

Residential	Fee – per each appliance
Air Conditioner	\$37.00
Air handling unit of up to 10,000 cfm	\$27.00
Air handling unit 10,001 cfm and over	\$46.00
Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$37.00
Attic or crawl space fans	\$18.00
Chimney/liner/flue/vent	\$18.00
Clothes dryer exhaust	\$18.00
Decorative gas fireplace	\$37.00
Ductwork – no appliance/fixture	\$18.00
Evaporative cooler other than portable	\$37.00
Floor furnace, including vent	\$37.00
Flue vent for water heater or gas fireplace	\$37.00
Furnace – greater than 100,000 BTU	\$62.00
Furnace – up to 100,000 BTU	\$62.00
Furnace/burner including duct work/vent/liner	\$62.00
Gas or wood fireplace/insert	\$37.00
Gas fuel piping outlets	1-4 Outlets \$12.00 Additional Outlets \$3.00/ea
Heat pump	\$37.00
Hood served by mechanical exhaust,	\$37.00
including ducts for hood	\$37.00
Hydronic hot water system	\$37.00

Installation or relocation domestic/type incinerator	\$37.00
Mini split system	\$37.00
Oil tank/gas diesel generators	\$62.00
Pool or spa heater, kiln	\$37.00
Range hood/other kitchen equipment	\$27.00
Repair, alteration, or addition to mechanical appliance including installation of controls	\$37.00
Suspended heater, recessed wall heater, or floor mounted heater	\$37.00
Ventilation fan connected to single duct	\$18.00
Ventilation system not a portion of heating or air conditioning system authorized by permit	\$37.00
Water heater (Gas Tankless)	\$37.00
Wood/pellet stove	\$37.00
Other heating/cooling	\$37.00
Other fuel appliance	\$37.00
Other environment exhaust/ventilation	\$37.00

Commercial Mechanical Fees

Valuation	Fee
\$1 To \$1000	\$165
\$1001 To \$10,000	\$165.00 for the first \$1,000 plus \$4.00 for each additional \$100 or fraction thereof, to and including \$10,000
\$10,001 To \$100,000	\$525.00 for the first \$10,000 plus \$13.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 To above	\$1695.00 for the first \$10,000 plus \$10.00 for each additional \$1,000 or fraction thereof,

Other Mechanical Fees

Mechanical Plan Review (when applicable)	25 % of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$165.00, minimum one hour
Reinspection – Per each	\$165.00
Each additional inspection, above allowable – per each	\$165.00
Inspections for which no fee is specifically – per each indicated (as required)	\$165.00, minimum one hour
Inspection outside of normal business hours	\$330.00, minimum one hour
Investigation fee – Mechanical – hourly	\$165.00 per hour, minimum one hour
Mechanical Minimum Permit Fee	\$165.00
Mechanical Reinstatement Fee (One permit reinstatement shall be allowed within 30 days of the expiration date.)	75% of mechanical permit fee +Surcharge

D. Plumbing Permit Fees

Residential Plumbing Permit Fees

New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole.

One bathroom, one kitchen	\$335.00
Two bathrooms, one kitchen	\$412.00

Three bathrooms, one kitchen	\$464.00
Each additional bathroom > 3 – or – kitchen >1	\$77.00 each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – first 100 ft included in bathroom/kitchen fee	\$44.00
Residential Fire Suppression – Multipurpose/Continuous Loop System - Includes plan review	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$206.00
2001 – 3600 sq ft	\$258.00
3601 - 7200 sq ft	\$309.00
7201 sq ft and greater	\$361.00
Plumbing – Existing Residential Additions/Remodels or Alterations	
Residential Minimum Fee	\$165.00
Plumbing fixtures, appliances, appurtenances (each)	\$39.00
Water, Storm or Sanitary Sewer - First 100 feet or less	\$88.00
Water, Storm or Sanitary Sewer - Each additional 100 feet or fraction thereof	\$44.00
Plumbing - Commercial, Multi-Family and Industrial	
Site Utilities	Fee
Commercial Minimum Fee	\$165.00
Plumbing fixtures, appliances, appurtenances (each)	\$39.00
Water, Storm or Sanitary Sewer - First 100 feet or less	\$88.00
Water, Storm or Sanitary Sewer - Each additional 100 feet or fraction thereof	\$44.00
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – commercial	40% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	25% of residential plumbing permit fee
Additional Plan Review (when applicable) – per hour	\$165.00/hour, minimum one hour
Reinspection or each additional inspection – per each	\$165.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$165.00
Investigation fee – Plumbing – hourly	\$165.00/hour, minimum one hour
Plumbing Minimum Permit Fee	\$165.00
Plumbing Reinstatement Fee (One permit reinstatement shall be allowed within 30 days of the expiration date.)	75% of plumbing permit fee + surcharge
E. Commercial Plumbing - Medical Gas Permit Fees	
\$0 To \$5000	\$165.00
\$5001 To \$10,000	\$165.00 for the first \$5000 plus \$6.00 for each additional \$100 or fraction thereof, to and including \$10,000
\$10,001 To \$100,000	\$465.00 for the first \$10,000 plus \$15.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and above	\$1815.00 for the first \$100,000 plus \$7.00 for each additional \$1,000 or fraction thereof

F. Electrical Permit Fees

New Construction

Residential 1,000 square feet or less (including service)	\$180
Each Additional 500 Square Feet	\$33
Limited energy – new construction	\$44
Each Manufactured home or modular dwelling services	\$108

New Multi-family

New Multi-family Construction, fee for largest unit calculated using square feet rate plus 50 % of permit fee for each additional unit using the calculation of the largest unit. (applies to three or more units)

1,000 square feet or less	\$180
Each additional 500 Square Feet or portion thereof	\$33
Limited energy, multi-family - Per Floor	\$76
Protective Signaling - Per Floor	\$100

Services or feeders (installation, alteration, relocation)

200 amps or less (2)	\$135
201 to 400 amps (2)	\$160
401 to 600 amps (2)	\$265
601 to 1,000 amps (2)	\$346
Over 1,000 amps or volts (2)	\$796
Reconnect only (1)	\$108

Temporary services or feeders: (installation, alteration, relocation)

200 amps or less (2)	\$108
201 to 400 amps (2)	\$146
401 to 600 amps (2)	\$211
601 to 1,000 amps (2)	\$274
Over 1,000 amps or volts	\$590

Branch circuits; (new, alteration, extension per panel)

a. Fee for branch circuits with purchase of service or feeder fee:

Each branch circuit	\$8.00
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b. Fee for branch circuits without purchase of a service or feeder fee:

First branch circuit (2)	\$92.00
Each additional	\$8.00

Miscellaneous: (service or feeder not included)

Each pump or irrigation circle (2)	\$108.00
Each sign or outline lighting (2)	\$108.00
Signal circuits or a limited-energy panel, alteration, or extension (2)	\$108.00
Master Electrical Permit Fee	\$100.00
Reinspection Fee for Electrical - per each	\$126.00
Each Additional Inspection, above allowed - per each	\$180.00
Electrical Plan Review (when applicable)	25% of the subtotal fees
Additional Plan Review (when applicable) - per hour	\$160.00/hour - minimum one hour
Investigation Fee - Electrical - hourly	\$180.00

Inspections for which no fee is specifically indicated (as required) – per hour	\$180.00
Renewable Energy	
5 KVA or less	\$135.00
5.01 KVA to 15 KVA	\$160.00
15.01 KVA to 25 KVA	\$265.00
Solar Generation greater than 25 KVA	
25 KVA rate plus each additional KVA	\$265.00 + \$10 per add'l kva up to a maximum of 100 kva
Electrical Plan Review (when required)	25% of Permit Fee
Wind Generation greater than 25 KVA	
25.01 KVA to 50 KVA	\$346.00
50.01 KVA to 100 KVA	\$796.00
G. Miscellaneous Fees	
Permit Reinstatement fee (this does not apply to electrical permits) – to renew already expired permit, as eligible 75% of original permit fees, subject to State Surcharge. One permit reinstatement shall be allowed, any further requires a new permit application is required at full fee.	75% + Surcharge
Second Extension Fee for All Permit Types	75% of Permit Fee
Within 30 days of the expiration date. Anything past 30 days would not be eligible for renewal)	
File Research	\$165.00 an hour with a minimum of 1 hour. Payment submitted upfront prior to release of information. Subject to copy, postage fees if required.