

FILE NOTE April 8, 2003

Agenda Item April 16, 2003

Title In the matter of Amending Chapter 60 of Lane Manual to
Revise Land Management Division Planning and Building
Fees.....

From Anette Spickard, Management Analyst I *AS*

The Land Management division prepared their proposed budget for FY03-04 with the 7.5% fee increase requested in this agenda item. At that time, the fee increase had been reviewed by the Finance And Audit Committee and forwarded to the full Board for consideration.

If the Board decides to deny the fee increase, the Land Management division will need to prepare a reduction package to remove the fee increase and associated expenditures from their budget during the Technical Adjustment phase of the budget process, which occurs between budget committee deliberation and board adoption in June.

03-4-16-3

W9b

AGENDA COVER MEMO

AGENDA DATE: April 16, 2003

TO: Board of County Commissioners

DEPARTMENT: Public Works – Land Management Division

PRESENTED BY: Jeff Towery, Acting Manager *JT*

AGENDA ITEM TITLE: IN THE MATTER OF AMENDING CHAPTER 60 OF LANE MANUAL TO REVISE LAND MANAGEMENT DIVISION PLANNING AND BUILDING FEES (LM 60.851 and 60.855), EFFECTIVE JULY 1, 2003.

I. MOTION

MOVE APPROVAL OF THE BOARD ORDER AMENDING CHAPTER 60 OF LANE MANUAL TO REVISE LAND MANAGEMENT DIVISION PLANNING AND BUILDING FEES (LM 60.851 and 60.855), EFFECTIVE JULY 1, 2003.

II. ISSUE OR PROBLEM

Shall Lane County increase fees in the Land Management Division – Planning and Building Programs to recover the true cost of services provided?

III. DISCUSSION

A. Background

Building and planning fees were last adjusted effective July 1, 2001 (Attachment C). Program expenses, driven primarily by personnel costs, continue to increase. Fees charged to permit applicants do not cover current costs and even with some growth in activity, the division will be unable to maintain the current level of service and will have to make reductions in staff and service to balance division revenues and expenses. Among the more visible services provided by the division, nearly 2,500 building permits, up to 17,000 field inspections and about 1,400 land use applications are processed annually. A Rapid Process Improvement project was conducted last fall to identify opportunities to improve building permit processing time. Filling key vacancies and eliminating the backlogs that exist in Building and Planning are preliminary to fully implementing the changes identified in that exercise. Those actions are dependent on the revenues provided by this fee proposal. Nearly 75% of the Land Management Division's budget (not including the County Surveyor) is personnel costs and 80% of the materials and services budget is made up of overhead meaning that almost 94% of the budget is either personnel or overhead. As with other County operations, retirement, benefit and retiree medical components are driving the increase in those costs. Seven full-time positions have been eliminated in the division since the beginning of FY01-02. In order to maintain the staffing level and allocation of positions that were approved in the FY02-03 budget, a fee increase of 8.9% above the revenue amounts budgeted in FY02-03 would be required.

B. Analysis

A combination of factors will allow for some mitigation of the potential fee increase discussed above. While permit activity is showing some moderate growth over the average of the last three years (about 6%), local market conditions and national concerns both domestic and foreign have resulted in local and regional economic forecasts that are anticipating little or no growth in the coming year.

The proposal presented for consideration does utilize current year revenue projections. In addition, three senior positions have been or will be vacated by retirement during the current year. If the recommendation in this report is approved, the division will be able to refill the Building Official and Plans Examiner I positions at near entry level pay rates, reallocate the Sr. Planner's position to allow the addition of one Planner and one Land Management Technician to address the important services of building permit, planning application review and walk-in customer assistance. In addition, the proposal will accommodate other personnel costs consistent with recent budget history and address the anticipated reduction in Title III revenue. By utilizing the assumptions above, a fee increase of 7.5% would result in a balanced FY03-04 budget for the division. Attachment D compares other County Planning Programs and fees to Lane County. At time this agenda cover memo was submitted, similar information for Building Permits had not been provided by the State. Assuming that information is forthcoming, it will be distributed to the Board. The fee increase does not apply to Temporary Hardship Mobile Home permits.

The proposed fee increase was presented to the Finance and Audit Committee on February 11, 2003 (Attachment E). The Land Management Task Force has reviewed a variety of issues related to fees. The following items resulted in recommendations to the Board.

Planning Application Permits

- Consider Workload When Setting Permit Fees

For two types of actions, planning sign-off for building permits and Comprehensive Plan Amendments, the workload involved can vary greatly from one case to the next. In both instances, it would seem appropriate to establish multiple levels within the fee schedule. For planning sign off, a base fee of \$200 is proposed for those applications only involving standard review components (base zone, wetlands, and riparian). More complex reviews involving the floodplain, Willamette Greenway, Coastal Overlay zones, Airport Safety zones, access and legal lot determination would add \$50 for each additional review component. The current fee for all such reviews is \$275. The Task Force recommended the fee charged for Planning sign-off on Building Permits should be based on complexity or level of effort.

A slightly different approach, used by some other jurisdictions, could be considered for plan amendments. A standard fee should be set for all major Plan amendments. Complex actions such as Type I Metro Plan Amendments or Major Rural Comprehensive Plan Amendments requiring the County to amend the Plan text, (e.g., Goal 5 mineral and aggregate inventory) would require a deposit that the County would access to cover the costs incurred for planner, legal counsel, support staff and notice publication, plus 25% for administrative fees. The applicant requesting the

major amendment would deposit with the County \$10,000 to be drawn upon by the Land Management Division for the costs incurred. Upon completion, the County would return to the applicant making the deposit any portion of the deposit remaining. If additional money is owed to the County, the applicant requesting the land use action would pay the additional amount of money to the County immediately upon receipt of a bill, prior to issuance of the County decision. The Task Force recommended adjusting the fee for Plan Amendments based on complexity or level of effort.

- Fuel Break Permits

Currently these actions are eligible for reimbursement under Title III. The revenue received from applicants does not cover the cost of processing the applications. Until last year, the activity was subsidized by other Division activities. With the availability of Title III, the division received Federal funds roughly equal to the applicants' fees. A 125% rate increase in these fees could be used to reduce the subsidy provided to this activity by Title III revenue. The Task Force recommended that Fuel Break Permits and other permits recover the cost of processing those permits. The Board Order attached to this report includes a 7.5% increase for fuel break permits.

In addition to the items reviewed by the Task Force, staff has incorporated the two issues below into the fee schedule.

- Verification of Lawfully Existing Use

The recent updates to the Development Code (LC16) recognize existing lawful uses for the purpose of maintenance, repair or replacement. If the existing lawful use is not listed in the updated Development Code as a permitted use, by default, it normally would become a nonconforming use. However, we consciously built in recognition of existing lawful uses in the Development Code to prevent lawful existing uses from becoming nonconforming. Nevertheless, a process is needed to verify that the existing use is lawful. We propose two categories: 1) a straight forward determination with fee of \$30 without notice (e.g., documentation in the property files of an existing planning authorization and/or building permit); or 2) documentation of lawfully existing use without permits that would be similar to a Planning Director land use decision with notice and a fee of \$890.

- Annual Subscription for Notice of Application Acceptance

Historically, Lane County has not provided notice to any special interest group that makes a request for notice of all proposed land use applications. We only send notice of a land use decision as required by ORS 197.175, ORS 197.615, ORS 197.763, ORS 215.223, ORS 215.402–438 and Lane Code Chapter 14. A special interest group (LandWatch Lane County) has requested a notice of all proposed land use applications and is willing to pay for the actual costs of receiving the notice. The Land Management Division proposes to address this request with an annual subscription for notice of application acceptance. The fee for this service has been calculated to cover the actual costs of providing this subscription service. Based upon the average number of annual notices sent, the costs of notice preparation, materials, copying, labeling, folding, stuffing in envelopes and postage an annual notice fee of \$500 would cover the actual costs of providing this subscription service.

During the Board's deliberation related to subsurface sanitation fees last month, there was discussion about the possibility of incorporating progressive elements into the fee schedule. There are certain aspects of the fee schedule that already address that issue as well as some challenges to consider. First and foremost, the Uniform Building Code utilizes project valuation as the primary driver for permit fees, resulting in progressive building fees and Lane County surcharges (which are based on the building permit costs). With respect to planning fees, our ability to build in a progressive component is more problematic. In some cases, the key questions asked by an applicant are along the lines of "What can I develop on this property?" or "Can I build a house/business on this property?" and the answers can significantly impact a detailed development proposal. In addition, it is not uncommon for property ownership, development plans or other circumstances to change prior to a specific development proposal being submitted. While this concept was not reviewed in detail with the Task Force, the issue was discussed in the context of planning sign-off for building permits and the Task Force was not in support of development costs being used as the determining factor for the cost of planning review. If the Board is so inclined, any future proposals for fee increases can more fully explore progressive alternatives to traditional fees for building and planning services.

C. Alternatives

1. Reduce Expenses – The projected revenue shortfall in FY03-04 is estimated to be about \$190,000. If necessary, the only way to address reductions of this magnitude will be to reduce staffing levels. Any reduction in staffing levels would have an impact on the division's capability to process applications, and would have a significant negative impact on customer service, quality of work, and turn around time. Because the significant materials and services expenses (primarily overhead) are fixed for FY03-04, only very modest savings can be realized through reductions to this portion of the budget.
2. Fee Increase – Increase Planning and Building fees by 7.5%. The proposed fee increase would allow the division to address increased personnel costs, anticipated loss of certain revenues and add one FTE, all for less than the 8.9% increase required to maintain the costs of the adopted FY02-03 budget. Unless permit activity increases beyond that projected, no excess revenue is expected.

D. Recommendations

The Finance and Audit Committee forwarded Alternative Number 2 to the full Board for consideration with reservations. The issues of Verification of Lawfully Existing Use and Annual Subscription for Notice of Application Acceptance were not reviewed by Finance and Audit. Staff recommends the adoption of Option Number 2.

F. Timing

Staff is recommending July 1, 2003 as the effective date of these fee increases so that they coincide with the start of the new fiscal year.

IV. IMPLEMENTATION/FOLLOW-UP

Upon approval, Staff will prepare the FY03-04 budget accordingly. In addition, the increases in Building Permit fees will be forwarded to the State for review and approval prior to implementation.

V. ATTACHMENTS

Attachment A – Board order

Attachment B – Fee schedule

Attachment C – LMD Fee Increase Sample dated March 12, 2001

Attachment D – Survey of County Planning Programs dated April 1, 2003

Attachment E – Draft Finance and Audit Committee Minutes dated February 11, 2003

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO. 03-

IN THE MATTER OF AMENDING CHAPTER
60 OF LANE MANUAL TO REVISE LAND
MANAGEMENT DIVISION PLANNING AND
BUILDING FEES (LM 60.851 and 60.855),
EFFECTIVE JULY 1, 2003

The Board of County Commissioners of Lane County orders as follows:

Lane Manual Chapter 60 is hereby amended by removing, substituting and adding the following sections:

REMOVE THESE SECTIONS

60.851
as located on pages 60-23 through 60-26
(a total of 4 pages)

60.855
as located on pages 60-29 through 60-35
(a total of 7 pages)

INSERT THESE SECTIONS

60.851
as located on pages 60-23 through 60-26
(a total of 4 pages)

60.855
as located on pages 60-29 through 60-35
(a total of 7 pages)

Said sections are attached hereto and incorporated herein by this reference. The purpose of these substitutions and additions is to revise land management division planning and building fees (LM 60.851 and 60.855), effective July 1, 2003.

Adopted this _____ day of _____ 2003.

Peter Sorenson, Chair
Lane County Board of Commissioners

APPROVED AS TO FORM

Date 4-2-2003 Lane County



OFFICE OF LEGAL COUNSEL

investigation fee shall not except any person from compliance with all other provisions of Lane Code and state law, nor from any penalty prescribed by law.

(6) Land Management Division Technology Assessment. A \$10.00 charge will be added to all Land Management Division permit transactions for technology improvements.

(7) Permit Acceleration Fee. A \$75.00/hr. processing fee will be charged to individuals wishing to accelerate their Land Management Division Building or Planning Program permit processing. This work will be performed on an overtime basis only, and will not impact ordinary processing times. The option is available only when staff is available for overtime assignments.

(8) Administrative Fee. A 15% administrative fee will be added to all Land Management Division permit transactions.

(9) Long-Range Planning Surcharge. A 5% long-range planning surcharge will be added to all Land Management Division permit transactions. *(Revised by Order No. 99-6-15-1; Effective 7.1.99)*

60.851 Land Management Division/Public Works Department -Planning.

This section establishes fees for County services as listed.

For the purposes of this subsection:

BCC means the Board of Commissioners.

HO means the Hearings Officer.

PC means the Planning Commission.

PD means the Planning Director.

BO means the Building Official.

(1) Reproductions.

LC Chapter 10 (Zoning).....	\$ 65.00
LC Chapter 13 (Land Divisions).....	\$ 30.00
LC Chapter 14 (Procedure)	\$ 30.00
LC Chapter 15 (Roads).....	\$ 65.00
LC Chapter 16 (Development).....	\$ 65.00
Rural Plan Policies	\$ 30.00
Individual Copies.....	LM 60.830
Draft Transcribing Fee	LM 60.834
Request for Information	LM 60.838
.....	LM 60.850(1)
RCP Maps Hard Copy	\$ 110.00
RCP Maps Microfiche.....	\$ 55.00

(2) Chapter 13 - Land Division.

Preliminary Plat-Subdivision.....	\$ 970.00+
	\$ 130.00/lot
Plat Final.....	\$ 540.00
Partitions Preliminary Approval.....	\$ 650.00
Partitions Final	\$ 430.00

(3) Chapter 14 - Appeals:

Appeals

Planning Director decision to Hearings Official (De Novo)	\$ 270.00
Planning Director decision to Hearings Official (on the record).....	\$1,610.00
Hearings Official decision to Board of County	

	Commissioners (elect to hear) ³⁶	\$1,075.00
	Hearings Official decision to Board of County Commissioners (on the record)	\$1,610.00
	Applicant Requested Actions	
	Modify Planning Director Decision (other than timeline).....	\$ 430.00
	Modify/Reconsider Hearing Official Decision (other than timeline).....	\$ 775.00
	Continuation of Planning Director Hearing.....	\$ 430.00
	Continuation of Hearing Official Hearing.....	\$ 775.00
	Reconsideration of Application remanded by LUBA, Oregon Court of Appeals or Oregon Supreme Court	\$ 775.00
(4)	<u>Chapter 15 - Roads.</u>	
	Variance.....	\$ 810.00
	Road Dedication	\$1,290.00
	Addressing (15.335)	\$ 65.00
	Amenity Permit Fee.....	\$ 110.00
	Amenity Appeal Fee.....	\$ 110.00
(5)	<u>Chapter 10 - Zoning:</u>	
	Zoning or Rezoning.....	\$1,615.00
	Planning or Zoning Intergovernmental Agreements Requiring Board Approval.....	\$1,075.00
	Conditional Use Permit by HO.....	\$1,615.00
	Subdivision sign permit.....	\$ 110.00
	Shoreland Boundary Preliminary Investigation	\$ 215.00
	Hazards Checklist.....	\$ 215.00
	Site Investigation Report	\$ 860.00
	Special Use Review by PD.....	\$ 860.00
	Special Use Review by PD (with hearing)	\$1,615.00
	Special Use Review by HO	\$2,150.00
	Sand and Gravel Plan Review	\$2,150.00
	Field Investigation/Verification For Conditions of a Permit or Special Use Permit.....	\$ 160.00
	Application for Verification of Compliance with Conditions for a Special Use Permit.....	\$ 270.00
	Temporary Hardship Mobile Home Initial Review (LC Ch. 11)	\$ 75.00
	Renewal	\$ 50.00
(6)	<u>Chapter 16 - Development Code:</u> The terms of HO Use Approval and Director Use Approval are equivalent to Special Use Approvals HO and Special Use Approval PD.	
	Plan Amendments	
	Minor Amendment/No exception	\$2,150.00
	Minor Amendment with exception.....	\$3,870.00

³⁶ If BCC elects not to hear, \$150 shall be refundable

Major Amendment.....	\$10,000.00 ACS ³⁷
Zoning or Rezoning.....	\$2,150.00
Special Use Approval (HO).....	\$2,150.00
Special Use Approval (PD).....	\$ 860.00
Nonconforming Use (PD).....	\$ 890.00
Vested Rights	\$ 890.00
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) Without Notice	\$ 450.00
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) With Notice	\$ 890.00
Home Occupation Renewal.....	\$ 160.00
Shoreland Boundary Preliminary Investigation	\$ 215.00
Hazards Checklist.....	\$ 215.00
Site Investigation Report.....	\$ 430.00
Floodplain Management RCP 16.244	
(a) Fill, removal 50 to 500 c.u.	\$ 129.00
(b) Fill, removal 501 to 3,000 c.u.	\$ 180.00
(c) Fill, removal 3,001 to 30,000 c.u.	\$ 295.00
(d) Fill, removal 30,001 up.....	\$ 590.00
(e) Step-Backwater Analysis	\$1,420.00
(f) Floodplain Field Verification.....	\$ 215.00
(g) Floodplain Office Verification.....	\$ 55.00
Riparian Setback Preliminary Investigation.....	\$ 415.00
Riparian Setback Modification.....	\$ 890.00
Riparian Setback Development Plan.....	\$ 890.00
Riparian Setback Enhancement Plan.....	\$ 235.00
Riparian Setback Restoration Plan	\$1,420.00
Wetland Management ORS 215.418.....	
(a) Wetland Office Verification.....	\$ 60.00
(b) Wetland Notice to D.S.L.....	\$ 25.00
EFU Farm Dwelling Review	\$ 860.00
Temporary Hardship Mobile Home	
(a) Initial Review.....	\$ 75.00
(b) Renewal.....	\$ 50.00
Sand and Gravel Plan Review	\$2,150.00
Field Investigation/Verification For Conditions of a Permit or Special Use Permit.....	\$ 340.00
Application for Verification of Compliance with Conditions for a Special Use Permit.....	\$ 560.00
(7) <u>Chapter 12 - Comprehensive Plan:</u>	
Plan Amendments (for Chapter 10)	
Without an exception.....	\$2,150.00
With an exception.....	\$3,870.00
Eugene/Springfield Metro Plan Amendments	

³⁷ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

	Nonrefundable Classification Fee	\$ 235.00
	Minor Amendment	\$3,870.00
	Major Amendment.....	\$10,000 ACS ³⁸
(8)	<u>Renotification Fee for Failure to Comply With LM 10.035,</u> or applicant requested rescheduling of hearing date after effectuation of legal notification.	\$ 215.00
(9)	Preapplication Conference.....	\$ 160.00
(10)	Planning and Setback Clearance for:	
	Major Chapter 11 permits	\$ 200 + ³⁹
	Access Review	\$ 50.00
	Airport Safety Combining Zone.....	\$ 50.00
	Coastal Combining Zones.....	\$ 50.00
	Greenway Development Permit	\$ 50.00
	Legal Lot Determination.....	\$ 50.00
	Minor Chapter 11 permits.....	\$ 65.00
(11)	Legal Lot Verification	\$ 380.00
(12)	Review of Lot Line Adjustments	\$ 215.00
(13)	Land Use Compatibility Statements	
	Complex.....	\$ 270.00
	Simple	\$ 30.00
(14)	Requests for Board Interpretation of Lane Code 16 Pursuant to LC 16.008.....	\$ 890.00
(15)	Annual Subscription For Requested Notice	
	Requested LC 14.160(1)(b) Notice.....	\$ 110.00/yr.
	Requested Notice of Application Acceptance	\$ 500.00/yr.

(Revised by Order No. 01-4-4-6, Effective 7.1.01)

60.852 Land Management Division/Public Works Department-Subsurface Sanitation.

Pursuant to the authorization of ORS 454.745 and the Lane County Home Rule Charter, the following fees shall be paid to Lane County for the following services:

On-Site Sewage Disposal Systems Site Evaluation	
Commercial Facility System Site Evaluation:	
For first 1,000 gallons projected daily sewage flow	\$ 416.00
Plus for each 500 gallons or part thereof above 1,000 gallons, for projected daily sewage flow up to 2,500 gallons.....	\$ 125.00
Single-Family Dwelling	\$ 416.00
Each fee paid entitles the applicant to as many site inspections on a single parcel or lot as are necessary to determine site suitability for a single system.	

³⁸ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

³⁹ \$200 base fee + \$50 for each additional review component

- (c) \$300 per land partition plat with public road dedication;
- (d) \$200 per land partition plat without public road dedication;
- (e) \$15 for affidavit of correction and entering corrected information to

filed subdivision plats.

(2) For checking a condominium plat for compliance to ORS 100.115(4) the developer shall pay a fee prior to recording the condominium plat as follows:

- (a) \$375 per condominium plat and \$30 per building.

In addition to the fees listed for plat checking in LM 60.854(1) and (2) an added fee not to exceed the original fee may be charged where plats are checked, corrections noted and the plat is returned for rechecking without noted corrections. The fee shall be based on County costs incurred to again review the plat in the office or field to determine compliance to applicable Oregon Revised Statutes or Lane Code.

Fees in LM 60.854(1) and (2) shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking the subdivision plat, land partition plat or condominium plat and taking field measurements and inspection as required and no part of said fee shall be refunded to the subdivider, partitioner or developer in the event the plat is withdrawn or denied by the governing body. The affidavit of corrections fee shall be paid prior to filing the document with the County Clerk.

(3) For checking land surveys for compliance to ORS 209, for forwarding copies of land surveys to the Board of Engineering Examiners, and providing affidavit of corrections for land surveys the following fees are established.

- (a) \$50 for checking land surveys;
- (b) \$10 for copying and mailing a land survey map and notifying the Board of Engineering Examiners of an apparent noncomplying land survey;
- (c) \$20 affidavit of correction and entering corrected information onto

filed land surveys.

Fees shall be made payable to the Lane County Surveyor. The land survey checking fees shall be paid prior to submitting land surveys for filing. The affidavit of correction fee shall be paid prior to filing the document with the County Clerk. Fees shall be made payable to the Lane County Surveyor for the purpose of offsetting the cost of checking land surveys, sending notice to the Board of Examiners, reviewing affidavits of corrections and maintenance of microfilm records. All fees shall be submitted prior to filing or reviewing the land survey or affidavit.

(4) For servicing government corners that are disturbed by any person or public agency in accordance with ORS 209.140 or 209.150, the Lane County Surveyor may recover the cost of crew wages and vehicle usage to reimburse County for lowering and replacement of government corner monuments or corner accessories.

The cost of crew and vehicle usage to lower and service the corner or its accessories shall be paid by the person or public agency causing the corner to be disturbed to Lane County Surveyor within 10 days of receipt of the invoice for work performed. *(Revised by Order No. 01-4-4-6, Effective 7.1.01)*

60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447 and 455, the following fees are established:

(1) Building Permit Fees. Fees shall be 127% of the fees allowed by Section 304 of the State of Oregon Structural Specialty Code, 1991 Edition as computed from Exhibit "A"-attached hereto.

(2) Additional Fees.

Mobile Home Placement Permit..... \$ 172.00

Mobile Home Sewer and Water Connections Fee.....	\$ 53.75
or	
Mobile Home sewer and water connectors (on private lots)	
First 100 feet.....	\$ 53.75
Each additional 100 feet or fraction thereof	\$ 27.95
Mobile Modular Structures (used for other than dwelling purposes) 35%	

Exhibit A valuation rate.

Temporary Mobile Home Hardship Placement Permit (Original Placement-Good for two calendar years) Fees same as regular mobile home placement permits	
Recreational Vehicle (six months, no utilities)	\$ 48.40
Structure Relocation Investigation Fees.....	\$ 107.50
Swimming Pool (Plumbing and/or Mechanical extra) ..	\$ 107.50
Demolition of Buildings (Plumbing Extra)	\$ 53.75
Agricultural Buildings not located in Flood Hazard Areas	\$ 37.65
Change of Occupancy Inspection Fee	\$ 268.75
Building Code Administrative Variance Fee.....	\$ 37.65
Building Appeals Hearing Filing Fee.....	\$ 107.50
Code Interpretation Conference Fee.....	\$ 16.15/min.
.....	\$ 16.15/hr.

(3) Other Inspection and Fees. May be levied at 127% of the fee provided in Table 3-A of the Uniform Building Code, 1991 Edition.

(4) Mechanical Permit fees. Fees shall be 138% of the fee as provided in Table 3-A, Uniform Mechanical Code, 1991 Edition.

(5) Mobile Home Parks. Valuation is computed per Table 2 of OAR 918-600. Fees shall be 127% of the fees as regulated by OAR 918-600, Manufactured Dwelling Parks and Mobile Home Parks as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. Valuation is computed per Table 2 of OAR 918-650. Fees shall be 127% of the fees as regulated by OAR 918-650, Recreational Parks and Organizational Camps plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

(7) Plumbing permit fees. Fees shall be 108% of the fees as provided in the State of Oregon Plumbing Specialty Code, 1987 Edition.

- (8) Miscellaneous:
- | | |
|--|------------------|
| Composting Toilet..... | \$ 26.60 |
| Solar System each component..... | \$ 17.75 |
| Solar System Building Alterations | \$ 53.75 minimum |
| Masonry fireplace Installation (for existing structure) .. | \$ 107.50 |
- (9) Commercial/Industrial Temporary Certificate of Occupancy fee. 10% of Building Permit fee.
- (10) Development Report Service Fee.
(with/inspection).....
- | | |
|--|-----------|
| | \$ 107.50 |
|--|-----------|
- (11) Development Report Service Fee.
(without/inspection).....
- | | |
|--|----------|
| | \$ 53.75 |
|--|----------|
- (12) Surcharge. In accordance with ORS 455.210 and 455.220, a 5% State surcharge will be collected and submitted to the Oregon State Department of Commerce.
- (13) Quick Start Authorization Fee.....
- | | |
|--|-----------|
| | \$ 107.50 |
|--|-----------|

Exhibit "A" to Chapter 60 of Lane Manual (60.855)

LANE COUNTY
Department of Public Works, Land Management Division

BUILDING VALUATION DATA

The valuation of building construction for construction permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include a facsimile or photocopy of the actual contract cost. The building permit fee will be based on this cost estimate or as a minimum shall be based on the following rates. Building permit and plan review fees will be computed at 118% of the fee derived from Table 3-A, Uniform Building Code, 1991 Edition and valuations established by this Exhibit "A" to Chapter 60, Lane Manual (60.855).

<u>⁴⁰Occupancy and Type</u>	<u>Rate Per Square Foot</u>
1. <u>Apartment Houses.</u>	
⁴¹ Type I or II F.R	\$ 81.03
Type V-Masonry (or Type III)	\$ 65.21
Type V-Wood Frame.....	\$ 58.51
Type I Basement/Garage	\$ 30.61
2. <u>Auditoriums.</u>	
Type I or II F.R	\$ 85.70
Type II-1-Hour	\$ 60.80
Type II-N	\$ 57.79
Type III-1-Hour	\$ 65.05
Type III-N	\$ 62.04
Type V-1-Hour	\$ 59.66
Type V-N	\$ 56.75
3. <u>Banks.</u>	
⁴² Type I or II F.R	\$ 122.64
Type II-1-Hour	\$ 88.09
Type II-N	\$ 83.94
Type III-1-Hour	\$ 99.91
Type III-N	\$ 95.35
Type V-1-Hour	\$ 88.09
Type V-N	\$ 83.83
4. <u>Churches.</u>	
Type I or II F.R	\$ 80.93
Type II-1-Hour	\$ 60.49
Type II-N	\$ 57.48
Type III-1-Hour	\$ 64.95
Type III-N	\$ 61.84
Type V-1-Hour	\$ 55.29
Type V-N	\$ 56.24
5. <u>Convalescent Hospitals.</u>	
⁴³ Type I or II F.R	\$ 114.75

⁴⁰ Deduct 20% for shell only buildings.

⁴¹ Add 0.5% per floor for each story over three.

⁴² See #41.

	Type III-1-Hour	\$ 81.86
	Type V-1-Hour	\$ 73.66
6.	<u>Dwellings.</u>	
	Type V-Masonry (new or additions)	\$ 70.91
	Type V-Wood Frame (new or additions)	\$ 64.54
	<u>Basements:</u>	
	Unfinished	\$ 13.54
	Finished	\$ 14.63
7.	<u>Fire Stations.</u>	
	Type I or II F.R.	\$ 93.79
	Type II-1-Hour	\$ 60.80
	Type II-N	\$ 57.79
	Type III-1-Hour	\$ 67.65
	Type III-N	\$ 64.23
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.48
8.	<u>Homes for the Elderly.</u>	
	Type I or II F.R.	\$ 84.66
	Type II-1-Hour	\$ 67.85
	Type II-N	\$ 64.64
	Type III-1-Hour	\$ 70.76
	Type III-N	\$ 67.65
	Type V-1-Hour	\$ 67.44
	Type V-N	\$ 64.11
9.	<u>Hospitals.</u>	
	⁴⁴ Type I or II F.R.	\$ 134.46
	Type III-1-Hour	\$ 111.84
	Type V-1-Hour	\$ 103.75
10.	<u>Hotels and Motels.</u>	
	⁴⁵ Type I or II F.R.	\$ 84.04
	Type III-1-Hour	\$ 72.53
	Type III-N	\$ 69.10
	Type V-1-Hour	\$ 63.29
	Type V-N	\$ 60.39
11.	<u>Industrial Plants:</u>	
	Type I or II F.R.	\$ 46.59
	Type II-1-Hour	\$ 31.75
	Type II (Stock)	\$ 30.09
	Type III-1-Hour	\$ 35.06
	Type III-N	\$ 33.51
	Type V-1-Hour	\$ 31.65
	Type V-N	\$ 29.88
12.	<u>Jails</u>	
	Type I or II F.R.	\$ 131.45
	Type III-1-Hour	\$ 119.53
	Type V-1-Hour	\$ 85.90
13.	<u>Libraries</u>	

⁴³ See #41.

⁴⁴ See #41.

⁴⁵ See #41.

	Type I or II F.R	\$ 96.28
	Type II-1-Hour	\$ 67.34
	Type II-N	\$ 63.91
	Type III-1-Hour	\$ 73.25
	Type III-N	\$ 69.73
	Type V-1-Hour	\$ 65.68
	Type V-N	\$ 62.56
14.	<u>Medical Offices.</u>	
	Type I or II F.R	\$ 98.35
	Type II-1-Hour	\$ 73.15
	Type II-N	\$ 69.73
	Type III-1-Hour	\$ 79.99
	Type III-N	\$ 76.36
	Type V-1-Hour	\$ 74.49
	Type V-N	\$ 70.45
15.	<u>Offices.</u>	
	⁴⁶ Type I or II F.R	\$ 88.09
	Type II-1 Hour	\$ 57.06
	Type II-N	\$ 55.61
	Type III-1-Hour	\$ 62.78
	Type III-N	\$ 59.86
	Type V-1-Hour	\$ 58.10
	Type V-N	\$ 55.40
16.	<u>Private Residential Garages & Residential Accessory Structures</u>	
	Masonry	\$ 22.51
	Wood Frame	\$ 18.99
	Open Carports	\$ 13.59
17.	<u>Public Buildings</u>	
	Type I or II F.R	\$ 102.61
	Type II-1-Hour	\$ 76.56
	Type II-N	\$ 73.15
	Type III-1-Hour	\$ 85.70
	Type III-N	\$ 81.86
	Type V-1-Hour	\$ 75.74
	Type V-N	\$ 72.63
18.	<u>Public Garages (includes Repair Garages)</u>	
	Type I or II F.R	\$ 40.46
	Type II-N	\$ 40.46
	Type III-1-Hour	\$ 31.65
	Type III-N	\$ 27.29
	Type V-1-Hour	\$ 23.65
	Type V-N	\$ 21.16
19.	<u>Restaurants.</u>	
	Type III-1-Hour	\$ 76.46
	Type III-N	\$ 72.84
	Type V-1-Hour	\$ 67.75
	Type V-N	\$ 64.54
20.	<u>Schools.</u>	
	Type I or II F.R	\$ 92.03

⁴⁶ See #41.

	Type II-1-Hour	\$ 65.58
	Type III-1-Hour	\$ 66.09
	Type III-N	\$ 62.66
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.28
21.	<u>Service Stations:</u>	
	Type II-N	\$ 54.58
	Type III-1-Hour	\$ 54.78
	Type V-1-Hour	\$ 48.14
	Canopies	\$ 21.06
22.	<u>Stores:</u>	
	Type I or II F.R	\$ 68.89
	Type II 1-Hour	\$ 41.50
	Type II-N	\$ 40.68
	Type III-1-Hour	\$ 50.74
	Type III-N	\$ 47.83
	Type V-1-Hour	\$ 40.46
	Type V-N	\$ 37.88
23.	<u>Theaters:</u>	
	Type I or II F.R	\$ 89.75
	Type III-1-Hour	\$ 65.05
	Type III-N	\$ 61.69
	Type V-1-Hour	\$ 58.63
	Type V-N	\$ 56.03
24.	<u>Warehouses:</u>	
	Type I or II F.R	\$ 40.78
	Type II or V-1-Hour	\$ 24.08
	Type II or V-N	\$ 22.73
	Type III-1-Hour	\$ 27.70
	Type III-N	\$ 26.46
25.	<u>Equipment:</u>	
	Air Conditioning:	
	Commercial	\$ 3.53
	Residential	\$ 2.90
	Sprinkler Systems	\$ 1.66
26.	<u>Miscellaneous Structures:</u>	
	Decks/Porches:	
	Uncovered	\$ 5.63
	Covered	\$ 8.75
	Foundation Only	\$ 6.25
	Structural Roof Only	\$ 6.00
	Commercial Re-roof	
	Additional roofing layer	\$.94
	Remove existing and re-roof	\$ 1.25

If the above determination of construction costs does not agree with the actual cost of construction, the permit holder may submit a detailed certified cost record after completion of construction. Any overpayment of permit fees will be refunded based on the actual cost as approved by the Building Official.

27. Additional Fees.
Plan Checking Fee.

In addition to the building permit fee, a plan check fee will be charged based on building permit fee.

Plan Check fees shall be 65% of the building permit fee.

28. Alteration and Remodel. (Residential and Commercial)

Alterations and remodel other than additions use contract price or 50% current per square foot value for new construction. Square foot area computation to be the remodeled portion of the structure.

Minimum building fee does not include surcharge (State) or plan check fee \$ 50.00

29. Additions. (Residential and Commercial)

Use current per square foot value of new construction for type of occupancy

EXHIBIT "A" TO CHAPTER 60 OF LANE MANUAL (60.855)

(Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01)

60.865 Law Library Fees.

(1) Circuit Court. Under the authority of ORS 21.350, the law library fee in each civil suit, action, or proceeding filed in the Circuit Court of Lane County shall be 33% of the filing fee provided by law rounded to the next full dollar.

(2) No such fee shall be charged in accordance with this section that exceeds 33% of the filing fee as provided by law. (Revised by Order No. 97-10-29-5, Effective 10.29.97)

60.870 Records Search Fee.

In accordance with the authority granted by ORS 192.440, a records search and inspection fee is hereby established for the purpose of reimbursing Lane County for its actual cost in making records available under ORS Chapter 192.

Per single request, search or examination, employee lost time less than one hour..... -None-

Search or examination requiring an hour or more of employee time. The hourly wage rate for the employee involved as determined by the Department Head.

(Revised by Order 75-2-19-9, Effective 2.19.75)

60.875 Fees for Lane County Solid Waste Services.

Pursuant to Lane County Charter, Chapter II, Section 5, and LC 9.005 through 9.070, this section establishes a rate schedule for disposal of solid waste at all Lane County solid waste facilities and a Solid Waste System Benefit Fee for countywide solid waste management services, assessed on all municipal solid waste generated inside Lane County. Except where otherwise clearly indicated, all individuals, firms, agencies or corporations whether Public or private, shall pay the total solid waste service fee at any of the County solid waste facilities which includes both the listed Disposal Fee and the System Benefit Fee assessed against any municipal solid waste which is generated inside Lane County. All individuals, firms, agencies or corporations whether Public or private, using solid waste disposal facilities other than Lane County facilities, shall pay to Lane County the System Benefit Fee assessed against any municipal solid waste which is generated inside Lane County. The solid waste service fees are established, as follows:

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investigation fee shall not except any person from compliance with all other provisions of Lane Code and state law, nor from any penalty prescribed by law.

(6) Land Management Division Technology Assessment. A \$10.00 charge will be added to all Land Management Division permit transactions for technology improvements.

(7) Permit Acceleration Fee. A \$75.00/hr. processing fee will be charged to individuals wishing to accelerate their Land Management Division Building or Planning Program permit processing. This work will be performed on an overtime basis only, and will not impact ordinary processing times. The option is available only when staff is available for overtime assignments.

(8) Administrative Fee. A 15% administrative fee will be added to all Land Management Division permit transactions.

(9) Long-Range Planning Surcharge. A 5% long-range planning surcharge will be added to all Land Management Division permit transactions. *(Revised by Order No. 99-6-15-1; Effective 7.1.99)*

60.851 Land Management Division/Public Works Department -Planning.

This section establishes fees for County services as listed.

For the purposes of this subsection:

BCC means the Board of Commissioners.

HO means the Hearings Officer.

PC means the Planning Commission.

PD means the Planning Director.

BO means the Building Official.

(1) Reproductions.

LC Chapter 10 (Zoning) \$ ~~60.00~~65.00

LC Chapter 13 (Land Divisions) \$ 30.00

LC Chapter 14 (Procedure) \$ 30.00

LC Chapter 15 (Roads)..... \$ ~~60.00~~65.00

LC Chapter 16 (Development) \$ ~~60.00~~65.00

Rural Plan Policies \$ 30.00

Individual Copies..... LM 60.830

Draft Transcribing Fee LM 60.834

Request for Information LM 60.838

..... LM 60.850(1)

RCP Maps Hard Copy \$ ~~100.00~~110.00

RCP Maps Microfiche..... \$ ~~50.00~~55.00

(2) Chapter 13 - Land Division.

Preliminary Plat-Subdivision..... \$ ~~900.00~~970.00+

\$ ~~120.00~~130.00/lot

Plat Final..... \$ ~~500.00~~540.00

Partitions Preliminary Approval..... \$ ~~600.00~~650.00

Partitions Final \$ ~~400.00~~430.00

(3) Chapter 14 - Appeals:

Appeals

Planning Director decision to Hearings Official

(De Novo) \$ ~~250.00~~270.00

Planning Director decision to Hearings Official

(on the record)..... \$1,500.001,610.00

Hearings Official decision to Board of County

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	Commissioners (elect to hear) ³⁶	\$1,000.001,075.00
	Hearings Official decision to Board of County Commissioners (on the record)	\$1,500.001,610.00
	Applicant Requested Actions	
	Modify Planning Director Decision (other than timeline).....	\$ 400.00430.00
	Modify/Reconsider Hearing Official Decision (other than timeline).....	\$ 720.00775.00
	Continuation of Planning Director Hearing.....	\$ 400.00430.00
	Continuation of Hearing Official Hearing.....	\$ 720.00775.00
	Reconsideration of Application remanded by LUBA, Oregon Court of Appeals or Oregon Supreme Court	\$ 720.00775.00
(4)	<u>Chapter 15 - Roads.</u>	
	Variance.....	\$ 750.00810.00
	Road Dedication	\$1,200.001,290.00
	Addressing (15.335)	\$ 60.0065.00
	Amenity Permit Fee.....	\$ 100.00110.00
	Amenity Appeal Fee.....	\$ 100.00110.00
(5)	<u>Chapter 10 - Zoning:</u>	
	Zoning or Rezoning	\$1,500.001,615.00
	Planning or Zoning Intergovernmental Agreements	
	Requiring Board Approval.....	\$1,000.001,075.00
	Conditional Use Permit by HO.....	\$1,500.001,615.00
	Subdivision sign permit.....	\$ 100.00110.00
	Shoreland Boundary Preliminary Investigation	\$ 200.00215.00
	Hazards Checklist.....	\$ 200.00215.00
	Site Investigation Report	\$ 800.00860.00
	Special Use Review by PD.....	\$ 800.00860.00
	Special Use Review by PD (with hearing)	\$1,500.001,615.00
	Special Use Review by HO	\$2,000.002,150.00
	Sand and Gravel Plan Review	\$2,000.002,150.00
	Field Investigation/Verification	
	For Conditions of a Permit or Special Use Permit.....	\$ 150.00160.00
	Application for Verification of Compliance with Conditions for a Special Use Permit.....	\$ 250.00270.00
	Temporary Hardship Mobile Home	
	Initial Review (LC Ch. 11)	\$ 75.00
	Renewal	\$ 50.00
(6)	<u>Chapter 16 - Development Code:</u> The terms of HO Use Approval and Director Use Approval are equivalent to Special Use Approvals HO and Special Use Approval PD.	
	Plan Amendments	
	Minor Amendment/No exception	\$2,000.002,150.00
	Minor Amendment with exception.....	\$3,600.003,870.00

³⁶ If BCC elects not to hear, \$150 shall be refundable

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Major Amendment.....	\$5,000.00	10,000.00	ACS ³⁷
Zoning or Rezoning.....	\$2,000.00	2,150.00	
Special Use Approval (HO).....	\$2,000.00	2,150.00	
Special Use Approval (PD).....	\$ 800.00	860.00	
Nonconforming Use (PD).....	\$ 825.00	890.00	
Vested Rights.....	\$ 825.00	890.00	
LC 16.100(2)(b) Notice.....	\$ 100.00	100.00	yrly
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) Without Notice.....	\$ 450.00		
Verification of Lawfully Existing Use (16.290/ 16.291/16.292) With Notice.....	\$ 890.00		
Home Occupation Renewal.....	\$ 150.00	160.00	
Shoreland Boundary Preliminary Investigation.....	\$ 200.00	215.00	
Hazards Checklist.....	\$ 200.00	215.00	
Site Investigation Report.....	\$ 400.00	430.00	
Floodplain Management RCP 16.244			
(a) Fill, removal 50 to 500 c.u.....	\$ 120.00	129.00	
(b) Fill, removal 501 to 3,000 c.u.....	\$ 165.00	180.00	
(c) Fill, removal 3,001 to 30,000 c.u.....	\$ 275.00	295.00	
(d) Fill, removal 30,001 up.....	\$ 550.00	590.00	
(e) Step-Backwater Analysis.....	\$1,320.00	1,420.00	
(f) Floodplain Field Verification.....	\$ 200.00	215.00	
(g) Floodplain Office Verification.....	\$ 50.00	55.00	
Riparian Setback Preliminary Investigation.....	\$ 385.00	415.00	
Riparian Setback Modification.....	\$ 825.00	890.00	
Riparian Setback Development Plan.....	\$ 825.00	890.00	
Riparian Setback Enhancement Plan.....	\$ 220.00	235.00	
Riparian Setback Restoration Plan.....	\$1,320.00	1,420.00	
Wetland Management ORS 215.418.....			
(a) Wetland Office Verification.....	\$ 55.00	60.00	
(b) Wetland Notice to D.S.L.....	\$ 25.00		
EFU Farm Dwelling Review.....	\$ 800.00	860.00	
Temporary Hardship Mobile Home			
(a) Initial Review.....	\$ 75.00		
(b) Renewal.....	\$ 50.00		
Sand and Gravel Plan Review.....	\$2,000.00	2,150.00	
Field Investigation/Verification For Conditions of a Permit or Special Use Permit.....	\$ 150.00	340.00	
Application for Verification of Compliance with Conditions for a Special Use Permit.....	\$ 250.00	560.00	
(7) <u>Chapter 12 - Comprehensive Plan:</u> Plan Amendments (for Chapter 10) Without an exception.....	\$2,000.00	2,150.00	

³⁷ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

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	With an exception.....	\$3,000.00	3,870.00
	Eugene/Springfield Metro Plan Amendments		
	Nonrefundable Classification Fee	\$ 220.00	235.00
	Minor Amendment	\$2,000.00	3,870.00
	Major Amendment.....	\$4,000.00	10,000 AC ³⁸
(8)	<u>Renotification Fee for Failure to Comply With LM 10.035,</u> or applicant requested rescheduling of hearing date after effectuation of legal notification.	\$ 200.00	215.00
(9)	Preapplication Conference.....	\$ 150.00	160.00
(10)	Planning and Setback Clearance for:		
	Major Chapter 11 permits.....	\$ 275.00	200 + ³⁹
	Access Review.....	\$ 50.00	
	Airport Safety Combining Zone	\$ 50.00	
	Coastal Combining Zones	\$ 50.00	
	Greenway Development Permit.....	\$ 50.00	
	Legal Lot Determination	\$ 50.00	
	Minor Chapter 11 permits.....	\$ 60.00	65.00
(11)	Legal Lot Verification	\$ 350.00	380.00
(12)	Review of Lot Line Adjustments	\$ 200.00	215.00
(13)	Land Use Compatibility Statements		
	Complex.....	\$ 250.00	270.00
	Simple	\$ 25.00	30.00
(14)	Requests for Board Interpretation of Lane Code 16 Pursuant to LC 16.008.....	\$ 825.00	890.00
(15)	Annual Subscription For Requested Notice		
	Requested LC 14.160(1)(b) Notice.....	\$ 110.00/yr.	
	Requested Notice of Application Acceptance..	\$ 500.00/yr.	

(Revised by Order No. 01-4-4-6, Effective 7.1.01)

60.852 Land Management Division/Public Works Department-Subsurface Sanitation.

Pursuant to the authorization of ORS 454.745 and the Lane County Home Rule Charter, the following fees shall be paid to Lane County for the following services:

On-Site Sewage Disposal Systems Site Evaluation
Commercial Facility System Site Evaluation:

For first 1,000 gallons projected daily
sewage flow \$ 416.00

Plus for each 500 gallons or part thereof above
1,000 gallons, for projected daily sewage
flow up to 2,500 gallons..... \$ 125.00

Single-Family Dwelling \$ 416.00

³⁸ Initial deposit for actual cost of services. Fees shall be based on the actual costs incurred including hourly costs for planner, engineering, attorney time and publication costs, plus 25% for administrative fees. The County will return to the developer/person(s) making the deposit any portion of the deposit remaining after finalization of the land use action. If there is additional money owed, the developer/person(s) requesting the land use action shall pay the same to the County immediately upon receipt of a bill therefore and prior to final County action.

³⁹ \$200 base fee + \$50 for each additional review component

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60.855 Public Works Department/Land Management Division – Building.

In accordance with LC Chapter 11 and ORS Chapters 446, 447 and 455, the following fees are established:

(1) Building Permit Fees. Fees shall be ~~118~~**127**% of the fees allowed by Section 304 of the State of Oregon Structural Specialty Code, 1991 Edition as computed from Exhibit "A"-attached hereto.

(2) Additional Fees.

Mobile Home Placement Permit..... \$ ~~160.00~~**172.00**

Mobile Home Sewer and Water Connections Fee..... \$ ~~50.00~~**53.75**

or

Mobile Home sewer and water connectors (on private lots)

First 100 feet..... \$ ~~50.00~~**53.75**

Each additional 100 feet or fraction thereof \$ ~~26.00~~**27.95**

Mobile Modular Structures (used for other than dwelling purposes) 35%

Exhibit A valuation rate.

Temporary Mobile Home Hardship Placement Permit

(Original Placement-Good for two calendar years)

Fees same as regular mobile home placement permits

Recreational Vehicle (six months, no utilities) \$ ~~45.00~~**48.40**

Structure Relocation Investigation Fees..... \$ ~~100.00~~**107.50**

Swimming Pool (Plumbing and/or Mechanical extra) .. \$ ~~100.00~~**107.50**

Demolition of Buildings ~~over 500 sq. ft.~~**(Plumbing Extra)** \$

~~50.00~~**53.75**

Agricultural Buildings not located in Flood

Hazard Areas \$ ~~35.00~~**37.65**

Change of Occupancy Inspection Fee \$ ~~250.00~~**268.75**

Building Code Administrative Variance Fee..... \$ ~~35.00~~**37.65**

Building Appeals Hearing Filing Fee..... \$ ~~100.00~~**107.50**

Code Interpretation Conference Fee..... \$ ~~15.00~~**16.15/min.**

..... \$ ~~15.00~~**16.15/hr.**

(3) Other Inspection and Fees. May be levied at ~~118~~**127**% of the fee provided in Table 3-A of the Uniform Building Code, 1991 Edition.

(4) Mechanical Permit fees. Fees shall be ~~128~~**138**% of the fee as provided in Table 3-A, Uniform Mechanical Code, 1991 Edition.

(5) Mobile Home Parks. Valuation is computed at ~~\$4,000 per space~~ per Table 2 of OAR 918-600. Fees shall be **127%** of the fees as regulated by OAR 918-600, 814-28-040 of the Oregon Administrative Rules, Chapter 814 Division 28 Dept. of Commerce Division 28-**Manufactured Dwelling Parks and Mobile Home Parks** as currently in effect, plus regular permit fees for building, plumbing and mechanical permits. A 15% surcharge, in accordance with ORS 446.430, shall be assessed.

(6) Recreation Parks. ~~Construction permit fee based on \$2,000 valuation per space~~-Valuation is computed per Table 2 of OAR 918-650. Fees shall be **127%** of the fees as regulated by OAR 918-650, **Recreational Parks and Organizational Camps** plus regular permit fee for plumbing. Plan Review Fee is 65% of total permit fee.

~~Sanitary Dump Station~~ \$ ~~20.00~~

~~Wastewater Disposal Station~~ \$ ~~3.00~~

~~Water Hydrant (Recreation Park)~~ \$ ~~5.00~~

(7) Plumbing permit fees. ~~As~~-Fees shall be **108%** of the fees as provided in OAR ~~814-21-610~~, the State of Oregon Plumbing Specialty Code, 1987 Edition.

(8) Miscellaneous:

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	Composting Toilet.....	\$	24.75 26.60	
	Solar System each component.....	\$	16.50 17.75	
	Solar System Building Alterations	\$	50.00 53.75 minimum	
	Masonry fireplace Installation (for existing structure) ..	\$	100.00 107.50	
(9)	Commercial/Industrial Temporary Certificate of Occupancy fee.10% of Building Permit fee.			
(10)	Development Report Service Fee. (with/inspection).....	\$	100.00 107.50	
(11)	Development Report Service Fee. (without/inspection).....	\$	50.00 53.75	
(12)	Surcharge. In accordance with ORS 455.210 and 455.220, a 5% State surcharge will be collected and submitted to the Oregon State Department of Commerce.			
(13)	Quick Start Authorization Fee.....	\$	100.00 107.50	

Exhibit "A" to Chapter 60 of Lane Manual (60.855)

LANE COUNTY

Department of Public Works, Land Management Division

BUILDING VALUATION DATA

The valuation of building construction for construction permit purposes shall be the actual total construction costs for all classes of work. The application for a building permit shall include a facsimile or photocopy of the actual contract cost. The building permit fee will be based on this cost estimate or as a minimum shall be based on the following rates. Building permit and plan review fees will be computed at 118% of the fee derived from Table 3-A, Uniform Building Code, 1991 Edition and valuations established by this Exhibit "A" to Chapter 60, Lane Manual (60.855).

⁴⁰ <u>Occupancy and Type</u>		<u>Rate Per</u>
		<u>Square Foot</u>
1.	<u>Apartment Houses.</u>	
	⁴¹ Type I or II F.R	\$ 81.03
	Type V-Masonry (or Type III)	\$ 65.21
	Type V-Wood Frame.....	\$ 58.51
	Type I Basement/Garage	\$ 30.61
2.	<u>Auditoriums.</u>	
	Type I or II F.R	\$ 85.70
	Type II-1-Hour	\$ 60.80
	Type II-N	\$ 57.79
	Type III-1-Hour	\$ 65.05
	Type III-N	\$ 62.04
	Type V-1-Hour	\$ 59.66
	Type V-N	\$ 56.75
3.	<u>Banks.</u>	
	⁴² Type I or II F.R	\$ 122.64
	Type II-1-Hour	\$ 88.09

⁴⁰ Deduct 20% for shell only buildings.

⁴¹ Add 0.5% per floor for each story over three.

⁴² See #41.

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	Type II-N	\$ 83.94
	Type III-1-Hour	\$ 99.91
	Type III-N	\$ 95.35
	Type V-1-Hour	\$ 88.09
	Type V-N	\$ 83.83
4.	<u>Churches.</u>	
	Type I or II F.R.	\$ 80.93
	Type II-1-Hour	\$ 60.49
	Type II-N	\$ 57.48
	Type III-1-Hour	\$ 64.95
	Type III-N	\$ 61.84
	Type V-1-Hour	\$ 55.29
	Type V-N	\$ 56.24
5.	<u>Convalescent Hospitals.</u>	
	⁴³ Type I or II F.R.	\$ 114.75
	Type III-1-Hour	\$ 81.86
	Type V-1-Hour	\$ 73.66
6.	<u>Dwellings.</u>	
	Type V-Masonry (new or additions)	\$ 70.91
	Type V-Wood Frame (new or additions)	\$ 64.54
	<u>Basements:</u>	
	Unfinished	\$ 13.54
	Finished	\$ 14.63
7.	<u>Fire Stations.</u>	
	Type I or II F.R.	\$ 93.79
	Type II-1-Hour	\$ 60.80
	Type II-N	\$ 57.79
	Type III-1-Hour	\$ 67.65
	Type III-N	\$ 64.23
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.48
8.	<u>Homes for the Elderly.</u>	
	Type I or II F.R.	\$ 84.66
	Type II-1-Hour	\$ 67.85
	Type II-N	\$ 64.64
	Type III-1-Hour	\$ 70.76
	Type III-N	\$ 67.65
	Type V-1-Hour	\$ 67.44
	Type V-N	\$ 64.11
9.	<u>Hospitals.</u>	
	⁴⁴ Type I or II F.R.	\$ 134.46
	Type III-1-Hour	\$ 111.84
	Type V-1-Hour	\$ 103.75
10.	<u>Hotels and Motels.</u>	
	⁴⁵ Type I or II F.R.	\$ 84.04
	Type III-1-Hour	\$ 72.53

⁴³ See #41.

⁴⁴ See #41.

⁴⁵ See #41.

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	Type III-N	\$ 69.10
	Type V-1-Hour	\$ 63.29
	Type V-N	\$ 60.39
11.	<u>Industrial Plants:</u>		
	Type I or II F.R	\$ 46.59
	Type II-1-Hour	.....	\$ 31.75
	Type II (Stock)	.....	\$ 30.09
	Type III-1-Hour	.....	\$ 35.06
	Type III-N	.....	\$ 33.51
	Type V-1-Hour	.....	\$ 31.65
	Type V-N	.....	\$ 29.88
12.	<u>Jails</u>		
	Type I or II F.R	.....	\$ 131.45
	Type III-1-Hour	.....	\$ 119.53
	Type V-1-Hour	.....	\$ 85.90
13.	<u>Libraries</u>		
	Type I or II F.R	.....	\$ 96.28
	Type II-1-Hour	.....	\$ 67.34
	Type II-N	.....	\$ 63.91
	Type III-1-Hour	.....	\$ 73.25
	Type III-N	.....	\$ 69.73
	Type V-1-Hour	.....	\$ 65.68
	Type V-N	.....	\$ 62.56
14.	<u>Medical Offices.</u>		
	Type I or II F.R	.....	\$ 98.35
	Type II-1-Hour	.....	\$ 73.15
	Type II-N	.....	\$ 69.73
	Type III-1-Hour	.....	\$ 79.99
	Type III-N	.....	\$ 76.36
	Type V-1-Hour	.....	\$ 74.49
	Type V-N	.....	\$ 70.45
15.	<u>Offices.</u>		
	⁴⁶ Type I or II F.R	.....	\$ 88.09
	Type II-1 Hour	.....	\$ 57.06
	Type II-N	.....	\$ 55.61
	Type III-1-Hour	.....	\$ 62.78
	Type III-N	.....	\$ 59.86
	Type V-1-Hour	.....	\$ 58.10
	Type V-N	.....	\$ 55.40
16.	<u>Private Residential Garages & Residential Accessory Structures</u>		
	Masonry	.....	\$ 22.51
	Wood Frame	.....	\$ 18.99
	Open Carports	.....	\$ 13.59
17.	<u>Public Buildings</u>		
	Type I or II F.R	\$ 102.61
	Type II-1-Hour	\$ 76.56
	Type II-N	\$ 73.15
	Type III-1-Hour	\$ 85.70

⁴⁶ See #41.

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	Type III-N	\$ 81.86
	Type V-1-Hour	\$ 75.74
	Type V-N	\$ 72.63
18.	<u>Public Garages (includes Repair Garages)</u>	
	Type I or II F.R	\$ 40.46
	Type II-N	\$ 40.46
	Type III-1-Hour	\$ 31.65
	Type III-N	\$ 27.29
	Type V-1-Hour	\$ 23.65
	Type V-N	\$ 21.16
19.	<u>Restaurants.</u>	
	Type III-1-Hour	\$ 76.46
	Type III-N	\$ 72.84
	Type V-1-Hour	\$ 67.75
	Type V-N	\$ 64.54
20.	<u>Schools.</u>	
	Type I or II F.R	\$ 92.03
	Type II-1-Hour	\$ 65.58
	Type III-1-Hour	\$ 66.09
	Type III-N	\$ 62.66
	Type V-1-Hour	\$ 60.49
	Type V-N	\$ 57.28
21.	<u>Service Stations:</u>	
	Type II-N	\$ 54.58
	Type III-1-Hour	\$ 54.78
	Type V-1-Hour	\$ 48.14
	Canopies	\$ 21.06
22.	<u>Stores:</u>	
	Type I or II F.R	\$ 68.89
	Type II 1-Hour	\$ 41.50
	Type II-N	\$ 40.68
	Type III-1-Hour	\$ 50.74
	Type III-N	\$ 47.83
	Type V-1-Hour	\$ 40.46
	Type V-N	\$ 37.88
23.	<u>Theaters:</u>	
	Type I or II F.R	\$ 89.75
	Type III-1-Hour	\$ 65.05
	Type III-N	\$ 61.69
	Type V-1-Hour	\$ 58.63
	Type V-N	\$ 56.03
24.	<u>Warehouses:</u>	
	Type I or II F.R	\$ 40.78
	Type II or V-1-Hour	\$ 24.08
	Type II or V-N	\$ 22.73
	Type III-1-Hour	\$ 27.70
	Type III-N	\$ 26.46
25.	<u>Equipment:</u>	
	Air Conditioning:	
	Commercial	\$ 3.53

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Residential	\$ 2.90
Sprinkler Systems.....	\$ 1.66
26. <u>Miscellaneous Structures:</u>	
Decks/Porches:	
Uncovered	\$ 5.63
Covered	\$ 8.75
Foundation Only	\$ 6.25
Structural Roof Only	\$ 6.00
Commercial Re-roof	
Additional roofing layer	\$.94
Remove existing and re-roof	\$ 1.25

If the above determination of construction costs does not agree with the actual cost of construction, the permit holder may submit a detailed certified cost record after completion of construction. Any overpayment of permit fees will be refunded based on the actual cost as approved by the Building Official.

27. Additional Fees.

Plan Checking Fee.

In addition to the building permit fee, a plan check fee will be charged based on building permit fee.

Plan Check fees shall be 65% of the building permit fee.

28. Alteration and Remodel. (Residential and Commercial)

Alterations and remodel other than additions use contract price or 50% current per square foot value for new construction. Square foot area computation to be the remodeled portion of the structure.

Minimum building fee does not include surcharge (State) or plan check fee \$ 50.00

29. Additions. (Residential and Commercial)

Use current per square foot value of new construction for type of occupancy

**EXHIBIT "A" TO CHAPTER 60
OF LANE MANUAL (60.855)**

(Revised by Order No. 94-6-1-4; 6.1.94; 01-4-4-6; 4.4.01)

60.865 Law Library Fees.

(1) Circuit Court. Under the authority of ORS 21.350, the law library fee in each civil suit, action, or proceeding filed in the Circuit Court of Lane County shall be 33% of the filing fee provided by law rounded to the next full dollar.

(2) No such fee shall be charged in accordance with this section that exceeds 33% of the filing fee as provided by law. *(Revised by Order No. 97-10-29-5, Effective 10.29.97)*

60.870 Records Search Fee.

In accordance with the authority granted by ORS 192.440, a records search and inspection fee is hereby established for the purpose of reimbursing Lane County for its actual cost in making records available under ORS Chapter 192.

Per single request, search or examination,

employee lost time less than one hour..... -None-

Search or examination requiring an hour or more

of employee time..... The hourly wage rate
for the employee
involved as determined

Activity	Current Fee	Proposed Fee Difference
Building¹		
Structural	\$1,017	\$1,251 23%
Plumbing	\$240	\$285 19%
Mechanical	\$62	108 74%
Plan Review	\$737	\$911 24%
Planning		
Preliminary Subdivision	\$750+\$100/lot	\$900 + \$120/lot
Preliminary Partition	\$500	\$750 50%
Rezoning	\$1,200	\$1,500 25%
Special Use (PD)	\$660	\$800 21%
Special Use (PD w /Hearing)	\$1,200	\$1,600 33%
Plan Amendment minor no e	\$1,200	\$2,000 67%
Appeal HO to BCC (on record)	\$1,200	\$1,500 25%
Zoning Certification Major	\$275	\$290 5%
Zoning Certification Minor	\$60	\$65 8%
THMH Placement	\$75	\$75 0%
Sanitation		
On-Site SDS Evaluation (sfd)	\$330	\$410 24%
Additional Sites	\$205	\$400 95%
Standard SDS Inspection	\$430	\$520 21%
Sand Filter	\$780	\$950 22%
Alteration Permit	\$430	530 23%

Notes: All fees are subject to 5% Long Range Planning Surcharge and 15% Administrative Fee

¹ Building Fees based on representative 3000 sq ft SFD w/ 720 sq ft garage
See Attached Exhibit 3 for detail

**SURVEY OF COUNTY PLANNING PROGRAMS
Staff, Budget, General Fund Support and Current Fees
April 1, 2003**

County	Area '00 Pop.	No. Planners	No. sq.mi. 1,000's	Pop. 1,000's	Budget Support \$1,000's	CoTax/ \$1000	% GF	Plan Amend	Zone Chng	FEES		
										Subdiv.	Use	Conf.
Multnomah	465	10	2.4	\$1,430	\$4.34	94	\$2,162	\$1,667	\$1,468	\$1,667	\$1,974	\$307
Benton	679	3	1	374	2.20	85	2,000	1,200	625	550	690	
Douglas	5,071	8	4	1,296	1.08	80	500	300	500	200	200	50
Linn	2,297	4	1	300	1.27	70	1,400	1,000	500	1,000-350	350	
Marion	1,194	8	3	950	3.02	55	3,645+ 60/ac	1,825+ 30/ac	1,825+ 20/lot	1,215	1,215	300
Clackamas	1,879	338	18	2,300	2.98	72	1,785	1,600	2,250	1,750	560	
Lane	4,620	323	5	1,185	1.44	10*	10,000**	2,590	2,110	1,030	1,030	190

* Video Lottery Allocation
** Deposit for Actual Charge for Services

Note: Lane County Fees include 15% Administrative Fee, 5% Long Range Planning Surcharge and \$10 Technical Support Fee



FINANCE & AUDIT
 February 11, 2003
 Commissioners' Conference Room

Members Present: Bill Dwyer, Jim Gangle, Bobby Green and Anna Morrison

Staff Present: Kay Blackburn, David Garnick, Tanya Heaton, Becky Koble, Anette Spickard, David Suchart, Jeff Towery and Bill Van Vactor. Zoe Gilstrap, Recording Secretary.

1. LMD Fees

Jeff Towery reviewed his material, noting that the LMD Taskforce does support this proposal. He stated that the taskforce has said land management permits should cover the costs of all permit processing.

Morrison asked about Subsurface Sanitation. She said they knew they would be \$40,000 short in last year's budget and currently are \$20,000 short. Morrison said this is poor planning. She said this fee increase won't take effect until July 1 and asked where the \$40,000 is coming from this year. Towery responded that they can make their budget this year due to increased permit activities and by holding positions vacant. Van Vactor asked if this could go into effect earlier. Wilson said it could as long as they haven't already raised their fees this year. Van Vactor said if they should agree to this, make sure to give a 30-day notice of the increase. Responding to Morrison, Towery said the program would no longer need to be subsidized if this fee increase is approved.

MOTION: Approval to forward fee increase for Subsurface Sanitation to the Board of Commissioners with an effective date of April 1, 2003.

Morrison MOVED, Gangle SECONDED. VOTE: 3-0.

Planning and Building fees

Gangle asked about recording fees. Towery stated that Steve Vorhes said any addition to current fees through filing of deeds is like a real estate transfer tax and Vorhes wasn't sure that should be used as a revenue source. Towery said that filing of plats and subdivisions could be used for long-range planning. He said the task force said to find the revenue through new or increased revenue sources to support the long-range and other planning activities in Land Management and to look for a way to reach a larger base. He said there might be a prohibition to increase fees on recording documents for the benefit of long-range planning, which may take a change in legislation, noting this would be difficult to do unless the real estate community pursued it.

Morrison would like to know what kind of revenue petitions and plats would create. She said she is not ready to move forward on this just yet. She would like

more information. She asked about an administrative surcharge on permit fees to cover administration. Towery said 4.5 FTE service nonpaying customers, which is about \$290,000 in personnel costs. Towery said at least half of walk-in nonpaying customers ask about property transaction from people either getting ready to sell or buy property and asked if the Board would want to charge for those requests. He noted that Deschutes County is putting a surcharge on building permits to cover these charges. Towery also asked if there should be a research fee, a specific surcharge for nonpaying customers.

Towery summarized that this proposal is a 7.5% increase and will accommodate their budget needs. He said there are three positions near retirement and out of those, two will be refilled and one will be filled with two positions of lower scale. He said of the \$200,000 about \$22,000 will be for those FTE, if approved by the Budget Committee. He said lapse would allow them to finish 02/03 on budget. This fee increase would take effect July 1.

MOTION: Approval to forward to the Board of Commissioners with reservations. Provide more information to the Board.

Gangle MOVED, Morrison SECONDED. VOTE: 3-0.

2. Lane Code/Lane Manual Fees

Teresa Wilson stated that there has not been an increase in fees for ten years. She noted that two years ago, revenue from fees was \$12,000. Wilson said that this year, revenue is budgeted at \$6,000 but they are only seeing \$4,000 because of the availability on the Intranet. She said the code and manual will all be on the Internet by June.

MOTION: Approval to forward this to the Board of Commissioners.

Morrison MOVED, Gangle SECONDED. VOTE: 3-0.

3. ATM

Suchart reported that U-Lane-O Credit Union would like to remove their ATM machines from Lane County, particularly the one at Central Lane Justice Courts. He said U-Lane-O said they would entertain the idea of charging a \$500 monthly fee to keep both operating. He noted that the judge at CLJC would be upset if the machine was pulled out. The committee discussed putting in a fee-based machine and asked if U-Lane-O would be willing to convert to a fee-based machine. There was agreement that Suchart would check on this and, if not, Lane County will put out another RFP.

There being no further business, this meeting adjourned at 2:55 p.m.

Zoe Gilstrap, Recording Secretary

Oregon Building Codes Division Survey of Structural, Mechanical and Plumbing Fees - April 2003

STRUCTURAL MECHANICAL	
Jurisdiction	FEE
LaGrande	\$1,954
Gresham	1,897
Portland	1,749
Malheur Co.	1,734
Lane Co.	1,603
Lane Co.	1,446
Marion Co.	1,407
Corvallis	1,367
Clackamas Co.	1,343
Florence	1,281
Eugene	1,235
Deschutes Co.	1,193
Jackson Co.	1,145
Albany	1,138
Medford	1,076
State BCD	724

PLUMBING	
Jurisdiction	FEE
Portland	\$297
Malheur Co.	290
Medford	286
Lane Co.	283
LaGrande	271
Florence	271
Gresham	265
Lane Co.	260
Eugene	254
Marion Co.	233
Deschutes Co.	227
Clackamas Co.	221
Jackson Co.	218
State BCD	205
Corvallis	161
Albany	144

Current

Proposed

Fees for a 1,800 sq. ft. dwelling w/ 400 sq. ft. attached garage, 3 bedroom, 2 bath with gas furnace, heat pump, gas water heater and gas range, 9 fixtures for plumbing and 50' of water service.

Fees include the plan review, but no surcharges, SDCs or other fees.

