

FEE DESCRIPTION	BOARD ADOPTED TOTAL FEES FROM WORKSHEET		PREVIOUS Base Application Fee	LAND USE APPLICATION FEES		COMBINED	REASON FOR CHANGE / RECOMMENDATION
	[2023]		[2023]	Base Processing/ Application Fee	TOTAL FEES		[2024]
	Actual Cost	Actual Cost		[2024]	[2024]		
DOCUMENT FEES			--	Variable	--		
Recording of Docs (non-covenants) prepared by applicant			--	--	--		No change - actual cost
Preparation and recording of covenants and other legal documents	\$ 168.00	\$ 168	\$ 90	\$ 90	\$ 173		Corrected. Should have been \$173 last year (Recording \$83 + \$90 base fee = \$173), no change to base fee in 2024
PERMIT REVIEW AND RELATED ACTIONS							
Code Enforcement			--	Actual Cost	Actual Cost		No change - actual cost
Erosion & Sediment Control Permit	\$ 105.00	\$ 105	\$ 110	\$ 110	\$ 110		5% base fee increase
Floodplain Development Permit (all development activities in a floodplain)	\$ -	\$ -	\$ 60	\$ 60	\$ 60		Previously no charge, amended to 1 hour of Floodplain Manager's time
Floodplain Review of Structural Building Permit or Manufactured Home Placement	\$ 170.00	\$ 170	\$ 480	\$ 480	\$ 480		Equivalent to 8 hours of Floodplain Manager's time
Permit Zoning Compliance Review:			--	--	--		--
Demolition of Dwellings in Resource Zones (EFU/MPA/FC)	\$ 220.00	\$ 220	\$ 231	\$ 231	\$ 231		5% base fee increase
All other Demolition (dwellings in non-resource zones, other structures in any zone)	\$ 66.00	\$ 66	\$ 69	\$ 69	\$ 69		5% base fee increase
Structural, Mobile Home Placement, Change of Use/Occupancy, Recreational Vehicle (RV) Placement Permits	\$ 105.00	\$ 105	\$ 110	\$ 110	\$ 110		5% base fee increase
Agricultural Exemption	\$ 303.00	\$ 135	\$ 142	\$ 142	\$ 315		5% base fee increase, other fee(s) parsed out for clarity and transparency
Water Reviews (well water quality and pump tests)	\$ 66.00	\$ 66	\$ 69	\$ 69	\$ 69		5% base fee increase
Septic Reviews (Full review: Feasibility, Alteration, Authorization)	\$ 125.00	\$ 125	\$ 131	\$ 131	\$ 131		5% base fee increase
Septic Review (Partial review: Installation)	\$ 64.00	\$ 64	\$ 67	\$ 67	\$ 67		5% base fee increase
Recreational Vehicle (RV) Placement Land Use Application	\$ 105.00	\$ 105	\$ 110	\$ 110	\$ 110		5% base fee increase
DWELLINGS ON RESOURCE LAND							
Dwelling - EFU/MPA Accessory Farm-related	\$ 1,408.00	\$ 1,210	\$ 1,271	\$ 1,271	\$ 1,475		5% base fee increase, other fee(s) parsed out for clarity and transparency
Dwelling - EFU/MPA Farm Related - 160 acres or more	\$ 550.00	\$ 352	\$ 370	\$ 370	\$ 574		5% base fee increase, other fee(s) parsed out for clarity and transparency

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Dwelling - EFU/MPA Farm-help for a Relative	\$ 723.00	\$ 525	\$ 551	\$ 755	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - EFU/MPA Income Test on less than 160 acres	\$ 1,268.00	\$ 1,070	\$ 1,124	\$ 1,328	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - EFU/MPA Lot of Record: Non-High value soils	\$ 1,883.00	\$ 1,260	\$ 1,323	\$ 1,961	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - EFU/MPA Lot of Record: High value soils	\$ 2,688.00	\$ 2,065	\$ 2,168	\$ 2,806	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - EFU/MPA Non-farm: West of coast range	\$ 2,568.00	\$ 1,945	\$ 2,042	\$ 2,680	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - EFU/MPA Non-farm: East of coast range	Actual cost; \$4,000 deposit	Actual Cost	Actual Cost	\$ 4,638	Actual Cost (no change in deposit), other fee(s) parsed out for clarity and transparency	
Dwelling - FC 160 acres or more	\$ 778.00	\$ 580	\$ 609	\$ 813	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - FC Lot of Record Forest Dwelling	\$ 1,883.00	\$ 1,260	\$ 1,323	\$ 1,961	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Dwelling - FC Template Test Dwelling	\$ 2,743.00	\$ 2,120	\$ 2,226	\$ 2,864	5% base fee increase, other fee(s) parsed out for clarity and transparency	
PROPERTY LINE ADJUSTMENTS & LAND DIVISIONS						
Consolidation (if plat required, add plat fee provided under PLAs)	\$ 380.00	\$ 380	\$ 399	\$ 399	5% base fee increase, actual cost recording fee	
Well Test Notification (Base Fee incl 4hrs; addt'l time charged at staff hourly rate below)	Actual cost; \$525 deposit	Actual Cost	Actual Cost	Actual cost; \$525 deposit	No change in deposit (\$525), actual cost	
Land Division inside Corvallis UGB (add to partition & subdivision fees)	\$ 585.00	\$ 585	\$ 614	\$ 614	5% base fee increase	
Partition - EFU/MPA/FC zones only, no dwellings involved, both parcels would meet minimum parcel size	Ministerial Review Fee Examples: 2 parcel: \$2,323 3 parcel: \$2,683	\$ 1,185	\$ 1,223	\$ 2,396	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Partition - All other, except Series Partitions, OUTSIDE Corvallis UGB	Standard Parcel partition fee examples 2 parcel: \$2,793 3 parcel: \$3,153	\$ 1,100	\$ 1,161	\$ 2,889	5% base fee increase, other fee(s) parsed out for clarity and transparency	

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Partition - All other, except Series Partitions, INSIDE Corvallis UGB	Standard Parcel partition fee examples 2 parcel: \$2,793 3 parcel: \$3,153	\$ 1,700	\$ 1,776	\$ 3,389	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Partition - Series Partition, Preliminary Plat Approval	\$2,185 plus \$215/parcel, and \$220 + \$295	\$ 2,290	\$ 2,384	\$ 3,479	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Partition - Series Partition, Final Plat Approval	3 Parcel: \$1,173	\$ -	--	\$ 1,208	No base planning fee, other fee(s) parsed out for clarity and transparency	
Property Line Adjustment (between two properties), Ministerial Review	--	--	--	--	--	
Ministerial PLA Application fee, add survey or plat fee	\$ 974.00	\$ 974	\$ 1,023	\$ 1,023	5% base fee increase, other fee(s) parsed out for clarity and transparency	
Property Line Adjustment (between two properties), Quasi-Judicial Review	\$ 1,739.00	\$ 1,199	\$ 1,259	\$ 1,814	5% base fee increase, other fee(s) parsed out for clarity and transparency	
if Survey, add PW Surveyor Review fee	\$ 305.00	--	--	\$ 415	Fee update from Public Works	
if Plat, add PW Surveyor fee of \$415 plus \$120/parcel; Assessment fee of \$310 plus \$30/parcel; and Records Fee of \$93. (Do not include \$110 engineer review fee for partitions)	Plat fee for PLA involving 2 properties: \$1,028	\$ -	--	\$ 1,028	Fee update from Public Works	
Additional Property Line Adjustment Applications reviewed concurrently	50% of planning fee	\$ -	--	50% of planning fee	No change	
Subdivision	\$ -	--	--	--	--	
Subdivision Application fee plus \$260/lot	Example: \$ 5,810	\$ 5,810	\$ 6,101	\$ 10,519	5% base fee increase, other fee(s) parsed out for clarity and transparency. PW fees updated.	
PW Surveyor plat review fee of \$1,425, plus \$125/lot Pre-Monumented; or \$2,005, plus \$125/lot & 120% bond Post-Monumented	10-Lot Pre-Monumented Subdivision: \$10,068	--	--	\$ -	Pre- and post-monumented PW fees updated	

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	[2023]	[2023]	[2023]	[2024]	[2024]	[2024]	[2024]
OTHER LAND USE APPLICATIONS							
Administrative Review	\$ 730.00	\$ 615	\$ 646	\$ 767			5% base fee increase, other fee(s) parsed out for clarity and transparency
Agritourism: Single-event license, per ORS 215.283(4)(b)	\$ 380.00	\$ 380	\$ 399	\$ 399			5% base fee increase, other fee(s) parsed out for clarity and transparency
Agritourism: Single event/activity, per ORS 215.283(4)(a)	\$ 1,890.00	\$ 1,350	\$ 1,418	\$ 1,973			5% base fee increase, other fee(s) parsed out for clarity and transparency
Agritourism: Limited use permit, up to 6 events/activities, per ORS 215.283(4)	\$ 2,455.00	\$ 1,915	\$ 2,011	\$ 2,566			5% base fee increase, other fee(s) parsed out for clarity and transparency
Agritourism: Events permit, up to 18 events/activities, per ORS 215.283(4)(d)	\$ 2,755.00	\$ 2,215	\$ 2,326	\$ 2,881			5% base fee increase, other fee(s) parsed out for clarity and transparency
Conditional Use: Staff Decision or Greenway	\$ 1,890.00	\$ 1,350	\$ 1,418	\$ 1,973			5% base fee increase, other fee(s) parsed out for clarity and transparency
Conditional Use: Planning Commission Hearing	\$ 2,490.00	\$ 1,950	\$ 2,048	\$ 2,603			5% base fee increase, other fee(s) parsed out for clarity and transparency
Create a Tax Lot/Deed Release	\$ 175.00	\$ 175	\$ 184	\$ 267			5% base fee increase, other fee(s) parsed out for clarity and transparency
Floodplain, Land Development Activities (large projects)	\$ 480.00	\$ 365	\$ 600	\$ 721			Equivalent to 10 hours of Floodplain Manager's time
Floodplain Minor Variance	\$ 350.00	\$ 350	\$ 368	\$ 368			5% base fee increase, other fee(s) parsed out for clarity and transparency
Home Occupation, excluding Exclusive Farm Use or Forest Conservation zones	\$ 380.00	\$ 380	\$ 399	\$ 399			5% base fee increase, other fee(s) parsed out for clarity and transparency
Hydrogeologic Proposal and Study - Review	Actual cost; \$1,500 deposit	Actual Cost	Actual Cost	Actual Cost; \$1,500 deposit			5% base fee increase, other fee(s) parsed out for clarity and transparency
Interpretations of Code, Written	\$ 860.00	\$ 745	\$ 782	\$ 1,153			5% base fee increase, other fee(s) parsed out for clarity and transparency
Land Use application, including Conditional Use Permit, in Landfill Site (LS) Zone - Planning Commission Decision or Staff Decision	Actual Cost; \$10,000 deposit	Actual Cost	Actual Cost	Actual Cost; \$10,000 deposit			No change, actual cost
Medical Hardship in Resource Zone (Exclusive Farm Use or Forest Conservation), Conditional Use Permit required	\$ 1,278.00	\$ 655	\$ 688	\$ 1,326			5% base fee increase, other fee(s) parsed out for clarity and transparency
Medical Hardship in Non-Resource Zone	\$ 573.00	\$ 490	\$ 515	\$ 598			5% base fee increase, other fee(s) parsed out for clarity and transparency
Medical Hardship (Transfer of/Addition to existing medical hardship approval)	\$ 370.00	\$ 287	\$ 301	\$ 384			5% base fee increase, other fee(s) parsed out for clarity and transparency

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	[2023]	[2023]	[2023]	Base Processing/ Application Fee	TOTAL FEES	TOTAL FEES	
	[2023]	[2023]	[2023]	[2024]	[2024]	[2024]	
Ministerial Review	\$ 380.00	\$ 380	\$ 380	\$ 399	\$ 399	\$ 399	5% base fee increase, other fee(s) parsed out for clarity and transparency
Modification to Natural Features Standards (Corvallis Urban Fringe only):	\$ -	\$ -	\$ -	--	\$ -	\$ -	--
Implementation Plan (88.800(3) to (9)) & Non-Discretionary Review (88.800(1))	\$ 660.00	\$ 660	\$ 660	\$ 693	\$ 693	\$ 693	5% base fee increase, other fee(s) parsed out for clarity and transparency
Discretionary Review per BCC 88.800(2)	\$ 1,550.00	\$ 1,010	\$ 1,010	\$ 1,061	\$ 1,616	\$ 1,616	5% base fee increase, other fee(s) parsed out for clarity and transparency
Non-Conforming Use Alteration or Expansion	\$ 1,555.00	\$ 1,015	\$ 1,015	\$ 1,066	\$ 1,621	\$ 1,621	5% base fee increase, other fee(s) parsed out for clarity and transparency
Pre-application Conference, when required by code (e.g., subdivision, series partition, partition subject to Chapter 100)	\$ 730.00	\$ 730	\$ 730	\$ 767	\$ 767	\$ 767	5% base fee increase, other fee(s) parsed out for clarity and transparency
Pre-application Conference requested by applicant or Planning Official	\$ 420.00	\$ 420	\$ 420	\$ 441	\$ 441	\$ 441	5% base fee increase, other fee(s) parsed out for clarity and transparency
Site Development Plan Review: No site visit	\$ 675.00	\$ 455	\$ 455	\$ 478	\$ 708	\$ 708	5% base fee increase, other fee(s) parsed out for clarity and transparency
Site Development Plan Review: With site visit	\$ 910.00	\$ 690	\$ 690	\$ 725	\$ 955	\$ 955	5% base fee increase, other fee(s) parsed out for clarity and transparency
Variance	\$ 1,485.00	\$ 945	\$ 945	\$ 992	\$ 1,547	\$ 1,547	5% base fee increase, other fee(s) parsed out for clarity and transparency
Vested Right	\$ 1,740.00	\$ 1,200	\$ 1,200	\$ 1,260	\$ 1,815	\$ 1,815	5% base fee increase, other fee(s) parsed out for clarity and transparency
Winery land use application (per BCC 55.150)	\$ 730.00	\$ 615	\$ 615	\$ 646	\$ 767	\$ 767	5% base fee increase, other fee(s) parsed out for clarity and transparency
Winery Events License for 1 to 6 events per year	\$ 380.00	\$ 380	\$ 380	\$ 399	\$ 399	\$ 399	5% base fee increase, other fee(s) parsed out for clarity and transparency
Winery Events Permit for 7 or more events per year	\$ 805.00	\$ 265	\$ 265	\$ 399	\$ 954	\$ 954	Base fee amended to be equivalent to the base processing/application fee for 1-6 events, plus added cost for full notice
Zone/ Comprehensive Plan Change: Zone change only and a 2nd legal ad	\$ 3,515.00	\$ 2,725	\$ 2,725	\$ 2,861	\$ 3,666	\$ 3,666	5% base fee increase, other fee(s) parsed out for clarity and transparency
Zone/ Comprehensive Plan Change: Zone/Comp Plan change without Goal Exception and a 2nd legal ad	\$ 3,885.00	\$ 3,095	\$ 3,095	\$ 3,250	\$ 4,055	\$ 4,055	5% base fee increase, other fee(s) parsed out for clarity and transparency
Zone/ Comprehensive Plan Change: Zone/Comp Plan change with Goal Exception and a 2nd legal ad	\$ 5,455.00	\$ 4,665	\$ 4,665	\$ 4,898	\$ 5,703	\$ 5,703	5% base fee increase, other fee(s) parsed out for clarity and transparency

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	Actual cost; \$4,000 dep.	Actual Cost	Actual Cost	Actual Cost	Actual cost; \$4,000 dep.	No change, actual cost; \$4000 deposit
APPEALS						
Appeal of a Planning Commission decision in Landfill Site Zone	Actual cost*; deposit of orig. application fee	Actual cost*; deposit of orig. app. Fee	Actual Cost* (borne by appellant); \$5,000 deposit (equivalent to half of original application deposit)	Actual Cost*	Actual cost*; deposit of orig. application fee	Deposit reduced to \$5,000 (from \$10,000 in 2023), which is equivalent to half the cost of the original application; cost to be borne by appellant
Appeal of a Planning Commission decision excluding Landfill Site Zone	Actual cost; deposit of orig. application fee	Actual cost*; deposit of orig. app. Fee	Actual cost*	Actual cost*		No change
Appeal of a Planning Official's decision	\$ 250.00	\$ 250	Actual cost	\$ -		Updated to reflect actual cost
Remand hearing	\$ 1,925.00	\$ 1,385	\$ 1,454	\$ 2,009		5% base fee increase, other fee(s) parsed out for clarity and transparency
OTHER						
Hourly Land Use/Property Research (extensions requiring review by Planning Official, general, other)	\$130/hourly rate, 1 hr. deposit	\$ -	\$130/hourly rate, 1 hr. deposit	\$130/hourly rate, 1 hr. deposit		No change
Land Use Permit Extensions Reviewed by PC (fee includes \$540 Full Notice)	\$ 970.00	\$ 430	\$ 452	\$ 1,007		5% base fee increase, other fee(s) parsed out for clarity and transparency
Public Hearing requested by applicant, add on (for non-partitions/PLAs)	\$ 605.00	\$ 605	\$ 635	\$ 635		5% base fee increase, other fee(s) parsed out for clarity and transparency
Photo Copies/Prints: Letter & Legal sizes	\$ 0.25	\$ 0	\$ 0.25	\$ 0.25		No change
11 x 17 (poster size) & all sizes color copies/prints	\$ 1.00	\$ 1	\$ 1.00	\$ 1.00		No change
Refund Check Processing	\$ 25.00	\$ 25	\$ 25	\$ 25		No change
Unauthorized Land Use Activities	Double Standard Fee	--	Double Standard Fee	Double Standard Fee		No change