

2026 TOTAL PLANNING DIVISION FEES (INCLUDES ALL ADDITIONAL DEPARTMENTAL FEES)

Fee Description	Planning Subsidized Rate + All other Planning Fees	Records	Public Works	Assessment	Combined Total**
Document Fees					
Recording of Documents prepared by applicant (Actual)	Actual Cost	Actual Cost	\$0	\$0	Actual Cost
Covenant Preparation and Recording	\$210	\$83	\$0	\$0	\$293
Permit Review and Related Actions					
Code Enforcement (Actual)	Actual Cost	\$0	\$0	\$0	Actual Cost
Floodplain – Floodplain Development Permit (base fee for all development in a floodplain)	\$84	\$0	\$0	\$0	\$84
Floodplain review (STR, DWL & MFD permits)	\$521	\$0	\$0	\$0	\$521
Zoning Compliance Reviews for Permits					
Demolition permit add-on fee: Dwellings in (EFU/MPA/FC) – Planning Fee	\$242	\$0	\$0	\$0	\$242
Demolition permit base fee – Planning Review	\$112	\$0	\$0	\$0	\$112
Zoning compliance review (STR, DWL & MFD permits)	\$149	\$0	\$0	\$0	\$149
Ag Exempt Building – Planning Review, includes covenant preparation & recording	\$372	\$83	\$0	\$0	\$455
Water documentation review (DWL, MFD & public occupancy STR permits)	\$75	\$0	\$0	\$0	\$75
Zoning Review – Septic Full Rate (Feasibility, Evaluation, Alteration, Authorization)	\$149	\$0	\$0	\$0	\$149
Zoning Review – Septic Half Rate (Installation, Repair)	\$75	\$0	\$0	\$0	\$75
Recreational Vehicle (RV) Placement Land Use Review	\$112	\$0	\$0	\$0	\$112
Dwellings on Resource Land					
Dwelling - EFU/MPA Accessory Farm-Related	\$1,488	\$83	\$0	\$0	\$1,571

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Dwelling - EFU/MPA Commercial Dairy Farm	\$1,581	\$83	\$0	\$0	\$1,664
Dwelling - EFU/MPA 160 Acres or More	\$744	\$83	\$0	\$0	\$827
Dwelling - EFU/MPA Farm-Help for a Relative	\$1,116	\$83	\$0	\$0	\$1,199
Dwelling - EFU/MPA Income Test: High Value Soils	\$1,395	\$83	\$0	\$0	\$1,478
Dwelling - EFU/MPA Income Test: Non-High Value Soils	\$1,395	\$83	\$0	\$0	\$1,478
Dwelling - EFU/MPA Lot of Record: High Value Soils	\$2,697	\$83	\$0	\$0	\$2,780
Dwelling - EFU/MPA Lot of Record: Non-High Value Soils	\$2,139	\$83	\$0	\$0	\$2,222
Dwelling - EFU/MPA Non-farm: East of Coast Range (Actual + \$4,000 Deposit)	Actual Cost	\$83	\$0	\$0	Actual Cost + Recording Fees
Dwelling - EFU/MPA Non-Farm: West of Coast Range	\$2,697	\$83	\$0	\$0	\$2,780
Dwelling - FC 160 acres or more	\$856	\$83	\$0	\$0	\$939
Dwelling - FC Lot of Record	\$1,805	\$83	\$0	\$0	\$1,888
Dwelling - FC Template Test	\$2,883	\$83	\$0	\$0	\$2,966
Land Divisions & Property Line Adjustments**					
Consolidation per BCC 94.100 (if plat required, add partition fees: Assessment + Plat Recording + PW Surveying fees)	\$558	Actual Cost	\$0	\$0	\$558 + Actual Cost of Recording Fees
Well Test Notification	\$596	\$0	\$0	\$0	\$596
Land Division – Add on fee, Inside Corvallis UGB (Add to partitions, series partitions & subdivisions)	\$372	\$0	\$0	\$0	\$372

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** Partition – Ministerial, EFU/MPA/FC (no dwellings, all parcels will meet minimum parcel size)	\$977	\$93	\$705	\$294	\$2,069**
** Partition – Standard, <i>Inside</i> UGB (NOT a series partition)	\$1,396	\$93	\$705	\$294	\$2,488**
** Partition – Standard, <i>Outside</i> UGB (NOT a Series Partition)	\$1,434	\$93	\$705	\$294	\$2,526**
** Series Partition – Final Plat Approval	\$372	\$93	\$580	\$294	\$1,339**
** Series Partition – Preliminary Plat Approval	\$2,829	\$93	\$830	\$294	\$4,046**
Property Line Adjustment – Ministerial	\$1,228	\$354	\$0	\$0	\$1,582
<i>If survey required, add PW Surveyor Review fee</i>	\$0	\$0	\$345	\$0	\$345
** <i>If plat required, add partition fees: Assessment review (includes a per parcel fee), Plat Recording & Public Works Surveyor review (includes a per parcel fee) (Do not include PW engineering review fee)</i>	\$0	\$93	\$580	\$294	\$967**
Property Line Adjustment – Quasi- Judicial	\$1,767	\$354	\$0	\$0	\$2,121
<i>If survey required, add PW Surveyor Review fee</i>	\$0	\$0	\$345	\$0	\$345
** <i>If plat required, add partition fees: Assessment review (includes a per parcel fee), Plat Recording & Public Works Surveyor review (includes a per parcel fee) (Do not include PW engineering review fee)</i>	\$0	\$93	\$580	\$294	\$967**
Additional Property Line Adjustment applications reviewed concurrently	50% of Planning PLA Fee	\$0	\$0	\$0	50% of Planning PLA Fee
** Subdivision – Standard	\$4,224	\$0	\$0	\$0	\$4,224**

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** If pre-monumented, add Public Works engineering review fee & surveyor review + per parcel fee; Assessment review + per parcel fee; & Records plat recording fee	\$0	\$98	\$1,940	\$294	\$2,332**
** If post-monumented, add Public Works engineering review fee & surveyor review + per parcel fee; Assessment review + per parcel fee; & Records plat recording fee Note: Public Works also charges a 120% bond for subdivisions that use the post-monumented process.	\$0	\$98	\$2,570	\$294	\$2,962**
Other Land Use Applications					
Administrative Review	\$837	\$0	\$0	\$0	\$837
Conditional Use – Staff Decision	\$1,767	\$0	\$0	\$0	\$1,767
Conditional Use – Planning Commission Hearing	\$2,549	\$0	\$0	\$0	\$2,549
Floodplain – Land Development Activities (large projects in a floodplain)	\$856	\$0	\$0	\$0	\$856
Floodplain – Minor Variance	\$447	\$0	\$0	\$0	\$447
Home Occupation - Excluding EFU/MPA/FC zones	\$372	\$0	\$0	\$0	\$372
Historic Resource - Alteration / Demolition	\$837	\$0	\$0	\$0	\$837
Historic Resource – Placement on / Removal from Historic Register	\$744	\$0	\$0	\$0	\$744
Hydrogeologic Proposal & Study Review (Actual + \$1,500 Deposit)	Actual Cost	\$0	\$0	\$0	Actual Cost
Interpretations of Code, Written	\$1,441	\$0	\$0	\$0	\$1,441
Landfill Site (LS) Zone, All application types including Conditional Use Permit, Planning Commission Decision (Actual + \$10,000 Deposit)	Actual Cost	\$0	\$0	\$0	Actual Cost
Medical Hardship – Non-Resource Zone	\$410	\$196	\$0	\$0	\$606

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Medical Hardship – Resource Zone (EFU/MPA/FC), includes Conditional Use Permit review	\$744	\$279	\$0	\$0	\$1,023
Ministerial Review	\$670	\$0	\$0	\$0	\$670
Modify Natural Features Standards – Discretionary Review per BCC 88.800(2)	\$1,767	\$0	\$0	\$0	\$1,767
Modify Natural Features Standards – Implementation Plan per BCC 88.800(3) to (9) or Non-discretionary Review per BCC 88.800(1)	\$912	\$0	\$0	\$0	\$912
Non-Conforming Use – Alteration / Expansion	\$1,767	\$0	\$0	\$0	\$1,767
Pre-Application Conference – Major (if required by code) <i>Examples: before submitting applications for subdivision, series partition, partition subject to Chapter 100</i>	\$791	\$0	\$0	\$0	\$791
Pre-Application Conference – Minor (if requested by applicant or Planning Official)	\$484	\$0	\$0	\$0	\$484
Site Development Plan Review, no site visit	\$484	\$0	\$0	\$0	\$484
Site Development Plan Review, with site visit	\$726	\$0	\$0	\$0	\$726
Variance	\$2,046	\$0	\$0	\$0	\$2,046
Vested Right	\$1,767	\$0	\$0	\$0	\$1,767
Winery – Land Use Approval, base fee (per BCC 55.150)	\$837	\$0	\$0	\$0	\$837
Winery – Events – License, 1 to 6 events per year	\$447	\$0	\$0	\$0	\$447
Winery – Events – Permit, 7+ events per year	\$912	\$0	\$0	\$0	\$912
Zone/Comprehensive Plan Change – Zone Change only	\$3,989	\$0	\$0	\$0	\$3,989
Zone/Comprehensive Plan Change – Without Goal Exception	\$4,435	\$0	\$0	\$0	\$4,435

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Zone/Comprehensive Plan Change – With Goal Exception	\$6,564	\$0	\$0	\$0	\$6,564
Zone/Comprehensive Plan Change – Mineral & Aggregate Overlay (Actual + \$4,000 Deposit)	Actual Cost	\$0	\$0	\$0	Actual Cost
Appeals					
Appeal – Planning Commission (PC) Decision – In Landfill Site (LS) Zone (Actual + \$5,000 Deposit)	Actual Cost	\$0	\$0	\$0	Actual Cost
Appeal – Planning Commission (PC) Decision (Actual + Deposit of original application fee)	Actual Cost	\$0	\$0	\$0	Actual Cost
Appeal – Planning Official Decision (Actual)	Actual Cost	\$0	\$0	\$0	Actual Cost
Appeal – Remand Hearing	\$2,697	\$0	\$0	\$0	\$2,697
Other Planning Fees					
Land Use Research (hourly rate) (Actual + Deposit of 1 hour) <i>Examples: extensions requiring Planning Official review, general property research, etc.</i>	Actual Cost	\$0	\$0	\$0	Actual Cost
Land Use Decision Extension Reviewed by Planning Commission (fee includes full notice)	\$1,023	\$0	\$0	\$0	\$1,023
Public Hearing requested by applicant, add on (not available for land divisions or property line adjustments)	\$837	\$0	\$0	\$0	837
Copies / Prints – Letter & Legal, black & white only, per page	\$0.25	\$0	\$0	\$0	\$0.25
Copies / Prints – Color or 11 x 17, per page	\$1	\$0	\$0	\$0	\$1
Refund Processing Fee	\$35	\$0	\$0	\$0	\$35
Unauthorized Land Use Activities (Double Standard Land Use application Fee)	Double the standard land use application fee	\$0	\$0	\$0	Double the standard land use application fee

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