



WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development Services
Current Planning
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LUT CURRENT PLANNING FEE SCHEDULE FOR FY 2024-2025

per R&O 24-51 (adopted 6/18/24)

(For all applications submitted between July 1, 2024 and June 30, 2025)

POLICIES RELATING TO FEES: Determining the Correct Fee. The appropriate fees for Type I, II or III requests for the Rural area are listed on Pages 2 and 3 and for the Urban area on Pages 4 and 5 under the heading, "Application Fee". For Category A, B and C applications, refer to the Type I, II and III columns, respectively. The Final Approval fees for Type I and Type II applications are listed in the second column of each procedure type. For Type III procedures, the Final Approval fee (if required) is the same as identified in the Final Approval column for the corresponding Type II procedure. Some land use requests require surcharges, which are listed on Page 6. Engineering deposits, when required, are separate charges.

- 1. Development Review Valuations.** Development Review fees are based on the total cost of all on-site improvements, including buildings, landscaping (and irrigation), paving (includes hard-surfaced storm drainage and private streets) and required open space; not included are land costs, administrative and professional fees, and other governmental fees. Development review fee applies to commercial, industrial, institutional, and capital improvement projects, but not residential projects.
- 2. Fees Due.** Unless otherwise specified by the Code, all fees are due at the time of application or appeal of a land use decision. Failure to submit the required fee with an application, reconsideration or notice of appeal, including return of checks unpaid or other failure of consideration, may be a jurisdictional defect. All fees shall be rounded off to the nearest whole number.
- 3. Fee Waivers.** The Department of Land Use and Transportation may waive fees otherwise required under Current Planning (Development Services), with exception of applications that will result in land divisions. Any individual who believes that they cannot pay the fees required may make application for a waiver. A waiver may be allowed only when the individual applying for a fee waiver is both an applicant and owner of the property that is the subject of the application fee. The individual must also be a non-corporate entity. The request must be submitted in writing with supporting documentation, including a certification from the U.S. Department of Housing and Urban Development demonstrating family income that is at or below the low-income figure adjusted for household size. Meeting the family income requirement alone does not entitle an individual to a fee waiver. The Director may require additional evidence and consider other factors that are relevant to assessing an individual's ability to pay including, but not limited to, the value of assets owned by the applicant, the value of the property that is the subject of the application fee and the potential for additional income from the development of that property. The Director shall waive a fee under this section upon a determination that the applicant is unable to pay the fee, based on meeting the low-income standard and considering assets and income potential if applicable.
- 4. Fee Refunds.** In cases of withdrawal of an application, refunds of fees may be made, less the costs incurred by the County, as determined by the Director. If a subsequent appeal is filed, a new fee is required. If an applicant withdraws an application after an appeal of the decision is filed and the appeal fee is refunded to the appellant, then the original applicant is responsible for reimbursing the County for costs incurred in processing the appeal.
- 5. Fee Changes.** To the extent the fees are not a legislative matter under the County Charter, the fees may be amended by Resolution and Order of the Board of County Commissioners. Fee amounts listed in this schedule which are specified or mandated by state or federal rule, regulation, or statute are subject to change without further or additional County Board of Commissioners approval.

NOTE: There is a \$135.75 OWRD (Oregon Water Resources Department) surcharge on all RURAL Applications (except Temporary Health Hardship Renewals, Home Occupation Permit Renewals, and Final Approvals)

RURAL

RURAL APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Accessory Structure in EFC District	1,056.75	-	3,830	-	-	-
Adjustment - CDC §435-3	-	-	3,345	-	-	-
Agricultural Dwelling			7,125.25	1,288		
Commencement of Development	856	-	3,053.25	-	-	-
Development Review (\$0 - \$250,000)	1,044.75	-	4,612.25	559.75	-	-
Development Review (\$250,001 - \$500,000)	2,131	-	9,403.75	1,144.75	-	-
Development Review (\$500,001 - \$2,500,000)	5,103.75	-	14,078	1,572.25	-	-
Development Review (\$2,500,001 +)	8,092	-	23,413.25	2,200.50	-	-
Director's Interpretation (Deposit on Cost)	-	-	2,554	-	-	-
Dwelling in District B	-	-	2,291.50	-	-	-
Dwelling in the EFC District	2,437	-	5,861.25	-	-	-
Expansion of All Special Uses	-	-	5,187.50	-	8,313.25	-
Extension	856	-	3,345	-	-	-
Farm Stand in EFU or AF-20	-	-	1,115.50	-	-	-
Flood Plain/Drainage Hazard Alteration	1,704.50	-	6,154	-	8,578	-
Grading Permit	428.50	-	3,345	-	-	-
Grading Permit Exemption	428.50	-	-	-	-	-
Historic/Cultural Use	No Charge	-	4,745.75	-	7,676.50	-
Home Occupation Permit	604.25	-	3,345	-	6,720.50	-
Home Occupation Permit Renewal (Renewals are exempt from OWRD surcharge)	278.75	-	1,012.25	-	-	-
Land Divisions (2-10 lots)	-	-	10,344.50	1,945.50	-	-
Land Divisions (11+ lots)	-	-	14,078	2,877.50	-	-
Lot Area Variance (outside the UGB) - CDC §435-4	-	-	6,154	-	-	-
Marginal Lands	-	-	7,125.25	-	-	-
Measure 49: Land Division + Dwelling	-	-	12,756.25	-	-	-
Measure 49: Single Dwelling Only	-	-	7,125.25	-	-	-
Minor Revision	1,704.50	-	3,345	-	-	-
Miscellaneous	856	-	3,345	-	6,720.50	-
Modification of Condition(s)	-	-	3,345	-	6,720.50	-
Non-Conforming Use (Alteration or Expansion)	-	-	7,091.50	-	-	-

RURAL APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Non-Conforming Use (Dwelling Expansion/Replacement)	1,214	-	4,521.25	-	-	-
Non-Conforming Use (Determination only)	-	-	3,192	-	-	-
Non-Farm Dwelling (3.0 acres or less)	-	-	8,966.50	-	-	-
Non-Farm Dwelling	-	-	-	-	9,955	1,349.75
Property Line Adjustment	856	-	3,345	-	-	-
Quarries (Initial request)	-	-	12,854	1,480	-	-
Quarries (Review of Conditions)	-	-	7,091.50	-	8,313.25	-
Replacement Dwellings in AF-20/EFU (Section 430-8) includes Alteration and Restoration	1,214	-	4,521.25	-	-	-
Replacement Dwellings in EFC (Section 430-8) includes Alteration and Restoration	1,831.50	-	4,970.50	-	-	-
Review of Condition(s) (All others except Quarries)	-	-	5,680	-	8,313.25	-
Special Use *Impact Analysis Required*	-	-	11,747.25	-	12,462.25	-
Special Use *No Impact Analysis Required*	-	-	7,091.50	-	9,277.75	-
Temporary Health Hardship Dwelling	-	-	2,291.50	-	-	-
Temporary Health Hardship Dwelling Renewal (Renewals are exempt from OWRD surcharge)	-	-	884.25	-	-	-
Temporary Use	428.50	-	2,410.75	-	-	-
Variance - CDC §435-5	-	-	-	-	6,705.25	-
Vested Rights	-	-	-	-	8,307.75	-
Wetland Enhancement/Mitigation	-	-	6,154	1,349.75	-	-
Winery/Cidery/Brewery Event License (Ord 864) 1st 6 days	1,220.75	-	-	-	-	-
Withdrawal of Application	Fee refunded, LESS costs incurred by County					



APPEAL FEES		
Development Compliance Appeals to Hearings Officer	Type I	4,433.25 (deposit on cost) This appeal fee is not limited by ORS
	Type II Rural	250 Limited by ORS 215.416(11)(b)
	Type II Urban	250 Limited by ORS 215.416(11)(b)
Appeals to Board of County Commissioners - All Urban		3,512.25

NOTE: There is a \$135.75 OWRD (Oregon Water Resources Department) surcharge on all RURAL Applications (except Temporary Health Hardship Renewals, Home Occupation Permit Renewals, and Final Approvals)

URBAN

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Access Management Plan	-	-	6,988.50	-	-	-
Accessory Dwelling Unit	2,609.50	-	-	-	-	-
Adjustment - CDC §435-3	-	-	4,199	-	-	-
Commencement of Development	1,278.25	-	4,199	-	-	-
Deferral of Public Facilities	-	-	4,669.75	-	-	-
Development Review (Single Detached Dwelling Unit)	1,216.25	-	4,669.75	856	-	-
Development Review (Middle Housing SB 458)	1,216.25					
Development Review (\$0 - \$50,000)	1,704.50	226.75	7,929.25	1,399.75	-	-
Development Review (\$50,001 - \$200,000)	2,131	267	10,258.75	1,616.75	-	-
Development Review (\$200,001 - \$500,000)	2,984.75	325.50	12,583.75	1,867.25	-	-
Development Review (\$500,001 - \$2,500,000)	5,103.75	539.25	20,067	2,802.50	-	-
Development Review (\$2,500,001 - \$10,000,000)	8092	856	32,666	3,270.25	-	-
Development Review (\$10,000,001 - \$25,000,000)	9510	1,041.50	38,502.25	3,834.50	-	-
Development Review (\$25,000,001 - \$100,000,000)	-	-	60,242.50	5,878.50	-	-
Development Review (\$100,000,001 +)	-	-	90,588.75	9,060.75	-	-
Director's Interpretation – Deposit on Cost	-	-	2554	-	-	-
Dwelling in District B	-	-	3,999.25	-	-	-
Extension (See Ordinance 757)	1,255.25	-	-	-	-	-
Flood Plain/Drainage Hazard Alteration	1,704.50	-	6,057.50	-	8,578	-
Historic/Cultural Resource	-	-	4,199	-	7,305.25	-
Home Occupation	2,017	-	3,488.25	-	-	-
Home Occupation Renewal	278.75	-	1,012.25	-	-	-
* Land Division/Flag Lot Creation and Infill projects	+ 895.25 surcharge					
* Land Division Final Approval for Phased Projects (based on # of lots/units per phase)						
			Deposit on Cost:			
Land Division, Expedited Middle Housing (See SB 458)	-	-	12,854	2,900.25	-	-
Land Div., Multi -Fam., Manuf. Dwellings (2-10)	-	-	18,019.75	2,900.25	-	-
Land Div., Multi -Fam., Manuf. Dwellings (11-50)	-	-	26,254.75	4,080.75	-	-
Land Div., Multi -Fam., Manuf. Dwellings (51-100)	-	-	43,739.50	5,832	-	-
Land Div., Multi -Fam., Manuf. Dwellings (101-300)	-	-	78,728.75	9,637	-	-

URBAN APPLICATIONS	TYPE I		TYPE II		TYPE III	
	APPLICATION FEE	FINAL APPROVAL	APPLICATION FEE	FINAL APPROVAL	APPLICATION DEPOSIT ON COST	FINAL APPROVAL
Land Div., Multi -Fam., Manuf. Dwellings (301 +)	-	-	154,664.50	14,607.25	-	-
Manuf. Dwelling in Urban Res. Dist. (Section 430-76)	856	-	-	-	-	-
Middle Housing Sidewalk Exemption (Ord 885; HB2001)	-	-	1,549.50	-	-	-
Minor Revision to Preliminary Land Division Approval	1,704.50	-	4,669.75	-	-	-
Miscellaneous	1,278.25	-	4,669.75	-	7,626.50	-
Modification of Condition(s)	-	-	4,669.75	-	7,626.50	-
Modifications of Standards Through Site Analysis	856	-	-	-	-	-
Non-Conforming Use	1,275	-	6,057.50	-	-	-
Planned Dev. or TOD (10 units or less, \$200,000 or less)	-	-	5,386	-	7,589.50	-
Planned Dev. or TOD (more than 10 units, over \$200,000)	-	-	10,773	-	11,127.75	-
Property Line Adjustment (Flag Lot Only - Type II)	856	-	4,669.75	-	-	-
Quarries (Initial Request)	-	-	13,839.25	1399.75	-	-
Quarries (Review of Conditions)	-	-	6,988.50	-	8,578	-
Review of Condition(s) (All others except Quarries)	-	-	6,057.50	-	8,578	-
Solar Access Permit	-	-	4,669.75	-	-	-
Special Use	1,278.25	-	6,057.50	-	8,578	-
Temporary Health Hardship Dwelling	-	-	3,325.50	-	-	-
Temporary Health Hardship Dwelling Renewal	-	-	884.25	-	-	-
Temporary Use	428.50	-	3,488.25	-	-	-
Tree Removal Permit	428.50	-	4,669.75	-	-	-
Variance - CDC §435-5	-	-	-	-	6,475.25	-
Vested Right	-	-	-	-	6,475.25	-
Wetland Enhancement	-	-	6,057.50	1,399.75	-	-
Withdrawal of Application (\$100 minimum)	Fee refunded, less costs incurred by County - \$100 minimum					



APPEAL FEES		
Development Compliance Appeals to Hearings Officer	Type I	4,433.25 (deposit on cost) This appeal fee is not limited by ORS
	Type II Rural	250 Limited by ORS 215.416(11)(b)
	Type II Urban	250 Limited by ORS 215.416(11)(b)
Appeals to Board of County Commissioners - All Urban		3,512.25
Transportation Development Tax Appeal Fee		6,344

APPLICATION SURCHARGES & MISCELLANEOUS ASSOCIATED FEES	
Pre-application Conference	895.25
Expedited Review - Land Divisions	4,692.75
Flag Lot creation and Infill projects - surcharge	895.25
Custom Mailing List (other jurisdiction/other than Neigh Mtg req per CDC 203-3)	90
Public Records Request	Cost – (per ORS 192.324)
Reconsideration of Type I Decision	428.50
Remand/Reconsideration From LUBA	4,433.25 (deposit on cost)
Natural Resource Analysis by Specialist	986.25 Flat rate fee for addt'l analysis of Goal 5 Natural Resources
Rural Development Review Surcharge OWRD (Oregon Water Resources Dept) (n/a Temp Health Hardship Renewal/Home Occ Renewal/Final Approval)	135.75
Rural Impact Test	1,621
Template Test	179
Transportation Report (>=500 A.D.T.) and Type I Development	755.25
Transportation Report Type II to Type III	4,433.25 (deposit on cost) unless initiated by department
Engineering Development Application Fee – at Cost (R&O 17-67) (NOTE: An application that is both a partition or subdivision and development review will only be charged the highest fee: i.e., \$305)	185 First 1.5 hour of staff time (Urban Partitions/Type II Minor Revisions) 305 First 2.5 hours (Subdivisions &/or Development Review, Type II & III) Additional time charged at cost on all items above.
DEVELOPMENT COMPLIANCE FEES	
Building Permit Review Fee:	
	(<\$75,000 value) 122.50
	(\$75,000 - \$500,000) 859.25
	(>\$500,000) 1,275
Re-Review of Site Plan	298.50
Additional Plan Review Due to Change, Additions, Revisions, Multiple Reviews	170 (per hour)
Research Fee	195 (per hour)
DMV Review (License Renewal)	110.75
DMV Review (New Business)	260.50
Flood Plain Elevation	197.50
Flood Plain Determination (Site Inspection)	298.50
OLCC Review (License Renewal)	35 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
OLCC Review (New Business)	100 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Change in ownership, location, or privilege	75 - ORS 471.166(7)(8), Plus \$25 application fee charged by CAO
Land Use Compatibility Statement (LUCS)	197.50
Sign Permits (all)	201.75