

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDINANCE NO: 23-04

IN THE MATTER OF AMENDING THE LAND
MANAGEMENT DIVISION'S BUILDING PROGRAM
FEE SCHEDULE, EFFECTIVE JULY 1, 2023 AND
ADOPTING AN EMERGENCY CLAUSE

WHEREAS, the Land Management Division Fund (570) is designated as an Enterprise Fund that is supported, in part, through a fee-for-service model; and

WHEREAS, it is the policy of the Land Management Division to regularly perform Consumer Price Index-based inflationary adjustments to its fee schedules; and

WHEREAS, on April 11, 2023, the Lane County Finance and Audit Committee unanimously approved a 2.8% increase in LMD's Building, Sanitation and Land Use fees ; and

WHEREAS, pursuant to OAR 918-020-0220, adjustments to building permit fees must be adopted by ordinance or resolution following a public hearing; and

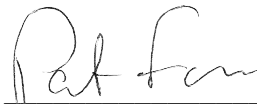
WHEREAS, enactment of this ordinance on or before July 1, 2023, is necessary to ensure building permit fee adjustments take effect simultaneously with approved sanitation and land use fees at the beginning of the fiscal year; and

WHEREAS, on June 27, 2023, the Board of County Commissioners conducted a public hearing and is ready to take action.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDAINS** as follows:

1. Adjustments to the Land Management Division Building Program fee schedule as shown in Attachment 1 of this Ordinance are approved.
2. An emergency is declared and this Ordinance will take effect on July 1, 2023.

ENACTED this 27th day of June, 2023.



Pat Farr, Chair
Lane County Board of Commissioners



Recording Secretary for this Meeting of the Board

Building Program Fee Schedule		
	Current Fees	Proposed 2.8% Fee Increase
<u>Total valuation</u>		
\$1 to \$500	\$100.00	\$103.00
\$500.01 to \$2000		
First \$500, plus	\$100.00	\$103.00
each additional \$100 to \$2,000	\$6.00	\$7.00
2,000.01 to \$25,000		
First \$2,000, plus	\$190.00	\$196.00
each additional \$1,000 to \$25,000	\$12.00	\$13.00
\$25,000.01 to \$50,000		
First \$25,000, plus	\$466.00	\$480.00
each additional \$1,000 to \$50,000	\$9.00	\$10.00
\$50,000.01 to \$1000,000		
First \$50,000, plus	\$691.00	\$711.00
each additional \$1,000 to \$100,000	\$6.00	\$7.00
\$100,000.01 and up		
First \$100,000, plus	\$991.00	\$1,019.00
each additional \$1,000	\$5.00	\$6.00
<u>Additional fees</u>		
Structural plan review fee	65% of building permit fee	65% of building permit fee
Fire / Life Safety plan review fee	40% of building permit fee	40% of building permit fee
<u>Permit Fee</u>		
Manufactured Dwelling or Park Model Placement permit	\$510.00	\$525.00
Temporary Manufactured Dwelling or Park Model Hardship placement permit	\$510.00	\$525.00
Recreational vehicle (six months, no utilities)	\$58.00	\$60.00
Structures relocation investigation fee	\$200.00	\$206.00
Swimming pool	\$128.00	\$132.00
Demolition of structure (each structure)	\$111.00	\$115.00
Agricultural buildings not located in flood hazard areas	\$45.00	\$47.00
Change of occupancy inspection fee	\$319.00	\$328.00
Building Code Administrative Variance Fee	\$46.00	\$48.00
Building Appeals Hearing Filing Fee	\$128.00	\$132.00
Code interpretation conference fee - per hour	\$89.00	\$92.00
<u>Other Inspection and Fees</u>		
Reinspection / Reinstatement fee	\$100.00	\$103.00
Additional plan review time - per hour with 1/2 hour minimum	\$89.00	\$92.00
Alternate methods and materials review - per hour	\$89.00	\$92.00
<u>Mechanical Permit Fees</u>		
	Current Fees	Proposed 2.8% Fee Increase
Minimum mechanical permit fee	\$99.00	\$102.00
<u>Residential</u>		
Furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h	\$54.00	\$56.00
Installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h.	\$59.00	\$61.00
Installation or relocation of each residential heat pump	\$70.00	\$72.00
Installation or relocation of each floor furnace, including vent	\$54.00	\$56.00
Installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$54.00	\$56.00
Installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$42.00	\$44.00

Repair of, alteration of, or addition to each heating appliance, refrigerator unit, cooling unit, absorption unit or each heating, cooling, absorption, or evaporative cooling system, including installation of controls regulated by the code	\$54.00	\$56.00
Installation or relocation of each compressor to and including three horsepower (10.6kW), or each absorption system to and including 100,000 Btu/h	\$54.00	\$56.00
Installation or relocation of each compressor over three horsepower (10.6kW) to and including 15 horsepower (52.7 kW), or each absorption system over 100,000 Btu/h (29.3 kW) to and including 500,000 Btu/h	\$74.00	\$77.00
Installation or relocation of each compressor over 15 horsepower (52.7kW) to and including 30 horsepower (105.5kW), or each absorption system over 500,000 Btu/h (146.6 kW) to and including 1,000,000 Btu/h	\$90.00	\$93.00
Installation or relocation of each compressor over 30 horsepower (105.5kW), to and including 50 horsepower (176kW), or each absorption system over 1,000,000 Btu/h (293.1 kW) to and including 1,750,000 Btu/h	\$119.00	\$123.00
Installation or relocation of each refrigeration compressor over 50 horsepower (176 kW), or each absorption system over 1,750,000 Btu/h	\$181.00	\$187.00
Each air handling unit to and including 10,000 cubic feet per minute (4720 L/s), including ducts attached thereto. (Note, this fee shall not apply to an air handling unit which is a portion of a factory-assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in the code)	\$47.00	\$49.00
Each air-handling unit exceeding 10,000 cfm	\$59.00	\$61.00
Each evaporative cooler other than portable type	\$47.00	\$49.00
Each ventilation fan connected to a single duct	\$42.00	\$44.00
Each ventilation system which is not a portion of any heating or air-conditioning system authorized by a permit	\$47.00	\$49.00
Installation of each hood which is served by a mechanical exhaust, including the ducts for such hood	\$47.00	\$49.00
Installation or relocation of each domestic-type incinerator	\$59.00	\$61.00
Installation or relocation of each commercial or industrial-type incinerator	\$151.00	\$156.00
Installation or relocation of each wood/pellet/gas stove or insert	\$106.00	\$109.00
Vent pre-inspection for inserts	\$94.00	\$97.00
Each appliance or piece of equipment regulated by this code, but not classed in other appliance categories or for which no other fee is listed in this code	\$47.00	\$49.00
Fuel gas piping		
Each gas-piping system of one to four outlets	\$20.00	\$21.00
Each additional outlet above four, per outlet	\$6.00	\$7.00

Temporary Campground		Current Fees	Proposed 2.8% Fee Increase
Temporary Campground (2 inspections + plan review)		\$241.00	\$248.00
Plumbing permit fees		Current Fees	Proposed 2.8% Fee Increase
Minimum plumbing fee		\$99.00	\$102.00
Residential			
New Construction (includes: DWV/water distribution, the first kitchen, and the first 100 feet of water service, sanitary sewer and storm sewer.)			
Single Family: 1 Bath		\$341.00	\$351.00
Single Family: 2 Bath		\$451.00	\$464.00
Single Family: 3 Bath		\$549.00	\$565.00
Each additional bath over three or kitchen over one		\$112.00	\$116.00
Residential Fire Suppression Systems. Fee calculated as separate flat fee based on square footage of structure			
0 to 2000 square feet		\$101.00	\$104.00
2001 to 3600 square feet		\$150.00	\$155.00
3601 to 7200 square feet		\$190.00	\$196.00
7201 square feet and greater		\$232.00	\$239.00
Accessory, Addition, or AlterationNumber of fixtures X		\$20.00	\$21.00
Manufactured Dwelling Park Sewer Collection and Water Distribution System (per space)		\$66.00	\$68.00
Manufactured Dwelling or Park Model Service Connection (sewer, water and storm). (first 30 ft)		\$66.00	\$68.00
(each addition 100 feet)	Each additional 100 feet or fraction thereof charged accordance with Water Service/Sanitary/Storm Sewer subsection below		Each additional 100 feet or fraction thereof charged accordance with Water Service/Sanitary/Storm Sewer subsection below
Water Service/Sanitary/Storm Sewer			
Water Service (first 100 feet or fraction thereof)		\$71.00	\$73.00
Water Service (each additional 100 feet or fraction thereof)		\$55.00	\$57.00
Building Sewer (first 100 feet or fraction thereof)		\$71.00	\$73.00
Building Sewer (each additional 100 feet or fraction thereof)		\$55.00	\$57.00
Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof)		\$66.00	\$68.00
Storm or Rain Drain (each additional 100 feet or fraction thereof)		\$55.00	\$57.00
Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.)		\$66.00	\$68.00
Commercial/Industrial			
Fixture charge per each fixture		\$20.00	\$21.00

Water Service/Sanitary/Storm Sewer		
Water Service (first 100 feet or fraction thereof)	\$71.00	\$73.00
Water Service (each additional 100 feet or fraction thereof)	\$55.00	\$57.00
Building Sewer (first 100 feet or fraction thereof)	\$71.00	\$73.00
Building Sewer (each additional 100 feet or fraction thereof)	\$55.00	\$57.00
Building Storm Sewer or Rain Drain (each 100 feet or fraction thereof)	\$66.00	\$68.00
Storm or Rain Drain (each additional 100 feet or fraction thereof)	\$55.00	\$57.00
Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.)	\$66.00	\$68.00
Plumbing plan review fee	Plumbing plan review fees shall be 30% of the plumbing permit fee.	Plumbing plan review fees shall be 30% of the plumbing permit fee.
Electrical permit fees		
	Current Fees	Proposed 2.8% Fee Increase
Minimum electrical permit fee	\$99.00	\$102.00
Electrical Master Permit Program		
Enrollment Fee	\$116.00	\$120.00
Inspection Time - Per Hour	\$100.00	\$103.00
Residential		
Dwellings per unit, service included		
1,000 sq. ft. or less	\$191.00	\$197.00
Each additional 500 sq. ft. or portion thereof	\$35.00	\$36.00
Limited / restricted energy	\$58.00	\$60.00
Each manufactured home, park model, or modular dwelling service or feeder when not included as part of a placement permit	\$105.00	\$108.00
Service or Feeders: (installation, alterations, relocation)		
200 amps/5 kva or less	\$134.00	\$138.00
201 to 400 amps/5.01 to 15 kva	\$147.00	\$152.00
401 to 600 amps/15.01 to 25 kva	\$232.00	\$239.00
601 amps to 1,000 amps	\$347.00	\$357.00
Over 1,000 amps or volts	\$695.00	\$715.00
Reconnect only	\$95.00	\$98.00
Temporary services or feeders: (installation, alteration, relocation)		
200 amps or less	\$104.00	\$107.00
201 amps to 400 amps	\$128.00	\$132.00
401 amps to 600 amps	\$209.00	\$215.00
601 amps to 1,000 amps	\$347.00	\$357.00
Branch Circuits (new, alteration, extension per panel)		
Each circuit with purchase of service or feeder	\$9.00	\$10.00
First circuit without purchase of service or feeder	\$99.00	\$102.00
Each additional circuits beyond first without purchase of service or feeder	\$9.00	\$10.00
Miscellaneous: (service or feeder not included)		
Each pump or irrigation circle	\$98.00	\$101.00
Each sign or outline lighting	\$95.00	\$98.00
Signal circuit(s) or limited / restricted energy panel or alteration or extension of limited energy circuits	\$95.00	\$98.00

Renewable Energy		
5 kva or less	\$134.00	\$138.00
5.01 to 15 kva	\$174.00	\$179.00
15.01 to 25 kva	\$221.00	\$228.00
>25 kva	\$223.00	\$230.00
each additional kva (max \$999.00)	\$13.00	\$14.00
Wind generators		
25.01 to 50 kva	\$279.00	\$287.00
50.01 to 100 kva	\$556.00	\$572.00
Other		
Each additional inspection	\$100.00	\$103.00
Electrical plan review		
Fee	Electrical plan review fees shall be 25% of the electrical permit fee.	Electrical plan review fees shall be 25% of the electrical permit fee.
Additional plan review fee per hour	\$89.00	\$92.00
Miscellaneous		
	Current Fees	Proposed 2.8% Fee Increase
Composting toilet	\$44.00	\$46.00
Masonry fireplace installation (existing structure)	\$172.00	\$177.00
Temporary certificate of occupancy		
	Current Fees	Proposed 2.8% Fee Increase
Residential fee	\$151.00	\$156.00
Commercial and multi family fee	10% of building permit fee	10% of building permit fee
Service Fee		
	Current Fees	Proposed 2.8% Fee Increase
with inspection	\$172.00	\$177.00
without inspection	\$89.00	\$92.00
Phased project and Deferred submittal review		
	Current Fees	Proposed 2.8% Fee Increase
Fee - plus 10% of total project building permit fee not to exceed \$1,500 for each phase	\$111.00	\$115.00
Alteration and Remodel		
	Current Fees	Proposed 2.8% Fee Increase
Permit fees for alterations and remodels, other than additions, are based on the cost of the project, 50% current per square foot value for new construction, or actual valuation of project provided by applicant, whichever is greater	50% current per square foot value for new construction	50% current per square foot value for new construction
Minimum building fee does not include surcharge. Square foot area computation applied to the remodeled portion of the structure. (State) or plan check fee	\$58.00	\$60.00

Land Management 60.850 Fees		Fees	
Research Fees	Full cost rate of LMD Staff at the hourly rate times 2.5, plus any photocopy charges shall be charged. The department will provide an estimate to the requestor if fees will exceed \$25 and will wait to receive confirmation that the requestor wants the department to proceed with the research. Charges will be computed on quarter-hours.		No Change
GIS Output (maps, reports, etc.)	\$50.00		No Change
Special Investigation Fees	\$500.00		No Change
Technology Assessment (Limited to \$100 for any single permit transaction)	8% (\$140 max per permit)		No Change
Permit Acceleration Fee	A processing fee of 1.5 times the hourly plan review rate		No Change
Administrative Fee	15%		No Change
Long-Range Planning Surcharge	13%		No Change
Expired Permit (more than 6 months)		Current Fees	Proposed 2.8% Fee Increase
Misc. Structure (fence, RAS)		\$121.00	\$125.00
Accessory Structure		\$202.00	\$208.00
Combo Permit w/Multiple Inspections Remaining		\$202.00	\$208.00
Additions <1000 SF		\$202.00	\$208.00
ADU (Guest House)		\$202.00	\$208.00
Additions >1000 SF or Change of Occupancy		\$202.00	\$208.00
New Building		\$202.00	\$208.00
Residential Work w/out Permits		Current Fees	Proposed 2.8% Fee Increase
Single Discipline or Only Final Inspection Remaining		\$121.00	\$125.00
Misc. Structure (fence, RAS)		\$202.00	\$208.00
Accessory Structure		\$290.00	\$299.00
Combo Permit w/Multiple Inspections Remaining		\$290.00	\$299.00
Additions <1000 SF		\$290.00	\$299.00
ADU (Guest House)		\$579.00	\$596.00
Additions >1000 SF or Change of Occupancy		\$579.00	\$596.00
New Building		\$579.00	\$596.00
Commercial for Multi-Family Work w/out Permits		Current Fees	Proposed 2.8% Fee Increase
Single Discipline or Only Final Inspection Remaining		\$121.00	\$125.00
Misc. Structure (fence, RAS)		\$202.00	\$208.00
Accessory Structure		\$290.00	\$299.00
Combo Permit w/Multiple Inspections Remaining		\$290.00	\$299.00
Additions <1000 SF		\$579.00	\$596.00
ADU (Guest House)		\$579.00	\$596.00
Additions >1000 SF or Change of Occupancy		\$579.00	\$596.00
New Building		\$579.00	\$596.00
Commercial Work (FLS) w/out Permits		Current Fees	Proposed 2.8% Fee Increase
Single Discipline or Only Final Inspection Remaining		\$121.00	\$125.00
Misc. Structure (fence, RAS)		\$202.00	\$208.00
Accessory Structure		\$290.00	\$299.00
Combo Permit w/Multiple Inspections Remaining		\$579.00	\$596.00
Additions <1000 SF		\$579.00	\$596.00
ADU (Guest House)		\$579.00	\$596.00
Additions >1000 SF or Change of Occupancy		\$868.00	\$893.00
New Building		\$868.00	\$893.00