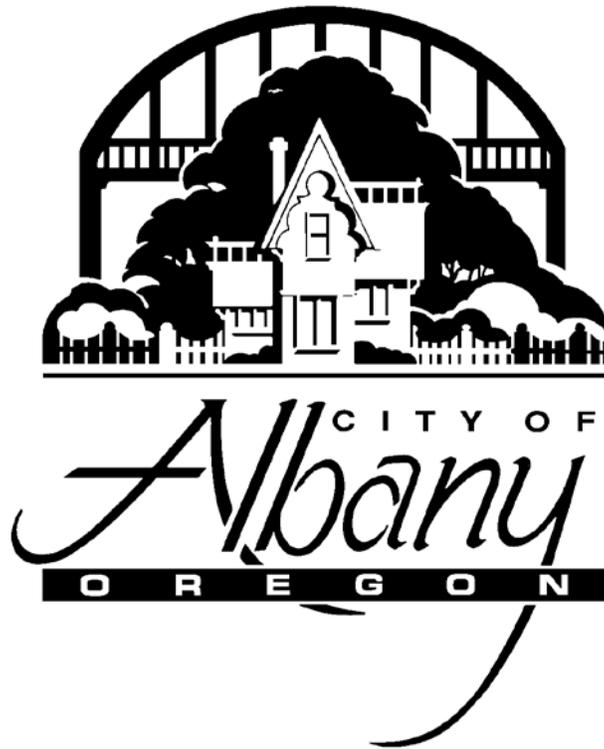


# FEES ASSOCIATED WITH DEVELOPMENT



**Development Resource Center**

**2016-2017**

Public Works 541-917-7676 / Fax 541-917-7573  
Building Division 541-917-7553 / Fax 541-917-7598  
Planning Division 541-917-7550 / Fax 541-791-0150  
Building Inspection line 541-917-7551

[www.cityofalbany.net](http://www.cityofalbany.net)

# CONSTRUCTION VALUATION

**Valuation is the actual value of the cost to build.**

**However, valuation shall be no less than those contained in this table.**

**\*\*Valuation is determined by the Building Official**

Square Foot Construction Costs <sup>a, b, c, d</sup>									
Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
Carport, covered porch, patio, or deck	38.55	36.32	34.06	32.32	29.06	27.14	30.81	22.74	21.66
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	N.P.
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	N.P.	281.10	254.09	N.P.
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	N.P.	186.16	161.17	N.P.
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$15.00 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

**Example:**  
 4,000 SF Office Building (Business, Type IIB)  
 4,000 x \$161.88 = \$647,520.00

# CITY OF ALBANY BUILDING PERMIT FEES

## 1. CONSTRUCTION BUILDING PERMITS:

- Residential buildings are residential structures and their accessory structures, which are regulated by the **Oregon Residential Specialty Code (ORSC)**.
- Commercial buildings include all residential structures not regulated by the ORSC and all other structures regulated by the **Oregon Structural Specialty Code (OSSC)**.

### Residential & Commercial

Total Valuation**	Residential (ORSC)	Commercial (OSSC)
\$0 to \$25,000	\$60.00* for the first \$2,000 plus \$8.90 for each additional \$1,000 or fraction	\$75.00* for the first \$2,000 plus \$11.10 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$264.00 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction	\$330.00 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$432.00 for the first \$50,000 plus \$5.20 for each additional \$1,000 or fraction	\$540.00 for the first \$50,000 plus \$6.45 for each additional \$1,000 or fraction
\$100,001 and up	\$690.00 for the first \$100,000 plus \$3.90 for each additional \$1,000 or fraction	\$863.00 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction

\*Maximum of one inspection

\*\*See Valuation Table on page 1

Plus 12% state surcharge

Plus Document Charge of \$1.00 per page

Plus Albany School Construction Excise Tax of \$1.00 per square foot for all residential buildings regardless of ORSC or OSSC regulations, and \$0.50 per square foot for all non-residential commercial buildings. The non-residential commercial construction excise tax is limited to \$25,000 per building permit or \$25,000 per structure, whichever is less.

## 2. ELECTRICAL PERMITS:

### RESIDENTIAL PER UNIT:

1000 sq. ft. or less .....	\$135.00
Each additional 500 sq. ft. or portion .....	\$ 25.00
Limited energy (in conjunction with above or other permit only) .....	\$ 65.00
Each manufactured home/modular service/feeder .....	\$ 65.00

In a multifamily dwelling with three (3) or more units, OAR 917-309-0030 (5)(b) requires the electrical permit fee to be calculated by taking the square footage of the largest unit in the building and computing the fee. A fee of one-half of the first unit fee is applied to all additional units in the building regardless of size. When requesting inspections, OAR 918-309-0030 (1) allows for up to four (4) inspections on a residential permit unless otherwise noted. The entire building is required to be ready for inspections or additional inspections charges will be charged.

In a multifamily dwelling with 3 or more units, OAR 918-309-0030 (3)(b) requires the limited energy permit to be calculated in the same method as the overall fee for multi-family residential construction.

**SERVICES OR FEEDERS:**

**Installation, Alterations or Relocation – no circuits included**

200 amps or less.....	\$ 80.00
201 to 400 amps.....	\$ 95.00
401 to 600 amps.....	\$158.00
601 to 1000 amps.....	\$205.00
1000+ amps or volts.....	\$475.00
Reconnect only.....	\$ 65.00

**TEMPORARY SERVICES OR FEEDERS:**

**Installation, Alterations, or Relocation**

200 amps or less.....	\$ 65.00
201 to 400 amps.....	\$ 86.00
401 to 600 amps.....	\$125.00
601 to 1000 amps.....	\$205.00
1000+ amps or volts.....	\$475.00

**BRANCH CIRCUITS:**

**New, alteration, or extension per panel**

Branch circuits with purchase of service or feeder fee.....	\$ 5.50 each
Branch circuits without purchase of service or feeder fee.....	\$65.00
Each additional.....	\$ 5.50

**MISCELLANEOUS:**

**Service or feeder NOT included**

Renewable electrical energy systems.....	\$ 75.00
Pump or irrigation circle.....	\$ 65.00
Sign or outline lighting.....	\$ 65.00
Signal circuits or limited energy panel, alteration/extensions.....	\$ 65.00
Master Label Permit set-up fee.....	\$100.00
Each Master Label inspection.....	\$75.00/hr (1 hr min.)
Minor Label with corrections.....	\$75.00/hr (1 hr min.)
Fire alarm panel, see Section 3	

**ADDITIONAL INSPECTION FEES OVER THE ALLOWABLE IN ANY OF THE ABOVE:**

Per inspection or re-inspection when added to an existing permit.....	\$49.00
Miscellaneous hourly fee for inspections.....	\$75.00/hr (1 hr min.)

**Plus 12% state surcharge**

**Plus Document Imaging Charge of \$1.00 per page**

**PLAN REVIEW FEE:**

25% of electrical permit, if required (see application)

**3. FIRE ALARM PERMITS:**

Fire alarm control panel .....\$70.00

**SIGNAL INITIATING AND NOTIFICATION TYPES:**

Signal initiating devices: detectors, manual pull stations, water flow, tamper switches

1-10 .....\$ 70.00  
 11-20 .....\$126.00  
 Each additional 30 (or fraction thereof).....\$ 42.00

Notification devices: bells, chimes, strobes, horns, annunciators, etc.

1-10 .....\$ 70.00  
 11-20 .....\$126.00  
 Each additional 30 (or fraction thereof).....\$ 42.00

**Separate electrical permit required  
 Plus 12% state surcharge  
 Plus Document Imaging Charge of \$1.00 per page**

**PLAN REVIEW:**

40% of fire alarm permit, \$70.00 minimum.

Each permit receives up to three (3) rough and up to two (2) final inspections, 1 hour each, at no additional charge.

**4. FIRE SPRINKLER PERMITS:**

**Residential Fire Suppression Systems**

Square Footage	Fee*
0 to 2,000 SF	\$200.00
2,001 to 3,600 SF	\$250.00
3,601 to 7,200 SF	\$325.00
7,201 SF +	\$410.00

\*Includes plan review

Note: WIRSBO systems require licensed plumber to perform work.  
 Separate plumbing permit may be required for all systems.

**Commercial Fire Suppression Systems**

Add/replace valves, attachments, or devices.....\$ 59.50 each  
 Fire pump installation or replacement (less than 1000 gpm) .....\$140.00 each  
 Fire pump installation or replacement (1000 gpm or more) .....\$280.00 each  
 Hood suppression systems (per hood).....\$112.00 each

Hydrants (including PIVs)

1 to 3 .....\$252.00  
 More than 3 .....\$ 84.00 each

New, lower/raise, and relocate fire sprinkler heads

1 to 25 .....\$105.00  
 26 to 50 .....\$175.00  
 51 to 100 .....\$280.00  
 101 to 200 .....\$399.00  
 201 to 300 .....\$455.00  
 301 to 500 .....\$672.00

501 to 1000 .....	\$1,400.00
1001 to 2000 .....	\$2,436.00
2001 to 3000 .....	\$3,150.00
3001 to 4000 .....	\$3,752.00
4001 to 5000 .....	\$3,990.00
5001 to 6000 .....	\$4,200.00
Each 100 heads or fraction thereof over 6000 .....	\$ 28.00

Each riser.....	\$ 70.00
Hydrostatic test (per riser).....	\$ 56.00
Flush test (per test/per riser).....	\$ 56.00
Storage tank (in addition to separate building permit).....	\$ 210.00
Standpipe or other testing .....	\$70.00 per staff/hr (\$280.00 min.)

**PLAN REVIEW FEE:**

40% of fire sprinkler permit (\$70.00 minimum).

Revisions, including field review inspection of as-builts .....\$70.00/hr (1 hr min.)

Additional inspections/plan review as required by Building Official.....\$70.00/hr

**Plus 12% state surcharge**

**Plus Document Imaging Charge of \$1.00 per page**

**5. MANUFACTURED HOME PERMITS:**

Manufactured home setup.....	\$275.00
<b>plus</b> 12% state surcharge .....	\$ 33.00
State fee.....	\$ 30.00

\$275.00 installation fee allows three inspections total. These include the stand and lot preparation, all support blocking, Earthquake-Resistant Bracing System (ERBS), flood and wind anchoring devices, perimeter skirting, underfloor access and ventilation, mechanical crossovers and terminations, and temporary steps. This fee also includes electrical feeder, plumbing connections, and all cross-over connections. Accessory structures, utility connections beyond 30 lineal feet and/or new or additional electrical services or plumbing may require additional permits. This permit does not include an electrical service.

**Plus Document Imaging Charge of \$1.00 per page**

**6. MECHANICAL PERMITS:**

**1 & 2 Family Dwelling / Manufactured Dwellings:  
New, Additions, Alterations, Repairs, & Accessory Structures**

Minimum permit fee .....	\$72.00
Gas connections .....	\$ 7.00 each
Appliances.....	\$20.00 each
Venting.....	\$10.00 each
Radon mitigation, LP-tank connections and venting, gas fireplace .....	\$30.00 each

**Commercial & Multifamily: New, Alterations, Additions, Repairs, & Accessory Structures**

The valuation used to determine the commercial mechanical permit fee shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Total Valuation*	Fee
\$0 to \$25,000	\$75.00** for the first \$2,000 plus \$11.10 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$330.00 for the first \$25,000 plus \$8.25 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$540.00 for the first \$50,000 plus \$6.45 for each additional \$1,000 or fraction
\$100,001 and up	\$863.00 for the first \$100,000 plus \$4.80 for each additional \$1,000 or fraction

\*See Valuation table on page 1

\*\*Maximum of one inspection.

Plus 12% state surcharge

Plus Document Imaging Charge of \$1.00 per page

Mechanical Plan Review – When required or requested.. ..... 35% of the permit fee

**7. MISCELLANEOUS PERMITS/FEES:**

- Moving a building ..... \$140.00
- Demolition..... \$70.00  
**Plus** plumbing fee also assessed if sewer is to be capped
- Change of occupancy ..... \$140.00  
**plus** research fee as needed.....\$70.00/hr
- Deferred Submittal\*\* ..... \$250.00 min.  
65% of building permit fee calculated using value of deferred portion(s)  
(Applies to both separate and combo permits)  
Deferrals are defined by plan review staff
- Phased Project\*\* \$70.00 minimum, not to exceed \$1,500 for each phase **plus** \$250.00 application fee.  
In addition to regular permit fees, 10% of total project building permit fee for each phase.  
\*\* In addition to plan review fees.
- Additional Plan Review due to amendments to the construction documents .....\$70.00/hr (1 hr min.)
- Inspections for which no fee is specifically indicated.....\$70.00/hr (1 hr min.)
- Compliance inspections.....\$70.00/hr (1 hr min.)
- Re-inspections .....\$70.00/hr (1 hr min.)
- Investigations: Costs for additional inspections/review/engineering required for investigations needed by the Building Official shall be recovered at cost plus 30% overhead. These activities may include, but are not limited to, actions necessary to issue a new or revised Certificate of Occupancy, costs associated with third-party review, complaint investigation, additional inspections, annual reviews, etc.

- Work without a Permit ..... Actual cost of investigation (\$150 minimum)
- Temporary Certificate of Occupancy:
  - Each 30 days ..... \$200.00
  - 1 & 2 Family Dwellings each 30 days ..... \$ 75.00
- Expedited Services\*:
  - Fees are in addition to regular permit fees – see expedited fee application for details.
  - Plan review.....\$75.00 hr/ (2 hr min.)
  - After hours inspections .....\$75.00 hr/ (2 hr min.)
  - Minor on-site plan review .....\$75.00 hr/ (2 hr min.)
  - \*Please request at time of permit application.
- Onsite inspector – daily rate ..... \$1,000/ 8 hr block (min.)
- Expired permit reinstatement ..... 50% of current permit fee  
Eligibility for reinstatement is determined by the Building Official.

**Plus 12% state surcharge**  
**Plus Document Imaging Charge of \$1.00 per page**

**8. PARKING LOT PERMITS:**

**New Parking Lot**

Spaces	Fee
1 - 25,000 square feet	\$0.06/sq. ft.
25,001 - 99,999 square feet	\$0.04/sq. ft.
100,000 and more square feet	\$0.03/sq. ft.

New parking lot plan review ..... 65% of permit fee  
 Remodel/review ..... \$0.03/sq. ft.  
**Plus**.....\$70.00/hr review (2 hour min.)

**Re-striping Only**

Spaces	Fee
1 – 5 spaces	\$75.00
6+ spaces	\$75.00 base fee + Plus \$70.00/hr (3 hr min.)

Additional consultation and/or inspections as needed ..... \$70.00/hr (1 hr min.)

**Plus 12% state surcharge**  
**Plus Document Imaging Charge of \$1.00 per page**

**9. PLAN REVIEW:**

**Residential & Commercial**

65% of building permit fee PLUS 40% of plumbing (when required) and 35% of mechanical permit fees for the review of applicable requirements such as limit controls, storm drainage, fixture clearances, ventilation, combustion air, etc. Hourly rate for additional or predevelopment consultation plan review/research is \$70.00 per hour. Additional 40% of building permit fee for fire/life safety on commercial permits.

**Plus** land use plan review for building permits:

Minimum.....\$70.00/hr (1/2 hr min.)

**Plus** floodplain/flood hazard zone review:

5% of building permit fee when project is within flood hazard zone.

Third-party plan review.....\$70.00/hr (2 hr min.)

Application for alternate materials and methods; or

Review of non-code state-approved items .....\$70.00/hr (2 hr min.)

**10. PLUMBING PERMITS:**

**New 1 & 2 Family Dwelling**

Fee includes the first 100 feet of water and sewer service, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.

Note: A half-bath is equivalent to a single bathroom.

One Bathroom & Kitchen .....\$313.00

Two Bathrooms & Kitchen .....\$400.00

Three Bathrooms & Kitchen .....\$500.00

Each additional Bath/Kitchen .....\$ 75.00

**Commercial, Multifamily, Manufactured Dwellings, 1 & 2 Family Dwelling  
New\*, Additions, Alterations, Repairs, & Accessory Structures**

\*Excludes 1 & 2 Family Dwelling, see fee schedule above.

Minimum permit fee .....\$72.00

Each plumbing fixture or items (per fixture or item).....\$19.00

Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, gas water heater, tankless water heater, backflow preventer (water), backwater valve (storm sewer), other fixtures or items not named above.

Other Plumbing Fees:

Sewer:

First 100 feet .....\$100.00

For each additional 100 feet or portion .....\$ 35.00

Water service:

First 100 feet .....\$100.00

For each additional 100 feet or portion .....\$ 35.00

Storm and rain drain:

First 100 feet .....\$100.00

For each additional 100 feet or portion .....\$ 35.00

Manufactured home space (if not covered by siting fee).....\$72.00  
 Plumbing Plan Review – When required or requested..... 40% of the permit fee  
 Minor Label with Corrections..... \$75.00/hr (1 hr min.)

**Medical Gas Installation**

Fees based on valuation of installation costs and system equipment, including but not limited to, inlets, outlets, fixtures, and appliances (rounded up to the nearest dollar).

<b>Total Valuation*</b>	<b>Fee</b>
\$0 to \$5,000**	\$100.00
\$5,001 to \$10,000	\$100.00 plus \$1.50 for each additional \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$175.00 plus \$10.20 for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 and more	\$1,195.00 plus \$7.00 for each additional \$1,000 or fraction thereof over 100,000

\*See Valuation Table on page 1  
 \*\*Maximum of one inspection

Minimum permit fee ..... \$100.00  
 Plumbing plan review\*\* ..... 40 % of the permit fee

\*\*Plan review is required on all Medical Gas installations

**Plus 12% state surcharge**  
**Plus Document Imaging Charge of \$1.00 per page**

**11. SIGN PERMITS:**

Freestanding, projecting and monument signs (per sq. ft.) .....\$ 0.50  
 All other signs (per sq. ft.) .....\$ 0.40  
 Minimum.....\$40.00

Temporary Signs include a base fee of \$50.00 plus \$10.00 per sign  
 Structural inspection and review covered under Construction Permits/Plan Review.

**Plus Document Imaging Charge of \$1.00 per page**

**12. SOLAR SYSTEM PERMITS:**

PRESCRIPTIVE PATH SYSTEMS:.....\$230.00  
 Qualifying roof installations on conventional light-frame construction. Includes plan review and one inspection.  
 Additional inspections ..... \$70.00/hr (1 hr min.)

ENGINEERED SYSTEMS ..... Fair Market Value of work performed  
 Indicate value of structural elements for the solar panels, including racking, mounting elements, rails and the cost of labor to install. See Fee Schedule table for Building Permit fees.

**Plus 12% state surcharge**  
**Plus Document Imaging Charge of \$1.00 per page**

# PUBLIC WORKS UTILITY FEES/CHARGES July 1, 2016 through June 30, 2017

❖ **WATER System Development Charges:**

Single-Family Residential	3/4" meter	\$ 2,481
Commercial, or Industrial	1" meter	\$ 4,142
(Based on water meter size)	1½" meter	\$ 8,260
	2" meter	\$ 13,222
	3" meter	\$ 26,468
	4" meter	\$ 41,351

❖ **WATER Service Installation\*\*:**

<u>Water Meter Size</u>	<u>Service Installation Charge (w/meter)</u>	<u>Meter Drop-in Charge</u>
3/4"	\$ 2,950	\$ 275
1"	\$ 2,975	\$ 340
1½"	actual cost	\$ 1,771
2"	actual cost	\$ 1,883

*\*\* (Water services larger than 2-inches must be constructed privately under a Permit for Private Construction of Public Improvements obtained from the Public Works Engineering Division.)*

❖ **WATER Connection Charges:**

Single-Family Zones	\$ 32/linear foot	(full lot frontage, 50 foot min)
Multi-Family, Comm., Ind. Zones	\$ 44/linear foot	(full lot frontage, 50 foot min)

*One service line installation with a meter box is included if one does not exist. Meter drop-in charge does apply.*

❖ **SANITARY SEWER System Development Charges:**

Residential	\$ 3,031/dwelling unit	
Commercial (Low Strength)	\$ 3,031 (first 6 fixtures)	\$ 505 each add'l fixture
Commercial (Medium Strength)	\$ 4,417 (first 6 fixtures)	\$ 736 each add'l fixture
Commercial (High Strength)	\$ 7,075 (first 6 fixtures)	\$ 1,179 each add'l fixture
Industrial (Variable)	Based on individual flow and load quantities.	

❖ **SANITARY SEWER Connection Charges:**

All uses	\$ 57/linear foot	(full lot frontage, 50 foot min)
----------	-------------------	----------------------------------

*One service line installation to the property line cleanout is included if one does not exist, EXCEPT for newly created parcels in the Draperville LID area (Ordinance 4584).*

❖ **STORM DRAINAGE Connection Charges:**

All uses	\$ 51/linear foot	(full lot frontage, 50 foot min)
----------	-------------------	----------------------------------

❖ **STREET System Development Charges:**

Single-Family Residential	\$ 3,634
Duplex/Multi-Family/Apartment	\$ 2,253/dwelling unit
Institutional, Office, Commercial, Industrial	(variable – based on projected traffic volumes)

❖ **STREET Connection Charges:**

All uses	\$ 94/linear foot	(full lot frontage, 50 foot min)
----------	-------------------	----------------------------------

❖ **North Albany STREET Improvement Assurance Charges:**

Development Adjacent to Collector/Arterial Streets in North Albany	\$ 259/linear foot
--	--------------------

# PUBLIC WORKS UTILITY FEES/CHARGES July 1, 2016 through June 30, 2017

❖ **ENCROACHMENT PERMIT:**

For all work performed within the public right-of-way. Utility taps, sidewalk, and driveway work, etc. \$ 30

---

❖ **EROSION PREVENTION and SEDIMENT CONTROL (EPSC) Permit fee:**

Less than 2,000 square feet	Not Required
2,000 to 10,000 square feet	\$ 25 for every 500 square feet or fraction thereof
10,001 to 20,000 square feet	\$ 500 for the first 10,000 square feet plus \$10 for each additional 500 square feet or fraction thereof
20,001 to 43,560 square feet	\$ 700 for the first 20,000 square feet plus \$ 5 for each additional 500 square feet or fraction thereof
Over 43,560 square feet (1 acre)	\$ 935 for the first acre plus \$ 25 for each additional 0.5 acre or fraction thereof

---

❖ **EROSION PREVENTION and SEDIMENT CONTROL (EPSC) Work without a Permit:**

**Notice: Permit fee doubles if land disturbing activities begin without first obtaining an EPSC permit.**

*-Plus-*

Site re-inspection fee to confirm installation of required Best Management Practices (BMPs): \$ 60 per occurrence

---

❖ **EROSION PREVENTION and SEDIMENT CONTROL (EPSC) Administrative fees:**

One year extension, 2,000 to 43,560 square feet	\$ 120
One year extension, Over 1 acre	\$ 120 for the first acre, plus \$10 for each additional 0.5 acre or fraction thereof
Deferred Site Stabilization fee	\$ 250 for each 60 day deferral
EPSC permit transfer fee	\$ 25

---

❖ **POST CONSTRUCTION STORMWATER QUALITY (PSWQ) Off-site fees:**

All uses \$ 47/square foot (required facility surface area may be larger than treatment area)

---

❖ **POST CONSTRUCTION STORMWATER QUALITY (PSWQ) Transfer of Landscaping Responsibility to City:**

First 1,000 square feet	\$ 16/square feet for the first 1,000 square feet (required facility surface area)
Over 1,000 square feet	\$ 10/square feet (required facility surface area)

---

❖ **POST CONSTRUCTION STORMWATER QUALITY (PSWQ) Administrative fees:**

Third party review	Actual cost
Permit Transfer	\$ 25
Permit Extension	First two free, subsequent extensions are \$ 250 per extension
Work without permit	Permit fees shall be doubled

## **PUBLIC WORKS DEFINITION OF FEES**

### **SYSTEM DEVELOPMENT CHARGES:**

System Development Charges (SDCs) are those fees charged to satisfy that portion of new demand on parks, transportation, water, and wastewater services generated specifically by a new development. Adequate funding for growth-driven capital improvements is necessary to maintain health, safety, commerce, and quality of life within a community. In an effort to secure a constant, equitable framework by which SDCs are collected and disbursed the Oregon State Legislature adopted a State law (House Bill 3224) which regulates SDCs.

The bill establishes requirements for the calculation of fees, and specifies that fees collected must be spent on the capital improvement projects for which they have been assessed. The City is required to provide an annual accounting of SDCs showing the amount collected for each system and the projects that were funded.

SDCs are divided into two categories:

- (1) Reimbursement Fees, which pertain to existing capital improvements, or those under construction, and
- (2) Improvement Fees, which pertain to future capital improvements. An SDC can be assessed for either fee category, or for both. Credit may be given against an SDC when a developer is required to construct a qualified public improvement that meets certain conditions.

### **SEWER/WATER/STORM/STREET CONNECTION CHARGES:**

A Connection Charge shall be due and payable when any property connects to the City's sanitary sewers, water, storm drains, and/or improved streets, which no assessment has previously been levied or for which the cost of constructing the sanitary sewer, water distribution facility, storm drain, and/or improved streets has not been paid by the property.

At the time when a development request is initiated, the Finance Department along with the Public Works Department will determine when the sewer/water/storm/streets were built, and how they were paid for to see if a "connection" fee is due. Engineering Services will determine the amount based on the formula in the Municipal Code. **Please call Engineering Services at (541) 917-7676 for more information.**

Prior to planning a development or purchasing a piece of property, it is recommended that a check on the property be completed to see if connection fees are due. These fees will not usually show up as an encumbrance in a preliminary title report.

### **NORTH ALBANY MAJOR STREET IMPROVEMENT FUND:**

Development approval for sites fronting arterial and collector roadways in North Albany are subject to contributing one-half of the cost of a typical local street improvement, including sidewalk and drainage to help pay for the non-over sizing portion of future improvements to major roadways in North Albany. **Please call the Engineering Division at (541) 917-7676 for more information.**

## **PUBLIC WORKS DEFINITION OF FEES**

### **EROSION PREVENTION AND SEDIMENT CONTROL:**

The City of Albany's Erosion Prevention and Sediment Control (EPSC) program has been established as a part of the City's comprehensive Stormwater Management Plan. This plan addresses federal water quality mandates and helps set local procedures to protect the quality of our waterways. The EPSC program is designed to protect local waterways and the City's stormwater system from pollution generated by ground disturbing activities. **Please call Engineering Services at (541) 917-7676 for more information.**

## PARKS AND RECREATION FEES

Parks SDC fees are due and payable upon issuance of a building permit for new on-site residential construction. The fee applies to the particular lot or tract for which it is issued. Any changes resulting in the addition of one or more bedrooms will trigger Parks SDC fees to be paid on the improvement.

The owner of the property shall be given credit only for those Parks SDC fees that were previously paid on the same parcel. No Parks SDC fees shall be imposed if the structure is destroyed by fire, flood, wind, or act of God provided; 1) Parks SDC fees were previously paid and; 2) the number of bedrooms is not increased.

Please call the Parks and Recreation Department at (541) 917-7777 for more information.

Per bedroom .....	\$293.33
Per square foot of living space .....	\$ 0.56

Common Parks Systems Development charge exemptions:

- Additions to single-family residential dwellings that do not constitute the addition of one or more bedrooms, as defined by the Albany Municipal Chapter 20 Code Section 22.010, are exempt from the Parks SDC, unless the addition constitutes a conversion from another use to a bedroom.
- Garages (attached or detached), and other detached non-habitable accessory buildings are exempt.
- Housing for low income or elderly persons, which is exempt from real property taxes under Oregon state law.
- Multiple unit nursing homes and congregate care of assisted care housing facilities containing three or more housing units and designed for the professionally assisted care of elderly or disabled persons are exempt.

## PLANNING FEES

TYPE OF APPLICATION(a)(b)	CURRENT FEES (7/1/2016-6/30/2017)
<b>Adjustment (Type I)</b>	\$67
<b>Annexations – (set by separate resolution)</b>	Varies
<b>Appeals</b>	
Appeal to City Council (Type III)	\$808
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$269
Appeal to Hearings Officer-Expedited Land Division	\$300 dep./max \$500 (c)
<b>Comprehensive Plan Amendment (Type IV)</b>	
Map Amendment – Without Concurrent Zoning Map Amendment	\$3,367
Map Amendment – Concurrent with Zoning Map Amendment	\$4,715
Text Amendment	\$3,771
<b>Conditional Uses</b>	
New Construction (Type III)	\$2,696 plus (d)
New Construction (Type II)	\$1,750 plus (d)
Existing Building – Expand or Modify (Type III)	\$1,750
Existing Building – Expand or Modify (Type II)	\$990
Existing Parking Lot – Expand or Modify (Type II and III)	\$990
Home Businesses requiring Conditional Use approval	\$500
Additional fee if Design Standards apply (Type II and III)	\$295
Additional fee if Traffic Report required (Type II and III)	\$673
<b>Development Code Amendment (Type IV)</b>	
Text Amendment	\$3,750
<b>Floodplain Development Permit</b>	
New Construction (Type I)	(h)
Placing an RV over 180 days (Type I)	\$73
Fencing and Freestanding Walls (Type I)	\$73
Site Improvement in Floodplain (Type I)	\$73
Development in the Floodway (Type I-L)	\$147 plus (f)
Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L)	\$221 plus (g)
Continuous Storage Operation (Type I-L)	\$147 plus (f)
Alteration of a Watercourse (Type II)	\$736 plus (g)
Land Divisions and Manufactured Home Parks (Type III)	\$736 plus (f)
<b>Historic Review</b>	
Exterior Alteration; Designation of Landmark (Type I and Type I-L)	\$41
New Construction; Substitute Materials (Type I and Type I-L)	\$41
Demolition/Moving (Type III)	\$673
<b>Interpretation of the Code</b>	
Quasi-Judicial (Type II)	\$673
Legislative (Type IV)	\$1,345

<b>Land Divisions</b>	
<u>Partition</u> (2 or 3 parcels)	
Tentative Plat – (Type I-L, Expedited)	\$2,155
Tentative Plat – (Type III)	\$3,099
Final Plat – (Type I) [not applicable to replats]	\$544
<u>Subdivision</u> (4 or more lots)	
Tentative Plat – (Type I-L, Expedited)	\$2,426 + \$50 per lot
Tentative Plat – (Type III)	\$3,367 + \$50 per lot
Additional fee if traffic report required	\$673
Final Plat (Type I) [not applicable to replats]	\$678
<b>Land Use Status Letter (Type I)</b>	\$57
<b>Manufactured Home Park (Type I-L)</b>	\$2,426 + \$20 per space
Additional fee if in Floodplain (Type III)	\$944
Additional fee if Traffic Report required	\$673
<b>Natural Resource Impact Review</b>	
Natural Resource Impact Review (Concurrent with another development application)	\$147
Natural Resource Impact Review for Residential Development (Not concurrent with another development application)	\$73
Natural Resource Impact Review for other development (Not concurrent with another development application)	\$147
Natural Resource Boundary corrections and refinements	\$73
<b>Nonconforming Situations (Type II)</b>	
New Construction	\$808 plus (d)
No New Construction	\$404
<b>Planned Development – 2-Step Process</b>	
Preliminary (Type III)	\$3,771
Final (Type I)	\$673
Additional fee if Traffic Report required	\$673
<b>Property Line Adjustment (Type I)</b>	\$269
<b>Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)</b>	\$269 (i)
<b>Request for Public Hearing of a Type II application</b>	\$250 (e)
<b>Residential Accessory Buildings (Type I-L and Type CUII)</b>	\$404
<b>Revision to Application in Process</b>	\$268
Additional fee if re-notification required	\$133
<b>Revised Decision</b>	
Staff Decision (Type I, II or I-L)	\$404
PC or CC Decision (Type III or IV)	\$944
<b>Site Plan Review</b>	
New Construction (Type I-L)	\$2,561 plus (d)
Modify Existing development or development with minimal impact (Type I-L)	\$1,750
Change of Use and/or Minor Development) (Type I)	\$133
New Parking areas or existing parking areas expansion (Type I-L)	\$990
<b>Special Requests-Temporary Uses (Type I)</b>	\$133

<b>Tree Felling – 5 or more</b>	
Concurrent with a Development proposal (Type I-L)	\$404
Not Concurrent with a Development proposal (Type I-L)	\$1,077
<b>Urban Growth Boundary Amendment</b>	\$6,329
<b>Vacation (Type IV)</b>	
Public Street or Alley	\$2,155
Public Easements	\$1,886
<b>Variance (Type II)</b>	
First, or individual Variance to a Code Section (Type II)	\$808
Each additional concurrent Variance to a Code Section	\$539
<b>Willamette Greenway (Type II)</b>	\$1,212
<b>Zoning Map Amendment (Type IV)</b>	\$3,367
<b>Additional Fees</b>	
Additional fee if Traffic Report required	\$673
Additional fee if Design Standards apply	\$295
Additional fee if Mitigation is required	\$147
Additional fee if Hillside Development (Type III)	\$942
REFUND POLICY: In cases of withdrawal of an application, refund of fees may be applicable, less costs incurred, as determined by the Director. Generally, refunds of 80% will be made for a withdrawn application if made in writing prior to the City sending out the Notice of Filing or Notice of Public Hearing and preparation of the staff report has not begun. If the notice has been sent but the staff report is not being prepared, then 50% of the application fee will be refunded. <u>Exception:</u> Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations.	
<b>Notes:</b>	
(a) No fee for land use applications initiated by City of Albany General Fund departments.	
(b) Unless determined otherwise by the CD Director, the fee to modify or revise an approved project shall be the same as a new application.	
(c) Per ORS 197.375(6)	
(d) 0.15 percent of the development's construction value over \$150,000 (construction value excludes the cost of the land).	
(e) Fee to be paid by the project applicant, not the person requesting the hearing; initial hearing fee set by ORS 227.175(10)(b)	
(f) Fee is in addition to the relevant land use application; plus pass-through cost for third-party review.	
(g) Plus pass-through cost for third-party review.	
(h) 5% of building permit fee is applied to building permit when the project is within a flood hazard zone.	
(i) No Final Plat review fee for "replats" to move or remove existing subdivision or partition property lines.	

## PRIVATE FIRE PROTECTION SERVICE

Applicable to standpipes, connections for automatic sprinkler systems, and fire hydrant service for private fire protection located within City limits.

### MONTHLY RATES:

For standpipes, privately owned hydrants, or other types of private fire line connections:

Fire Line Size	Monthly Rate
2" or smaller	\$13.09
3"	\$16.30
4"	\$17.77
6"	\$28.46
8"	\$45.97
10"	\$73.21

For hydrants furnished by the City:

Each four-inch hydrant (nominal size)..... \$41.53

Each six-inch hydrant (nominal size)..... \$59.67

## MAPS AND DOCUMENTS

Purchase is optional

<b>Development Code (text only)</b>	<b>\$25.00</b>
(dividers)	\$ 5.00
(notebook)	\$ 5.00

The Development Code contains the City's zoning regulations.

<b>Comprehensive Plan (text only)</b>	<b>\$20.00</b>
---------------------------------------	----------------

The Comprehensive Plan is the policy guide to decisions about the development of the community.

<b>City of Albany Zoning/Comprehensive Plan Map B</b>	<b>\$ 5.00</b>
Size is 2' x 2'	

<b>City of Albany Street Map</b>	<b>Small \$3.00</b>
	<b>Large \$5.00</b>

Streets, tax lots, city limits, and the Urban Growth Boundary. The Health Hazard Boundary is shown on one map.

<b>City of Albany Flood Hazard Boundary Maps (Topographic)</b>	<b>\$5.00</b>
--	---------------

The Flood Hazard Boundary as shown within the Urban Growth Boundary and city limits – elevation contours at two-foot intervals. Areas of trees and brush, structures, streets, log ponds, lumber and storage yards, waterways, playgrounds, manufactured home parks, crops and cemeteries.

Scale is 1" = 100'

Size is 2' x 3'

<b>Topographic Maps (North Albany to Tangent) .....</b>	<b>1" = 200', 12" x 18" \$0.75</b>
.....	<b>1" = 100', 2' x 3' \$1.50</b>

Elevation contours shown at two-foot intervals. Areas of trees and brush, structures, streets log ponds, lumber and storage yards, waterways, playgrounds, manufactured home parks, crops, and cemeteries.

<b>Linn County Assessor Maps .....</b>	<b>8 1/2" x 11" \$0.75</b>
.....	<b>18" x 24" \$1.00</b>

Subdivision names, streets, tax lots, and some acreage amounts.

Scale varies.

<b>Benton County Assessor Maps (North Albany) .....</b>	<b>8 1/2" x 11" \$0.75</b>
.....	<b>18" x 20" \$1.00</b>

Subdivision names, streets, tax lots and acreage amounts.

Scale varies.

<b>Oregon State Highway Map (Millersburg to Tangent)</b>	<b>\$3.00</b>
--	---------------

Streets, highways, and public buildings.

Scale is 1"=1,000'

Size is 36" x 42"