

FEES ASSOCIATED WITH DEVELOPMENT



Development Resource Center

2019-2020

Public Works 541-917-7676
Building Division 541-917-7553
Planning Division 541-917-7550

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 ^{a, b, c, d}									
Group (2012 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	239.41	231.54	226.03	216.67	203.74	197.86	209.82	186.11	179.13
A-1 Assembly, theaters, without stage	219.07	211.20	205.68	196.33	183.65	177.76	189.48	166.01	159.03
A-2 Assembly, nightclubs	188.23	182.77	178.14	170.93	161.13	156.68	164.92	145.88	140.94
A-2 Assembly, restaurants, bars, banquet halls	187.23	181.77	176.14	169.93	159.13	155.68	163.92	143.88	139.94
A-3 Assembly, churches	220.05	212.18	206.66	197.31	185.99	180.11	190.46	168.36	161.38
A-3 Assembly, general, community halls, libraries, museums	185.05	177.18	170.67	162.31	148.58	143.75	155.46	131.00	125.02
A-4 Assembly, arenas	218.07	210.20	203.68	195.33	181.65	176.76	188.48	164.01	158.03
B Business	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
Carport, covered porch, patio, or deck	41.83	39.50	37.03	35.19	31.74	29.66	33.62	25.10	23.90
E Educational	197.52	190.73	185.77	177.32	165.32	156.97	171.23	144.39	140.26
F-1 Factory and industrial, moderate hazard	114.08	108.82	102.59	98.59	88.51	84.45	94.44	74.21	69.43
F-2 Factory and industrial, low hazard	113.08	107.82	102.59	97.59	88.51	83.45	93.44	74.21	68.43
H-1 High Hazard, explosives	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	N.P.
H234 High Hazard	106.73	101.48	96.25	91.25	82.38	77.32	87.10	68.08	62.30
H-5 HPM	192.02	185.04	179.30	170.56	155.93	150.11	164.01	137.00	131.05
I-1 Institutional, supervised environment	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
I-2 Institutional, hospitals	321.25	314.27	308.52	299.78	284.17	N.P.	293.24	265.24	N.P.
I-2 Institutional, nursing homes	222.99	216.01	210.27	201.52	187.89	N.P.	194.98	168.96	N.P.
I-3 Institutional, restrained	218.28	211.30	205.55	196.81	183.43	176.62	190.27	164.50	156.55
I-4 Institutional, day care facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
M Mercantile	140.27	134.81	129.18	122.96	112.68	109.23	116.95	97.44	93.50
R-1 Residential, hotels	193.08	186.60	181.24	173.68	159.89	155.58	173.77	143.39	138.97
R-2 Residential, multiple family	161.95	155.46	150.10	142.54	129.52	125.22	142.64	113.02	108.61
R-3 Residential, one- and two-family	151.10	146.99	143.20	139.61	134.50	130.95	137.27	125.85	118.45
R-4 Residential, care/assisted living facilities	191.30	184.81	179.46	171.90	158.36	154.06	171.99	141.86	137.45
S-1 Storage, moderate hazard	105.73	100.48	94.25	90.25	80.38	76.32	86.10	66.08	61.30
S-2 Storage, low hazard	104.73	99.48	94.25	89.25	80.38	75.32	85.10	66.08	60.30
U Utility, miscellaneous	83.66	79.00	74.06	70.37	63.47	59.32	67.24	50.19	47.80

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 \$170.56 = \$682,240.00

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
plus 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).

Total Valuation*	Fee
\$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 January 1, 2019 through June 30, 2019

❖ **WATER System Development Charges:**

Single-Family Residential	3/4" meter	\$ 2,690
Commercial, or Industrial	1" meter	\$ 4,492
(Based on water meter size)	1½" meter	\$ 8,958
	2" meter	\$ 14,338
	3" meter	\$ 28,701
	4" meter	\$ 44,842

❖ **WATER Service Installation**:**

<u>Water Meter Size</u>	<u>Service Installation Charge (w/meter)</u>	<u>Meter Drop-in Charge</u>
3/4" (1" Service line)	\$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:**

	<u>Pre-Existing Service Line</u>	<u>No Pre-Existing Service Line</u>
Single-Family Zones*	\$ 58/linear foot	\$ 44/linear foot
Multi-Family, Comm., Ind. Zones*	\$ 74/linear foot	\$ 66/linear foot

*Where service line is not existing to connecting property, the service line shall be installed at the cost of the property owner. Meter drop-in charge **does** apply.*

**Per linear foot charge applies to full lot frontage, 50-foot minimum.*

❖ **SANITARY SEWER System Development Charges:**

Residential	\$ 3,330/dwelling unit	
Commercial (Low Strength)	\$ 3,330 (first 6 fixtures)	\$ 555 each add'l fixture
Commercial (Medium Strength)	\$ 4,856 (first 6 fixtures)	\$ 809 each add'l fixture
Commercial (High Strength)	\$ 7,780 (first 6 fixtures)	\$ 1,297 each add'l fixture
Industrial (Variable)	Based on individual flow and load quantities.	

❖ **SANITARY SEWER Connection Charges:**

	<u>Pre-Existing Service Lateral</u>	<u>No Pre-Existing Service Lateral</u>
All uses*	\$ 76/linear foot	\$ 63/linear foot

Where service lateral is not existing to connecting property, the service line shall be installed at the cost of the property owner.

**Per linear foot charge applies to full lot frontage, 50-foot minimum.*

❖ **STORM DRAINAGE Connection Charges:**

All uses	\$ 81/linear foot	(full lot frontage, 50-foot min)
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❖ **STREET System Development Charges:**

Single-Family Residential	\$ 3,941
Duplex/Multi-Family/Apartment	\$ 2,443/dwelling unit
Institutional, Office, Commercial, Industrial	(variable – based on projected traffic volumes)

❖ **STREET Connection Charges:**

All uses	\$ 147/linear foot	(full lot frontage, 50-foot min)
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❖ **ENCROACHMENT PERMIT:**

For all work performed within the public right-of-way. Utility taps, sidewalk, and driveway work, etc.	\$ 30
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❖ **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 \$ 51/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	\$ 17/square feet for the first 1,000 square feet (required facility surface area)
Over 1,000 square feet	\$ 11/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.

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 (7/1/2018-6/30/2019)
Adjustment (Type I-L)	\$70
Annexations – (set by separate resolution)	Varies
Appeals	
Appeal to City Council (Type III)	\$846
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$282
Appeal to Hearings Officer-Expedited Land Division	\$300 dep./max \$500 (b)
Comprehensive Plan Amendment (Type IV)	
Map Amendment – Without Concurrent Zoning Map Amendment	\$3,528
Map Amendment – Concurrent with Zoning Map Amendment	\$4,941
Text Amendment	\$3,952
Conditional Uses	
New Construction (Type III)	\$2,825 plus (c)
New Construction (Type II)	\$1,833 plus (c)
Existing Building – Expand or Modify (Type III)	\$1,833
Existing Building – Expand or Modify (Type II)	\$1,037
Existing Parking Lot – Expand or Modify (Type II and III)	\$1,037
Home Businesses requiring Conditional Use approval	\$524
Additional fee if Design Standards apply (Type II and III)	\$309
Additional fee if Traffic Report required (Type II and III)	\$705
Development Code Amendment (Type IV)	
Text Amendment	\$3,929
Floodplain Development Permit	
New Construction (Type I)	(h)
Placing an RV over 180 days (Type I)	\$77
Fencing and Freestanding Walls (Type I)	\$77
Site Plan Improvement in the Floodplain (Type I)	\$77
Development in the Floodway (Type I-L)	\$154 plus (f)
Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L)	\$232 plus (g)
Continuous Storage Operation (Type I-L)	\$154 plus (f)
Land Divisions of 19 lots or Less (Type I-L)	\$232 plus (g)
Alteration of a Watercourse (Type II)	\$771 plus (g)
Land Divisions of 20 or more lots, Cluster Developments, Planned Developments, and Manufactured Home Parks (Type III)	\$771 plus (g)
Historic Review	
Exterior Alteration; Designation of Landmark (Type I and Type I-L)	\$43
New Construction; Substitute Materials (Type I and Type I-L)	\$43
Demolition/Moving (Type III)	\$705
Interpretation of the Code	
Quasi-Judicial (Type II)	\$705
Legislative (Type IV)	\$1,410

Land Divisions	
<u>Partition</u> (2 or 3 parcels)	
Tentative Plat – (Type I-L, Expedited)	\$2,258
Tentative Plat – (Type III)	\$3,247
Final Plat – (Type I-L) [not applicable to replats]	\$570
<u>Subdivision</u> (4 or more lots)	
Tentative Plat – (Type I-L, Expedited)	\$2,542 + \$50 per lot
Tentative Plat – (Type III)	\$3,528 + \$50 per lot
Additional fee if traffic report required	\$705
Final Plat (Type I-L) [not applicable to replats]	\$711
Land Use Status Letter (Type I)	\$60
Manufactured Home Park (Type I-L)	\$2,542 + \$20 per space
Additional fee if in Floodplain (Type III)	\$989
Additional fee if Traffic Report required	\$705
Natural Resource Impact Review	
Natural Resource Impact Review (Concurrent with another development application)	\$154
Natural Resource Impact Review for Residential Development (Not concurrent with another development application)	\$77
Natural Resource Impact Review for other development (Not concurrent with another development application)	\$154
Natural Resource Boundary corrections and refinements	\$77
Nonconforming Situations (Type II)	
New Construction	\$846 plus (c)
No New Construction	\$424
Planned Development – 2-Step Process	
Preliminary (Type III)	\$3,952
Final (Type I)	\$705
Additional fee if Traffic Report required	\$705
Property Line Adjustment (Type I)	\$282
Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)***	\$282
Request for Public Hearing of a Type II application	\$262 (e)
Residential Accessory Buildings (Type I-L and Type CUII)	\$424
Revision to Application in Process	\$281
Additional fee if re-notification required	\$140
Revised Decision	
Staff Decision (Type I, II or I-L)	\$424
PC or CC Decision (Type III or IV)	\$989
Site Plan Review (d)	
New Construction (Type I-L)	\$2,684 plus (c)
Modify Existing development or development with minimal impact (Type I-L)	\$1,833
Change of Use and/or Minor Development) (Type I-L)	\$140
New Parking areas or existing parking areas expansion (Type I-L)	\$1,037
Special Requests-Temporary Uses (Type I)	\$140

Tree Felling – 5 or more	
Concurrent with a Development proposal (Type I-L)	\$424
Not Concurrent with a Development proposal (Type I-L)	\$1,128
Urban Growth Boundary Amendment	\$6,631
Vacation (Type IV)	
Public Street or Alley	\$2,258
Public Easements	\$1,976
Variance (Type II)	
First, or individual Variance to a Code Section (Type II)	\$846
Each additional concurrent Variance to a Code Section	\$565
Willamette Greenway (Type II)	\$1,270
Zoning Map Amendment (Type IV)	\$3,528
Additional Fees	
Additional fee if Traffic Report required	\$705
Additional fee if Design Standards apply	\$309
Additional fee if Mitigation is required	\$154
Additional fee if Hillside Development (Type III)	\$987
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.	
Notes:	
*** No Final Plat review fee for “replats” to move or remove existing subdivision or partition property lines.	
(a) No fee for land use applications initiated by City of Albany General Fund departments.	
(b) Per ORS 197.375(6)	
(c) 0.15 percent of the development's construction value over \$150,000 (construction value excludes the cost of the land).	
(d) Unless determined otherwise by the CD Director, the fee to modify or revise an approved project shall be the same as a new application.	
(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.	

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

Development Code (text only)	\$25.00
(dividers)	\$ 5.00
(notebook)	\$ 5.00

The Development Code contains the City's zoning regulations.

Comprehensive Plan (text only)	\$20.00
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The Comprehensive Plan is the policy guide to decisions about the development of the community.

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

City of Albany Street Map	Small \$3.00
	Large \$5.00

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

City of Albany Flood Hazard Boundary Maps (Topographic)	\$5.00
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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'

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

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.

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

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

Scale varies.

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

Subdivision names, streets, tax lots and acreage amounts.

Scale varies.

Oregon State Highway Map (Millersburg to Tangent)	\$3.00
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Streets, highways, and public buildings.

Scale is 1"=1,000'

Size is 36" x 42"