

FEES ASSOCIATED WITH DEVELOPMENT



Community Development

&

Public Works - Engineering

2023-2024

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Community Development 541-917-7550

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CITY OF ALBANY BUILDING PERMIT FEES*

1. BUILDING PERMITS:

- One- & two-dwelling structures are residential structures and their accessory structures, which are regulated by the **Oregon Residential Specialty Code (ORSC)**.
- Multi-dwelling structures include all residential structures not regulated by the ORSC and that are regulated by the **Oregon Structural Specialty Code (OSSC)**.
- Commercial includes all other structures regulated by the **Oregon Structural Specialty Code (OSSC)**.

One- and Two-dwelling, Multi-dwelling, and Commercial Building Permits

Total Valuation ¹	
\$0 to \$25,000	\$85.00 for the first \$2,000, plus \$9.90 for each additional \$1,000 or fraction
\$25,001 to \$50,000	\$305.00 for the first \$25,000, plus \$7.40 for each additional \$1,000 or fraction
\$50,001 to \$100,000	\$490.00 for the first \$50,000, plus \$5.70 for each additional \$1,000 or fraction
\$100,001 and up	\$775.00 for the first \$100,000, plus \$4.25 for each additional \$1,000 or fraction

¹ Valuation is based on the methodology specified in OAR 918-050-0100. See the ICC Valuation Table on Page 2.

Building Permit Plan Review¹

Building plan review fee ¹	50% of building permit fee (\$85 minimum)
FLS review fee ²	50% of the building permit fee (\$85 minimum)
One & Two-Dwelling Master Plan Review Discount ⁶	50% discount on subsequent building plan review fee
Deferred submittal ³ (per deferred item)	\$250.00
Phased project application fee ^{3,4}	\$250.00
Phased project review fee ^{3,4,5}	10% of building permit fee (\$1,500 max)
Additional plan review for plan review responses ⁷	\$85.00/hour (2 hour min.)
Additional plan review for revisions to approved plans	\$85.00/hour (1 hour min.)
Alternate materials and methods review fee ³	\$85.00/hour (2 hour min.)
Third-party plan review fee ³	\$125.00/hour (2 hour min.)
Additional consultation/research/administrative services ³	\$85.00/hour (2 hour min.)

¹ Plan review is required on all building permits unless waived by the Building Official (AMC 18.06.030)

² FLS review fee is required on all projects specified under ORS 479.155(2)

³ This fee is in addition to applicable plan review and permit fees.

⁴ Phased projects are subject to the approval of the Building Official.

⁵ Phased project review fee is applied to each phase of the project.

⁶ The initial Master Plan Review must be requested at the time of application for the initial plan review

⁷ Fee applies to projects exceeding two plan review letters, unless waived by the Building Official

* The fees list under the Building Division section are only the fees adopted pursuant to the applicable Oregon Administrative Rule. Additional fees from other departments may be required for your project. Please see the adopted fees for the appropriate department.

Plus 12% State Surcharge

ICC CONSTRUCTION VALUATION ¹

Valuation is the actual cost to build. ²

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

Square Foot Construction Costs ^{a, b, c, d}									
Group (International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	338.88	327.46	319.76	307.63	289.42	280.47	298.24	268.37	259.83
A-1 Assembly, theaters, without stage	310.12	298.70	291.00	278.87	260.66	251.71	269.48	239.62	231.07
A-2 Assembly, nightclubs	275.09	266.93	259.34	250.54	234.96	228.26	241.54	213.57	206.65
A-2 Assembly, restaurants, bars, banquet halls	274.09	265.93	257.34	249.54	232.96	227.26	240.54	211.57	205.65
A-3 Assembly, churches	314.65	303.24	295.53	283.41	265.65	256.70	274.02	244.61	236.06
A-3 Assembly, general, community halls, libraries, museums	268.44	257.02	248.32	237.19	218.26	210.31	227.80	197.22	189.68
A-4 Assembly, arenas	309.12	297.70	289.00	277.87	258.66	250.71	268.48	237.62	230.07
B Business	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
Carport, covered porch, patio, or deck	57.74	54.48	51.32	49.07	44.75	40.95	46.93	34.33	33.24
E Educational	280.42	270.83	263.70	252.34	235.54	223.64	243.64	205.87	199.45
F-1 Factory and industrial, moderate hazard	161.70	154.21	144.70	139.94	124.72	118.51	133.72	103.40	96.83
F-2 Factory and industrial, low hazard	160.70	153.21	144.70	138.94	124.72	117.51	132.72	103.40	95.83
H-1 High hazard, explosives	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	N.P.
H234 High hazard	150.85	143.36	134.84	129.08	115.17	107.96	122.87	93.86	86.28
H-5 HPM	263.16	253.51	244.15	233.85	213.00	204.65	224.67	187.98	179.49
I-1 Institutional, supervised environment	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
I-2 Institutional, hospitals	438.26	428.62	419.26	408.96	386.98	N.P.	399.78	361.97	N.P.
I-2 Institutional, nursing homes	304.86	295.22	285.86	275.55	256.23	N.P.	266.37	231.21	N.P.
I-3 Institutional, restrained	298.67	289.02	279.66	269.36	250.30	240.95	260.18	225.29	214.80
I-4 Institutional, day care facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
M Mercantile	205.22	197.06	188.47	180.67	164.83	159.13	171.67	143.44	137.53
R-1 Residential, hotels	267.42	258.06	249.33	240.60	220.62	214.60	240.64	198.79	192.64
R-2 Residential, multiple family	223.61	214.25	205.52	196.79	177.77	171.76	196.82	155.95	149.80
R-3 Residential, one- and two-family	211.77	205.84	200.99	197.13	190.36	183.32	193.75	177.67	167.37
R-4 Residential, care/assisted living facilities	264.93	255.57	246.84	238.11	217.64	211.63	238.15	195.82	189.67
S-1 Storage, moderate hazard	149.85	142.36	132.84	128.08	113.17	106.96	121.87	91.86	85.28
S-2 Storage, low hazard	148.85	141.36	132.84	127.08	113.17	105.96	120.87	91.86	84.28
U Utility, miscellaneous	115.48	108.95	102.64	98.13	88.49	81.89	93.86	69.76	66.48

- a. Private garages use utility, miscellaneous
- b. Unfinished basements (Group R-3) = \$31.50 per sq. ft.
- c. For shell only buildings deduct 20 percent
- d. N.P. = not permitted

Example:
 4,000 sq. ft. Office Building (Business, Type IIB)
 4,000 x \$233.85= \$935,400

¹ Valuation is determined by the Building Official

² One- and two-family new construction and additions shall be based on the ICC Table (OAR 9018-050-0100 (1)(c))

2. ELECTRICAL PERMITS:

RESIDENTIAL PER UNIT: (Square footage includes attached garages and/or storage spaces)

1000 sq. ft. or less	\$150.00
Each additional 500 sq. ft. or portion	\$30.00
Limited energy	\$85.00

In a multi-dwelling structure, OAR 918-309-0030 (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. In a multi-dwelling structure, OAR 918-309-0030 (3)(b) requires one limited energy permit per building.

Residential remodels, additions, alterations or repairs shall use the lower of the square footage of the area being remodeled/added or the calculated branch circuit fee.

SERVICES OR FEEDERS: (Installation, Alterations or Relocation – no circuits included)

200 amps or less	\$85.00
201 to 400 amps	\$105.00
401 to 600 amps	\$175.00
601 to 1000 amps	\$225.00
1000+ amps or volts	\$475.00
Reconnect only	\$85.00
Manufactured home/modular service/feeder	\$85.00

TEMPORARY SERVICES OR FEEDERS: (Installation, Alterations, or Relocation)

200 amps or less	\$85.00
201 to 400 amps	\$105.00
401 to 600 amps	\$175.00
601 to 1000 amps	\$225.00
1000+ amps or volts	\$475.00

BRANCH CIRCUITS: (New, alteration, or extension per panel)

Branch circuits with purchase of service or feeder fee (each)	\$6.00
Branch circuit without purchase of service or feeder fee	\$85.00
Each additional	\$6.00

MISCELLANEOUS: (Service or feeder NOT included)

Renewable electrical energy systems	\$85.00
Pump or irrigation circle	\$85.00
Sign or outline lighting	\$85.00
Signal circuits or limited energy panel, alteration/extensions	\$85.00
Master Electrical Permit Annual set-up fee	\$125.00
Each Master Label inspection	\$85.00/hour (1 hour min.)
Minor Label with corrections	\$85.00/hour (1 hour min.)

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

Per inspection or re-inspection when added to an existing permit	\$85.00
Miscellaneous hourly fee for inspections	\$85.00/hour (1 hour min.)

PLAN REVIEW FEE:

50% of electrical permit, if required

Plus 12% State Surcharge

3. FIRE ALARM PERMITS: *(Electrical permit required, see Section 2)*

Fire alarm control panel.....\$85.00

SIGNAL INITIATING AND NOTIFICATION DEVICES:

Initiating and notification devices: detectors, pull stations, horns, strobes, annunciators water flow, tamper switches
 1-10 \$85.00
 11-20.....\$135.00
 Each additional 30 (or fraction thereof).....\$45.00
 Plan Review Fee.....50% of fire alarm permit, (\$85.00 minimum)

4. FIRE SPRINKLER PERMITS:

One- & Two-Dwelling Fire Suppression Systems (NFPA 13D)¹

Square Footage	Fee ²
0 to 2,000 sq. ft.	\$225.00
2,001 to 3,600 sq. ft.	\$250.00
3,601 to 7,200 sq. ft.	\$275.00
7,201 sq. ft. +	\$300.00

¹Separate plumbing permit required for integrated systems and/or the double detector check valve

²Includes plan review

Commercial & Multi-Dwelling Fire Suppression Systems (NFPA 13R & NFPA 13)

Add/replace valves, attachments, or devices \$85.00 Min
 Fire pump installation or replacement\$175.00 each
 Hood suppression systems (per hood)\$130.00 each
 Fire Service Line (including each vault, PIV, and fire line)\$200.00 each
 New, lower/raise, and relocate fire sprinkler heads
 1 to 25 \$85.00
 26 to 50 \$125.00
 51 to 100 \$165.00
 101 to 200 \$210.00
 201 to 300 \$255.00
 301 to 400 \$300.00
 401 to 500 \$345.00
 Each 100 heads or fraction thereof over 500..... \$45.00
 Each riser (Included hydrostatic and flush test)..... \$150.00
 Storage tank (in addition to separate building permit) \$210.00
 Standpipe or other testing \$85.00 per staff/hour (2-Hour min.)
 Additional inspections/plan review as required by Building Official..... \$85.00/hour

PLAN REVIEW FEE:

50% of fire sprinkler permit(\$85.00 minimum)
 Revisions, including field review inspection of as-builts \$85.00/hour (1 hour min)

5. MANUFACTURED HOME PERMITS:

Manufactured home setup \$385.00
 State fee..... \$30.00

Manufactured home setup fee includes the 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 require additional permits.

Plus 12% State Surcharge

6. MECHANICAL PERMITS:

**One & Two-Dwelling Structures / Manufactured Dwellings:
New, Additions, Alterations, Repairs, & Accessory Structures**

Minimum permit fee.....	\$85.00
Gas System (New or Alterations).....	\$30.00 each
Appliances (Furnace, Heat Pumps, Air conditioner and Fireplaces).....	\$30.00 each
Exhaust Fans and Range Hoods.....	\$15.00 each
HVAC Ductwork System.....	\$30.00 each
Miscellaneous systems (ex: radon systems, LP systems,).....	\$30.00 each

Commercial & Multi-dwelling: 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	\$85.00 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

Mechanical plan review.....50% of the permit fee

7. MISCELLANEOUS PERMITS/FEEES:

- o Moving a building \$250.00
- o Demolition (plumbing permit may be required) \$125.00
- o Change of occupancy \$200.00
- o **plus** research fee as needed \$85.00/hour
- o Inspections for which no fee is specifically indicated \$85.00/hour (1 hour min.)
- o Compliance inspections \$85.00/hour (1 hour min.)
- o Re-inspections \$85.00/hour (1 hour min.)
- o Work without a Permit..... Actual cost of investigation (\$225 minimum)
- o Temporary Certificate of Occupancy: (Each 30 days)
 - Application Processing Fee..... \$200.00
 - Commercial (Per tenant suite)..... \$300.00
 - Residential Structures (Per dwelling unit)..... \$100.00
- o Expedited Services: (*Applies to projects not requiring review from other departments*)
 - Plan review^{1,2}..... \$125.00 hour/ (2 hour min.)
 - After hours inspections²..... \$125.00 hour/ (2 hour min.)
 - Minor on-site plan review^{1,2}..... \$85.00 hour/ (2 hour min.)
- o ¹Request shall be made at time of permit application
- o ²Fees are in addition to regular permit and review fees
- o Refund Administrative Charge \$50.00
- o Addressing Assignment or Reassignment..... \$85.00 hour (\$50.00 minimum)
- o Permit Extension Request \$50.00
- o Expired permit reinstatement..... 50% of current permit fee

Plus 12% State Surcharge

8. PARKING LOT PERMITS: (Standalone or part of the structural permit)

Parking Lot

Accessible Spaces	Fee
1 - 3 Spaces	\$85.00
4 – 6 Spaces	\$125.00
7 + Spaces	\$175.00

Parking lot plan review50% of permit fee
 Additional consultation and/or inspections as needed\$85.00/hour (1 hour min.)

9. PLUMBING PERMITS:

New 1 & 2 Dwelling Structures

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

One bathroom¹ & kitchen.....\$350.00
 Two bathrooms¹ & kitchen.....\$425.00
 Three bathrooms¹ & kitchen.....\$500.00
 Each additional bath¹/kitchen.....\$75.00

¹A half-bath is equivalent to a single bathroom

**Commercial, Multi-dwelling, Manufactured Dwellings, 1 & 2 Dwelling Structures
 New¹, Additions, Alterations, Repairs, & Accessory Structures**

¹Excludes 1 & 2 Dwelling Structures, see fee schedule above.

Minimum permit fee \$85.00
 Each plumbing fixture or items (per fixture or item)\$21.00
 Includes: Absorption valve, clothes washer, dishwasher, drinking fountain, ejectors/sump, expansion tank, floor drain/sink/tub, garbage disposal, hose bibb, icemaker, trap primer, sewer cap, sink/basin/lavatory, tub/shower/shower pan, urinal, water closet, water heater, tankless water heater, backflow preventer, backwater valve, other fixtures or items not named above.

Other Plumbing Fees:

Potable Water Distribution or Sanitary Waste System Repipe (Each System)\$85.00

Sewer:
 First 100 feet \$85.00
 For each additional 100 feet or portion \$45.00

Water service:
 First 100 feet \$85.00
 For each additional 100 feet or portion \$45.00

Storm and rain drain:
 First 100 feet \$85.00
 For each additional 100 feet or portion \$45.00

Manufactured home space (if not covered by siting fee)\$85.00
 Plumbing plan review – When required or requested 50% of the permit fee
 Minor Label with Corrections... ..\$85.00/hour (1 hour min.)

Plus 12% State Surcharge

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	\$85.00
\$5,001 to \$10,000	\$85.00 plus \$1.60 for each additional \$100 or fraction thereof over \$5,000
\$10,001 to \$100,000	\$165.00 plus \$1.85 for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 and more	\$330.00 plus \$1.00 for each additional \$1,000 or fraction thereof over 100,000

Plumbing plan review¹ 50 % of the permit fee
¹Plan review is required on all Medical Gas installations

10. Reroof Permit:

Commercial and multi-dwelling (where no structural work occurs) \$250.00
 Plan review fee..... 50% of Permit Fee

11. SIGN PERMITS:

Freestanding, projecting, and monument signs (per sign) \$40.00
 All other signs (per sign)..... \$40.00
 Minimum..... \$85.00
 Plan Review..... 50% of Permit Fee (\$50.00 Min)

Temporary signs include a base fee of \$50.00 plus \$10.00 per sign

12. SOLAR SYSTEM PERMITS:

PRESCRIPTIVE PATH SYSTEMS: \$250.00
 Qualifying roof installations on conventional light-frame construction. Includes plan review
 Additional inspections \$85.00/hour (1 hour min.)

ENGINEERED SYSTEMS Fair Market Value of work performed (\$250.00 Min)
 Indicate value of structural elements for the solar panels, including racking, mounting elements, rails, and the cost of labor to install. See Building Permit fees.

PUBLIC WORKS UTILITY FEES/CHARGES

❖ **WATER System Development Charges:**

<u>Category</u>	<u>Units</u>	<u>SDC/Unit</u>
Single Dwelling Unit	SF	\$1.85
Duplex/Triplex/Fourplex	Dwelling	\$2,275
Apartments (>4 units)	Dwelling	\$1,794
Commercial, or Industrial (Based on water meter size)	3/4" meter	\$ 4,376
	1" meter	\$ 7,308
	1½" meter	\$ 14,573
	2" meter	\$ 23,325
	3" meter	\$ 46,694
	4" meter	\$ 72,951

❖ **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 Dwelling Zones*	\$ 76/linear foot	\$ 57/linear foot
Multi-Dwelling, Comm., Ind. Zones*	\$ 97/linear foot	\$ 86/linear foot

One service line installation with a meter box is included if one does not exist. 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 Tier 1 Home size <=1,000 SF	\$ 4,045	
Residential Tier 2 Home size 1,001-1,250 SF	\$ 4,932	
Residential Tier 3 Home size 1,251-3,000 SF	\$ 5,541	
Residential Tier 4 Home size >3,000 SF	\$ 6,040	
Duplex/Triplex/Fourplex per Dwelling Unit	\$ 4,987	
Apartments (>4 units) per Dwelling Unit	\$ 3,768	
Commercial (Low Strength)	\$ 5,541 (first 6 fixtures)	\$ 924 each add'l fixture
Commercial (Medium Strength)	\$ 7,973 (first 6 fixtures)	\$ 1,329 each add'l fixture
Commercial (High Strength)	\$ 13,093 (first 6 fixtures)	\$ 2,182 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*	\$ 99/linear foot	\$ 82/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	\$ 106/linear foot	(full lot frontage, 50-foot min)
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❖ **STREET System Development Charges:**

Residential Tier 1 Home size <=1,000 SF	\$ 3,057
Residential Tier 2 Home size 1,001-1,250 SF	\$ 3,930
Residential Tier 3 Home size 1,251-3,000 SF	\$ 4,852
Residential Tier 4 Home size >3,000 SF	\$ 6,502
Duplex	\$ 2,633/dwelling unit
ADU/Cottage Cluster	\$ 2,426/dwelling unit
Multi Dwelling Unit/Apartment	(variable – based on number of floors)
Institutional, Office, Commercial, Industrial	(variable – based on projected traffic volumes)

❖ **STREET Connection Charges:**

All uses	\$ 192/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
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❖ **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	\$ 67/square foot (required facility surface area may be larger than treatment area)
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❖ **POST CONSTRUCTION STORMWATER QUALITY (PSWQ) Transfer of Landscaping Responsibility to City:**

First 1,000 square feet	\$ 22/square feet for the first 1,000 square feet (required facility surface area)
Over 1,000 square feet	\$ 15/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.

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) 917-7769 for more information.

Base SDC per single-family residence	\$ 1,977.56
Per square foot of living space.....	\$ 1.39
Maximum SDC per single-family residence.....	\$ 5,604.84

Common Parks Systems Development charge exemptions:

- Additions to equivalent dwelling units 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)	
Adjustment (Type III)	
First, or individual adjustment to a code section	\$1,087
Each additional concurrent adjustment to a code section	\$726
Annexations – (set by separate resolution)	Varies
Appeals	
Appeal to City Council (Type III)	\$1,087
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$362
Appeal to Hearings Officer-Expedited Land Division	\$300 dep./max \$500 (b)
Building Permit Planning Review Fee	(i)
Comprehensive Plan Amendment (Type IV)	
Map Amendment – Without Concurrent Zoning Map Amendment	\$4,532
Map Amendment – Concurrent with Zoning Map Amendment	\$6,347
Text Amendment	\$5,077
Conditional Uses	
New Construction (Type III)	\$3,628 plus (c)
New Construction (Type II)	\$2,355 plus (c)
Existing Building – Expand or Modify (Type III)	\$2,355
Existing Building – Expand or Modify (Type II)	\$1,333
Existing Parking Lot – Expand or Modify (Type II and III)	\$1,333
Home Businesses requiring Conditional Use approval	\$674
Additional fee if Design Standards apply (Type II and III)	\$397
Additional fee if Traffic Report required (Type II and III)	\$905
Development Code Amendment (Type IV)	
Text Amendment	\$5,047
Floodplain Development Permit	
New Construction (Type I)	(h)
Placing an RV over 180 days (Type I)	\$99
Fencing and Freestanding Walls (Type I)	\$99
Site Plan Improvement in the Floodplain (Type I)	\$99
Development in the Floodway (Type I-L)	\$197 plus (f)
Grading, Excavation, Fill, Paving, Mining, and Drilling (Type I-L)	\$299 plus (g)
Continuous Storage Operation (Type I-L)	\$197 plus (f)
Land Divisions of 19 lots or Less (Type I-L)	\$299 plus (g)
Alteration of a Watercourse (Type II)	\$991 plus (g)
Land Divisions of 20 or more lots, Cluster Developments, Planned Developments, and Manufactured Home Parks (Type III)	\$991 plus (f)
Historic Review	
Exterior Alteration; Designation of Landmark (Type I and Type I-L)	\$54
New Construction; Substitute Materials (Type I and Type I-L)	\$54
Demolition/Moving (Type III)	\$905
Interpretation of the Code	
Quasi-Judicial (Type II)	\$905
Legislative (Type IV)	\$1,811

Land Divisions	
<u>Partition</u> (2 or 3 parcels)	
Tentative Plat – (Type I-L, Expedited)	\$2,913
Tentative Plat – (Type III)	\$4,170
Final Plat – (Type I-L) [not applicable to replats]	\$732
<u>Subdivision</u> (4 or more lots)	
Tentative Plat – (Type I-L, Expedited)	\$3,265 + \$50 per lot
Tentative Plat – (Type III)	\$4,531 + \$50 per lot
Additional fee if traffic report required	\$905
Final Plat (Type I-L) [not applicable to replats]	\$913
Land Use Status Letter (Type I)	\$77
Manufactured Home Park (Type I-L)	\$3,265 + \$20 per space
Additional fee if in Floodplain (Type III)	\$1,270
Additional fee if Traffic Report required	\$905
Natural Resource Impact Review	
Natural Resource Impact Review (Concurrent with another development application)	\$198
Natural Resource Impact Review for Residential Development (Not concurrent with another development application)	\$99
Natural Resource Impact Review for other development (Not concurrent with another development application)	\$198
Natural Resource Boundary corrections and refinements	\$99
Nonconforming Situations (Type II)	
New Construction	\$1,087 plus (c)
No New Construction	\$544
Planned Development – 2-Step Process	
Preliminary (Type III)	\$5,077
Final (Type I)	\$905
Additional fee if Traffic Report required	\$905
Property Line Adjustment (Type I)	\$362
Replat (Type I-L – Only for moving or removing existing subdivision or partition property lines)***	\$362
Request for Public Hearing of a Type II application	\$336 (e)
Residential Accessory Buildings (Type I-L and Type CUII)	\$544
Revision to Application in Process	\$361
Additional fee if re-notification required	\$180
Revised Decision	
Staff Decision (Type I, II or I-L)	\$544
PC or CC Decision (Type III or IV)	\$1,270
Site Plan Review (d)	
New Construction (Type I-L)	\$3,447 plus (c)
Modify Existing development or development with minimal impact (Type I-L)	\$2,355
Change of Use and/or Minor Development) (Type I-L)	\$180
New Parking areas or existing parking areas expansion (Type I-L)	\$1,333
Special Requests-Temporary Uses (Type I)	\$180

Tree Felling – 5 or more	
Concurrent with a Development proposal (Type I-L)	\$544
Not Concurrent with a Development proposal (Type I-L)	\$1,449
Urban Growth Boundary Amendment	\$8,518
Vacation (Type IV)	
Public Street or Alley	\$2,900
Public Easements	\$2,538
Variance, Minor (Type I-L)	\$90
Variance, Major (Type II)	
First, or individual Variance to a Code Section	\$1,087
Each additional concurrent Variance to a Code Section	\$726
Willamette Greenway (Type II)	\$1,631
Zoning Map Amendment (Type IV)	\$4,532
Additional Fees	
Additional fee if Traffic Report required	\$905
Additional fee if Design Standards apply	\$397
Additional fee if Mitigation is required	\$198
Additional fee if Hillside Development (Type III)	\$1,268
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.	
(i) 25% of the building plan review fee (<i>See page 1 of this guide</i>)	

ALBANY FIRE DEPARTMENT FEES

Fire plan review fee.....15% of commercial plans review fee.
(See page 1 of this guide)

Fire-related systems permit fee.....\$125

Land use action application review fee\$125

Emergency Responder Communication Coverage System (ERCCS) Alternative

Square footage	0-49,000	50,000-99,999	100,000-299,999	300,000+
Cost per sq. ft.	\$0	\$0.45	\$0.35	\$0.30

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	\$13.94
3"	\$17.35
4"	\$18.93
6"	\$30.31
8"	\$48.96
10"	\$77.97

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
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.....	1" = 100', 2' x 3' \$1.50
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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
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.....	18" x 24" \$1.00
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Subdivision names, streets, tax lots, and some acreage amounts.

Scale varies.

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