

# FEES ASSOCIATED WITH DEVELOPMENT



## Community Development Department

Planning Division	541-917-7550
Building Division	541-917-7553

## CONSTRUCTION VALUATION

Valuation is the actual value of the cost to build.

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

Square Foot Construction Costs <sup>a,b,c,d</sup>									
Group (2006 International Building Code)									
Occupancy & Type	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	207.99	201.27	196.59	188.35	177.31	172.08	182.33	161.78	155.82
A-1 Assembly, theaters, without stage	188.37	181.65	176.97	168.72	157.73	152.50	162.70	142.19	136.23
A-2 Assembly, nightclubs	160.35	155.84	151.87	146.10	137.40	133.56	140.99	124.59	120.41
A-2 Assembly, restaurants, bars, banquet halls	159.35	154.84	149.87	145.10	135.40	132.56	139.99	122.59	119.41
A-3 Assembly, churches	191.73	185.01	180.33	172.08	161.06	155.82	166.06	145.52	139.56
A-3 Assembly, general, community halls, libraries, museums	162.11	155.39	149.71	142.46	129.82	126.20	136.44	114.89	109.93
A-4 Assembly, arenas	187.37	180.65	174.97	167.72	155.73	151.50	161.70	140.19	135.23
B Business	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
E Educational	176.25	170.31	165.47	158.26	148.32	140.74	153.03	130.54	125.61
F-1 Factory and industrial, moderate hazard	97.68	93.20	87.88	84.96	76.10	72.71	81.54	62.67	59.24
F-2 Factory and industrial, low hazard	96.68	92.20	87.88	83.96	76.10	71.71	80.54	62.67	58.24
H-1 High Hazard, explosives	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	0.00
H234 High Hazard	91.50	87.02	82.70	78.78	71.10	66.71	75.36	57.67	53.24
H-5 HPM	161.10	155.30	150.33	143.24	130.34	125.39	137.63	114.22	109.47
I-1 Institutional, supervised environment	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
I-2 Institutional, hospitals	271.13	265.33	260.35	253.27	239.63	0.00	247.66	223.51	0.00
I-2 Institutional, nursing homes	189.55	183.75	178.78	171.69	159.17	0.00	166.08	143.05	0.00
I-3 Institutional, restrained	185.16	179.37	174.39	167.30	155.66	149.72	161.69	139.55	132.80
I-4 Institutional, day care facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
M Mercantile	119.24	114.73	109.76	104.99	95.94	93.10	99.88	83.13	79.95
R-1 Residential, hotels	163.43	157.90	153.72	147.58	137.69	133.97	148.68	124.81	119.99
R-2 Residential, multiple family	136.97	131.44	127.26	121.11	111.35	107.63	122.34	98.47	93.65
R-3 Residential, one- and two-family	129.98	126.37	123.27	120.01	115.61	112.61	118.02	108.33	101.95
R-4 Residential, care/assisted living facilities	161.32	155.78	151.61	145.46	135.81	132.09	146.81	122.94	118.11
S-1 Storage, moderate hazard	90.50	86.02	80.70	77.78	69.10	65.71	74.36	55.67	52.24
S-2 Storage, low hazard	89.50	85.02	80.70	76.78	69.10	64.71	73.36	55.67	51.24
U Utility, miscellaneous	69.10	65.33	61.44	58.37	52.71	49.14	55.08	41.61	39.61

- a. Private Garages use Utility, Miscellaneous.
- b. Unfinished basements (all use group) = \$15 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 \$143.24 = \$572,960

G:\Forms\2009 Valuation Table

# CITY OF ALBANY BUILDING PERMIT FEES

## 1. CONSTRUCTION BUILDING PERMITS:

### Residential & Commercial

Total Valuation**	Residential	Commercial
\$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 located on previous page.

**Plus 12% state surcharge**

**Plus \$1.00 per square foot residential and \$.50 per square foot commercial School Construction Excise Tax.**

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

## 2. PLUMBING PERMITS:

### New 1 & 2 Family Dwelling

Fee includes the first 100 ft 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.	
<b>Other Plumbing Fees:</b>	
<b>Sewer:</b>	
First 100 feet .....	\$100.00
For each additional 100 feet or portion.....	35.00
<b>Water service:</b>	
First 100 feet .....	\$100.00
For each additional 100 feet or portion.....	35.00
<b>Storm and rain drain:</b>	
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

\*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**

**3. 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.

<b>Total Valuation**</b>	<b>Fee</b>
\$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

\*Maximum of one inspection.

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

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

**4. 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.)

**5. PARKING LOT PERMITS:**

**New Parking Lot**

<b>Spaces</b>	<b>Fee</b>
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**

<b>Spaces</b>	<b>Fee</b>
1 – 2 spaces	\$125.00
3 – 5 spaces	\$265.00
6+ spaces	\$355.00

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

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

**6. 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**

**7. MISCELLANEOUS PERMITS/FEEES:**

- 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\*\*..... 65% of building permit fee calculated using  
     (Applies to both separate and combo permits) ..... value of deferred portion(s)  
     Deferrals are defined by plan review staff..... \$250.00 minimum
- Phased Project\*\* ..... In addition to regular permit fees, 10% of total  
     ..... project building permit fee for each phase.  
     ..... \$70.00 minimum, not to exceed \$1,500 for each phase **plus** \$250.00 application fee.  
     ..... \*\* 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..... Amount equal to and in addition to the building permit fee.
- 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.  
     \*Please request at time of permit application.  
     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.)
- 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**

**9. SIGN PERMITS:**

- Freestanding, projecting and monument signs (per sq. ft.).....0.50
  - All other signs (per sq. ft.) .....0.40
  - Minimum ..... \$40.00
- Structural inspection and review covered under Construction Permits/Plan Review.

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

**10. 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

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

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 11	

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).

**11. FIRE SPRINKLER PERMITS:**

**Residential Fire Suppression Systems**

*\*Fee includes plan review*

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

**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

**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 .....1400.00  
 1001 to 2000 .....2436.00  
 2001 to 3000 .....3150.00  
 3001 to 4000 .....3752.00  
 4001 to 5000 .....3990.00  
 5001 to 6000 .....4200.00  
 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**

**12. FIRE ALARM PERMITS:**

**\*\*Separate electrical permit required in addition:**

Each riser .....	\$70.00
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

**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 3 rough and up to 2 final inspections, 1 hour each, at no additional charge.

**PUBLIC WORKS UTILITY FEES/CHARGES** July 23, 2009 through June 30, 2010  
(Updated February 5, 2010)

❖ **WATER System Development Charges:**

Single-Family Residential,	3/4" meter	\$ 2,041
Commercial, or Industrial	1" meter	\$ 3,408
(Based on water meter size)	1½" meter	\$ 6,796
	2" meter	\$ 10,877
	3" meter	\$ 21,776
	4" meter	\$ 34,020

❖ **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	\$ 160
1"	\$ 2,975	\$ 180
1½"	actual cost	\$ 530
2"	actual cost	\$ 570

\*\**(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	\$ 26/linear foot	(full lot frontage, 50 foot min)
Multi-Family, Comm., Ind. Zones	\$ 36/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	\$ 2,402/dwelling unit	
Commercial/Industrial (Low Strength)	\$ 2,402 (first 6 fixtures)	\$ 400 each add'l fixture
Commercial/Industrial (Medium Strength)	\$ 3,495 (first 6 fixtures)	\$ 583 each add'l fixture
Commercial/Industrial (High Strength)	\$ 5,592 (first 6 fixtures)	\$ 932 each add'l fixture

❖ **SANITARY SEWER Connection Charges:**

All uses	\$ 47/linear foot	(full lot frontage, 50 foot min)
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*One service line installation to the property line cleanout is included if one does not exist.*

❖ **North Albany SANITARY SEWER In-Lieu-of Assessments:**

North Albany Interceptor	\$ 2,464 per gross acre	
North Albany Collector (in district)	\$ 5,555 each additional lot created (within 150 feet)	
North Albany Collector (out of district)	\$ 7,936 per benefit	

❖ **STORM DRAINAGE Connection Charges:**

All uses	\$ 42/linear foot	(full lot frontage, 50 foot min)
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❖ **STREET System Development Charges:**

Single-Family Residential	\$ 1,734	
Multi-Family/Duplex	\$ 1,217/dwelling unit	
Manufactured Home in Park	\$ 904	
Institutional, Comm., Office, Indust.	(variable – based on projected traffic volumes)	

❖ **STREET Connection Charges:**

All uses	\$ 77/linear foot	(full lot frontage, 50 foot min)
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❖ **North Albany STREET Improvement Assurance Charges:**

Development Adjacent to Collector/Arterial Streets in North Albany	\$ 213/linear foot	
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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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**PUBLIC WORKS UTILITY FEES/CHARGES** July 23, 2009 through June 30, 2010  
(Updated February 5, 2010)

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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

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❖ **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

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## **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 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 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 information.**

## PLANNING FEES

Type of Application	Current Fee (c) (7/1/2009 to 6/30/2010)
<b>Adjustment</b> (Type I)	\$62
<b>Annexations</b> – (set by separate resolution)	Varies
<b>Appeals</b>	
Appeal to City Council (Type III)	\$740
Appeal to PC only (Type I-L that had a neighborhood meeting)	\$247
Appeal to Hearings Officer-Expedited Land Div.	\$300 dep./max \$500 (b)
<b>Comprehensive Plan Amendment</b> (Type IV)	
Map Amendment – Without Concurrent Zoning Map Amendment	\$3,088
Map Amendment – Concurrent with Zoning Map Amendment	\$4,324
Text Amendment	\$3,458
<b>Conditional Uses</b>	
New construction (Type III)	\$2,472 plus (c)
New construction (Type II)	\$1,605 plus (c)
Existing building – Expand or modify (Type III)	\$1,605
Existing building – Expand or modify (Type II)	\$908
Existing parking lot – Expand or modify (Type II and III)	\$908
Additional fee if Design Standards apply (Type II and III)	\$270
Additional fee if traffic report required (Type II and III)	\$618
<b>Historic Review</b>	
Exterior Alteration; Designation of Landmark (Type I and Type I-L)	\$38
New Construction; Substitute Materials (Type I and Type I-L)	\$38
Demolition/Moving (Type III)	\$618
<b>Interpretation of the Code</b>	
Quasi-Judicial (Type II)	\$618
Legislative (Type IV)	\$1,234
<b>Land Divisions</b>	
<u>Partition</u> (2 or 3 parcels)	
Tentative Plat – (Type I-L, Expedited)	\$1,976
Tentative Plat – (Type III)	\$2,842
Final Plat – (Type I-L) [not applicable to replats]	\$498
<u>Subdivision</u> (4 or more lots)	
Tentative Plat – (Type I-L, Expedited)	\$2,224 + \$50 per lot
Tentative Plat – (Type III)	\$3,088 + \$50 per lot
Additional fee if traffic report required	\$618
Final Plat (Type I-L) [not applicable to replats]	\$622
<b>Notes:</b>	
(a) There is no fee for land use applications initiated by City of Albany General Fund departments.	
(b) Per ORS 197.375(6)	
(c) 0.15% of the development's construction value over \$150,000. (Construction value excludes the cost of the land).	
(d) Same fees apply to modification of an approved project.	
(e) Public hearing fee related to a Type II application shall be paid by the project applicant, not the person requesting the hearing.	
<b>REFUND POLICY:</b> 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 it 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. No refund will be provided for applications on which work on a staff report has begun.	
<b>Exception:</b> Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations.	

## PLANNING FEES (continued)

<b>Land Use Status Letter</b> (Type I)	\$52
<b>Manufactured Home Park</b> (Type I-L)	\$2,224+ \$20 per space
Additional fee if in floodplain (Type III)	\$865
Additional fee if traffic report required	\$618
<b>Nonconforming Situations</b> (Type II)	
New Construction	\$740 plus (c)
No New Construction	\$371
<b>Planned Development – 3-Step Process</b>	
Preliminary (Type I)	\$1,358
Interim (Type II)	\$3,458
Final (Type I)	\$618
Additional fee if traffic report required	\$618
<b>Property Line Adjustment</b> (Type I)	\$247
<b>Request for Public Hearing of a Type II application</b>	\$740 (e)
<b>Residential Accessory Buildings</b> (Type I-L and Type CUII)	\$371
<b>Revision to Application in Process</b>	\$246
Additional fee if renotification required	\$122
<b>Revised Decision</b>	
Staff Decision (Type I, II or I-L)	\$371
PC or CC Decision (Type III or IV)	\$865
<b>Site Plan Review (d)</b>	
Option A (new construction) (Type I-L)	\$2,348 plus (c)
Option B (modify existing development) (Type I-L)	\$1,605
Option C (change of use-existing development) (Type I)	\$0
Parking Lot Modification (Type I-L)	\$908
Additional fee if traffic report required	\$618
Additional fee if Design Standards apply	\$270
<b>Special Requests-Temporary Uses</b> (Type I)	
Medical Hardship; Temporary Uses; Temporary Residence	\$122
<b>Tentative Replat (Type I-L)</b>	\$247
<b>Tree Felling – 5 or more</b>	
Concurrent with a development proposal (Type I-L)	\$371
Not concurrent with a development proposal (Type I-L)	\$987
<b>Urban Growth Boundary Amendment</b>	\$5,804
<b>Vacation</b> (Type IV)	
Public Street or Alley	\$1,976
Public Easements	\$1,730
<b>Variance</b> (Type II)	
First, or individual variance to a code section (Type II)	\$740
Each additional concurrent variance to a code section	\$494
<b>Willamette Greenway</b> (Type II)	\$1,111
<b>Zoning Map Amendment</b> (Type IV)	\$3,088

**Notes:**

(a) There is no fee for land use applications initiated by City of Albany General Fund departments.

(b) Per ORS 197.375(6)

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Exception: Refund policy of an appeal of an expedited land division shall follow ORS 197.375 regulations.

## 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  
 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  
 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  
 Streets, highways and public buildings.  
 Scale is 1"=1,000'  
 Size is 36" x 42"