Fee Schedule: Planning Department Permit Type & Review Fee

Effective: January 1, 2026

* *Fees can vary; to be entered by office staff after receiving application.*

Consolidated Permit Process / "Multiple Requests" : For applications requiring more than one type of review, the full fee shall be paid for the primary/most expensive review and 50% for each additional review. Type I fees accompanying Type II-III Reviews will be waived.

TYPE I - Ministerial Applications	**Fee**
Agri-Tourism/Single Event	$205
Amendment - Minor (No Notice)	$230
Amendment - Minor (With Notice)	$460
Change of Permitted Commercial/Industrial Use - Minor (without new review)	$460
Communication Tower & Facility (Collocation or Other Modification)	$795
Decommissioning	$175
Extension Request (Non-EFU and Non-Forest Zone)	$460
Extension Request (EFU or Forest Zone)	$270
Extension Request (Extraordinary Event - BOC Hearing)	$3,655
Land Use Permit (LUP) - Type I	
LUP: Agricultural (Ag) Building, Accessory structure, replacement dwelling (farm or forest), prior approval, etc.	$400
LUP: Marijuana or Psilocybin Production / Grow	$1,690
LUP: Type II (where notice of decision is provided) - e.g. ag buffer reduction	$630
LUCS (Land Use Compatibility Statement) / Sign-Off	
LUCS: Minor	$45
LUCS: Major	$400
Other - Type I	
Property Line Adjustment (Minor)	$1,080
Research Letter (e.g., rebuild letters, land use determination, or zoning verification letter)	$645
Renewals	
Temporary Hardship Dwelling (Dependent Relative) - Double fee may be charged for requests made after the renewal date.	$125 (2-yrs)
Other (e.g., agri-tourism)	$145
Short-Term Rental (STR); every 2-years	$345
Short-Term Rental (STR)	$750
Type II - Administrative Applications	**Fee**
Amendment - Major	$1,355
Communication Towers & Facilities (New)	$5,710
Conditional Use Permit (CUP) - Type II	
CUP: Agri-tourism	$880
CUP: Temporary Hardship Dwelling (Dependent Relative)	$650
CUP: Home Occupation	$1,220
CUP: Commercial Use in Conjunction w/on-site Farm Use	$1,500
CUP: Bed & Breakfast	$2,200
CUP: Short-Term Rental	$2,200
CUP: Weddings & Related Events	$2,715
CUP: Psilocybin Service Center (EFU)	$3,110
CUP: Other	$1,500
CLUP / ILUP: Commercial / Industrial / Multi-Family	$1,355
CLUP / ILUP: Marijuana Production, Processing or Retail and Psilocybin Service Center	$2,715

Type II - Administrative Applications (continue)	**Fee**
Farm Dwelling	
Farm Dwelling: Income, Accessory, Relative	$1,220
Farm Lot of Record (LOR) - Non High Value Farmland	$1,900
Farm Lot of Record (LOR) - High Value Farmland	$2,310
Non-Farm Dwelling	$2,715
Forest Dwelling (Template, Large Tract, LOR)	$1,900
Legal Parcel Determination (Validate unlawful parcel)	$1,360
Measure 49 Claim Submittal	$3,705
National Scenic Area	
NSA: Minor (decks, fences, expedited reviews - excluding property line adjustments)	$550
NSA: Accessory Buildings or Structures, Additions	$825
NSA: Property Line Adjustments	$1,080(min.); $1,500(non-m)
NSA: Development within the Developed Setting (unless otherwise listed above)	$1,160
NSA: Review Uses (unless otherwise listed above)	$1,635
NSA: Subject to Standards	$2,200
Other - Type II	
Partition	
Partition Major: Access Only	$755
Partition: Minor/Major/Replat	$2,370
Permitted Uses - Subject to Standards (STS)	
STS: Floodplain, Geologic Hazard Permits, or Stream Protection Overlay Review	$1,020
STS: Farm Stand Application	$1,020
STS: Marijuana or Psilocybin Processing EFU	$2,715
STS: Other	$1,020
Property Line Adjustment (Non-Ministerial)	$1,500
Site Plan Review UGB	$2,905
Variance	
Variance Minor	$755
Variance Major	$1,500
Zone Boundary Adjustment	$1,360
Type III - PC and/or BOC Reviewed Applications and Other Complex Requests	**Fee**
Appeal to Planning Commission (PC); ORS 215.416(11)(b); Planning Department collects	$250
Appeal to Board of Commissioners (BOC); County Clerk collects	$3,655
Complex Project[1] (i.e., technical; large-scale)	$2715 retainer + act. expense
Comprehensive Plan Amendment & Zone Change	$5,435
Conditional Use Permit (CUP) Type III	$2,715
CUP: Historic Preservation Application	$2,515
Outdoor Mass Gathering (Less than 3,000 people)	$3,655
Planned Unit Development	$5,705 + $80/lot *
Special District Annexation Request	$1,635
Subdivision	$4,895 + $80/lot *
Subdivision Cemetery	$1,495

[1] *Complex Projects: Complex projects involve more resources of the planning and other county departments due to their complexity and overall impacts on the community. As such, complex projects may even require the hiring of outside assistance. For these types of projects that require a great deal of departmental resources to review, the county will require the applicant to sign a memorandum of agreement to compensate the county for actual costs incurred to complete the review and process in a timely manner. The agreement shall include details with regards to deposit and the scheduling of payments. If an applicant refuses to enter into a memorandum of agreement or if the applicant and the county fail to reach an agreement, the application will not be processed.*

OTHER MISCELLANEOUS FEES	**Fee**
LUBA Remand and Review	$1,085
Pre-Application Meeting (Initial fee minus $500 applied to application if made within 1-year)	1/2 of land use fee involved (max $1,830)
Public Records or Other Research Requests	$115/hr (@ 1/4 hr increments)
Appeal of Planning Director Revocation of Permit to BOC	$3,655
Legal Cost	Actual cost of time spent
Road Naming	
Pre-Approved Names - No Public Hearing	$230
New Roads Requiring Public Hearing	$795
Road Sign: Applicants for a new road needing to be named that intersects a NON-County maintained road requires payment for the sign that will be installed by County Public	$425
Similar Use (For uses not explicitly listed)	Fee determined by the Planning Director based on the listed fee of other similar uses.
Subscription Fee (Notice of Administrative Applications and Decisions) - Email Only	$195
Unauthorized Use (applications resulting from enforcement; work commenced without required land use approval) - at the discretion of the Planning Director	Double Basic Fee
Withdrawal of Application - Refunds	Time & Materials Minus Actual Cost
GIS FEES (See Public Works for Engineering / Surveying fees)	**Fee**
Standard Labor or Research (min 1/4 hour)	$120.00/HR (1/2 hr minimum)
Record Suppression / Confidentially Fee	$190
Print Charges (HP T2500)	
18x24"	$7/ea
24x36"	$11/ea
30x42"	$19/ea
36x48"	$25/ea
All Other Prints Request	Calculated Per Print Fees Above
GIS Data Fees	
Aerial Imagerly Files (Private Parties) - per flight set (ortho only)	$2,370
Aerial Imagerly Files (Public Agencies Only) - per flight set (link to Pictometry)	No Charge (until 2027)
Aerial Imagerly Files (Public Agencies Only) - per flight set (physical data copy)	$200
Tax Lots layer with Assessor data	$590
All other layers	$65