

**RESOLUTION NO. 16-12**

**A RESOLUTION ESTABLISHING ALL FEES AND CHARGES FOR THE CITY OF SCAPPOOSE AND RESCINDING RESOLUTION NO. 15-05**

**WHEREAS**, the City of Scappoose wishes to ascertain and recover costs from providing City services, and

**WHEREAS**, the City Manager has caused a review of all City fees and charges and determined the cost for such services; and

**WHEREAS**, Scappoose Municipal Ordinances 563, 565, 566, 579, 634, 724, 725, and 731 gives the Council authority to adopt fees by resolution, now therefore

**THE CITY COUNCIL RESOLVES AS FOLLOWS;**

- Section 1. The Administrative Fees attached as Exhibit "A" incorporate all administration fees, and rates for fiscal year 2016– 2017 and are hereby adopted.
- Section 2. The Police Fees attached as Exhibit "B" incorporate all police fees, and rates for fiscal year 2016– 2017 and are hereby adopted.
- Section 3. The Court Fees attached as Exhibit "C" incorporate all court fees, and rates for fiscal year 2016 – 2017 and are hereby adopted.
- Section 4. The Community Development Fees attached as Exhibit "D" incorporate all community development fees, and rates for fiscal year 2016 – 2017 and are hereby adopted.
- Section 5. The fees and charges adopted herein shall become effective July 1, 2016 and shall continue in effect until revised. All fees and charges inconsistent with this resolution are rescinded.

**PASSED AND ADOPTED** by the City Council of Scappoose and signed by me, and the City Recorder in authentication of its passage this 20<sup>th</sup> day of June, 2016.

**CITY OF SCAPPOOSE, OREGON**

  
\_\_\_\_\_  
Scott Burge, Mayor

Attest:

  
\_\_\_\_\_  
Susan M Reeves, MMC, City Recorder

**City of Scappoose Fee Schedule – Administration**

**Exhibit "A"**

	<b>Fee</b>	<b>Notes</b>
<b>Business License</b>		
Rental, Home & Apartments	\$55.00 (Exempt)	\$55.00 first rental; then \$ 5.00 for each after
Business Inside City Limits	\$55.00 (Exempt)	\$55.00 first 2 employees \$ 6.00 for each after
Business Outside City Limits	\$100.00	
Auctioneer	\$35.00 (Exempt)	Per quarter
Merchant Police	\$35.00 (Exempt)	Per quarter
Temporary (7 days) Business License	\$40.00	
Name Transfer/Relocation Fee	\$30.00	
Renewal Penalty	10%	Monthly Fee
Copy of list	\$40.00	
<b>Amusement Device Fee</b>		
Per Machine	\$5.00 (Exempt)	Flat yearly fee
Business License Fee	\$55.00 (Exempt)	Flat yearly fee
<b>Liquor License</b>		
Initial Fee	\$100.00	
Change in location or owner	\$75.00	
Temporary/Renewal	\$35.00	
<b>NSF</b>		
First	\$30.00	
Second ~ no more checks will be accepted	\$30.00	
<b>Social Gaming</b>		
Initial Application Fee	\$50.00	
Annual License Fee	\$15.00 per table	
<b>Election Fee</b>		
Filing Fee	\$20.00	Instead of nomination petition
<b>Misc</b>		
Transient Room Tax	9% of rent	
Lien Search	\$15.00	
Late Fee	1.50%	
<b>Fax</b>		
Local	\$1.00	
Long Distance	\$3.00	
<b>Photocopying</b>		
Single Sided	\$0.15	Color copies a nickel per side more
Double Sided	\$0.30	Color copies a nickel per side more
11X17 Single	\$0.40	Color copies a nickel per side more
11X17 Double	\$0.80	Color copies a nickel per side more
Municipal Code Copy	\$25.00	
Annual Budget/Audit/Master Plan	\$15.00	For pre-bound and already produced
Draft Budget	\$5.00	
All other city-created documents	T & M	Staff hourly rate plus costs (Time & Materials)
Public Records Request	T & M	Staff hourly rate plus costs (Time & Materials)
<b>Photographs and Video</b>		
Audio & Video Tapes	\$25.00	
Pictures	\$2.00	
Negatives	\$5.00	
Digital Photograph (Each)	\$2.00	
Other items at actual cost plus hourly wage	T & M	Staff hourly rate plus costs (Time & Materials)

City of Scappoose Fee Schedule ~ Police Department		Exhibit "B"
	Fee	Notes
<b>Police Reports</b>		
Current Police Reports	\$15.00	
Customized Police Reports	\$28.00 per hour	
Reports 3 Years or Older	\$40.00	
Videos	\$25.00	Per copy
<b>Residential</b>		
Alarm Application & Permit	\$30.00	Previous fee was \$30 before being exempt
Age 62 & older Alarm Permit	Free	Per Ordinance 8.04.040 (C.)
<b>Business Audible Alarm</b>		
Alarm Permit & Application	\$60.00	Previous fee was \$100 before being exempt
<b>Business Silent Alarm</b>		
Alarm Permit & Application	\$60.00	Previous fee was \$100 before being exempt
<b>False Alarm</b>		
	4-5 = \$50.00	(No Previous Fee)
	6-8 = \$75.00	(No Previous Fee)
	9+ = \$100.00	(No Previous Fee)
<b>Renewal Late Fee</b>		
	\$25.00	(No Previous Fee)
<b>Vehicle Release</b>		
Tow release	\$50.00	Previous fee was \$100 before being exempt
<b>Finger Printing</b>		
Scappoose Residents	\$10.00 per card	Previous fee was \$10 before being exempt
Non Scappoose Residents	\$10.00 per card	
City of Scappoose Fee Schedule ~ Municipal Court		Exhibit "C"
	Fee	Notes
<b>Payment Arrangement Fee</b>		
Payment Administration Fee	\$25.00	1-6 month payment arrangement
	\$50.00	7-12 month payment arrangement
Violations Fee	\$30.00	
Crimes Fee	\$50.00	
Community Service Fee	\$5.00	
Discovery Fee-Copies of Reports	\$15.00	Waived for Court Appointed Attorney
Discovery Fee-Audio & Video CD	\$25.00	Waived for Court Appointed Attorney
Discovery Fee-Pictures	\$2.00 each	Waived for Court Appointed Attorney
Collection Agency Fee	25%	Per ORS 137.118
City of Scappoose Fee Schedule ~ Public Works		Exhibit "D"
	Fee	Notes
<b>Connection Fees</b>		
Construction Water	\$60.00	New construction only
Water - existing service line	\$350.00	Per connection
Water - No existing service line	Cost	Time and Materials
Water - 1" service and larger	Cost	Time and Materials
Water - outside City Limits	\$1,000.00	In addition to regular connection fee
Sewer - Existing Tee	\$75.00	
Sewer - No Existing Tee	Cost	Time and Materials
Hydrant Meter Deposit	\$750.00	
Hydrant Water Usage Fee	\$20 Administrative Fee plus current usage rate	
Water Meter Accuracy Check	\$100.00	
Utility Security Deposit	\$100.00	
Re-billing fee ~ Residential	\$5.00	
Re-billing fee ~ Commercial	3.00%	
Utility Billing Late Fee	\$25.00	
Integrated online bill pay system	1%	
Time & Material Deposit	T & M	Staff hourly rate plus costs (Time & Materials)
Time & Material Late Fee	1.50%	

<b>City of Scappoose Fee Schedule ~ Engineering</b>		<b>Exhibit "D"</b>
<b>Applications/Review/Permit Fees</b>	<b>Fee</b>	<b>Notes</b>
<b>ANNEXATION/SITE DEVELOPMENT</b>		
SITE DEVELOPMENT APPLICATION REVIEW	\$350.00	APPLICATION, ACCEPTANCE & REVIEW, COMMENTS, RESEARCH, AND PREPARATION, PRELIMINARY PLAN REVIEW
SITE DEVELOPMENT DESIGN REVIEW 1st & 2nd	\$750.00	PRE-DESIGN CONFERENCE, TWO DESIGN REVIEWS WITH COMMENTS, PLAN APPROVAL
3rd REVIEW	\$750.00	THIRD AND SUBSEQUENT REVIEWS (EA)
<b>SUBDIVISION</b>		
SUBDIVISION APPLICATION REVIEW	\$750.00	APPLICATION, ACCEPTANCE & REVIEW, COMMENTS, RESEARCH, AND PREPARATION, PRELIMINARY PLAT REVIEW
SUBDIVISION DESIGN REVIEW 1st & 2nd	\$750 + \$50 per lot	PRE-DESIGN CONFERENCE, TWO DESIGN REVIEWS WITH COMMENTS, PLAN APPROVAL
3rd REVIEW	\$750.00	THIRD AND SUBSEQUENT REVIEWS (EA)
<b>PARTITION</b>		
PARTITION APPLICATION REVIEW	\$350.00	APPLICATION, ACCEPTANCE & REVIEW, COMMENTS, RESEARCH, & PREPARATION
PARTITION DESIGN REVIEW 1st & 2nd	\$750.00	PRE-DESIGN CONFERENCE, TWO DESIGN REVIEWS WITH COMMENTS, PLAN APPROVAL
3rd REVIEW	\$750.00	THIRD AND SUBSEQUENT REVIEWS (EA)
<b>PUBLIC WORKS CONSTRUCTION</b>		
PUBLIC WORKS DESIGN REVIEW 1st & 2nd	\$350.00	PLAN REVIEW (FIRST TWO)
PUBLIC WORKS DESIGN 3rd REVIEW	\$350.00	THIRD AND SUBSEQUENT REVIEWS (EA)
PUBLIC WORKS CONSTRUCTION INSPECTION	\$750 + 5% OF ENG. EST. OF CONST. COST (for estimates up to \$50,000); \$750 + 4% OF ENG. EST. OF CONST. COST (for estimates \$50,000-\$200,000); \$750 + 3% OF ENG. EST. OF CONST. COST (for estimates over \$200,000)	PRE CONSTRUCTION CONFERENCE, CITY CONSTRUCTION INSPECTION, FINAL INSPECTION, PROJECT CLOSE OUT
<b>MISC</b>		
EASEMENT OCCUPANCY PERMIT	\$800.00	EVAL IMPACT AND CONSEQUENCES
EROSION CONTROL	\$200.00	EROSION CONTROL PLAN REVIEW
ELEVATION CERTIFICATES	\$150.00	ELEVATION CERTIFICATE REVIEW
BUILDING PERMIT REVIEW	\$75.00	BUILDING PERMIT REVIEW--RESIDENTIAL
THIRD PARTY REVIEW	ACTUAL COST, \$1,500 DEPOSIT	THIRD PARTY REVIEW
RIGHT-OF-WAY APPLICATIONS	\$200.00	STREET, ROW, OR ACCESS WAY VACATION
SPECIAL USE PERMITS	\$200.00	SPECIAL USE PERMIT (IN PUBLIC ROW)
GRADING PERMIT (total cut & fill volume)	\$100.00	0 - 50 CUBIC YARDS
51 - 10,000 CY	\$50.00	Plus \$50.00 for each additional 1,000 CY
10,001 CY and higher	\$550.00	Plus \$40.00 for each additional 1,000 CY
GIS data CD	\$100.00	
Public Works Design Standards	\$35.00	Paper copy
	\$40.00	CD
	\$50.00	CD plus paper copy
<b>City of Scappoose Fee Schedule ~ Planning</b>		<b>Exhibit "D"</b>
<b>LAND USE PERMITS - Applicant responsible for all costs</b>		

Applications/Review/Permit Fees	Fee	Notes
Annexation	Initial Application Deposit (Planning Commission approval level) = <5 acres \$1,250; >5 acres \$250 per acre (\$3,000 max): Final Annexation Approval (City Council approval level) = \$2,000 (\$500.00 administrative fee, \$1,500 election costs deposit) for primary or general election, or \$5,500 (\$500 administrative fee, \$5,000 election costs deposit) in order to have a special election.	
Comprehensive Plan Map Amend	\$1,750	
Plan/Code Text Amendment	\$1,500	
Zone Change	<5 acres=\$1,250 per zone change; >5 acres \$250 per acre (\$3,000 max) per change	
Subdivision	\$750+\$125 per lot	
Partition	Minor = \$400; Major = \$800	
Easement and Street Vacations	Easements = \$250; Streets = \$500	
Property Line Adjustment	\$300	
Site Development Review (CV=Construction Value): (K=\$1,000): (M=\$1,000,000)	\$0-50K CV = \$1,250; \$50K-500K CV=\$1,500; \$500K-1M CV=\$2,000; \$1M-5M CV=\$3,500; >\$5M CV=\$6,000	
Conditional Use	\$0-50K CV = \$1,250; \$50K-500K CV=\$1,500; \$500K-1M CV=\$2,000; \$1M-5M CV=\$3,500; >\$5M CV=\$6,000	
Variances	Minor = \$250; Major = \$750	
Appeals: (PC=Planning Commission, Admin=Administrative Decision)	Appeal of Admin. Decision = \$250; Appeal of PC decision = \$500	Note separate fee for Public Land Tree Removal appeals
Significant Amendment to an Existing Land Use Application Causing Re-Notice and a revised Staff Report	50% of original application fee	
Similar Use Determination/Code Interpretation/Non-Conforming Use Expansion	\$250	
Modifications to Approvals	50% of original application fee	
Sensitive Lands Dev. Permit	\$750	Flooding, Wetlands, Step Slope & Riparian
Commercial Sign Permit	\$125 + building permit fee	
Temporary Use Permit	\$125	
Home Occupation	Type I = \$55 annual business license; Type II = \$250 + \$55 annual business license	
Third Party Review	ACTUAL COST, \$1,500 DEPOSIT	Third Party Review

Pre-Application Meeting	\$350	To include engineering
Inquiry Meeting	\$250 (no refundable deposit)	1 hour with Planner and Engineer
Planning Services Mgr. Research Fee	\$95 per hour	
Fence/Berm greater than 8-foot tall	\$250	
Historic Landmark Alteration	\$500	
Historic Landmark Addition/Removal	\$1,000	
Conceptual Master Plan - AE Overlay	\$350	Planning Commission Approval
Expedited Planning Review	50% of original application fee	Based on staff/consultant availability
Public Land Tree Removal or Appeal of Public Land Tree Removal	\$50	
Building Permit Review/Occupancy Permit Inspection Fee	\$75	
Re-Inspection Fee	\$75	

**City of Scappoose Fee Schedule ~ Building Fees** **Exhibit "D"**

<b>STRUCTURAL PERMIT FEES</b>	<b>Fee</b>	<b>Notes</b>
<b>A. TOTAL VALUATION OF IMPROVEMENT:</b> The valuation of building construction shall be the total construction cost for all classes of work. Includes architectural, structural, electrical, plumbing, heating and ventilation devices & equipment to also <u>include</u> contractors profit.		<i>ORS 455.020 &amp; 455.210</i>
\$1.00 to \$6,000.00	\$94.50	
\$6,000.01 to \$7,000.00	\$103.61	
\$7,001.00 to \$25,000.00	\$103.61 for the first \$7,000.00, plus \$9.94 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$282.60 for the first \$25,000.00, plus \$7.45 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	
\$50,001.00 to \$100,000.00	\$468.97 for the first \$50,000.00, plus \$4.97 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$717.30 for the first \$100,000.00, plus \$4.13 for each additional \$1,000.00 or fraction thereof.	
<b>B. PLAN REVIEW FEE:</b>		
Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	
Fire-Life-Safety Plan review (if required)	40% of structural fee	
Planning & Engineering Review fees could apply.	(see Planning/Eng. Fees)	
<b>C. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$94.50 each	
Specially requested inspections (1 hr. min.)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
Minimum Building Permit Fee	\$94.50	

City of Scappoose Fee Schedule ~ Building Fees		Exhibit "D"
<b>D. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge ( % x structural fee)	
<b>PHASED CONSTRUCTION (all types; Residential &amp; Commercial)</b>		
<b>A. PERMIT FEE:</b> Flat Fee (for all types); \$100 for commercial codes or \$50 residential codes, for each separate phase of the project.	\$100 Commercial / \$50 Residential	
<b>B. PLAN REVIEW FEE;</b> The plan review fee shall be increased in an amount equal to 10% of the building permit fee calculated using the value of the particular phase of the project, not to exceed an additional \$1,500 for each phase.	Additional 10% to standard plan review for construction type	OAR 918-480-0020
<b>DEFERRED SUBMITTALS (all types; Residential &amp; Commercial)</b>		
<b>A. PERMIT FEE:</b> The fee is for administration, processing, & reviewing deferred plans; shall be an amount equal to 65% of the building permit fee calculated using the value of the particular deferred portion(s) of the project. This fee is in addition to the project plan review fee based on total project value.	65% of deferred value	OAR 918-460-0070 OAR 918-480-0030
<b>DEMOLITION PERMIT FEES</b>		
<b>A. Residential;</b> Flat Fee	\$94.50	
<b>B. Commercial;</b> Based on job value	Refer to; Structural Permit Fee	
<b>C. STATE OF OREGON SURCHARGE FEE:</b>	Current State Surcharge ( 12% )	
<b>PLUMBING FEE</b>		
<b>A. 1 &amp; 2 FAMILY DWELLINGS:</b>		
1 bathroom (new construction)	\$367.50	OAR 918-050-0100 (pg. 3)
2 bathroom (new construction)	\$477.75	
3 bathroom (new construction)	\$633.15	
Bathroom (each additional; new construction)	\$88.20	
Water service; first 100 feet (new construction excluded)	\$42.00	
Sanitary & Storm water service; first 100 feet (new construction excluded)	\$42.00	
Add'l 100' or part thereof; water, sanitary, & storm sewer (no charge for 1st 100' of new construction)	\$32.55	
Minor installation (per fixture including additions/remodels, alterations & repairs)	\$22.05	
Irrigation/Backflow Device (if not counted as a minor install minimum permit fee applies)	\$94.50	
Special equipment or DWV alteration	\$58.80	
<b>B. MANUFACTURED DWELLINGS &amp; PREFABRICATED STRUCTURES:</b>		
Connection to existing drain, sewer & water (initial installation)	\$94.50	OAR 918-050-0120
New water, sanitary and storm water connection	\$94.50	
Add'l 30' or part thereof (water, sanitary & storm sewer)	\$32.55	
<b>C. PARKS; RV and MANUFACTURED DWELLING PARKS:</b>		
Base fee (includes 5 or less spaces)	\$280.35	
6-19 spaces (base fee plus cost per spaces)	\$48.30	
20 or more spaces (base fee plus cost per spaces)	\$26.56	
Structures & storm sewer systems (per fixture)	\$22.05	
<b>D. COMMERCIAL, INDUSTRIAL &amp; DWELLINGS OTHER THAN 1 &amp; 2 FAMILY:</b>		
3 or less fixtures	\$86.10	OAR 918-050-0100 (pg.4)
Base fee (includes 4 to 10 fixtures)	\$181.65	
11 or more fixtures (base fee plus cost per fixture)	\$22.05	

Water service (first 100 feet)	\$58.80	
Building sanitary sewer (first 100 feet)	\$58.80	
Building storm sewer (first 100 feet)	\$58.80	
Add'l 100' or part thereof (water or sewer)	\$32.55	

**City of Scappoose Fee Schedule ~ Building Fees** **Exhibit "D"**

**E. PLAN REVIEW FEE:**

Plan Review Fee is 25% of Plumbing Permit Fee	25% of plumbing fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	

**F. INSPECTION FEES & MISC. FEES:**

Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$94.50 each	
Specially requested inspections (1 hr. min.)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
Minimum Plumbing Permit Fee	\$94.50	

**G. STATE OF OREGON SURCHARGE FEE:**

Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge ( ___ % x Plumbing fee)	
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**MECHANICAL PERMIT**

**A. RESIDENTIAL:** Unless otherwise noted, fees apply to both gas & electric appliances, including piping.

Gas Test: 1-4 outlets, each	\$3.78	
Gas Test; for each above 4	\$1.31	
Air Conditioning	\$10.24	
Bath/Laundry Fans; each	\$5.41	
BBQ gas line	\$10.24	
Cadet Heaters; each	\$10.24	
Dryer; gas (no permit required for electrical dryer)	\$7.56	
Dryer Vent	\$5.41	
Fireplace (all types)	\$10.24	
Furnace/Duct Work	\$10.24	
Heat Pump (electric)	\$10.24	
Propane Insert	\$10.24	
Range/Cook Top; gas (No permit required if electrical.)	\$10.24	
Range Hood/Vent	\$7.56	
Water Heater; gas (No mechanical permit required if electrical BUT a Plumbing permit is required for all types.)	\$7.56	
Woodstove	\$10.24	

**B. COMMERCIAL, INDUSTRIAL & DWELLINGS OTHER THAN 1 & 2 FAMILY:**

\$1.00 to \$6,000.00	\$94.50	
\$6,000.01 to \$7,000.00	\$103.61	
\$7,001.00 to \$25,000.00	\$103.68 for the first \$7,000.00, plus \$9.94 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.	
\$25,001.00 to \$50,000.00	\$290. for the first \$25,000.00, plus \$7.45 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.	



\$50,001.00 to \$100,000.00	\$473.94 for the first \$50,000.00, plus \$4.97 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.	
\$100,001 and up	\$721.42 for the first \$100,000.00, plus \$4.12 for each additional \$1,000.00 or fraction thereof.	

**City of Scappoose Fee Schedule ~ Building Fees** **Exhibit "D"**

Phased Construction	see above	
Deferred Submittals	see above	

**C. PLAN REVIEW FEE:**

Plan Review Fee is 25% of Mechanical Permit Fee	25% of mechanical fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	
Fire/Life/Safety Plan review (if required)	40% of structural fee	

**D. INSPECTION FEES & MISC. FEES:**

Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type-failed inspections)	\$94.50 each	
Specially requested inspections (1 hr. min.)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
Minimum Mechanical Permit Fee	\$94.50	

**E. STATE OF OREGON SURCHARGE FEE:**

Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge ( % x structural fee)	
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**MANUFACTURED STRUCTURES**

**A. RESIDENTIAL:**

Installation Fee	\$210.00	<i>OAR 918-050-0130 (pg 5)</i>
New or relocated Sewer & Storm Sewer	\$42.00	
New or relocated water service	\$42.00	
Connection to drain, sewer & water	\$56.70	
State of Oregon Code Development Fee (currently \$30)	\$30.00	OAR 918-500-0105
Additional Permits are required for decks, garage, pole buildings, & plumbing/mechanical changes per current codes.	(see specific fees above)	

**B. RUNNERS / CONCRETE SLAB\***

If the applicant is going to construct runners or a slab; the following fees shall be added to the sitting permit fee. The runners/concrete slab permit fees are based on valuation (fair labor costs & materials);

\$1.00 to \$6,000.00	\$94.50	
\$6,001 to \$7,000	\$103.61	
\$7,001 to \$8,000	\$113.55	
\$8,001 to \$9,000	\$123.50	
\$9,001 to \$10,000.00	\$133.44	
\$10,001 to \$11,000	\$143.39	
\$11,001 to \$12,000	\$153.33	
\$12,001 to \$13,000	\$163.27	
\$13,001 to \$14,000	\$173.22	

\* Runners or a slab are not required by Oregon law. You may site a manufactured dwelling on a pad of gravel with pier blocks, in accordance with the current Oregon Manufactured Dwelling Standards for installation.

**C. MOVABLE COMMERCIAL INSTALLATION**

Installation Fee	\$196.35	
Connection to water service	\$58.80	

Connection to sewer service or holding tank	\$58.80	
<b>D. PLAN REVIEW FEE:</b>		
For Runners/Concrete Slab; Plan Review Fee is 65% of Runner/Slab Fee	65% x (____) runner/slab amt. only	
Movable Commercial Installation; Flat Plan Review Fee (plans required for anchoring)	\$43.05	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	
Planning & Engineering Review fees could apply.		
<b>E. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type-failed inspections)	\$94.50 each	
<b>City of Scappoose Fee Schedule ~ Building Fees</b>		<b>Exhibit "D"</b>
Specially requested inspections (1 hr. min.)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
State of Oregon Code Development Fee (currently \$30)	\$30.00	OAR 918-500-0105
<b>F. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge (____% x Installation fees)	
<b>SOLAR STRUCTURAL INSTALLATION FEES</b>		
<b>A. PERMIT FEE:</b> Flat fee for installations that comply with the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code. This includes 1 plan review & 1 inspection	\$155.92	
Per 305.4 OSISC: All other installations shall be based on valuation of structural elements for the; Panels, including Racking, Mounting, Rails & cost of Labor (excluding electrical equipment, collector panels, & inverters). Use the above I. A. Structural Fee chart above.	Use above; Structural Fee Chart	
<b>B. PLAN REVIEW FEE:</b>		
Plan Review Fee is 65% of Structural Permit Fee	65% of solar structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	
Fire/Life/Safety Plan review (if required)	40% of solar structural fee	
<b>C. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$94.50 each	
Specially requested inspections (per hour)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
<b>D. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge (____% x Installation fees)	
<b>FIRE SUPPRESSION SYSTEMS</b>		
<b>A. RESIDENTIAL PERMIT FEE:</b> based on square footage of the structure, below. This fee covers the cost of normal plan review & inspections.		

0-2000 Square Feet	\$357.00	
2001-3600 Square Feet	\$385.35	
3601-7200 Square Feet	\$427.35	
7201 sq. ft and greater	\$485.10	
<b>B. COMMERCIAL, INDUSTRIAL &amp; DWELLINGS OTHER THAN 1 &amp; 2 FAMILY:</b>		
Fee shall be based on value of project.	Use above; Structural Fee Chart	
<b>C. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$94.50 each	
Specially requested inspections (per hour)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
A backflow device could also be required.	Minor Installation fee; \$22.05 per fixture	
<b>City of Scappoose Fee Schedule ~ Building Fees</b>		<b>Exhibit "D"</b>
<b>MEDICAL GAS INSTALLATIONS</b>		
<b>A. PERMIT FEE:</b> Based on value of installations cost, system equipment; inlets, outlet fixtures & appliances.	Use above; Structural Fee Chart	
<b>B. PLAN REVIEW FEE:</b>		
Plan Review Fee is 65% of Structural Permit Fee	65% of structural fee	
Additional plan review required by changes, additions or revision to approved plans (minimum 1/2 hr.)	\$94.50/hr.	
Fire-Life-Safety Plan review (if required)	40% of structural fee	
<b>C. INSPECTION FEES &amp; MISC. FEES:</b>		
Inspections required outside normal business hours (min. 2 hr. charge)	\$94.50/hr.	
Reinspection Fee (after 2 same-type failed inspections)	\$94.50 each	
Specially requested inspections (1 hr. min.)	\$94.50/hr.	
Inspection fee which no fee is specifically indicated	\$94.50/hr.	
Minimum Building Permit Fee	\$94.50	
<b>D. STATE OF OREGON SURCHARGE FEE:</b>		
Subject to yearly increases, currently for 2016-2017 = 12%	Current State Surcharge ( % x structural fee)	
<b>MISCELLANEOUS FEES</b>		
<b>A.</b> Administration Fee; outside of issuing building permits (min. 1 hr. then 1/2 hour fraction there after)	\$42/hr	
<b>B.</b> Records Request	Time & Materials	
<b>C.</b> Temporary Certificate of Occupancy	\$136.50	
<b>D.</b> Refund Policy	Refund must be greater than \$75, or no refund can be issued.	
<b>E.</b> Minimum Fee for all types of permits, if not previously indicated.	\$94.50	
<b>F.</b> Planning & Engineering Reviews could apply.	See Planning/Engineering Fee Schedule	
<b>System Development Charges</b>		
<b>WATER</b>		Increased 0.40% per CPI-W Portland/Salem
(based on water meter size)		
3/4"	\$4,830.73	
1" (single family only)	\$4,830.73	per resolution 14-21
1"	\$8,067.13	
1.5"	\$16,086.44	

2"	\$25,747.87	
3"	\$56,374.26	
<b>SEWER</b>		Increased 0.40% per
(based on water meter size)		CPI-W Portland/Salem
3/4"	\$4,276.04	
1" (single family only)	\$4,276.04	<i>per resolution 15-24</i>
1"	\$7,126.39	
1.5"	\$14,251.78	
2"	\$22,802.85	
3"	\$45,605.70	
<b>PARKS</b>		Increased 0.40% per
(based on type of residential development)		CPI-W Portland/Salem
Single Family	\$1,932.80	
Multi-Family (per unit)	\$1,421.17	
Manufactured Home in a Park	\$1,514.19	
<b>STORM</b>		Increased 0.40% per
(based on Equivalent Dwelling Unit;		CPI-W Portland/Salem
EDU=2,750 sq. ft. of impervious surface)		
Single Family	\$582.78	
Multi-Family & Commercial	Based on EDU	
<b>TRANSPORTATION</b>		<i>Increased using Seattle May Construction Cost</i>
(based on type & unit of development)	see separate sheets	<i>Index per Resolution 05-11</i>

**CITY OF SCAPPOOSE  
TRANSPORTATION SDC**

City of Scappoose					
July 1, 2016 Transportation SDC per Unit of Development					
	Impr.	Reimb.	Compl.	TOTAL	
	Fee Per	Fee Per	Cost Per	SDC Per	
ITE LAND USE CODE/CATEGORY	Unit	Unit	Unit	Unit	Unit *
<b>RESIDENTIAL</b>					
210 Single Family Detached	\$1,776	\$333	\$246	\$2,355	/dwelling unit
220 Apartment	\$1,247	\$234	\$173	\$1,654	/dwelling unit
230 Residential Condominium/Townhouse	\$1,088	\$204	\$151	\$1,442	/dwelling unit
240 Manufactured Housing (in Park)	\$926	\$173	\$128	\$1,228	/dwelling unit
<b>RECREATIONAL</b>					
416 Campground/RV Park **	\$421	\$158	\$117	\$695	/camp site
420 Marina	\$304	\$114	\$84	\$502	/berth
430 Golf Course	\$3,669	\$1,374	\$1,018	\$6,061	/hole
432 Golf Driving Range **	\$1,283	\$481	\$356	\$2,120	/tee
435 Multipurpose Recreation/Arcade **	\$3,439	\$1,288	\$954	\$5,681	/T.S.F.G.F.A.
437 Bowling Alley	\$3,422	\$1,281	\$949	\$5,653	/lane
443 Movie Theater w/out matinee	\$22,587	\$8,458	\$6,265	\$37,310	/screen
444 Movie Theater w/matinee **	\$20,760	\$7,774	\$5,758	\$34,292	/screen
445 Multiplex Movie Theater (10+ screens) **	\$14,004	\$5,244	\$3,884	\$23,132	/screen
473 Casino/Video Poker/Lottery **	\$13,788	\$5,163	\$3,825	\$22,776	/T.S.F.G.F.A.
480 Amusement/Theme Park	\$7,778	\$2,913	\$2,157	\$12,848	/acre
488 Soccer Complex	\$7,323	\$2,742	\$2,031	\$12,097	/field
492 Racquet/Tennis Club	\$3,973	\$1,488	\$1,102	\$6,563	/court
492 Health/Fitness Club	\$3,381	\$1,266	\$938	\$5,585	/T.S.F.G.F.A.
* Abbreviations used in the "Unit" column:					
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area					
T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable Area					
V.F.P. = Vehicle Fueling Position					
** Because there is no ITE Weekday Average Trip Rate for this code/category, the Trip Rate shown is the ITE P.M. Peak Hour Trip Rate multiplied by a factor of ten.					

**CITY OF SCAPPOOSE  
TRANSPORTATION SDC**

City of Scappoose					
July 1, 2016 Transportation SDC per Unit of Development					
	Impr.	Reimb.	Compl.	TOTAL	
	Fee Per	Fee Per	Cost Per	SDC Per	
ITE LAND USE CODE/CATEGORY	Unit	Unit	Unit	Unit	Unit *
<b>INSTITUTIONAL/MEDICAL</b>					
501 Military Base	\$175	\$66	\$49	\$289	/employee
520 Elementary School (Public)	\$48	\$18	\$13	\$79	/student
522 Middle/Junior High School (Public)	\$60	\$22	\$17	\$99	/student
530 High School (Public)	\$119	\$45	\$33	\$197	/student
536 Private School (K - 12)	\$173	\$65	\$48	\$285	/student
540 Junior/Community College	\$83	\$31	\$23	\$137	/student
550 University/College	\$165	\$62	\$46	\$272	/student
560 Church	\$634	\$237	\$176	\$1,048	/T.S.F.G.F.A.
565 Day Care Center/Preschool	\$166	\$62	\$46	\$274	/student
590 Library	\$2,000	\$749	\$555	\$3,303	/T.S.F.G.F.A.
610 Hospital	\$1,162	\$435	\$322	\$1,919	/bed
620 Nursing Home	\$233	\$87	\$65	\$385	/bed
630 Clinic	\$3,094	\$1,158	\$858	\$5,110	/T.S.F.G.F.A.
<b>COMMERCIAL/SERVICES</b>					
310 Hotel/Motel	\$1,029	\$385	\$285	\$1,700	/room
812 Building Materials/Lumber	\$1,839	\$689	\$510	\$3,037	/T.S.F.G.F.A.
813 Free-Standing Discount Superstore With Groceries	\$2,769	\$1,037	\$768	\$4,574	/T.S.F.G.F.A.
814 Specialty Retail Center	\$2,290	\$858	\$635	\$3,783	/T.S.F.G.L.A.
815 Free-Standing Discount Store Without Groceries	\$3,641	\$1,363	\$1,010	\$6,014	/T.S.F.G.F.A.
816 Hardware/Paint Stores	\$2,972	\$1,113	\$824	\$4,909	/T.S.F.G.F.A.
817 Nursery/Garden Center	\$1,865	\$698	\$517	\$3,080	/T.S.F.G.F.A.
820 Shopping Center	\$2,219	\$831	\$616	\$3,666	/T.S.F.G.L.A.
823 Factory Outlet Center	\$1,374	\$515	\$381	\$2,270	/T.S.F.G.F.A.
* Abbreviations used in the "Unit" column:					
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V.F.P. = Vehicle Fueling Position					
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**CITY OF SCAPPOOSE  
TRANSPORTATION SDC**

City of Scappoose					
July 1, 2016 Transportation SDC per Unit of Development					
					<i>page 3 of 5</i>
	Impr.	Reimb.	Compl.	TOTAL	
	Fee Per	Fee Per	Cost Per	SDC Per	
ITE LAND USE CODE/CATEGORY	Unit	Unit	Unit	Unit	Unit *
<b>COMMERCIAL/SERVICES (continued)</b>					
841 New Car Sales	\$1,723	\$645	\$478	\$2,846	/T.S.F.G.F.A.
843 Automobile Parts Sales	\$2,763	\$1,035	\$766	\$4,564	/T.S.F.G.F.A.
849 Tire Superstore	\$1,148	\$430	\$318	\$1,896	/T.S.F.G.F.A.
850 Supermarket	\$5,124	\$1,919	\$1,421	\$8,463	/T.S.F.G.F.A.
851 Convenience Market (24 hour)	\$11,294	\$4,229	\$3,133	\$18,656	/T.S.F.G.F.A.
853 Convenience Market With Fuel Pump	\$7,239	\$2,711	\$2,008	\$11,958	/V.F.P.
854 Discount Supermarket	\$4,852	\$1,817	\$1,346	\$8,015	/T.S.F.G.F.A.
860 Wholesale Market	\$437	\$164	\$121	\$722	/T.S.F.G.F.A.
861 Discount Club	\$2,717	\$1,017	\$754	\$4,487	/T.S.F.G.F.A.
862 Home Improvement Superstore	\$1,213	\$454	\$337	\$2,004	/T.S.F.G.F.A.
863 Electronics Superstore	\$2,116	\$792	\$587	\$3,495	/T.S.F.G.F.A.
867 Office Supply Superstore **	\$1,757	\$658	\$487	\$2,902	/T.S.F.G.F.A.
880 Pharmacy/Drugstore					
Without Drive-Thru Window	\$3,314	\$1,241	\$919	\$5,475	/T.S.F.G.F.A.
881 Pharmacy/Drugstore					
With Drive-Thru Window	\$3,521	\$1,318	\$977	\$5,815	/T.S.F.G.F.A.
890 Furniture Store	\$186	\$70	\$52	\$308	/T.S.F.G.F.A.
896 Video Rental Store **	\$12,372	\$4,633	\$3,432	\$20,436	/T.S.F.G.F.A.
911 Bank/Savings: Walk-in	\$10,170	\$3,808	\$2,821	\$16,798	/T.S.F.G.F.A.
912 Bank/Savings: Drive-In	\$10,229	\$3,830	\$2,837	\$16,897	/T.S.F.G.F.A.
* Abbreviations used in the "Unit" column:					
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V.F.P. = Vehicle Fueling Position					
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**CITY OF SCAPPOOSE  
TRANSPORTATION SDC**

City of Scappoose					
July 1, 2016 Transportation SDC per Unit of Development					
	Impr.	Reimb.	Compl.	TOTAL	<i>page 4 of 5</i>
	Fee Per	Fee Per	Cost Per	SDC Per	
ITE LAND USE CODE/CATEGORY	Unit	Unit	Unit	Unit	Unit *
<b>COMMERCIAL/SERVICES (continued)</b>					
931 Quality Restaurant (not a chain)	\$4,684	\$1,754	\$1,299	\$7,738	/T.S.F.G.F.A.
932 High Turnover, Sit-Down Restaurant (chain or stand alone)	\$3,363	\$1,259	\$933	\$5,556	/T.S.F.G.F.A.
933 Fast Food Restaurant (No Drive-Thru)	\$16,614	\$6,221	\$4,608	\$27,443	/T.S.F.G.F.A.
934 Fast Food Restaurant (With Drive-Thru)	\$11,512	\$4,311	\$3,193	\$19,015	/T.S.F.G.F.A.
936 Drinking Place/Bar **	\$2,631	\$985	\$730	\$4,346	/T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$1,817	\$680	\$504	\$3,001	/Service Stall
942 Automobile Care Center **	\$1,821	\$682	\$505	\$3,008	/T.S.F.G.L.A.
944 Gasoline/Service Station (no Market or Car Wash)	\$3,836	\$1,437	\$1,064	\$6,337	/V.F.P.
945 Gasoline/Service Station (With Convenience Market)	\$2,811	\$1,052	\$780	\$4,642	/V.F.P.
946 Gasoline/Service Station (With Convenience Market and Car Wash)	\$2,639	\$988	\$732	\$4,359	/V.F.P.
<b>OFFICE</b>					
710 General Office Building	\$1,083	\$406	\$300	\$1,789	/T.S.F.G.F.A.
714 Corporate Headquarters Building	\$785	\$294	\$218	\$1,297	/T.S.F.G.F.A.
715 Single Tenant Office Building	\$1,138	\$426	\$316	\$1,880	/T.S.F.G.F.A.
720 Medical-Dental Office Building	\$3,554	\$1,331	\$986	\$5,871	/T.S.F.G.F.A.
731 State Motor Vehicles Dept.	\$16,331	\$6,115	\$4,530	\$26,976	/T.S.F.G.F.A.
732 U.S. Post Office	\$8,833	\$3,308	\$2,450	\$14,591	/T.S.F.G.F.A.
750 Office Park	\$1,123	\$421	\$312	\$1,856	/T.S.F.G.F.A.
760 Research and Development Center	\$798	\$299	\$221	\$1,318	/T.S.F.G.F.A.
770 Business Park	\$1,255	\$470	\$348	\$2,073	/T.S.F.G.F.A.
* Abbreviations used in the "Unit" column:					
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**CITY OF SCAPPOOSE  
TRANSPORTATION SDC**

City of Scappoose					
July 1, 2016 Transportation SDC per Unit of Development					
					<i>page 5 of 5</i>
	Impr.	Reimb.	Compl.	TOTAL	
	Fee Per	Fee Per	Cost Per	SDC Per	
ITE LAND USE CODE/CATEGORY	Unit	Unit	Unit	Unit	Unit *
<b>PORT/INDUSTRIAL</b>					
030 Truck Terminals	\$969	\$363	\$269	\$1,601	/T.S.F.G.F.A.
090 Park and Ride Lot With Bus Service	\$352	\$132	\$98	\$582	/Parking Space
093 Light Rail Transit Station With Parking	\$197	\$74	\$55	\$325	/Parking Space
110 General Light Industrial	\$686	\$257	\$190	\$1,133	/T.S.F.G.F.A.
120 General Heavy Industrial	\$148	\$55	\$41	\$244	/T.S.F.G.F.A.
130 Industrial Park	\$685	\$256	\$190	\$1,131	/T.S.F.G.F.A.
140 Manufacturing	\$376	\$141	\$104	\$621	/T.S.F.G.F.A.
150 Warehouse	\$488	\$183	\$135	\$806	/T.S.F.G.F.A.
151 Mini-Warehouse	\$246	\$92	\$68	\$406	/T.S.F.G.F.A.
170 Utilities**	\$621	\$232	\$172	\$1,025	/T.S.F.G.F.A.
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