



July 1, 2026, BUILDING PERMIT FEES

VALUATION – Commercial and Residential

New Construction:

Permit fees are based on the valuation of a project. Per OAR 918-050-0100, the valuation is the higher of:

1. The valuation based on the International Code Council (ICC) Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the Building Official, multiplied by the square footage of the structure; or
2. The value stated by the applicant.

Alteration or Repair: Permit fees are calculated based on the fair market value of all construction work for which the permit is issued. A contractor's bid may be required to confirm the valuation.

Determination of Valuation: The determination of valuation shall be made by the Building Official. The valuation used in computing the permit fee and plan check fee shall be the total value of all project costs. Except as noted, project costs shall include the completion of an entire structure from start to finish including such items as structural, electrical, plumbing, mechanical, interior and exterior finish work, and normal site preparation. Valuation shall include the contractor's profit. Valuation shall not include the cost of land or design work.

Use the total value of construction work as determined above to calculate the Building Permit Fee below.

RESIDENTIAL 1&2 FAMILY DWELLING PERMIT FEE TABLE (includes Townhouses)

| Valuation | FEE |
|----------------------|--|
| \$1 - \$500 | \$50.00 |
| \$501 - \$2,000 | \$501 - \$2,000 \$50.00 for the first \$500, plus \$4.21 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 - \$25,000 | \$2,001 - \$25,000 \$113.17 for the first \$2,000, plus \$12.40 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 - \$50,000 | \$25,001 - \$50,000 \$398.61 for the first \$25,000 plus \$9.30 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 - \$100,000 | \$50,001 - \$100,000 \$631.24 for the first \$50,000 plus \$6.19 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and above | \$100,001 and above \$941.17 for the first \$100,000 plus \$5.49 for each additional \$1,000 or fraction thereof |

| MULTI-FAMILY, COMMERCIAL, INDUSTRIAL PERMIT FEE TABLE | |
|--|--|
| Valuation | FEE |
| \$1 - \$500 | \$50.00 |
| \$501 - \$2,000 | \$501 - \$2,000 \$50.00 for the first \$500, plus \$4.62 for each additional \$100 or fraction thereof, to and including \$2,000 |
| \$2,001 - \$25,000 | \$2,001 - \$25,000 \$119.42 for the first \$2,000, plus \$14.00 for each additional \$1,000 or fraction thereof, to and including \$25,000 |
| \$25,001 - \$50,000 | \$25,001 - \$50,000 \$441.56 for the first \$25,000 plus \$10.50 for each additional \$1,000 or fraction thereof, to and including \$50,000 |
| \$50,001 - \$100,000 | \$50,001 - \$100,000 \$703.95 for the first \$50,000 plus \$6.99 for each additional \$1,000 or fraction thereof, to and including \$100,000 |
| \$100,001 and above | \$100,001 and above \$1,054.47 for the first \$100,000 plus \$5.87 for each additional \$1,000 or fraction thereof |

| BUILDING FEES | FEE |
|---|---|
| Review Fees | |
| Building Plan Review | 100% of building permit fee |
| Additional Plan Review* | \$85.00/hour |
| *For consultation, coordination, and inquiries related to changes, additions, or revisions after initial application submittal. | |
| Fire Life Safety Plan Review | 70% of building permit fee |
| Deferred Submittal Plan Review Fee (per deferral) – in addition to project plan review fees | 100% of the building permit fee calculated using the value of the deferred portion with a \$196.00 minimum |
| Phased Project Plan Review Fee (each phase) – in addition to project plan review fees | \$345.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1,500.00 per phase. |
| Seismic Hazard Plan Check Fee (authorized by ORS 455.447(3)) | 1% of total structure and mechanical specialty code fees for essential and hazardous facilities, and major and special occupancy structures. |
| Processing fee for plans exempted from a plan review by OAR 918-480-0130 | \$170.00 |
| Grading Plan Review | Fee as per Building Permit Fee table by valuation. |

| BUILDING FEES | FEE |
|--|---|
| <i>Other Fees</i> | |
| Minimum Permit Fee | \$50.00 |
| Inspection outside of normal business hours, or investigation fees | \$85.00/hour (minimum of 2 hour) |
| Investigation Fee | \$85.00/hour (minimum of 2 hour) |
| Re-inspection Fee (each) | \$85.00/hour |
| Inspections for which no fee is specifically indicated | \$85.00/hour |
| Structural demolition – complete demolition, not subject to State Surcharge | \$1.85 per square foot to determine valuation. |
| Structural alteration (not demo) | Fee as per Building Permit Fee table by valuation. |
| Solar Permit Non-Prescriptive System | Fee as per Building Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. |
| Solar Permit Prescriptive Solar Installation | \$170.00 for installations falling under the Oregon Solar Installation Specialty Code |
| Manufactured Home Placement | \$283.25 + Current State Cabana Fee |
| Grading Permit | Fee as per Building Permit Fee table by valuation. |
| Commercial Fire Suppression | Fee as per Building Permit Fee table by valuation. |
| Residential Fire Sprinkler System (Stand-Alone) | See Plumbing Fee Schedule |
| Research Fee | \$85.00/hour |
| Temporary Certificate of Occupancy (TCO) (per 60 days) | \$440.00 |
| Certificate of Occupancy | \$170.00 |
| Change of Use | \$170.00 |
| <i>MANUFACTURED DWELLING/RV PARKS – AREA DEVELOPMENT PERMIT (ADP)</i> | |
| The Area Development Permit fee to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp – and applying the valuation amount to the Commercial Building Permit Fee table included in this schedule. | |

NOTE: Building Program Fees change annually on July 1 to adjust for inflationary costs per Council Resolution 2802.