



The City of West Linn, Oregon Master Fees and Charges

Exhibit A
Resolution #06-15

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www.ci.west-linn.or.us/finance/fees.htm

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Section 1: Utility Rates

Water Rates

Monthly Water Rates – Residential	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet
5/8"x3/4" meter	\$11.96	\$1.37
3/4" meter	\$11.96	\$1.37
1" meter	\$14.18	\$1.37
Multi-family rate per dwelling unit	\$11.96	\$1.37

Monthly Water Rates – Other Users	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet
5/8"x3/4" meter	\$11.96	\$1.37
3/4" meter	\$11.96	\$1.37
1" meter	\$14.18	\$1.37
1-1/4" to 1-1/2" meter	\$17.03	\$1.37
2" meter	\$20.78	\$1.37
3" meter	\$27.39	\$1.37
4" meter	\$36.86	\$1.37
6" meter	\$54.81	\$1.37
8" meter	\$72.79	\$1.37
10" meter	\$91.36	\$1.37

Bulk Water Rates

- A special bulk water charge shall be charged to bulk users, such as commercial cleaning services, commercial spraying businesses, contractors and other commercial bulk users of water recognized by the city.
- Bulk water users shall pay at the rate of two-dollars and fifty-one cents (\$2.51) per one thousand (1000) gallons.
- Each bulk user shall obtain a permit from the public works department, which shall be free of charge, and the user may be required to pay a refundable cash deposit of one hundred dollars or more before the permit is granted.

Reduced Monthly Water Rates for Low-Income Households

- Monthly water service charges for water service to the principal residence of low income citizens as defined in this section shall be as follows: for 5/8-inch or 3/4-inch water meter; the customer service and capacity charges shall be charged at one-half the regular rate, the first 700 cubic feet of water use shall be charged at one-half the regular consumption rate; water used in excess of the first seven hundred cubic feet of water used shall be charged at the regular consumption rate. There shall be no reduced water service charge for water meters in excess of those described above.
- Premises to be eligible for the low income citizens water service charge include the home to which water service is requested is the principal residence of a person(s) having an annual income(s) that does not exceed the federal poverty low income guidelines (as established for both single and multiple person

households, by the Federal Office of Community Action), and as adopted by administrative policy for setting the city's low income dollar amounts in effect for one-year as of July 1 of each year.

Monthly Water Rates – Low Income Households	First 700 Cubic Feet	Over 700 Cubic Feet; Per 100 Cubic Feet
5/8"x3/4" meter	\$5.66	\$1.37
3/4" meter	\$5.66	\$1.37

Water Meter Installation Services

- All other connection and installation charges for water meters in excess of two-inches shall be determined after the City has performed the work and the actual cost determined. Such cost shall include labor, materials and services, equipment and indirect overhead costs. An advance cash deposit shall be required at the time that a building permit is issued for water meters in excess of 2-inches –for each three-inch meter, \$10,000; four-inch meter, \$10,000; six-inch meter, \$15,000; and eight-inch meter \$15,000.
- When amount of the cash deposit exceeds the City's actual cost, the difference shall be refunded. When the City's actual cost exceeds the cash deposit, the difference shall be due immediately; if the difference is not paid within 30 days of the billing date, interest and finance charges shall accrue at the rate of 1.5% per month. The price structure has been calculated to recover costs associated with dig in service piping installations up to and including 40 linear feet.
- Any service installation requiring piping extensions ranging from 40 linear feet up to 125 linear feet will be charged an additional \$25.00 per linear foot, in addition to the charge listed above. Service installations requiring piping extensions longer than 125 linear feet shall be negotiated. The West Linn Public Works Department will provide a written estimate detailing the work to be performed, and the applicant shall agree and make a cash deposit prior to the commencement of work. Final billings for this work shall be consistent with this resolution.
- Service Definitions: *Dig in Service*: Condition where the City or its agent must physically tap into a main water line to extend water service to the property; *Drop in Service*: An existing condition where a developer of a residential subdivision or commercial complex has installed water services to each serviceable and buildable lot in accordance to City specifications.

Water Meter Installation Services	Dig-In Service	Drop-In Service
5/8" x 3/4"	\$1,392.00	\$156.00
3/4" x 3/4"	\$1,415.00	\$179.00
1"	\$1,464.00	\$228.00
1-1/2"	\$2,483.00	\$470.00
2"	\$2,600.00	\$629.00

Sanitary Sewer Rates

- City of West Linn charges for Sanitary Sewer collection are shown below. The Tri-City Service District has additional charges (\$11.41 per month) for treatment.

Sanitary Sewer Rates	Residential	Commercial
Monthly	\$11.55 flat fee	\$11.55 Base fee for the first 20 (CCF) hundred cubic feet, plus \$1.10 per each CCF above the base rate.

Surface Water Rates

- Total equivalent service units based on measured impervious area.
- The rate for “All Other Improved Premises” shall be computed by dividing the total measured impervious area by
- 2,914 square feet. The quotient is rounded to the nearest whole number and multiplied by the base equivalent service unit rate.
- The system and structure of rates for storm water can be controlled and or avoided through the service charge credit and the service charge waiver contained in the application procedures.
- The City Council determines that the fees imposed upon by this resolution are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

<i>Surface Water Rates</i>	Equivalent Service Units
Monthly storm draining service charge: \$3.94/esu	
Single family residential	1
Duplex	2
Triplex	3

Street Fees

- Street fees are charged on a per project or per contract basis.

<i>Street Fees</i>	Permit Fee
Permit per project or contract	\$20.00

Section 2: City Fees

Special Events

- All special events must file for a special event permit.
- Barricade rental will be a pass through from the Public Works Department
- City personnel costs will be charged based on services required by department.

Special Events	Fee
Filing fee	\$15.00
Deposit ¹	\$200.00
Personnel Charges	Police, parks and public works salary + benefits + 30 percent administrative overhead
<p>¹ If it is left clean with no work required on behalf of City Staff, the total amount of the deposit shall be refunded. If work is required by City staff, the actual costs as provided in section above will be ascertained and subtracted from the deposit. Any monies remaining shall be refunded. Should costs exceed the deposit, the event organizer shall be billed for the difference. All refunds will be in compliance with Ordinance No. 1493, Section 7.870 and shall be made in no more than 30 days.</p>	

Business License Fees

- Persons having a fixed place of business within the City of West Linn and who are subject to being licensed under the provisions of sections 7.000 to 7.080 shall pay a business license fee.

Business Licenses	Rate Per Year
1-2 employees	\$30.00
3-5 employees	\$45.00
6-10 employees	\$60.00
Over 10 employees	\$60.00, plus \$1.00 for each employee over the first ten

- **Business License Fee for persons operating an apartment house within the City**
 - For an apartment house as defined in sections 7.000 to 7.080, with ten dwelling units or less, a business license fee of sixty dollars (\$60) per year shall be assessed, and an additional amount of one dollar (\$1.00) per dwelling unit shall be assessed for every dwelling unit in an apartment house in excess of ten (10).
- **Business License Fee for Persons Having No Fixed Place of Business Within the City**
 - The City Council finds that certain trades, shops, businesses or callings are carried on in the city by persons from regular places of business and by persons from vehicles who have not regular places of business within the city; that persons with regular places of business in the city pay city ad valorem property taxes upon real and personal property which is used in and belongs to their business and that the persons who do not have regular places of business in the city escape such ad valorem taxation.

- Both receive the benefit of police and fire protection, public utilities and sidewalks, streetlights, health services and other public facilities and services of the city. Therefore, in order that each shall pay as nearly as may be not a discriminatory share, but a share in proportion to benefits received of the burden supporting such facilities and services of the city, such businesses not operating from regular places of business in the city shall pay one and one-half times the license fee previously designated herein for businesses operating from a fixed place of business within the city.
- **Maximum Annual Business License Fee**
 - Based on the criteria set forth in Section 6(d) of Resolution No. 94-42, no business shall be charged an annual business license fee greater than two hundred dollars (\$200). Application fee for a permit to own, maintain, operate or conduct an adult business, section 7.115(1) of the West Linn Municipal Code, shall be five hundred dollars (\$500) and non-refundable. Application fee for a permit to entertain in or be employed by any adult business, section 7.115 (2) of the West Linn Municipal Code, shall be fifty (\$50) and non-refundable.

Liquor License

- Application fee for a liquor license, section 7.715 of the West Linn Municipal Code, shall be as follows:

<i>Liquor Licenses</i>	Application Fee
Original application	\$100
Change in ownership or management	\$75
Renewal or temporary application	\$35

Dog License Fee

<i>Dog Licenses</i>	License Fee
Fertile dogs	\$35
Sterile dogs	\$18
Senior citizens	\$10
30 days late fee	\$15 late fee plus license fee
60 days late fee	\$30 late fee plus license fee

Public Records Fees

- **Reports and other public documents**
 - Members of the public may request personal copies of city plans, maps, photos, videotapes, computer printouts, plans, blueprints, and other publications and public documents. For those documents and publications not produced and stockpiled for mass distribution at no charge, each department shall establish a list of prices to be charged for such documents, based on the cost of reproduction, staff and/or computer time and materials. The price list shall be updated from time to time relative to increases in the cost of production.
- **Requests for original research/creation of new records**
 - Occasionally a city department may be asked by a member of the public to provide information that is not immediately available, but which may be retrievable from one or more through a computer-generated inquiry. The department is not obligated to create new records from information already in existence.

Miscellaneous Fees

Photocopying

- Upon request by a member of the public, city departments may provide up to 5 photocopy pages of a public document(s) at no charge.

<i>Photocopying Charges</i>	Per Copy Rate
Each additional 8 ½" x 11"	\$0.15
For 8 ½" x 14"	\$0.20
For 11" x 17"	\$0.25

Fee for Municipal Lien Search

- The fee for check returned for non-sufficient funds described in municipal code section 4.015(4) and 4.235(4) is hereby set at twenty-five dollars (\$25).

Section 3: GIS/Map Fees

- GIS and map data upon request as staff time allows.
- Available in ESRI Shapefile format.
- DXF conversion or non-standard requests: data cost plus staff time.
- Some data layers are not available for public distribution due to licensing constraints and must be obtained through Metro's Data Resource Center or Clackamas County.
- All GIS digital data requests must go through the West Linn GIS Coordinator.
- A Release of Information Form must be filled out and signed prior to transfer of data.

Map Printouts

	Specifications	Per Copy Rate
Laser - First five copies	8.5" x 11", full color (A Size Letter)	Free
Each thereafter	8.5" x 11", full color (A Size Letter)	\$5.00
Small	Up to 11"x17", full color or black and white (B Size Tabloid)	\$8.00
Medium	Over 11"x17", up to 24"x36", full color or black and white (C & D Sizes)	\$15.00
Large	Over 24"x36" up to 36"x48", full color or black and white (E Size)	\$20.00
Super Size	Over 36"x48" up to 50"x60" (two map sheets), full color or black and white (Oversized)	\$30.00

City Atlas

- 47 double-sided pages, 8.5"x11"
 - Black and White: \$15
 - Color: \$50

Road Map

- 11x17 black & white
 - First is free
 - Five for \$1 thereafter
 - 11x17 color: \$8

Custom Request Maps

- Approved hourly billing rate + map printout price, limited to staff availability.

Large Format Copies

- Wide Format Scan and print (36" maximum width)
 - Black & White: \$15
 - Color: \$25

Digital Data

- Digital data may not be redistributed or resold
- 1999 Ortho-rectified Aerial Photography, Color or Black and White, 1-foot pixels
 - \$50 per section
 - \$500 full City of West Linn (15 sections)
- Other years of photography are not available for public distribution. Contact Metro DRC to purchase.

GIS Digital Data Layers

- \$250 for all available standard city layers on one CD
 - \$25 per layer

Section 4: Library Fees

Overdue Items

- The fine for overdue adult items shall be .25 per day per item with a maximum of \$5.00. The fines for overdue children's items shall be .10 per day with a maximum of \$3.00.

Discs

- 3 X 5 Floppy Disc - \$0.75
- Blank CD-ROM - \$1.00

Copies

- Color copies - \$0.50
- Black and white copies - \$0.10

Section 5: Parks & Recreation Fees

- The citizens of West Linn place a value on a high level of park maintenance and the City's parks are also popular sites for group activities of residents and non-residents.
- Fees have been established to help defray the costs of extra services.

Picnic Facilities Fees

Size of Group	Residents			Non-Residents		
	Non-shelter	Shelter	Non-Profit Service Group	Non-Shelter	Shelter	Non-Profit Service Group
1-49	\$22.50	\$30.00	No charge	\$67.50	\$90.00	\$30.00
50-99	\$45.00	\$60.00	No charge	\$112.50	\$150.00	\$60.00
100-199	\$90.00	\$120.00	No charge	\$225.00	\$300.00	\$120.00
200-300 ¹	\$180.00	\$240.00	No charge	\$337.50	\$450.00	\$240.00
<i>¹ Groups of 300+ must receive Parks & Recreation department authorization.</i>						

Athletic Field Permits

	With Picnic Permit	Field Permit Only
Hourly fee	\$7.50	\$10.00
Daily fee	\$50.00	\$65.00
Field set-up	\$25.00	\$25.00

Tournament & Camp Fees

- This includes all agencies and non-profits located outside West Linn or not affiliated with West Linn.
- West Linn Youth Sports Associations will not be assessed field fees.

	Daily Fee
Tournament & camp daily fees	\$75.00
Field set-up	\$40.00

West Linn Adult Community Center Fees

- Refundable cleaning/damage deposit - \$150
- Refundable cleaning/damage deposit with alcohol - \$300
- Alcohol Fee - \$60

	Non-Profit Meetings – Application Fees	Non-Profit Events – Charge Per Hour	City Residents – Charge Per Hour	Non-Residents – Charge Per Hour
Facility Rental <i>(All rooms except kitchen)</i>	\$72	\$60	\$90	\$108
Main Multi Purpose #1	\$36	\$24	\$42	\$54
Multi Purpose #2 <i>(Back left)</i>	\$30	\$18	\$24	\$30
Multi Purpose #3 <i>(Back right)</i>	\$30	\$18	\$24	\$30
Classroom	\$24	\$12	\$18	\$24
Kitchen <i>(Only with Multi #1 rental)</i>	\$18	\$30	\$12	\$24

McLean House Fee and Usage Schedule

- Refundable security fee:
 - Friday, Saturday, or Sunday \$125
 - Monday through Thursday \$75
- Refundable cleaning fee:
 - Friday, Saturday, or Sunday \$125
 - Monday through Thursday \$75
- The Friends of McLean Park and House (or Parks and Recreation Director) reserve the right to negotiate or waive fees in regards to service-to-service trade, civic groups and non-profit groups.
- \$50 alcohol fee will be charged to all parties serving, wine, beer, or champagne.
- Tables and chairs are also available for rent.

Residents & Non-Residents: <i>Entire house, kitchen, and park rental</i>	Hourly Charge
Saturday	\$70.00 (8 hour min.)
Friday or Sunday	\$50.00 (8 hour min.)
Additional hours on Fri., Sat., or Sun.	\$50.00 per hour
Pre-event usage on Fri., Sat., or Sun	\$20.00 (1/2 hour min.)

Business, service, and educational groups: <i>Entire house, kitchen, and park weekday rental</i>	Hourly Charge
Weekdays 8:00am to 5:00pm	\$30 (Three hour minimum)
Weekdays 6:00pm to 10:00pm	\$20 (Two hour minimum)
All Users: <i>Park and kitchen rental only (Inside use restricted to the kitchen and 1st floor bathroom)</i>	Hourly Charge
Sunday - Saturday	\$10

Sunset Fire Hall Community Rooms Fee

- Refundable cleaning and damage deposit: \$150
- No alcohol, no amplified music and under 100 attendees

	Hourly Charge - Residents		Hourly Charge - Non-Residents	
	<i>Less than 25 people</i>	<i>More than 25 people</i>	<i>Less than 25 people</i>	<i>More than 25 people</i>
Civic Groups	None. Limited to eight hours.		\$25 Limited to eight hours.	
Organizations with fees/product sales/solicitations	\$20	\$30	\$40	\$60
Organizations with no fees/product sales/solicitations	\$5	\$10	\$10	\$20
Religious organizations for services, education, etc.	\$5	\$10	\$10	\$20

Sunset Fire Hall Private Parties Fee

- Refundable cleaning and damage deposit: \$150
- No alcohol, no amplified music and under 100 attendees

	City Residents	Non-Residents
Less than 25 people	\$20/hour; \$160 day	\$30/hour; \$240 day
25 – 49 people	\$30/hour; \$240 day	\$40/hour; \$320 day
50 – 99 people	\$40/hour; \$320 day	\$50/hour; \$400 day
100+ people	\$50/hour; \$400 day	\$60/hour; \$480 day

Street Trees

- ***New Subdivisions***
 - The developer shall pay cost of street trees at the time public improvements are bonded prior to final plat approval. The fee shall be based on the number of trees required multiplied by \$175.00 (the cost per tree) unless the developer chooses Option 2. This fee includes the purchase cost of the tree, labor and equipment for original placement, regular maintenance following the City's schedule for two years, and a two-year replacement warranty.
 - At the developer's option, the street tree plan may be executed privately. In this case, a fee of \$75 per tree shall be charged prior to final plat approval. If this option is exercised, trees shall be planted prior to an occupancy permit being issued. This fee shall include permit and inspection fees, two-year maintenance fee, and a two-year replacement warranty.
 - All trees planted by the developer shall conform to types, grade, size, and planting specifications as specified by the City's street tree plan.
 - In special cases, a developer may choose to plant a larger tree than standard, or plant outside the normal planting periods, in which instance an additional fee may be agreed upon with the City to cover the costs of special order trees.

- ***Existing Subdivisions/Older established Areas***
 - Landowners in existing subdivisions or other established areas might choose to initiate a beautification project by planting street trees. In which case, fees will be based on all or any combination of: permit and inspection fees, the actual cost of the tree, the actual cost of original placement, the projected cost of maintenance, and replacement warranty.
 - These fees shall be set and agreed upon prior to a permit being issued.

Park Maintenance Fees

- ***Monthly Park Maintenance Fees – Residential***

Monthly rate per residence - \$8.80

- ***Definitions***

For the park maintenance fee, a residence is defined by the presence of any size water meter. The system and structure of fees for parks maintenance can be controlled and or avoided through the vacancy of a residence and turning off water service to the vacant residence. The City Council determines that the park maintenance fees imposed upon residences are not taxes subject to the property tax limitations of Article XI, section 11(b) of the Oregon Constitution.

- ***Multi-Family Rate Per Dwelling Unit***

A multi-family housing unit is defined as a residential structure with more than one dwelling unit in the same building with multiple dwelling units sharing one water meter. Because multi-family housing units cannot define vacancy based on the absence of water service, a multi-family rate can apply to eligible multi-family housing units. The multi-family housing rate is discounted based on the city-wide vacancy rate as determined by the City of West Linn Planning Department in effect for one-year as of July 1 of each year. Eligible multi-family housing units shall obtain a permit that shall be free of charge, from the finance department. The permit will indicate that the multi-family housing unit shall pay the discounted parks maintenance fee and will authorize the utility billing department to charge all residences within the multi-family housing unit the reduced fee.

- ***Reduced Parks Maintenance Charges for Low Income Citizens***

Monthly park maintenance charges for parks maintenance to the principal residence of low income citizens as defined in this section shall be as follows: low income citizens shall be charged at one-half the regular rate, for a total fee of \$4.40 per month. Any citizen currently receiving the reduced water service charge for low-income citizens shall automatically receive the reduced parks maintenance charge. Premises to be eligible for the low income citizens park maintenance charge include the principal residence of a person(s) having an annual income(s)

that does not exceed the federal poverty low income guidelines (as established for both single and multiple person households, by the Federal Office of Community Action), and as adopted by administrative policy for setting the city's low income dollar amounts in effect for one-year as of July 1 of each year.

Section 6: Police Department

Release of Impounded Vehicles

- Whereas, state law and West Linn municipal codes authorize police officers to impound an abandoned vehicle or a vehicle that is disabled, abandoned, parked or left standing unattended on a road or highway right of way and creates a hazard or obstruction to traffic or is unlawfully parked; and
- Whereas, ORS 809.715 and 809.720 were adopted by the state legislature in 1997 to promote public safety and financial responsibility by authorizing police officers to impound vehicles, without prior notice for the following offenses:
 - Driving an uninsured vehicle in violation of ORS 806.010
 - Driving while suspended or revoked in violation of ORS 811.175 or 811.182
 - Driving while under the influence of intoxicants in violation of ORS 813.010
- Operating without driving privileges or in violation of license restriction in violation of ORS 807.010; and
- Whereas, such state statutes allow payment to a police agency of an administrative fee determined by the agency to be sufficient to recover its actual administrative cost for the impoundment; and
- Whereas, the administrative cost of vehicle impoundments and release for any of the above-mentioned causes has been determined to be approximately Seventy-Five Dollars (\$75.00) each in police staff time and supplies.

Security Alarm Permits

- Annual fee for an emergency alarm users permit, section 7.210 (1) of the West Linn Municipal Code, shall be ten dollars (\$10).
- Fee for a revoked user's permit, section 7.210(2) of the West Linn Municipal Code, shall be as follows
 - First revoked user's permit in the permit year \$40
 - Second revoked user's permit in the permit year \$100
 - Third and each additional revoked user's permit in the permit year \$180
- The additional fee for failure to obtain an alarm user's permit or for delinquent renewal of an alarm user's permit, section 7.210(5) of the West Linn Municipal Code, shall be twenty-five dollars (\$25).

False Alarm System Fees

- Any alarm system, as defined in WLMC 7.230(3) and WLMC 7.230(5), that has false alarm(s) within any calendar year shall be subject to the following fees or actions:
- Number of Alarms Fee:
 - First false alarm - no fee
 - Second false alarm - no fee
 - Third false alarm - \$50.00
 - Fourth false alarm - \$75.00
 - Fifth false alarm - \$125.00
 - Sixth false alarm - \$150.00 thereafter

Section 7: Public Works Department

Public Works Construction Permit

- Public Works Construction Permit \$20.00 fee +
 - \$500.00 administrative deposit
 - \$50.00/lf street cut deposit

Public Improvement Permit

- Public Improvement Permit \$20.00 fee +
 - 6% of estimated construction cost deposit
 - Building Relocation through public ROW \$47.00 fee (Bldg. Fee)
 - \$500.00 administrative deposit

Blasting Permits

- Permit fee to store explosives - \$5.00
- Blasting permit fee - \$250.00
- Blasting permit deposit toward administrative charges- \$750.00

Erosion Control

- Plan Review/Inspection
 - One charge per review; additional charge for each inspection:
 - One family residential units - \$75
 - Two family residential units - \$135 fee
 - Over two-family residential/commercial - \$225/\$500+\$100 per acre fee

Building Site Cleanup Deposits

- Deposit amount for building site cleanup, section 8.045 of the West Linn Municipal Code, shall be \$350.

Section 8: Planning Department

Annexation

- \$2,000.00 deposit; does not include election costs.

Appeal - Planning Director Decision

- \$400.00 fee

Appeal - Expedited Partition/Subdivision to Hearing Officer

- \$400.00 fee

Appeal - Planning Commission Decision to City Council

- \$400.00 fee

Appeal - By or Through Neighborhood Association

- Free¹

Code Interpretation

- \$850.00 deposit

Conditional Use Permit

- \$3,650.00 deposit

Design Review

- Class I - \$850.00 deposit
- Class II Based on Construction Value:
 - Less than \$100,000 – Four percent of C.V. (\$1,000 minimum deposit)
 - \$100,000<\$500,000 – Four percent of C.V. (\$8,000 maximum deposit)
 - \$500,000+ - \$4,000 plus four percent of C.V. (\$20,000 maximum deposit)
 - \$200.00 inspection fee

Enlarge/Alter Non-conforming Use/Structure

- Single-family - \$800.00 deposit
- Other - \$1,200.00 deposit

Environmental Overlay Zones

- Drainageway/Wetland Protection determined by the City Engineer and Planning Director to be:
 - Less than \$5,000 in value - \$1,000.00 fee
 - In excess of \$5,000 in value - \$1,850.00 deposit
- Flood Plain \$1,050.00 deposit
- Tualatin River \$1,700.00 deposit
- Willamette River Greenway \$1,700.00 deposit
- Re-vegetation Plan/Inspection \$ 250.00 fee
- Final Plats
 - Lot Line Adjustment - \$200.00 fee
 - Partition - \$1,410.00 deposit
 - Subdivision - \$1,520.00 dep.

Historic Districts (Historic/Willamette Commercial District)

- Commercial
 - Minor remodel - \$500.00 fee
 - Major remodel - \$1,250.00 fee
 - Commercial new construction - See design review fees
- Residential
 - Minor remodel - Free
 - Major remodel - \$500.00 fee
 - Historic New Construction - \$1,250.00 fee

Home Occupation

- Type I - \$100.00 fee
- Type II - \$750.00 deposit

Land Division

- Lot Line Adjustment - \$800.00 fee
- Partition (includes expedited review) - \$2,800.00 deposit
- Subdivision - \$4,200 + \$200/lot deposit
- Expedited Subdivision - \$4,000 + \$300/lot + referee cost deposit
- Modification to approval - 50 percent of original deposit
- Plan Map Amendment \$3,000.00 deposit¹
- Planned Unit Development (PUD) \$3,000+\$400/ac deposit²

Pre-Application Conference

- Level I (Planning review only) - \$350.00 fee³
- Level II (Citywide departmental review) - \$1,000.00 fee³

Sidewalk Use Permit (Café)

- \$100.00 fee

Sign Review

- Face change - \$50.00 fee
- Temporary - \$100.00 fee
- Permanent - \$250.00 fee

Street Name Change

- \$940.00 deposit

Temporary Permit

- Administrative - \$280.00 deposit
- Commission/Council - \$1,090.00 deposit

Vacations

- Easement - \$1,000.00 deposit
- Street - \$2,500.00 deposit

Variance

- Class I - \$825.00 deposit⁴
- Class II - \$1,800.00 deposit⁴

Zone Change

- \$2,170.00 dep.

¹Section 99.240(E) of the Community Development Code allows neighborhood associations to appeal without cost under the prescribed conditions listed.

²Section 2.175 of the West Linn Municipal Code allows a neighborhood organization to waive this cost under certain conditions.

³After the initial charge for the first variance, subsequent variances will be charged one-half the fee when processed as one application.

⁴Planning staff to make determination as to which fee applies.

Section 9: Building Division

Building Permit Fees

- Fees based on building valuation set by the state building codes division.

Building Valuation	Fee
0 - \$2,000	\$75.00 Minimum Fee
\$2,001 - \$25,000	\$67.50 for the first \$2,000 + \$12.40 for each additional \$1,000 or fraction thereof
\$25,001 - \$50,000	\$352.70 for the first \$25,000+ \$9.30 for each additional \$1,000 or fraction thereof
\$50,001 - \$100,000	\$585.20 for the first \$50,000 + \$6.20 for each additional \$1,000 or fraction thereof
\$100,001+	\$895.20 for the first \$100,000 + \$4.15 for each additional \$1,000 or fraction thereof

Plan Reviews

- Structural: 65 percent of permit fee
- Fire, Life, and Safety: 45 percent of permit fee

Deferred Submittals

- \$250.00 for the first deferred item and \$125.00 for each additional item; or 10 percent of the of the permit fee for the value of the deferred work, whichever is greater.¹

Phased Permits

- \$250.00 for the first phase and \$125.00 for each addition phase, plus 10 percent of the building fee. Maximum \$1500.00 per phase added to the building permit fee.²

Master Plans & Architect/Engineer Approved Plan Review

- Hourly Rate (Two-hour minimum)
- Includes re-inspection fees, plan review modifications, after-hours inspections, etc.
 - \$75.00 Hourly Rate (one-hour minimum).
 - \$125.00 Hourly Rate for evenings and Weekends (two-hour minimum)

¹Fee methodology mandated by Oregon Administrative Rules.

²Mandated by 2003 State Legislation.

Miscellaneous

Demolition

- Residential - \$50.00 flat fee
- Commercial – Based on valuation. Apply contract price to building permit table.

Dye Test

- Residential - \$40.00 flat fee
- Commercial – Hourly rate (one-hour minimum)

Consultation

- Hourly rate (one-hour minimum)

Grubbing

- \$75.00

Tree Review

- Hourly rate (one-hour minimum)

Grading Plan Review Fee

Cubic Yards	Fee
0-50	No fee, no permit required
51-100	\$23.50
101-1,000	\$37.00
1,001 – 10,000	\$49.25
10,001 – 100,000	\$49.25 for the first 10,000 cy, plus \$24.50 for each additional 10,000 cy or fraction thereof.
100,001 – 200,000	\$269.75 for the first 10,000 cy, plus \$13.25 for each additional 10,000 cy or fraction thereof.
200,001+	\$402.25 for the first 10,000 cy, plus \$7.25 for each additional 10,000 cy or fraction thereof.

Grading Permit Fee

Cubic Yards	Fee
0-50	No fee, no permit required
51-100	\$37.00
101-1,000	\$37.00 for the first 100 cy, plus \$17.50 for each additional 1,000 cy or fraction thereof.
1,001 – 10,000	\$194.50 for the first 1,000 cy, plus \$14.50 for each additional 1,000 cy or fraction thereof.
10,001 – 100,000	\$325.00 for the first 10,000 cy, plus \$66.00 for each additional 10,000 cy or fraction thereof.
100,001+	\$919.00 for the first 10,000 cy, plus \$36.50 for each additional 10,000 cy or fraction thereof.

Fire Sprinkler Permit Fee

Residential House Square Footage	Fee
0-2,000	\$75.00 (One hour)
2,001 – 3,600	\$93.75 (1.25 hours)
3,601-7,200	\$112.50 (1.5 hours)
7,201+	\$150.00 (Two hours)
All other fire sprinklers	Based on the valuation of the work, applied to the Building Permit Fee Schedule

Fire Sprinkler Plan Review (All)

- 25 percent of permit fee

Medical Gas

- Based on the valuation of the work, applied to the Building Permit Fee Schedule

Public Works Permit

- Associated with residential permit - \$75.00 flat fee
- All others, see Engineering Department schedule

Plumbing Permit Fees

New One- and Two-Family Dwellings Only <i>(Includes 100 ft. for each utility connection)</i>	Fee
SFR (1) Bath	\$340.80
SFR (2) Bath	\$450.95
SFR (3) Bath	\$550.75
Each additional ½ bath/kitchen	\$59.25

Site Utilities

Item	Fee
Catch basin/area drain	\$15.80
Drywells/leach line/trench drain	\$15.80
Footing drain (Per 100' or fraction)	\$66.50
Manufactured home utilities	\$66.50
Manholes	\$15.80
Rain drain connector	\$15.80
Sanitary sewer (Per 100' or fraction)	\$66.50
Storm sewer (Per 100' or fraction)	\$66.50
Water services (Per 100' or fraction)	\$66.50

Fixture or Item

Item	Fee
Absorption valve	\$15.80
Back flow preventer (irrigation)	\$15.80
Backwater valve	\$15.80
Basins/lavatory	\$15.80
Clothes washer	\$15.80
Dishwasher	\$15.80
Drinking fountain(s)	\$15.80
Ejectors/sump	\$15.80
Expansion tank	\$15.80
Fixture/sewer cap	\$15.80
Floor drains/floor sinks/hub	\$15.80
Garbage disposal	\$15.80
Hose bibb	\$15.80
Ice maker	\$15.80
Interceptor/grease trap	\$15.80
Primer(s)	\$15.80
Roof drain (commercial)	\$15.80
Sink(s), basin(s), lav(s)	\$15.80
Sump	\$15.80
Tubs/shower/shower pan	\$15.80
Urinal	\$15.80
Water closet	\$15.80
Water heater	\$15.80
Other:	\$15.80
Minimum	\$75.00

Mechanical Permit Fees

Item	Fee
Air Handling Unit	\$14.00
Duct Work	\$14.00
Air Conditioning	\$18.50
Alteration of Existing	\$14.00
Boiler	\$18.50
Heat Pumps	\$18.50
Furnace	\$23.25
Heaters-Wall Mounted	\$18.50
Appliance Vent	\$14.00
Dryer Vent	\$14.00
Kit. Hood	\$14.00
Exhaust Vent	\$9.50
Fuel Piping (4 outlets)	\$6.75
Fuel Piping (each above 4)	\$1.75
Decorative Fireplace	\$23.25

Insert	\$23.25
Wood Stove	\$23.25
Other	\$14.00
Minimum	\$75.00

Section 10: Systems Development Charges

Street SDC

- Reimbursement Factor: \$47.00
- Improvement Factor: \$4,628.00
- Administrative Factor: \$174.00

Type Of Use	Trips Per Use Based On:	Trip Factor	Reimbursement	Improvement	Administrative	Total
Single family	Per house	1.010	\$47.47	\$4,674.28	\$175.74	\$4,897.49
Multi-family	Per MF Unit	0.620	\$29.14	\$2,869.36	\$107.88	\$3,006.38
Retail	Per 1,000ft ²	2.536	\$119.19	\$11,736.61	\$441.26	\$12,297.06
Office	Per 1,000 ft ²	1.314	\$61.76	\$6,081.19	\$228.64	\$6,371.59
Public Park	Per Acre	0.223	\$10.48	\$1,032.04	\$38.80	\$1,081.33
Public School	Per Student	0.080	\$3.76	\$370.25	\$13.92	\$387.92
<i>For Existing Lots of Record – Created Prior to July 12, 1999</i>						
Single family	Per house	\$9.55	\$41.28	\$2,052.78	\$79.79	\$2,173.85
Multi-family	Per MF Unit	\$6.47	\$27.97	\$1,390.73	\$54.06	\$1,472.76

Water SDC

- Reimbursement Factor: \$76.00
- Improvement Factor: \$4,389.00
- Administrative Factor: \$163.00

Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total
5/8"	1	\$76	\$4,389	\$163	\$4,628
3/4"	1.5	\$114	\$6,583.50	\$244.50	\$6,942
1"	2.5	\$190	\$10,972.50	\$407.50	\$11,570
1.5"	5	\$380	\$21,945	\$815	\$23,140
2"	8	\$608	\$35,112	\$1,304	\$37,024
3"	16	\$1,216	\$70,224	\$2,608	\$74,048
4"	25	\$1,900	\$109,725	\$4,075	\$115,700
6"	50	\$3,800	\$219,450	\$8,150	\$231,400
8"	80	\$6,080	\$351,120	\$13,040	\$370,240
10"	125	\$9,500	\$548,625	\$20,375	\$578,500

Storm SDC

- Based on impervious area, City stormwater per ESU (2,914ft²)
- Reimbursement Factor: \$36.00
- Improvement Factor: \$403.00
- Administrative Factor: \$16.00

Unit	Reimbursement	Improvement	Administrative	Total
Single Family	\$36.00	\$403.00	\$16.00	\$455.00

Park SDC

- Reimbursement Factor: \$0.00
- Improvement Factor: \$2,949.00
- Administrative Factor: \$81.00

Unit	Factor	Reimbursement	Improvement	Administrative	Total
Single Family	2.6500	\$0.00	\$7,814.85	\$214.65	\$8,029.00
Multi-Family	1.8736	\$0.00	\$5,525.25	\$151.76	\$5,677.00

Sewer SDC

- Reimbursement Factor: \$519.00
- Improvement Factor: \$2,020.00
- Administrative Factor: \$93.00

Unit	Factor	Meter Size	Reimbursement	Improvement	Administrative	Total
Single Family	-	-	\$519.00	\$2,020.00	\$93.00	\$2,632.00
Multi-Family	-	-	\$289.08	\$1,125.14	\$51.78	\$1,466.00
Commercial	1	5/8"	\$519.00	\$2,020.00	\$93.00	\$2,632.00
Commercial	1.5	¾"	\$778.50	\$3,030.00	\$139.50	\$3,948.00
Commercial	2.5	1"	\$1,297.50	\$5,050.00	\$232.50	\$6,580.00
Commercial	5	1.5"	\$2,595.00	\$10,100.00	\$465.00	\$13,160.00
Commercial	8	2"	\$4,152.00	\$16,160.00	\$744.00	\$21,056.00
Commercial	16	3"	\$8,304.00	\$32,320.00	\$1,488.00	\$42,112.00
Commercial	25	4"	\$12,975.00	\$50,500.00	\$2,325.00	\$65,800.00
Commercial	50	6"	\$25,950.00	\$101,000.00	\$4,650.00	\$131,600.00
Commercial	80	8"	\$41,520.00	\$161,600.00	\$7,440.00	\$210,560.00
Commercial	125	10"	\$64,875.00	\$252,500.00	\$11,625.00	\$329,000.00