



**The City of Corvallis
Land Use Application Fee Increase
Effective February 1, 2010**

On December 21, 2009, the Corvallis City Council passed a resolution increasing the fees charged by the City for the review of land use applications. This action followed a review of the issues and a consideration of public input by the Administrative Services Committee. Below is a brief description of the adopted changes.

Summary of Changes to Land Use Application Fees

- State law allows the City to set land use application fees at either the actual or the average cost of processing an application. The City Council has chosen to base fees on the average cost.
- The costs have been revised based on the Planning Division's FY 2008-2009 budget and a rolling five-year average to establish average costs over that span of time.
- For this year, City Council set land use application fees at 70 percent of the Planning Division's average cost for reviewing each type of land use application. Where several land use applications are considered concurrently, the highest fee is charged, and the fees for the additional applications are reduced to 75 percent of the adopted fee.
- For appeals of land use decisions, a fee of \$250 will be charged for the general public, but a fee of \$125 will be charged for recognized neighborhood associations.
- The policy of not charging fees for Historic Preservation-related land use actions will continue.

Land Use Application Fee Schedule¹ (2010)

Table 1: Special Development (70% Cost Recovery/5-yr Average, unless otherwise noted) (Effective February 1, 2010)		Base Fee	Per Unit Add-on
Appeal			
	<i>General (2.5% cost recovery/5 yr. average)</i>	\$250	
	<i>Recognized Neighborhood Association (1.25% cost recovery/5 yr. average)</i>	\$125	
Annexation (with per acre add-on)			
	<i>Major</i>	\$8,156	\$117
	<i>Minor (including Health Hazard)</i>	\$2,331	
Comprehensive Plan Amendment		\$9,908	
Conditional Development (including Willamette River Greenway CD)			
	<i>Residential (per lot add-on)</i>	\$6,164	\$36
	<i>Non-residential (per 100 sq. ft. add-on)</i>	\$6,164	\$7
	<i>Modification</i>	\$2,514	
District Change			
	<i>Standard</i>	\$4,663	
	<i>Minor Annexation (including Health Hazard)</i>	\$1,166	
	<i>Historic Preservation Overlay (0% cost recovery/5-yr. average)</i>	no fee	
	<i>Administrative</i>	\$2,331	
Planned Development			
Conceptual Development Plan			
	<i>Residential (per acre add-on)</i>	\$6,605	\$95
	<i>Non-residential (per acre add-on)</i>	\$6,605	\$95
Detailed Development Plan			
	<i>Residential (per lot add-on)</i>	\$7,046	\$41
	<i>Non-residential (per 100 sq. ft. add-on)</i>	\$7,046	\$8
Conceptual and Detailed Development Plan			
	<i>Residential (per lot add-on)</i>	\$7,486	\$44
	<i>Non-residential (per 100 sq. ft. add-on)</i>	\$7,486	\$9
Major Modification to P.D.			
	<i>Residential (per lot add-on)</i>	\$6,605	\$39
	<i>Non-residential (per 100 sq. ft. add-on)</i>	\$6,605	\$8
P.D. Nullification		\$4,663	
Minor Modification		\$2,914	
Subdivision Tentative Plat			
	<i>Non-residential</i>	\$6,164	\$36
	<i>Modification</i>	\$2,914	
	<i>Major Replat</i>	\$6,994	\$27
	<i>Residential (Admin.)</i>	\$5,724	\$33
Historic Preservation Permit			
	<i>HRC-level (0% cost recovery/5-yr. average)</i>	no fee	
	<i>Director-level (0% cost recovery/5-yr. average)</i>	no fee	
Director's Interpretation		\$1,749	
Land Development Code Text Amendment		\$4,663	
Extension of Services		\$8,160	

¹ See notes on the reverse side regarding deposit procedures and concurrent application fees.

Table 2: General Development (70% Cost Recovery)		
Minor Replat	\$1,166	
Lot Development Option (Minor)	\$1,166	
Lot Development Option (Major)	\$2,000	
Lot Line Adjustment	\$291	
Partition	\$2,914	
Plan Compatibility Review	\$583	
Vacation	\$1,166	
Sign Permit	\$57	
Sign Variance	\$2,914	

Notes

Deposit - Land Use Applications shall be submitted with a \$100 deposit. Following a determination of the actual extent of the request, the remainder of the fees shall be charged to the applicant. Applications shall be deemed incomplete until all fees have been paid.

Concurrent Application Fees - Where development requires concurrent actions, the largest of the fees determined from Table 1 or Table 2 shall be charged, and 75 percent of the fee for each additional action shall be charged.