

BUILDING FEES

Building fees include structural, mechanical, and plumbing charges. Fees are applicable to all residential and commercial properties unless otherwise specified.

Mechanical Permits

Residential

Permit	Fiscal Year 2025-2026 Base Fee	Proposed FY 2026-2027 Base Fee	
Minimum permit fee	\$121.30	\$152.84	
Heating/Cooling:			
Furnace	\$27.55	\$34.72	
Air Conditioner	\$27.55	\$34.72	
Gas Heat Pump	\$27.55	\$34.72	
Ductwork	\$27.55	\$34.72	
Hydronic Hot Water System	\$27.55	\$34.72	
Residential Boiler (radiator or hydronic)	\$27.55	\$34.72	
Unit Heaters (fuel-type, not electric)	\$27.55	\$34.72	
Flue/Vent for any of the above	\$27.55	\$34.72	
Other Flue Appliances:			
Water Heater	\$27.55	\$34.72	
Gas Fireplace	\$55.10	\$69.43	
Flue Vent for Water Heater or Gas Fireplace	\$27.55	\$34.72	
Log Lighter	\$27.55	\$34.72	
Wood/Pellet Stove	\$27.55	\$34.72	
Chimney / Inner / Flue / Vent	\$27.55	\$34.72	
Environmental Exhaust and Ventilation:			
Range Hood / Other Kitchen Equipment	\$27.55	\$34.72	
Clothes Dryer	\$27.55	\$34.72	
Single Duct Exhaust (Bathrooms, Toilet	\$27.55	\$34.72	
Attic / Crawl space fans	\$27.55	\$34.72	
Radon Mitigation	\$55.10	\$69.43	
Fuel Piping:			
For First Four Outlets	\$27.55	\$34.72	
For Each Additional Outlet	\$16.55	\$20.86	

Mechanical Commercial/Industrial

Valuation shall be calculated on the value of the equipment and installation costs.

Use this section for commercial installation, replacement or relocation of non-portable mechanical equipment, or mechanical work not covered previously. Indicate the value of all mechanical labor, materials, and equipment.

Permit	Fiscal Year 2025-2026 Base Fee	Plus each additional over the base fee	Proposed FY 2026-2027 Base Fee	Proposed FY 26-27 Additional Fee
Minimum permit fee - \$0 to \$500*	\$121.30		\$152.84	
\$501 to \$2,000**	\$121.30	\$4.40	\$152.84	\$5.54
\$2001 to \$25,000**	\$187.30	\$34.20	\$235.94	\$43.08
\$25,001 to \$50,000**	\$973.90	\$26.45	\$1,226.78	\$33.33
\$50,001 to \$100,000**	\$1635.15	\$17.10	\$2,060.03	\$21.54
Over \$100,000**	\$2490.15	\$15.35	\$3,137.03	\$19.34

*Permit category stipulates additional over each \$100.

**Permit category stipulates additional over each \$1,000.

Initial Mechanical Plan Review Fees:	70% of the permit fees.
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Plumbing Permits			
Permit	Fiscal Year 2025-2026 Base Fee	Proposed FY 2026-2027 Base Fee	
Minimum permit fee	\$132.50	\$166.96	
Total bathrooms per dwelling			
1 bath dwelling (includes 1 kitchen)	\$341.75	\$430.61	
2 bath dwelling (includes 1 kitchen)	\$430.00	\$541.80	
3 bath dwelling (includes 1 kitchen)	\$530.00	\$667.80	
Additional bathroom/kitchen	\$176.50	\$222.40	
Re-pipe SFR	\$176.50	First Floor \$176.50	
		Each Additional Floor \$80.00	
Site Utilites:			
Catch Basin or Area Drain	\$27.55	\$34.72	
Drywell, Leach Line, or Trench Drain	\$55.10	\$69.43	
Manufactured Home Utilities*	\$82.70	\$104.21	
Manholes	\$27.55	\$34.72	
Rain Drain Connector	\$27.55	\$34.72	
Utilities (Sewer, Storm, Water) first 100 feet	\$82.70	\$104.21	
Utilities (Sewer, Storm, Water) each additional 100 feet or fraction thereof	\$66.15	\$83.35	
Fixture or Item:			
Absorption Valve	\$27.55	\$34.72	
Backflow Preventer	\$55.10	\$69.43	
Backwater Valve	\$27.55	\$34.72	
Clothes Washer	\$27.55	\$34.72	
Dishwasher	\$27.55	\$34.72	
Drinking Fountain	\$27.55	\$34.72	
Ejectors/Sump	\$55.10	\$69.43	
Expansion Tank	\$27.55	\$34.72	
Fixture/Sewer Cap	\$27.55	\$34.72	
Floor Drain / Floor Sink / Hub	\$27.55	\$34.72	
Garbage Disposal	\$27.55	\$34.72	
Hose Bib	\$27.55	\$34.72	
Ice Maker	\$27.55	\$34.72	
Interceptor / Grease Trap	\$165.35	\$208.34	
Primer	\$27.55	\$34.72	
Roof Drain (commercial)	\$27.55	\$34.72	
Sink / Basin / Lavatory	\$27.55	\$34.72	
Tub / Shower / Shower Pan	\$27.55	\$34.72	
Urinal	\$27.55	\$34.72	
Water Closet	\$27.55	\$34.72	
Water Heater	\$27.55	\$34.72	
*Includes the first 100 ft. of water piping, wastewater and storm water lines, hose bibs, icemakers, under floor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system.			
Plumbing Commercial/Industrial:			
Valuation shall be calculated on the value of the equipment and installation costs.		Proposed FY 2026-2027 Fee	
Initial plumbing plan review fees	45% of the plumbing permit fees	45% of the plumbing permit fees	
Medical Gas permits	Value / 1000 x 6.9 +37.45 = Permit Fee	Value / 1000 x 6.9 +37.45 = Permit Fee	
Medical Gas Miniomum Fee		\$145.85	
Medical Gas Plan Review	65% of the permit fees	70% of the permit fees	

Manufactured Homes			
All jurisdictions in the Tri-County area shall charge a single fee for the installation and set-up of manufactured homes. This fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling standard, electrical feeder and plumbing connections, and all cross-over connections.			
Permit	Fiscal Year 2026-2027 Base Fee	Proposed FY 2026-2027 Fee	
Permit fee	\$420.00	\$504.00	
Manufactured dwelling parks and mobile	Per current State Permit Fee		
Statewide Code Development, Training and Monitoring Fee	\$30.00	\$36.00	
Permit Related Fees			
Permit	Fiscal Year 2025-2026 Base Fee	Proposed FY 2026-2027 Fee	
State surcharge shall be collected in an amount as required by State law on all permit fees.			
Prescriptive Solar PV Installation	\$189.00	\$250.12	
Non-prescriptive Solar PV Installation	See building valuation table		
Plan review fees required/requested changes, additions and revisions.	\$100.00 per hour	\$125.00 per hour	
Re-inspection fees	\$105.00	\$125.00	
Inspections outside of normal business hours (min.2 hours)	\$105.00 per hour	\$125.00 per hour	
Inspection for which no fee is specifically stated (min. charge one-hour)	\$105.00 per hour	\$125.00 per hour	
Plan reviews not designated elsewhere	30% of the permit fee	70% of the permit fee	
Pre-Submittal Fee	\$100.00	\$125.00	
Temporary Certificate of Occupancy	\$300.00	First 3 Months	\$300.00
		Fourth Month	\$590.00
		Fifth Month	\$1180.00
		After Fifth, per Month	\$2359.00
Building Re-Evaluation Fee	Hourly basis, Minimum 2 hours	Hourly basis, Minimum 2 hours	
Technology fee – applies to all programs unless specified	3% of the permit fee	5% of the permit fee	
Deferred Submittal fee (per Deferred Submittal)	65% of permit fee calculated using the value of the deferred portion with a minimum of	70% of permit fee calculated using the value of the deferred portion with a minimum of \$301	
Phased permit fee (per phase)	\$360.00 + 10% of total project permit fee (not to exceed \$1,500.00 per phase)	\$360.00 + 10% of total project permit fee (not to exceed \$1,500.00 per phase)	
Administrative Fee for Refund		Simple	\$35.00
		Complex	\$250.00
Permit Extension Fee	\$100.00	\$125.00	
Change of Contractor Fee	\$100.00	\$125.00	