

Building Permits and Related Fees

All Building Permit Fees are based upon valuation as determined by multiplying the square footage of the dwelling, garage, carport, and covered walks and patios by the "per square foot cost factor" identified in the Building Valuation Data Table

	Unit	FY 2023
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One And Two-Family Dwelling - Permit Fee Schedule

Fee Based on Valuation

\$0 to \$2,000 valuation: \$91.68 minimum fee	Base fee	91.68
\$2,001 up to and including \$25,000: \$91.68 for the first \$2,000, \$8.34 for each additional \$1,000 or fraction thereof	per \$1,000 value	8.34
\$25,001 to \$50,000 valuation	Base fee	283.50
\$2,001 up to and including \$25,000: \$283.50 for the first \$2,000, \$7.38 for each additional \$1,000 or fraction thereof	per \$1,000 value	7.38
\$50,001 to \$100,000 valuation	Base fee	468.00
\$50,001 up to and including \$100,000: \$468.00 for the first \$50,000, \$5.88 for each additional \$1,000 or fraction thereof	per \$1,000 value	5.88
\$100,001 to \$500,000 valuation	Base fee	762.00
\$100,001 up to and including \$500,000: \$762.00 for the first \$100,000, \$3.48 for each additional \$1,000 or fraction thereof	per \$1,000 value	3.48
\$500,001 to \$1,000,000 valuation (for the first \$500,000)	Base fee	2,154.00
\$500,001 up to and including \$1,000,000: \$2154.00 for the first \$500,000, \$2.46 for each additional \$1,000 or fraction thereof	per \$1,000 value	2.46
\$1,000,001 and over valuation	Base fee	3,384.00
\$1,000,001 and over in valuation: \$3384.00 for the first \$1,000,000, \$1.68 for each additional \$1,000 or fraction thereof	per \$1,000 value	1.68
Structural Plans Review Fee	Percentage (%)	65% of building permit fee
State Surcharge	Percentage (%)	12% of building permit fee

Other Inspections and Miscellaneous Fees

Applies to :

- * Residential dwelling structural & mechanical*
- * Commercial, multi-family & industrial structural & mechanical*
- * Manufactured Home Placement*

1. Inspection outside of normal business hours (minimum charge-two hours) - hourly	Per hour*	91.68
2. Re-inspection fees assessed under provisions of Building Division Administrative Rules Section 309.10	Per hour*	91.68
3. Inspections for which no fee is specifically indicated (minimum charge - one half hour)	Per hour*	91.68
4. Additional plans review required by changes, additions, or revisions to proposed or approved plans (minimum charge - one hour)	Per hour*	91.68

* Or total hourly cost to the City, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages, and fringe benefits of the employees involved.

Phased projects - Plan Review

Applies to:

- * Residential structural*
- * Commercial, multi-family & industrial structural*

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There shall be a minimum plans review phasing fee of \$180.00 for each separate phased portion of the project. In addition, a plans review phasing fee shall be charged in an amount equal to ten percent of the total project building permit fee calculated in accordance with OAR 918-050-100 through 110 not to exceed an additional \$1,500 for each phase.	Percentage (%)	10% of total project building permit fee, not to exceed \$1,500 for each phase
Minimum phasing fee	Minimum fee	180.00
<i>Deferred submittal - Plan Review</i>		
<i>Applies to:</i>		
<i>* Residential Structural</i>		
<i>* Commercial, multi-family & industrial structural</i>		
The plans review fee for processing deferred plan submittals shall be an amount equal to sixty-five percent (65%) of the building permit fee calculated in accordance with OAR 918-050-110(2) and (3) using the value of the particular deferred portion of the project with a minimum fee of \$138.00 . This fee is in addition to the project plans review fee based on total project value.	Percentage (%)	65% of building permit fee
Minimum deferral fee	Minimum fee	138.00
<i>Investigation fees</i>		
<i>Applies to ALL disciplines:</i>		
<i>*Residential structural & mechanical</i>		
<i>* Commercial, multi-family & industrial structural & mechanical</i>		
<i>* Manufactured home placement</i>		
(For commencement of work before obtaining a permit or working over scope of an issued permit.) Actual or average cost of investigation to ensure the unpermitted work complies with the state building code. Permits for emergency repairs obtained within five business days after commencement of the repair are not subject to the "investigation fee."	Actual or average cost	Actual or average cost of investigation
Residential Standalone Fire Systems - Structural Permit Fee Schedule		
Square footage of dwelling (including garage) Permit/Plan Review Fee		
0 - 2,000 Square Feet	Flat Fee	163.38
2,001 - 3,600 Square Feet	Flat Fee	207.90
3,601 - 7,200 Square Feet	Flat Fee	282.12
Greater than 7,200 square feet	Flat Fee	356.40
Miscellaneous		
Address Assignment Fee (each address)	Each address	49.15
Review of Sand Management Plan		160.76
Site Inspection Fee* (Simple Site)		
New construction		163.81
New garages, carports, and accessory structures		81.91
Site inspection Fee* (Complex Site**)		
New Construction		245.72
New garages, carports, and accessory structures		163.81

* Services are for planning review of plans and site inspections (to ensure compliance with zoning code and conditions of approval resulting from land use decisions.

** Complex site is one as listed in Florence City Code 10-7 or 10-19.