



Coos County Community Development

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November 17, 2025

Oregon Building Codes Division
PO Box 14470
Salem, OR 97309

Subject: Coos County Proposed Fee Adoption

Coos County Community Development is proposing to raise Structural, Manufactured Dwelling, Mechanical, and Plumbing fees by three (3) percent to better reflect the actual hourly rate per employee after cost-of-living increase. Additionally, there were some calculation errors that are being corrected. The Community Development fee is being removed from building permits. A proposed Advanced Planning fee has been added based on the building valuation, this fee supports administration, long range planning and regular code updates and review. A proposed Code Enforcement fee based on the building valuation has been added, this fee aides in supporting the Code Enforcement program. This notice is provided pursuant to the requirements in OAR 918-20-0220 and ORS 455.210.

The proposed fees (which are attached as Exhibit A) will be presented at a Public Hearing before the Coos County Board of Commissioners on Tuesday, December 16, 2025, at 1:30 pm. Notice of the hearing will be published in the newspaper, online, and at the Coos County Courthouse. The meeting can be attended in person at the Owen Building, 201 N. Adams Street in Coquille, Oregon 97423.

The proposed Community Development fees are tentatively scheduled for approval on December 16, 2025, to become effective on January 1st, 2026, unless otherwise decided at the hearing. The changes are indicated with new fees bolded and underlined and removed fees bolded and bracketed.

If you have any questions regarding the proposed fee increase and changes, please contact Amy Dibble at 541-396-7770 or email planning@co.coos.or.us.

Thank you,

Amy Dibble

Amy Dibble, Administrative Development Manager

[Click here for more information](#)

COOS COUNTY
COMMUNITY DEVELOPMENT
LAND USE FEE SCHEDULE
EFFECTIVE
Order #

FEE DESCRIPTION	FEE
Hourly Rate	\$165.00
Rebiling for invoices that are 30 days past due	\$26.00
Copies	\$0.50 per page
Postage and Handling on Mailed Request and Site Copies	\$1.00 plus postage
Returned Check Fee	\$30.00
Refund Processing Fee	\$41.00
Community Development Fee	5% of <u>Land Use</u> application/ <u>permit</u> fee
<u>Advanced Planning Fee</u>	<u>0.0035 of Building Evaluation</u>
<u>Code Enforcement Fee</u>	<u>0.0025 of Building Evaluation</u>

BUILDING DEPARTMENT FEE SCHEDULE

The valuation shall be calculated in accordance with Oregon Administrative Rule (OAR) Chapter 918, Division 50. The valuation to be used in computing the structural permit and structural plan review fees shall be the total value (rounded up to the nearest dollar) of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment.

Cost (below) = (Total hours spent x Pay rate x Factor encompassing indirect costs) + Actual cost of any additional materials and equipment directly chargeable for project. Deposits on cost are collected to directly charge related staff time, fees, and legal expenses. Time is charged at a fully burdened rate. The deposit on cost is administered by the department financial staff, under department policies.

A. Structural Permit Fees		
Valuation	Fees	
\$1 To \$2000	[\$160] \$165.00	
\$2001 To \$25,000	[\$160.00] \$165.00 for the first \$2,000 plus [\$16.00] \$17.00 for each additional \$1,000 or fraction thereof, to and including \$25,000	
\$25,001 To \$50,000	[\$528.00] \$556.00 for the first \$25,000 plus [\$9.60] \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000	
\$50,001 To \$100,000	[\$768.00] \$806.00 for the first \$50,000 plus [\$6.60] \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000	
\$100,001 And Up	[\$1088.00] \$1156.00 for the first \$100,000 plus [\$4.80] \$5.00 for each additional \$1,000 or fraction thereof	
Other Structural Fees		
Structural Plan Review (When applicable)	65% of structural permit fee	
Additional Plan Review (When applicable)	[\$160] \$165.00 , minimum one hour	
Fire Life Safety Plan Review (when applicable)	40% of structural permit fee	
Reinspection – per each	[\$160] \$165.00	
Each additional inspection, above allowable – per each	[\$160] \$165.00	
Inspections for which no fee is specifically indicated (as required) - hourly	[\$160.00] \$165.00 per hour with a minimum of one hour.	
Inspection outside of normal business hours – hourly	[\$320.00] \$330.00 , minimum 2 hours	
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee calculated using the value of the deferred portion with a \$100 minimum	
Phased Project Plan Review Fee – in addition to project plan review fees	[\$320.00] \$330.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1,500.00 per phase	
Administrative fee for processing State of Oregon Master Plans or Plans reviewed	[10%] 50% of the structural permit fee.	
Structural demolition – complete demolition, not subject to State Surcharge	[\$50.00] \$52.00	
Structural alteration (not demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge	
Structural Minimum Permit Fee	[\$160] \$165.00	
Temporary Certificate of Occupancy, each 30 days	[\$300.00] \$309.00	
Agricultural Exemption Review	[\$50.00] \$52.00	
State Surcharge	As set by the State of Oregon	
Seismic Surcharge (Applies only to Commercial Structural and Mechanical for Residential Fire Suppression Systems - Standalone - square footage of area to be covered - Includes plan review (if system is Multipurpose, would require a Plumbing Permit)	As set by the State of Oregon	
0 to 2,000 sq. ft.	[\$200.00] \$206.00	
2,001 to 3,600 sq. ft.	[\$250.00] \$258.00	
3,601 to 7,200 sq. ft.	[\$300.00] \$309.00	
7,201 sq. ft. and up	[\$450.00] \$464.00	
Commercial Fire Suppression	See Structural Permit Fee table by valuation	
Solar Structural Installation Permits – separate Electrical Permit application may also be required		
Solar Permit – Prescriptive Path System, fee includes plan review	[\$250.00] \$258.00	
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking,	

Investigation Fees – at hourly cost, may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines.

Investigation Fee - work done without permits	The fee will be charged at the hourly rate of [\$160.00] \$165.00 an hour. The fee will be based on, and will not exceed, the actual or average cost of the additional expense to Coos County to ensure compliance with the applicable codes.
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When applicable, structural permits use valuation as determined by ICC Valuation Table current as of April 1 of each year, as per OAR 918-050-0000

B. Manufactured Dwelling Placement Permits

Placement Permit Fees inside of Parks

Manufactured Dwelling Placement Fee *	[\$525.00] \$541.00 + State Surcharge
State (Cabana) Fee [\$30.00]	[Total \$618.00] \$30.00

* Includes the concrete slab, runners or foundations that are prescriptive, electrical feeder and plumbing connections and all cross-over connections and up to 30 lineal feet of site utilities. Decks, other accessory structures, and foundations that are not prescriptive, utility connections beyond 30 lineal feet, new electrical services or additional branch circuits, and new plumbing - may require separate permits. All decks 30" above ground, carports, garages, porches, and patios are based on valuation and may also require separate permits.

-- See Structural schedule by valuation for non-dwelling modular placements

Placement Permit Fees outside of Parks

Placement outside of a Manufactured Dwelling outside of a park (includes placement and concrete slab, runners or foundation when prescriptive, electrical feeder, plumbing connections and all cross-over connections, first 30 lineal feet of site utilities.) New electrical services or additional branch circuits, and new plumbing-may require separate permits. All decks 30" or more above ground, carports, garages, porches and patios are based on valuation and may also require separate permits.

Single Wide	[\$300.00] \$309.00
Double Wide	[\$450.00] \$464.00
Triple Wide	[\$600.00] \$618.00
Earthquake resistant bracing system (when not part of original dwelling installation)	[\$150.00] \$155.00 subject to state surcharge
Manufactured Dwelling Cabana	See the Structural Schedule
State of Oregon Administration fee	\$30.00

Manufactured or RV Park Development Permit Fees

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 and Organizational Camp and applying the valuation amount below.

Valuation	Fees
\$1 To \$2000	[\$160] \$165.00
\$2001 To \$25,000	[\$160.00] \$165.00 for the first \$2,000 plus [\$16.00] \$17.00 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 To \$50,000	[\$528.00] \$556.00 for the first \$25,000 plus [\$9.60] \$10.00 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 To \$100,000	[\$768.00] \$806.00 for the first \$50,000 plus [\$6.60] \$7.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 And Up	[\$1088.00] \$1156.00 for the first \$100,000 plus [\$4.80] \$5.00 for each additional \$1,000 or fraction thereof

Manufactured Home/RV Park plan review	65% of permit fee
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Other Manufactured Dwelling Fees

Reinspection – per each	[\$160.00] \$165.00 minimum one hour
Inspection outside of normal business hours -	hourly [\$320.00] \$330.00 , minimum 2 hours
Investigation Fee – Manufactured Dwelling -	hourly [\$160.00] \$165.00 /hour, minimum one hour
Each additional inspection, above allowable – per each	[\$160.00] \$165.00
Inspections for which no fee is specifically indicated (as required) - hourly	[\$160.00] \$165.00
Reinstatement Fee (One permit reinstatement shall be allowed within 30 days of the expiration date.)	75% of original permit + Surcharge [and Community Development Fee]

C. Mechanical Permit Fees

Residential Fee – per each appliance

Air Conditioner	[\$36.00] \$37.00
Air handling unit of up to 10,000 cfm	[\$25.80] \$27.00
Air handling unit 10,001 cfm and over	[\$44.70] \$46.00
Appliance or piece of equipment regulated by code but not classified in other	[\$36.00] \$37.00
Attic or crawl space fans	[\$17.40] \$18.00
Chimney/liner/flue/vent	[\$17.40] \$18.00
Clothes dryer exhaust	[\$17.40] \$18.00
Decorative gas fireplace	[\$36.00] \$37.00
Ductwork – no appliance/fixture	[\$17.40] \$18.00
Evaporative cooler other than portable	[\$36.00] \$37.00
Floor furnace, including vent	[\$36.00] \$37.00
Flue vent for water heater or gas fireplace	[\$36.00] \$37.00
Furnace – greater than 100,000 BTU	[\$60.00] \$62.00
Furnace – up to 100,000 BTU	[\$60.00] \$62.00
Furnace/burner including duct work/vent/liner	[\$60.00] \$62.00
Gas or wood fireplace/insert	[\$36.00] \$37.00
Gas fuel piping outlets	1-4 Outlets [\$11.40] \$12.00 Additional Outlets [\$2.80] \$3.00/ea
Heat pump	[\$36.00] \$37.00
Hood served by mechanical exhaust,	[\$36.00] \$37.00
including ducts for hood	[\$36.00] \$37.00
Hydronic hot water system	[\$36.00] \$37.00

Installation or relocation domestic/type incinerator	[\$36.00] <u>\$37.00</u>
Mini split system	[\$36.00] <u>\$37.00</u>
Oil tank/gas diesel generators	[\$60.00] <u>\$62.00</u>
Pool or spa heater, kiln	[\$36.00] <u>\$37.00</u>
Range hood/other kitchen equipment	[\$25.80] <u>\$27.00</u>
Repair, alteration, or addition to mechanical appliance including installation of controls	[\$36.00] <u>\$37.00</u>
Suspended heater, recessed wall heater, or floor mounted heater	[\$36.00] <u>\$37.00</u>
Ventilation fan connected to single duct	[\$17.40] <u>\$18.00</u>
Ventilation system not a portion of heating or air conditioning system authorized by permit	[\$36.00] <u>\$37.00</u>
Water heater (Gas Tankless)	[\$36.00] <u>\$37.00</u>
Wood/pellet stove	[\$36.00] <u>\$37.00</u>
Other heating/cooling	[\$36.00] <u>\$37.00</u>
Other fuel appliance	[\$36.00] <u>\$37.00</u>
Other environment exhaust/ventilation	[\$36.00] <u>\$37.00</u>

Commercial Mechanical Fees

Valuation	Fee
\$1 To \$1000	[\$160] <u>\$165.00</u>
\$1001 To \$10,000	[\$160.00] <u>\$165.00</u> for the first \$1,000 plus [\$3.84] <u>\$4.00</u> for each additional [\$1,000] <u>\$100</u> or fraction thereof, to and including \$10,000
\$10,001 To \$100,000	[\$505.60] <u>\$525.00</u> for the first \$10,000 plus [\$12.80] <u>\$13.00</u> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 To above	[\$1,657.60] <u>\$1695.00</u> for the first \$10,000 plus [\$9.60] <u>\$10.00</u> for each additional \$1,000 or fraction thereof,

Other Mechanical Fees

Mechanical Plan Review (when applicable)	25 % of mechanical permit fee
Additional Plan Review (when applicable) – per hour	[\$160.00] <u>\$165.00</u> , minimum one hour
Reinspection – Per each	[\$160.00] <u>\$165.00</u>
Each additional inspection, above allowable – per each	[\$160.00] <u>\$165.00</u>
Inspections for which no fee is specifically – per each indicated (as required)	[\$160.00] <u>\$165.00</u> , minimum one hour
Inspection outside of normal business hours	[\$320.00] <u>\$330.00</u> , minimum one hour
Investigation fee – Mechanical – hourly	[\$160.00] <u>\$165.00</u> per hour, minimum one hour
Mechanical Minimum Permit Fee	[\$160.00] <u>\$165.00</u>
Mechanical Reinstatement Fee (One permit reinstatement shall be allowed within 30 days of the expiration date.)	75% of mechanical permit fee +Surcharge [and Community Development Fee]

D. Plumbing Permit Fees

Residential Plumbing Permit Fees

New 1&2 Family Dwelling – includes one kitchen, first 100 feet each of site utilities, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system. Half bath counted as whole.

One bathroom, one kitchen	[\$325.00] <u>\$335.00</u>
Two bathrooms, one kitchen	[\$400.00] <u>\$412.00</u>

Three bathrooms, one kitchen	[\$450.00] \$464.00
Each additional bathroom > 3 – or – kitchen >1	[\$75.00] \$77.00 each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – first 100 ft included in	[\$42.50] \$44.00

Residential Fire Suppression – Multipurpose/Continuous Loop System - Includes plan review

Square Footage of Area to be Covered

Fee

0 – 2000 sq ft	[\$200.00] \$206.00
2001 – 3600 sq ft	[\$250.00] \$258.00
3601 - 7200 sq ft	[\$300.00] \$309.00
7201 sq ft and greater	[\$350.00] \$361.00

Plumbing – Existing Residential Additions/Remodels or Alterations

Residential Minimum Fee	[\$160.00] \$165.00
Plumbing fixtures, appliances, appurtenances (each)	[\$37.50] \$39.00
Water, Storm or Sanitary Sewer - First 100 feet or less	[\$85.00] \$88.00
Water, Storm or Sanitary Sewer - Each additional 100 feet or fraction thereof	[\$42.50] \$44.00

Plumbing - Commercial, Multi-Family and Industrial

Site Utilities

Fee

Commercial Minimum Fee	[\$160.00] \$165.00
Plumbing fixtures, appliances, appurtenances (each)	[\$37.50] \$39.00
Water, Storm or Sanitary Sewer - First 100 feet or less	[\$85.00] \$88.00
Water, Storm or Sanitary Sewer - Each additional 100 feet or fraction thereof	[\$42.50] \$44.00

Other Plumbing Fees

Plumbing Plan Review (when applicable) – commercial	40% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	25% of residential plumbing permit fee
Additional Plan Review (when applicable) – per hour	[\$160.00] \$165.00 /hour, minimum one hour
Reinspection or each additional inspection – per each	[\$160.00] \$165.00
Inspections for which no fee is specifically indicated (as required) – per hour	[\$160.00] \$165.00
Investigation fee – Plumbing – hourly	[\$160.00] \$165.00 /hour, minimum one hour
Plumbing Minimum Permit Fee	[\$160.00] \$165.00
Plumbing Reinstatement Fee (One permit reinstatement shall be allowed within 30 days of the expiration date.)	75% of plumbing permit fee + surcharge [and Community Development Fee]

E. Commercial Plumbing - Medical Gas Permit Fees

\$0	To	\$5000	[\$160.00] \$165.00
\$5001	To	\$10,000	[\$160.00] \$165.00 for the first \$5000 plus [\$3.20] \$6.00 for each additional \$100 or fraction thereof, to and including \$10,000
\$10,001	To	\$100,000	[\$448.00] \$465.00 for the first \$10,000 plus [\$14.40] \$15.00 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001	and	above	[\$1,744.00] \$1815.00 for the first \$100,000 plus [\$6.40] \$7.00 for each additional \$1,000 or fraction thereof

F. Electrical Permit Fees

New Construction	
Residential 1,000 square feet or less (including service)	\$180
Each Additional 500 Square Feet	\$33
Limited energy – new construction	\$44
Each Manufactured home or modular dwelling services	\$108
New Multi-family	
New Multi-family Construction, fee for largest unit calculated using square feet rate plus 50 % of permit fee for each additional unit using the calculation of the largest unit. (applies to three or more units)	
1,000 square feet or less	\$180
Each additional 500 Square Feet or portion thereof	\$33
Limited energy, multi-family - Per Floor	\$76
Protective Signaling - Per Floor	\$100
Services or feeders (installation, alteration, relocation)	
200 amps or less (2)	\$135
201 to 400 amps (2)	\$160
401 to 600 amps (2)	\$265
601 to 1,000 amps (2)	\$346
Over 1,000 amps or volts (2)	\$796
Reconnect only (1)	\$108
Temporary services or feeders: (installation, alteration, relocation)	
200 amps or less (2)	\$108
201 to 400 amps (2)	\$146
401 to 600 amps (2)	\$211
601 to 1,000 amps (2)	\$274
Over 1,000 amps or volts	\$590
Branch circuits: (new, alteration, extension per panel)	
a. Fee for branch circuits with purchase of service or feeder fee:	
Each branch circuit	\$8.00
b. Fee for branch circuits without purchase of a service or feeder fee:	
First branch circuit (2)	\$92.00
Each additional	\$8.00
Miscellaneous: (service or feeder not included)	
Each pump or irrigation circle (2)	\$108.00
Each sign or outline lighting (2)	\$108.00
Signal circuits or a limited-energy panel, alteration, or extension (2)	\$108.00
Master Electrical Permit Fee	\$100.00
Reinspection Fee for Electrical - per each	\$126.00
Each Additional Inspection, above allowed - per each	\$180.00
Electrical Plan Review (when applicable)	25% of the subtotal fees
Additional Plan Review (when applicable) - per hour	\$160.00/hour - minimum one hour
Investigation Fee - Electrical - hourly	\$180.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$180.00
Renewable Energy	

5 KVA or less	\$135.00
5.01 KVA to 15 KVA	\$160.00
15.01 KVA to 25 KVA	\$265.00
Solar Generation greater than 25 KVA	
25 KVA rate plus each additional KVA	\$265.00 + \$10 per add'l kva up to a maximum of 100 kva
Electrical Plan Review (when required)	25% of Permit Fee
Wind Generation greater than 25 KVA	
25.01 KVA to 50 KVA	\$346.00
50.01 KVA to 100 KVA	\$796.00
G. Miscellaneous Fees	
Permit Reinstatement fee (this does not apply to electrical permits) – to renew already expired permit, as eligible 75% of original permit fees, subject to State Surcharge [and Coos County Development Fee]. One permit reinstatement shall be allowed, any further requires a new permit application is required at full fee.	75% + Surcharge [and Community Development Fee]
Second Extension Fee for All Permit Types	75% of Permit Fee
Within 30 days of the expiration date. Anything past 30 days would not be eligible for renewal)	
File Research	\$165.00 an hour with a minimum of 1 hour. Payment submitted upfront prior to release of information. Subject to copy, postage fees if required.