

Yamhill County Fee Schedule 2025

A. Structural Permit Fees

Structural Permit Fee table	
Valuation	Fee
\$0 to \$500.00	\$17.67
\$501.00 to \$2,000.00	\$17.67 for the first \$500.00 plus \$2.66 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2001.00 to \$25,000.00	\$57.57 for the first \$2000.00 plus \$10.57 for each additional \$1000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$300.68 for the first \$25,000.00 plus \$7.95 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$499.39 for the first \$50,000.00 plus \$5.30 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$764.39 for the first \$100,000.00 plus \$4.43 for each additional \$1,000.00 or fraction thereof
<i>When the state building code requires a structural permit for retaining walls, decks, fences, accessory structures, etc., see Structural Permit Fees by Valuation.</i>	
Other Structural Fees	
Structural Plan Review (when applicable)	65% of the structural permit fee
Seismic Surcharge – plan review on essential structures	1% of the structural permit fee
Additional Plan Review (when applicable) - hourly	\$95.65, minimum one hour
Fire Life Safety Plan Review (when applicable)	40% of the structural permit fee
Reinspection – per each	\$95.65
Each additional inspection, above allowable per each	\$95.65
Inspections for which no fee is specifically indicated (as required) - hourly	\$95.65, minimum one hour
Inspection outside of regular business hours - hourly	\$95.65, minimum 2 hours
Special inspection or consult – structural, per each	\$100.00
Deferred Submittal Plan Review Fee – in addition to project plan review fees	65% of the building permit fee was calculated using the value of the deferred portion, with a \$100 minimum
Phased Project Plan Review Fee – in addition to project plan review fees	\$200.00 minimum phasing (application) fee plus 10% of the TOTAL project building permit fee not to exceed \$1500.00 per phase

Structural demolition – complete demolition, not subject to State Surcharge	\$95.65
Structural alteration (<u>not</u> demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$95.65

Residential Fire Suppression – Standalone System, fee includes plan review <i>[See Plumbing Fee section for Continuous Loop/Multipurpose System]</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$129.13
2001 – 3600 sq ft	\$153.51
3601 - 7200 sq ft	\$204.72
7201 sq ft and greater	\$307.06
Commercial Fire Suppression– Alarms/Sprinklers <i>- A separate Electrical Permit application may also be required</i>	See the Structural Permit Fee table by valuation.
	See above
Solar Structural Installation Permits – <i>a separate Electrical Permit application may also be required</i>	
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	\$193.85
Solar Permit – Non-Prescriptive Path System	As per the Structural Permit Fee table by valuation, the fee includes the cost of solar panels, racking, mounting elements, rails, and installation labor. Solar electrical equipment, including collector panels and inverters, is <i>excluded from the Structural Permit valuation.</i>
Investigation Fees - <i>Actual or average cost may include supervision, overhead, equipment, and/or the rate or wage of the employee(s) involved. Applicable to all disciplines.</i>	
Investigation Fee – hourly	\$106.91/hour, minimum one hour
When applicable, structural permits use valuation as determined by the ICC Valuation Table, current as of April 1 of each year, as per <i>OAR 918-050-0100.</i>	

B. Manufactured Dwelling Placement Permit Fees

Manufactured Dwelling Placement Fee *	\$491.91
State (Cabana) Fee	\$30.00
Earthquake – Resistant Bracing System Installation (not part of the original system)	\$196.99

** Includes the concrete slab, runners, prescriptive foundations, electrical feeder and plumbing connections, 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 require separate permits.*

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

C. Manufactured Dwelling/RV Parks – Area Development Permit (ADP)

The Area Development Permit fee is 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 & Organizational Camp – and applying the valuation amount to Table 1 as referenced for each.

D. Electrical Permit Fees

New Construction	
Residential	
First 1000 sq ft or less	\$175.64
Each additional 500 sq ft or portion thereof	\$32.13
Limited Energy – new residential construction	\$51.41
Each Manufactured Home/Modular Dwelling service	\$92.11
Multifamily	
New Multifamily Construction	The fee for the largest unit is calculated using the above sq ft rates plus 50% of the permit fee for each additional unit.
Multifamily, new construction – Limited Energy System – per floor	\$92.11
Multifamily, new construction – Protective Signaling – per floor	\$92.11
Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$115.67
201 – 400 amps	\$137.09
401 – 600 amps	\$228.12
601 – 1000 amps	\$297.74
Over 1000 amps or volts	\$683.30
Reconnect Only	\$92.11
Temporary Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$92.11
201 – 400 amps	\$125.31

401 – 600 amps	\$182.07
Over 601 - 1000 amps or volts	See Service fees above.
Branch Circuits – New, Alteration, Relocation	
With service or feeder, per each	\$6.43
Without service or a feeder	\$79.25 for first branch circuit, \$6.43/each additional
Each additional branch circuit – per each	\$79.25
Renewable Energy	
Renewable energy for electrical systems- 5kva or less	\$115.67
Renewable energy for electrical systems- 5.01kva through 15kva	\$137.09
Renewable energy for electrical systems- 15.01kva through 25kva	\$228.12
Renewable energy - solar generation over 25 kva	\$9.64 per kva over 25 kva, \$228.12 for first 25 kva – <i>maximum fee at 100 kva</i>
Renewable energy for wind systems - 25.01kva through 50kva	\$297.74
Renewable energy for wind systems - 50.01kva through 100kva	\$683.30
Other Electrical Fees	
Pump or Irrigation Cycle – per each	\$92.11
Signal circuit(s) or Limited Energy system, Panel alteration or extension, each system	\$92.11
Sign or Outline Lighting – per each	\$92.11
Master Permit – application fee, one time at initial application; renews annually as applicable	\$115.67
Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	\$100.67, minimum one hour
Electrical Plan Review (when applicable)	35% of the electrical permit fee
Additional Plan Review (when applicable) – per hour	\$100.67, minimum one hour
Reinspection – per each	\$100.67
Each additional inspection, above allowable per each	\$76.04
Inspections for which no fee is specifically indicated (as required) – per hour	\$100.67, minimum one hour
Inspection outside of regular business hours – per hour	\$100.67, minimum 2 hours + mileage
Investigation fee - Electrical	\$106.91
Minimum Fee – Electrical	\$100.67

E. Mechanical Permit Fees

Residential	Fee – per each appliance
Air conditioner	\$15.42
Air handling unit of up to 10000 cfm	\$15.42
Air handling unit 10001 cfm and over	\$20.48
Appliance of piece of equipment regulated by code but not classified in other appliance categories	\$15.42
Barbeque	\$20.48
Attic or crawl space fans	\$11.88
Chimney/liner/flue/vent	\$20.48
Clothes dryer exhaust	\$20.48
Decorative gas fireplace	\$20.48
Ductwork only	\$11.88
Evaporative cooler other than portable	\$11.88
Floor furnace, including vent	\$15.42
Flue vent for water heater or gas fireplace	\$20.48
Furnace – greater than 100000 BTU	\$20.48
Furnace – up to 100000 BTU	\$15.42
Furnace/burner including ductwork/vent/liner	\$20.48
Gas or wood fireplace/insert	\$20.48
Gas fuel piping outlets per appliance	\$11.88
Heat pump	\$15.42
The mechanical exhaust, including ducts for the hood, serves the hood	\$11.88
Hydronic hot water system	\$80.35
Installation or relocation of domestic/type incinerator	\$20.48
Mini split system	\$15.42
Oil tank/gas diesel generators	\$15.42
Pool or spa heater, kiln	\$20.48
Range hood/other kitchen equipment	\$11.88
Repair, alteration, or addition to mechanical appliance, including installation of controls	\$15.42
Suspended heater, recessed wall heater, or floor-mounted heater	\$15.42
Ventilation fan connected to single duct	\$8.51
Ventilation system, not a portion of heating or air-conditioning system authorized by permit	\$11.88
Water heater	\$20.48
Wood/pellet stove	\$20.48
Other heating/cooling	\$20.48
Other fuel appliance	\$20.48
Other environment exhaust/ventilation	\$20.48

Commercial Mechanical Fees	
Valuation	Fee
\$0 - \$5000	\$118.79
\$5001 - \$10000	\$118.79 for the first \$5000 plus \$1.31 for each additional \$1000 or fraction thereof, to and including \$10000
\$10001 - \$100000	\$125.34 first \$10000 plus \$ 11.14 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$1127.94for the first \$100000 plus \$6.50 for each additional \$1000 or fraction thereof
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	35% of the mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$95.65, minimum one hour
Reinspection – per each	\$95.65
Each additional inspection, above allowable per each	\$95.65
Inspections for which no fee is specifically – per each indicated (as required)	\$95.65, minimum one hour
Inspection outside of regular business hours	\$95.65, minimum 2 hours
Investigation fee - Mechanical	\$106.91
Mechanical Minimum Permit Fee	\$100.67

F. Plumbing Permit Fees

Plumbing Permit Fees	
New 1&2 Family Dwelling—includes one kitchen, the 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. The half bath counts as a <i>whole</i> .	
One bathroom, one kitchen	\$352.04
Two bathrooms, one kitchen	\$469.88
Three bathrooms, one kitchen	\$573.25
Each additional bathroom > 3 – or – kitchen > 1	\$103.34/each
Each additional 100 ft or fraction thereof of site utilities – water, sewer, storm (which includes rain, footing, trench, and leach) – <i>first 100 ft included in bathroom/kitchen fee</i>	\$53.27
Commercial and Non-New Residential	
Site Utilities	Fee

Sanitary Sewer - Every 100 feet or a fraction thereof	\$53.27
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$53.27
Storm – Every 100 feet or fraction thereof	\$53.27
Storm – Each additional 100 feet or fraction thereof	\$53.27
Water – Every 100 feet or fraction thereof	\$53.27
Water – Each additional 100 feet or fraction thereof	\$53.27
Mfd Park – site utility connections, per space	\$103.34
Fixtures	Fee – per each
Absorption valve	\$29.87
Backflow preventer	\$95.65
Backwater valve	\$95.65
Catch basin or area drain	\$95.65
Clothes washer	\$29.87
Dishwasher	\$29.87
Drinking fountain	\$29.87
Ejectors/sump pump	\$29.87
Expansion tank	\$95.65
Fixture cap	\$29.87
Floor drain/floor sink/hub drain	\$29.87
Garbage disposal	\$29.87
Hose bib	\$29.87
Ice maker	\$29.87
Primer	\$29.87
Rainwater harvesting	\$29.87
Repiping/retrofitting the water supply by fixture	\$29.87
Septic abandonment	\$95.65
Sink/basin/lavatory	\$29.87
Stormwater retention/detention tank/facility	\$95.65
Swimming pool piping	\$29.87
Trench drain	\$29.87
Tub/shower/shower pan	\$29.87
Urinal	\$29.87
Water closet	\$29.87
Water heater	\$29.87
Other – plumbing	\$29.87
Alternate potable water heating system	\$29.87
Interceptor/grease trap	\$95.65
Manholes	\$95.65
Roof drain (commercial)	\$95.65

Medical Gas – fee-based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures, and appliances.	
Valuation	Fee
\$0 - \$25,000	\$260.15
\$25,001-\$50,000	\$260.15 for the first \$25000 plus \$6.95 for each additional \$100 or fraction thereof, to and including \$5000
\$10001 - \$100000	\$433.94 for the first \$10000 plus \$4.64 for each additional \$1000 or fraction thereof, to and including \$10000
\$100001 and above	\$851.54 for the first \$100000 plus \$3.86 for each additional \$1000 or fraction thereof
Residential Fire Suppression – Multipurpose/Continuous Loop System, fee includes plan review. <i>[See Structural Fee section for Standalone System]</i>	
Square Footage of Area to be Covered	Fee
0 – 2000 sq ft	\$124.34
2001 – 3600 sq ft	\$147.82
3601 - 7200 sq ft	\$197.14
7201 sq ft and greater	\$295.68
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – residential and commercial	35% of the commercial plumbing permit fee
Additional Plan Review (when applicable) – per hour	\$95.65/hour, minimum one hour
Reinspection – per each	\$95.65/each
Each additional inspection, above allowable – per each	\$95.65
Inspections for which no fee is specifically indicated (as required) – per hour	\$95.65/hour, minimum one hour
Inspection outside of regular business hours – per hour	\$95.65/hour, minimum 2 hours + mileage
Investigation fee - Plumbing	\$106.91
Plumbing Minimum Permit Fee – commercial	\$95.65
Plumbing Minimum Permit Fee – residential	\$95.65

G. Miscellaneous Fees

Permit Reinstatement fee – to renew an already expired permit, as eligible, subject to State Surcharge	\$95.65
Master Plans – Structural – setup fee	\$214.20 (initial review at standard plan review rate)
Master Plans – Structural – second and subsequent reviews	50% of the initial plan review fee
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$80.18
Returned Check fee (NSF)	\$30.84
Ground Mount Solar Install Res/Com	\$89.31
Cell Tower Installation (New)	\$89.31
Cell Tower Installation (Modifications)	\$98.00
Ag Zoning Compliance	\$98.00
Code Enforcement Per Hour	\$98.00
Investigation Fee	\$104.00
Erosion control – 1/4 to 1/2 acres	\$146.00
Erosion control – 1/2 to 3/4 acres	\$346.00
Erosion control – 3/4 to 1 acre	\$546.00
Demolition	\$89.31
Permit extension	\$78.00
Refund processing fee – not subject to State Surcharge	\$30.84
Admin Processing	\$30.84
Technology surcharge will be assessed on all applications and permits:	5% of the total established fees
GIS Maps – Data Files	\$66.00
GIS update	\$25.00

Approved by the Yamhill County Board of
 Commissioners on 05/08/2025
 via Board Order 25-133

PROPOSED

2025
increase
7.1%

ELECTRICAL PERMIT FEES JULY 1, 2025

Current 2024 Fees

Number of inspections per item ()	Cost ea	
1,000 sq ft or less limited to 200 amp service (4)	\$164.00	\$175.64
Each additional 500 sq ft or portion thereof (1)	\$30.00	\$32.13
Limited energy: single family (1)	\$48.00	\$51.41
Limited energy: multi-family (1)	\$62.00	\$66.40
Each manufactured home or modular home service (2)	\$86.00	\$92.11
200 amps or less (1)	\$108.00	\$115.67
201 amps to 400 amps (2)	\$128.00	\$137.09
401 amps to 600 amps (2)	\$213.00	\$228.12
601 amps to 1000 amps (2)	\$278.00	\$297.74
Over 1000 amps or volts (3)	\$638.00	\$683.30
Reconnect only (1)	\$86.00	\$92.11
200 amps or less (1)	\$86.00	\$92.11
201 amps to 400 amps (2)	\$117.00	\$125.31
401 amps to 600 amps (2)	\$170.00	\$182.07
The fee for branch circuits <u>with purchase of service or feeder fee</u>	\$6.00	\$6.43
The fee for branch circuits <u>without purchase of service or feeder fee</u> (2)	\$74.00	\$79.25
Each additional branch circuit	\$6.00	\$6.43
Each pump or irrigation circuit (1)	\$86.00	\$92.11
Each sign or outline lighting (1)	\$86.00	\$92.11
Signal circuit(s) Panel alteration or extension (1)	\$86.00	\$92.11
Generator inlet	\$86.00	\$92.11
Generator Automatic with ATS	\$170.00	\$182.07
Limited energy: Commercial (1)	\$92.11	\$98.65
Limited energy: each additional LE circuit	\$8.00	\$8.57
Per inspection	\$71.00	\$76.04
Per hour	\$94.00	\$100.67
Solar 5KVA or less (2)	\$108.00	\$115.67
Solar 5.01 to 15 KVA (2)	\$128.00	\$137.09
Solar 15.01 to 25 KVA (2)	\$213.00	\$228.12
Solar generation over 25 KVA first 25 (2)	\$213.00	\$228.12
Solar generation each additional KVA (3)	\$9.00	\$9.64
Wind generation 5 KVA or less (2)	\$108.00	\$115.67
Wind generation 5.01 to 15 KVA (2)	\$128.00	\$137.09
Wind generation 15.01 to 25 KVA (2)	\$213.00	\$228.12
Wind generation 25.01 KVA to 50 KVA (2)	\$278.00	\$297.74
Wind generation 50.10 KVA to 100 KVA (2)	\$638.00	\$683.30
Master electrical application fee	\$108.00	\$115.67
Master Electrical Inspection/travel/report per hour	\$94.00	\$100.67

PROPOSED JULY 1, 2025

PLUMBING FEE SCHEDULE

Description	2024 Cost Ea	
Residential		2025 7.1% increase
1 bathroom/ 1 kitchen	\$328.70	\$352.04
2 bathrooms/1 kitchen	\$438.73	\$469.88
3 bathrooms/1 kitchen	\$535.25	\$573.25
Each additional bathroom (over 3)	\$96.49	\$103.34
Each additional kitchen (over 1)	\$96.49	\$103.34
Remodel/alteration (MIN. fee)	\$89.31	\$95.65
Each fixture and piping	\$27.89	\$29.87
Back Flow Device	\$89.31	\$95.65
Irrigation systems	\$89.31	\$95.65
Each additional 100' water line (up to 400')	\$49.73	\$53.27
Each additional 100' sewer line (up to 400')	\$49.73	\$53.27
Residential fire sprinklers (includes plan review)		
0 to 2,000 square feet	\$120.57	\$129.13
2,001 to 3,600 square feet	\$143.33	\$153.51
3,601 to 7,200 square feet	\$191.15	\$204.72
7,201 square feet and greater	\$286.70	\$307.06
Manufactured dwelling or pre-fab		
Each 100' water line (over 30')	\$49.73	\$53.27
Each 100' sewer line (over 30')	\$49.73	\$53.27
RV and manufactured dwelling parks		
Base fee (includes first 10 spaces)	\$239.78	\$256.81
Each additional 10 spaces	\$179.85	\$192.62
Commercial, industrial, and dwellings other than one- or two-family		
Minimum fee	\$89.31	\$95.65
Each fixture	\$27.89	\$29.87
Ea 100' of water line	\$49.73	\$53.27
Ea 100' of sewer line	\$49.73	\$53.27
Miscellaneous fees		
Specialty fixtures	\$27.89	\$29.87
Special Inspection (per hour)	\$89.31	\$95.65
Re-inspection	\$89.31	\$95.65
Minimum fee	\$310.05	\$332.06

MECHANICAL FEE SCHEDULE

Description	2024 Cost Ea	
Residential		2025 7.1% increase
Minimum permit	\$89.31	
Furnace/burner including ducts and vents		
Up to 100k BTU/hr.	\$14.40	\$15.42
Over 100k BTU/hr.	\$19.12	\$20.48
Heaters/stoves/vents		
Unit heater	\$14.40	\$15.42
Wood/pellet/flue	\$19.12	\$20.48
Floor furnace including vent	\$14.40	\$15.42
Alteration of existing system	\$14.40	\$15.42
Evaporated cooler	\$11.09	\$11.88
Vent fan with one duct/appliance vent	\$7.95	\$8.51
Hood with exhaust and duct	\$11.09	\$11.88
Hydronic hot water system	\$75.03	\$80.35
Gas Piping		
One to four outlets	\$9.55	\$10.23
Additional outlets (each)	\$1.62	\$1.74
Air-handling units, including ducts		
Up to 10,000 CFM	\$14.40	\$15.42
Over 10,000 CFM	\$19.12	\$20.48
Compressor/absorption system/heat pump		
Up to 3 hp/100k BTU	\$14.40	\$15.42
Air conditioner	\$14.40	\$15.42
Incinerators		
Domestic incinerator	\$19.12	\$20.48
Gas appliances		
Each appliance	\$11.09	\$11.88
Commercial		
Mechanical permit fees are based on the value of the work performed. See attached fee schedule.		
Miscellaneous fees		Cost ea.
Unclassed regulated equipment	\$11.09	\$11.88
Re-inspection fee	\$89.31	\$95.65

COMMERCIAL MECHANICAL PERMIT VALUE

Description

Medical Gas Piping Permit Value	Cost ea.	2025 7.1% increase
\$.01 to \$25,000	\$242.90	\$260.15
\$25,001 - \$50,000	\$242.90	\$260.15
for each additional \$100 after \$5000	\$6.49	\$6.95
\$50,001 - \$100,000	\$405.17	\$433.94
for each additional \$1000.00	\$4.33	\$4.64
\$100,001 and above	\$621.71	\$665.85
for each additional \$1,000.00	\$3.61	\$3.86
Commercial Mechanical Permit Value		
\$.01 to \$5,000.00	\$110.92	\$118.79
\$5,001.00 to \$10,000.00	\$110.92	\$118.79
for each additional \$1000.00	\$1.22	\$1.31
\$10,001.00 to \$100,000.00	\$171.94	\$184.14
for each additional \$1000.00	\$10.40	\$11.14
\$100,001.00 and up	\$1,107.97	\$1,186.64
for each additional \$1,000.00	\$6.07	\$6.50

BUILDING PERMIT VALUE

Structural Permit Fee table	Cost ea.	
\$.01 to \$500.00	\$16.50	\$17.67
\$501.00 to \$2,000.00	\$16.50	\$17.67
Each additional \$1000.00	\$2.48	\$2.66
\$2001.00 to \$25,000.00	\$53.70	\$57.51
Each additional \$1000.00	\$9.87	\$10.57
\$25,001.00 to \$50,000.00	\$280.71	\$300.64
Each additional \$1000.00	\$7.42	\$7.95
\$50,001.00 to \$100,000.00	\$466.21	\$499.31
Each additional \$1000.00	\$4.95	\$5.30
\$100,001.00 and up	\$713.71	\$764.38
Each additional \$1000.00	\$4.14	\$4.43