

Tillamook County Fee Schedule

Tillamook County fee schedule updated as of April 2, 2025 in effect September 1st 2025

A. Structural Permit Fees

Structural Permit Fee table	
Valuation	Fee
\$1 - \$2,000	\$89.10
\$2,001 - \$25,000	\$89.10 for the first \$2,000 plus \$12.87 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$385.11 for the first \$25,000 plus \$9.86 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$300,000	\$631.61 for the first \$50,000 plus \$6.05 for each additional \$1000 or fraction thereof, to and including \$300,000
\$300,001 - and up	\$2,144.11 for the first \$300,000 plus \$7.21 for each additional \$1000 or fraction thereof
<i>When a structural permit is required by the state building code 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 structural permit fee
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of structural permit fee
Additional Plan Review (when applicable) - hourly	\$103, minimum one hour
Fire Life Safety Plan Review (when applicable)	50% of structural permit fee
Reinspection – per each	\$103.00
Each additional inspection, above allowable – per each	\$103.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$103.00, minimum one hour
Inspection outside of normal business hours - hourly	\$154.50, minimum 2 hours + \$0.70 per mile
Special inspection or consult – structural, per each	\$200 per each
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	\$335.78 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	\$103.00
Structural alteration (<u>not</u> demo) – partial, soft, interior	See Structural Permit Fee table by valuation, incurs State Surcharge
Structural Minimum Permit Fee	\$89.10

Geo/Dune/Flood Hazard	\$309.00
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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	\$200.85
2001 – 3600 sq ft	\$254.93
3601 - 7200 sq ft	\$329.60
7201 sq ft and greater	\$412.00
Commercial Fire Suppression- <i>separate Electrical Permit application may also be required</i>	
	See Structural Permit Fee table by valuation
Solar Structural Installation Permits – <i>separate Electrical Permit application may also be required</i>	
Solar Permit (when required) – Prescriptive Path System, fee includes plan review	\$236.90
Solar Permit – Non-Prescriptive Path System	Fee as per Structural Permit Fee table by valuation to include the solar panels, racking, mounting elements, rails and the cost of labor to install. <i>Solar electrical equipment including collector panels and inverters shall be excluded from the Structural Permit valuation.</i>
Investigation Fees - <i>actual or average cost may include supervision, overhead, equipment, and/or rate/wage of the employee(s) involved. Applicable to all disciplines and is surchargeable as inspection.</i>	
Investigation Fee – hourly	\$300.00/hour, minimum one hour
When applicable, structural permits use valuation as determined by 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 Single Wide or in a park *	\$337.84
Manufactured Dwelling Placement Fee Double Wide *	\$501.10
Manufactured Dwelling Placement Fee Triple Wide*	\$666.93
State (Cabana) Fee	\$30.00
Earthquake resistant bracing system installation	\$175.10
Reinspection fee – manufactured home	\$103.00
Each additional inspection, above allowable – per each	\$103.00
Inspections for which no fee is specifically indicated (as required) - hourly	\$103.00, minimum one hour

Inspection outside of normal business hours - hourly	\$154.50, minimum two hours + \$0.70 per mile
Investigation fee – Manufactured Dwelling	See Structural- Investigation Fees
<i>* 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.</i>	
-- See Structural schedule by valuation for non-dwelling modular placements	

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

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 & Organizational Camp – and applying the valuation amount below as referenced for each.

D. Electrical Permit Fees

New Construction	
Residential	
First 1000 sq ft or less	\$198.28
Each additional 500 sq ft or portion thereof	\$38.63
Limited Energy – new residential construction	\$94.76
Each Manufactured Home/Modular Dwelling service	\$94.76
Multifamily	
New Multifamily Construction first unit	\$198.28 for the first 1,000 sq ft, then \$38.63 for each additional 500 sq ft or portion thereof
New Multifamily Construction each additional unit	50% of first unit permit fee
Multifamily, new construction – Limited Energy System – per floor	\$94.76
Multifamily, new construction – Protective Signaling – per floor	\$94.76
Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$111.24
201 – 400 amps	\$141.11
401 – 600 amps	\$218.88
601 – 1000 amps	\$297.55
Over 1000 amps or volts	\$639.63
Reconnect Only	\$96.82

Temporary Service Feeders – Installation, Alteration, Relocation	
200 amp or less	\$94.76
201 – 400 amps	\$126.69
401 – 600 amps	\$179.48
601 – 1000 amps	\$275.01
Over 1000 amps or volts	\$639.63
Branch Circuits – New, Alteration, Relocation	
With service or feeder – per each	\$6.32
Without service or feeder	\$90.39 for first branch circuit, \$6.32/each additional
Each addl branch circuit – per each	6.32
Renewable Energy	
Renewable energy for electrical systems- 5kva or less	\$106.09
Renewable energy for electrical systems- 5.01kva through 15kva	\$126.69
Renewable energy for electrical systems- 15.01kva through 25kva	\$176.13
Renewable energy - solar generation over 25 kva	\$6.58 per kva over 25 kva, \$176.13 for first 25 kva – <i>maximum fee at 100 kva</i>
Renewable energy for wind systems - 25.01kva through 50kva	\$210.12
Renewable energy for wind systems - 50.01kva through 100kva	\$483.07
Other Electrical Fees	
Pump or Irrigation Cycle – per each	\$94.76
Sign or Outline Lighting – per each	\$94.76
Signal Circuit(s) or Limited Energy system, alteration or extension, each system – non-new residential and all commercial (<i>new residential and multifamily construction – see above</i>)	\$94.76
Swimming Pool (incl panel, circuits and bonding)	\$141.11
Master Permit – application fee, one time at initial application; renews annually as applicable	\$115.88
Master Permit – inspection fee – per hour; includes travel time, inspection, and report writing	\$103.00, minimum one hour
Electrical Plan Review (when applicable)	25% of electrical permit fee
Additional Plan Review (when applicable) – per hour	\$103.00, minimum one hour
Reinspection – per each	\$103.00
Each additional inspection, above allowable – per each	\$103.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$103.00, minimum one hour

Inspection outside of normal business hours – per hour	\$154.50, minimum 2 hours + \$0.70 per mile
Investigation fee - Electrical	See Structural – Investigation Fees
Minimum Fee – Electrical	\$103.00

E. Mechanical Permit Fees

Residential	Fee – per each appliance
Air conditioner	\$33.99
Air handling unit of up to 10000 cfm	\$28.84
Air handling unit 10001 cfm and over	\$47.38
Appliance of piece of equipment regulated by code but no classified in other appliance categories	\$24.72
Attic or crawl space fans	\$13.39
Barbecue	\$20.60
Chimney/liner/flue/vent	\$13.39
Clothes dryer exhaust	\$13.39
Decorative gas fireplace	\$20.60
Ductwork only – no appliance/appurtenance	\$36.05
Evaporative cooler other than portable	\$24.72
Floor furnace, including vent	\$28.84
Flue vent for water heater or gas fireplace	\$13.39
Furnace – greater than 100000 BTU	\$47.38
Furnace – up to 100000 BTU	\$28.84
Furnace/burner including duct work/vent/liner	\$28.84
Gas or wood fireplace/insert	\$20.60
Gas fuel piping outlets	\$8.24 for the first 4 then \$3.09 for each additional
Heat pump	\$47.38
Hood served by mechanical exhaust, including ducts for hood	\$20.60
Hydronic hot water system	\$20.60
Mini split system	\$39.14
Pool or spa heater, kiln	\$33.99
Range hood/other kitchen equipment	\$20.60
Repair, alteration, or addition to mechanical appliance including installation of controls	\$24.72
Suspended heater, recessed wall heater, or floor mounted heater	\$28.84
Ventilation fan connected to single duct	\$13.39
Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$39.14
Water heater	\$20.60
Wood/pellet stove	\$20.60
Other heating/cooling	\$20.60
Other fuel appliance	\$20.60
Other environment exhaust/ventilation	\$13.39

Commercial Mechanical Fees	
Valuation	Fee
\$1 - \$1,000	\$106.51
\$1,001 - \$25,000	\$106.51 for the first \$1,000 plus \$10.85 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$100,000	\$366.91 for the first \$25,000 plus \$7.31 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100001 and above	\$915.16 for the first \$100,000 plus \$6.70 for each additional \$1000 or fraction thereof
Other Mechanical Fees	
Mechanical Plan Review (when applicable)	25% of mechanical permit fee
Additional Plan Review (when applicable) – per hour	\$103.00, minimum one hour
Reinspection – per each	\$103.00
Each additional inspection, above allowable – per each	\$103.00
Inspections for which no fee is specifically – per each indicated (as required)	\$103.00, minimum one hour
Inspection outside of normal business hours	\$154.50, minimum 2 hours + \$0.70 per mile
Investigation fee - Mechanical	See Structural – Investigation Fees
Mechanical Minimum Permit Fee	\$106.51

F. Plumbing Permit Fees

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. <i>Half bath counted as whole.</i>	
One bathroom, one kitchen	\$351.23
Two bathrooms, one kitchen	\$437.75
Three bathrooms, one kitchen	\$489.25
Each additional bathroom > 3 – or – kitchen > 1	\$66.95/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>	\$47.64
Commercial and Non-New Residential	
Site Utilities	Fee
Sanitary Sewer - First 100 feet or less	\$91.16
Sanitary Sewer - Each additional 100 feet or fraction thereof	\$47.64
Storm – first 100 feet or less	\$91.16
Storm – Each additional 100 feet or fraction thereof	\$47.64

Water – first 100 feet or less	\$91.16
Water – Each additional 100 feet or fraction thereof	\$47.64
Mfd Park – site utility connections, per space	\$48.41
Fixtures	Fee – per each
Absorption valve	\$31.93
Backflow preventer	\$66.95
Backwater valve	\$31.93
Catch basin or area drain	\$31.93
Clothes washer	\$31.93
Dishwasher	\$31.93
Drinking fountain	\$31.93
Ejectors/sump pump	\$31.93
Expansion tank	\$31.93
Fixture cap	\$31.93
Floor drain/floor sink/hub drain	\$31.93
Garbage disposal	\$31.93
Hose bib	\$31.93
Ice maker	\$31.93
Primer	\$31.93
Rain water harvesting	\$92.70
Repiping / retrofit water supply	\$91.16 for the first 100 feet and 47.64 for each additional 100 feet or fraction there of
Sink/basin/lavatory	\$31.93
Stormwater retention/detention tank/facility	\$92.70
Swimming pool piping	\$31.93
Trench drain	\$31.93
Tub/shower/shower pan	\$31.93
Urinal	\$31.93
Water closet	\$31.93
Water heater	\$31.93
Other – plumbing	\$31.93
Alternate potable water heating system	\$31.93
Interceptor/grease trap	\$31.93
Manholes	\$31.93
Roof drain (commercial)	\$31.93
Medical Gas – fee based on installation costs and system equipment, including but not limited to inlets, outlets, fixtures and appliances	
Valuation	Fee
\$0 - \$500	\$66.95
\$501 - \$2000	\$66.95 for the first \$500 plus \$5.15 for each additional \$100 or fraction thereof, to and including \$2000
\$2001 - \$25000	\$144.20 for the first \$2000 plus \$18.54 for each additional \$1000 or fraction thereof, to and including \$25000

\$25001 - \$50000	\$570.62 for the first \$25000 plus \$14.42 for each additional \$1000 or fraction thereof, to and including \$50000
\$50000 - \$100000	\$931.12 for the first \$50000 plus \$9.27 for each additional \$1000 or fraction thereof, to and including \$100000
\$100001 and above	\$1394.62 for the first \$100000 plus \$8.24 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	\$200.85
2001 – 3600 sq ft	\$254.93
3601 - 7200 sq ft	\$303.85
7201 sq ft and greater	\$363.08
Other Plumbing Fees	
Plumbing Plan Review (when applicable) – commercial	35% of commercial plumbing permit fee
Plumbing Plan Review (when applicable) – residential	35% of residential plumbing permit fee
Additional Plan Review (when applicable) – per hour	\$103.00/hour, minimum one hour
Reinspection – per each	\$103.00/each
Each additional inspection, above allowable – per each	\$103.00
Inspections for which no fee is specifically indicated (as required) – per hour	\$103.00/hour, minimum one hour
Inspection outside of normal business hours – per hour	\$154.50/hour, minimum 2 hours + \$0.70 per mile
Investigation fee - Plumbing	See Structural – Investigation Fees
Plumbing Minimum Permit Fee – commercial	\$135.19
Plumbing Minimum Permit Fee – residential	\$135.19

G. Miscellaneous Fees

Permit Reinstatement fee – to renew already expired permit, as eligible; subject to State Surcharge	50%
Permit reinstatement final inspection only	\$103.00
Permit Extension fee – to extend expiration on active permit; not subject to State Surcharge	\$51.50
Copy fees	\$0.25 for 8.5 by 11, \$0.45 for 11 by 17
Returned Check fee (NSF)	\$35.00
Seismic Surcharge – Structural/Mechanical – review required on all essential structures	1% of building permit fee
Refund processing fee – not subject to State Surcharge	\$51.50

Temporary Certificate of Occupancy-Commercial	\$463.50
Temporary Certificate of Occupancy-Residential	\$283.25
Tech Fee	5% of all fees