



Planning Services Fees

As of **January 3, 2025**

City of Springfield Planning and Development
225 Fifth Street, Springfield, Oregon, 97477

541-726-3753
www.springfield-or.gov

ACS – Actual Cost of Service

Application Type	Base Fee	Admin Fee 7.5%	Notice Fee	Total Fee
ACCESSORY DWELLING UNIT (SDC 3.2.275)				
Accessory Dwelling Unit - Type 1	\$1,414.00	\$106.05	--	\$1,520.05
Accessory Dwelling Unit - Type 2	\$1,469.00	\$110.18	\$203.00	\$1,782.18
Amendment of Plan or Code Text - Type 4 (SDC 5.6.100)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$11,000.00)
ANNEXATION (SDC 5.7.100)				
Annexation (includes special district withdraw our boundary adjustment.	ACS	7.5%	ACS	ACS + Admin Fee + (Deposit = \$7,000.00)
+ Annexation Comp. Planning fee	\$1000/ac	--	--	Prorated per acre Maximum of \$10,000.00
APPEALS (SDC 5.1.800)				
Appeal of Expedited Land Division	\$408.00	--	--	\$408.00
Appeal of Type 2 Director's decision (ORS 227.175)	\$250.00	--	--	\$250.00
Appeal of Type 3 Decision to City Council	ACS	--	--	ACS (Deposit = \$4,500.00)
Completeness Check Meeting (SDC 5.1.210)	\$678.00	--	--	\$678.00
Comprehensive Plan Amendment - Type 4 (SDC 5.14.100)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$30,000.00)
Conceptual Development Plan – Type 3 (SDC 3.4.315)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$20,000.00)
Conceptual Development Plan Amendment – Type 3 (SDC 3.4.315)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$8,000.00)
DECLARATORY RULING (SDC 5.1.1100)				
Declaratory Ruling - Type 1	\$2,216.00	\$166.20	--	\$2,382.20
Declaratory Ruling - Type 2	\$2,420.00	\$196.73	\$203.00	\$2,819.73
Declaratory Ruling - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$7,000.00)
Determination of Non-Conforming Use Status - Type 2 or Type 3 (SDC 5.8.100)	\$1796.00	\$134.70	\$203.00	\$2,133.70
Development Initiation Meeting (SDC 5.1.210)	\$678.00	--	--	\$678.00
Discretionary Use - Type 3 (SDC 5.9.100) or (SDC 4.4.115(D))	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$6,000.00)
Drinking Water Protection Overlay - Type 1 (SDC 3.3.200)	\$1,325.00	\$99.38	--	\$1,424.38
Driveway/Parking (Residential) Review Fee (SDC4.2.120(C))	\$50.00	\$3.75	--	\$53.75 New or expanded



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Expedited Land Division - Type 2 (SDC 5.12.200)	The fee is twice the fee that is calculated for a regular land division. Plus, notice fee of \$203.00.			
Floodplain Development - Type 2 (SDC 3.3.400)	\$2,198.00	\$180.08	\$203.00	\$2,581.08
Hillside Overlay District - Type 2 (SDC 3.3.500)	\$1,190.00/ acre	7.5%	\$203.00	As calculated
HISTORIC OVERLAY DISTRICT (SDC 3.3.900)				
Historic - Type 1	\$2,056.00	\$154.20	--	\$2,210.20
Historic - Type 2	\$3,026.00	\$242.18	\$203.00	\$3,471.18
Historic - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$5,000.00)
Hospital Support Overlay district - Type 2 (SDC 3.3.1100)	\$3,797.00 + \$797.00 per acre.	7.5%	\$203.00	As calculated
LAND USE COMPATIBILITY (SDC 3.1.120)				
Land Use Compatibility Statement (LUCS) - Type 1 (ex. DMV sign off)	\$365.00	\$27.38	--	\$392.38
Zoning Verification - Type 1	\$975.00	\$73.13	--	\$1,048.13
Manufacture Dwelling Park - Type 2 (SDC 4.7.345)	\$2980.00	\$238.73	\$203.00	\$3,421.73
MASTER PLAN (SDC 5.13.10 0)				
Master Plan Approval - Preliminary - Type 2	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$20,000.00)
Master Plan Approval - Preliminary - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$25,000.00)
Master Plan Approval-Final - Type 1	\$3,421.00	\$256.58	--	\$3,677.58
Master Plan Modification - Type 1	ACS	7.5%	--	ACS + Admin Fee (Deposit = \$4,000.00)
Master Plan Modification - Type 2	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$8,000.00)
Master Plan Modification - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$14,000.00)
MINIMUM DEVELOPMENT STANDARDS (MDS)				
Minimum Development Standards - Type 1 (SDC 5.15.100)	\$2,541.00	\$190.58	--	\$2,731.58
Minimum Development Standards Small Cell Wireless Facility - Type 1 (SDC 4.3.145)	\$1,299.00	\$97.43	--	\$1,396.43



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MODIFICATION OF APPROVAL (SDC 5.1.1015)				
Modification of Approval - Type 1	\$2,185.00	\$163.88	--	\$2,348.88
Modification of Approval - Type 2, non-significant	\$2,453.00	\$199.20	\$203.00	\$2,855.20
Modification of Approval - Type 2, significant impact	\$3,131.00	\$250.05	\$203.00	\$3,584.05
NON-CONFORMING (SDC 5.8.100)				
Non-conforming Use Status - Type 1	\$1,616.00	\$121.20	--	\$1,737.20
Non-conforming Use Expansion/ Modification - Type 2 or Type 3	\$3,522.00	\$279.38	\$203.00	\$4,004.38
NOTICE FEE (SDC 5.1.100 et. seq.)				
Notice - Type 2	\$203.00	--	--	\$203.00
Notice - Type 3 and Type 4	ACS	--	--	ACS
PARTITION (SDC 5.12.100) (see Plat Checking Fees below for final plat fees)				
Partition Tentative Plan - Type 2	\$4,213.00	\$331.20	\$203.00	\$4,747.20 +
+ Partition – tent. per lot fee	\$25.00	--	--	\$25.00/lot
PLANNING REVIEW OF BUILDING PERMITS				
Minor	\$150.00	--	--	\$150.00
Major	\$268.00	--	--	\$268.00
Pre-Application Meeting (SDC 5.1.210)	\$4,620.00	--	--	\$4,620.00
PROPERTY LINE ADJUSTMENT (SDC 5.16.100)				
Property Line Adjustment - Type 1	\$1,378.00	\$103.35	--	\$1,481.35
Property Line Adjustment - Serial - Type 2	\$4,903.00	\$367.73	\$203.00	\$5,473.73
RECONSIDERATION (SDC 5.1.700)				
Reconsideration - Type 1	\$250.00	\$18.75	--	\$269.75
Reconsideration - Type 2	\$250.00	\$18.75	\$203.00	\$471.75
Reconsideration - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$2,500.00)
REPLATS (SDC 5.12.100) (see Plat Checking Fees below for final plat fees)				
Replat Tentative Plan - Minor - Type 1	\$4,135.00	\$310.13	--	\$4,445.13
Replat Tentative Plan - Major - Type 2	\$4,355.00	\$326.63	\$203.00	\$4,884.63
Refinement Plan Amendment	ACS	7.5%	\$203.00	ACS + Admin Fee (Deposit = \$14,500.00)



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SITE PLAN (SDC 5.17.100)				
Site Plan Review - Type 1	\$1,616.00	\$121.20	--	\$1,737.20
Site Plan Review - Less than 500 sq. ft. - Type 2	\$1,616.00	\$121.20	\$203.00	\$1,940.20
Site Plan Review - Type 2	\$4,056.00	\$304.20	\$203.00	\$4,563.20
Final Site Plan Review	\$1,306.00	\$97.95	\$203.00	\$1,606.95
Final Site Plan Inspection - Type 1 (for occupancy, change of use, etc.)	\$365.00	\$27.38	--	\$392.38
Solar Access Protection - Type 2 (SDC 5.18.100)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$3,000.00)
Street Name Change (Municipal Code 3.248)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$6,500.00)
SUBDIVISION (SDC 5.12.100) (see Plat Checking Fees below for final plat fees)				
Subdivision Tentative Plan - Type 2	\$4,387.00	\$329.03	\$203.00	\$4,919.03 +
+ Subdivision-tent per lot fee	\$25.00	--	--	\$25.00/lot
TEMPORARY USE				
Temporary Use - Manufactured Dwelling After Disaster - Type 1 (SDC 4.8.105)	\$515.00	\$38.63	\$203.00	\$553.63
Temporary Use - Hardship Dwelling - Type 2 (SDC 5.10.100)	\$1,815.00	\$136.13	\$203.00	\$1,951.13
Time Extension (SDC 5.1.1000(C))	\$500	--	--	\$500.00
TREE FELLING (SDC 5.19.100)				
Minor Tree Felling - Type 2 6-10 trees	\$1,563.00	\$117.23	\$203.00	\$1,883.23
Major Tree Felling - Type 2 More than 10 trees	\$2,208.00	\$165.60	\$203.00	\$2,576.60
Filbert Orchards or other habitat restoration projects	\$1,563.00	\$117.23	\$203.00	\$1,883.23
Corrective Tree Felling	\$1,563.00 + 232/tree	7.5%	\$203.00	As calculated
VACATION (SDC 5.20.100)				
Vacation-Easement - Type 2	\$2,600.00	\$195.00	\$203.00	\$2,998.00
Vacation-Right of Way/Plat - Type 4	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$7,000.00)
VARIANCE (SDC 5.21.100)				
Variance - Minor - Type 2	\$2,792.00	\$209.40	\$203.00	\$3,204.40
Variance - Major - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$9,000.00)



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WILLAMETTE GREENWAY (SDC 3.3.300)				
Greenway Setback established w/o development - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$4,500.00)
Greenway Setback Line already established - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$4,500.00)
Greenway Setback Line not already established - Type 3	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$12,000.00)
Zoning Map Amendment - Type 3 or Type 4 (SDC 5.22.100)	ACS	7.5%	ACS	ACS + Admin Fee (Deposit = \$7,500.00)

Plat Checking Fees (SDC 5.12.135 et. seq.)

Application Type	Survey Fee	Planning Fee	Admin Fee 7.5%	Total Fee
Partition Plat	\$2,175.00	\$1,811.00	\$298.95	\$4,284.95
Subdivision Final Plat	\$2,175.00	\$1,811.00	\$298.95	\$4,284.95 +
+ Subdivision per lot	\$10.00	--	--	\$10.00 per lot
Minor Replat Final Plat	\$2,175.00	\$1,811.00	\$298.95	\$4,284.95
Major Replat Final Plat	\$2,175.00	\$1,811.00	\$298.95	\$4,284.95
Additional Review	\$100.00	--	7.5%	\$107.50

The final plat fee for subdivisions, partitions, and replats includes the first two plat check reviews. Each additional review of the same plat is charged the additional review fee.

Development Code Application Fees:

Housing Diversity Tax Exemption (HDTE) Application Fee

This fee covers the City's staffing costs for processing applications for the Housing Diversity Tax Exemption (HDTE), if adopted, including application review and decision, and certification to the Lane County Assessor. The Lane County Assessor will also collect a fee to cover its costs for processing approved applications and applying the tax exemption.

There are three different fees to account for the variation in staff time to process an HDTE application depending on how the applicant chooses to meet the program's public benefit requirement.

The Option 1 fee covers costs to process an application meeting clear and objective public benefit criteria.

The Option 2 fee covers costs to process an application where the applicant is paying a fee-in-lieu of including a public benefit in the project and is lower to account for the reduction in staff time.



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The Option 3 fee covers costs for processing an application that includes public benefits not meeting clear and objective criteria which will go to City Council for review and decision. This application fee is the highest to account for the increased staff time to process the application and prepare materials for the Council.

Option 1 fee: \$1,950.00

Option 2 fee: \$1,150.00

Option 3 fee: \$4,000.00

Hearings Official Deposit

Any application being processed before the Hearings Official (except an appeal) must pay an additional deposit of \$5,823 for the cost of the Hearings Official. Any amount not expended by the Hearings Official will be returned to the applicant. Charges in excess of this deposit amount will be assessed to the applicant.

Fee Waivers

Fees may be waived only in accordance with the Springfield Development Code 2.1.135(C).

Expedited Processing Fee

Any request to prioritize and expedited the review of a particular application out of order in which applications are received, must be reviewed and will be approved or denied at the discretion of the Director. Any approved request will be charged a non-refundable fee of \$12,812.00 or 3 times the application fee, whichever is greater; where the development area is greater than 10 acres an additional fee of \$641 per acre will be charged.

Administrative Fee

All applications will be assessed a 7.5% administrative fee with the exception of Application Completeness Check Meeting, Development Initiation Meeting, Pre-Application Meeting, Appeal of a Type 2 Director's Decision, Appeal of an Expedited Land Division, and certain other required fees including notice fee's and time extensions.

Copying Costs

Copying fee: Staff charge out rate, minimum ½ hour

First five (5) copies up to 11" x 17" No Charge

All additional copies \$1.00 each

Large print copies \$5.00 each

All special ordered maps are charged from the GIS price sheet.