

**City of Gladstone  
Planning and Building Fees  
Effective January 1, 2024**

Permit Number:

Applicant:

Gladstone Address:

Fee Type	Fee Amount
Addressing (New or Change of Address/Unit/Suite)	\$66.00 + \$7.00 per lot/unit/suite
Annexation	
*Non-Election	Cost of staff and consulting services (\$3,000.00 deposit)
*Election	Cost of staff and consulting services (\$3,000.00 deposit)
Appeal	\$250.00
Application or Appeal Withdrawn - no public notice sent, staff report issued or decision issued	Retain 25% of application fee or minimum of \$250; whichever is more
Application or Appeal Withdrawn - public notice sent	Retain 50% of application fee or minimum of \$500; whichever is more
Application Withdrawn - staff report issued or decision issued	No Refund
Application Withdrawn - Hearings Officer Review Fee	Refund if the hearing has not occurred
Building Permit Review by Planner - Multi-family, Commercial, 3-4 plex, internal conversion, cottage cluster, industrial, institutional, retail, office, duplex, non-residential, etc: New structure, addition, demolition, accessory structure, porch, modification, fence, retaining wall, development.	.1% of Building Permit Value: Minimum = \$89.00 Maximum = \$4,043.00
Building Permit Review by Planner - Residential Single-Household and ADU's: New Addition, Demolition, Accessory Structure, Porch, Modification, Fence, Retaining Wall, Development, etc.	\$89.00
Comprehensive Plan Amendment	\$12,410.00
Conditonal Use	\$3,905.00
Design Review	.384% of construction cost, but no lesss than \$1,340 & no more than \$36,835
Interpretation - Comprehensive Plan or Zoning and Development Ordinance	\$1,300.00
Land Use Permit - Type II, Not otherwise listed	\$1,065.00
Lot Line Adjustment	\$1,354.00
Mailing Labels	\$18.00
Marijuana Land Use Application - Type I	\$1,000.00
Marijuana Land Use Application - Type II	\$1,505.00

Mobile Home Park Conversion	\$2,600.00
Nonconforming Use - Alteration or Verification	\$1,405.00
Open Space Review	\$1,065.00
Open Space Review - Conflict Resolution	\$1,065.00
Partition	\$2,705.00
Planned Unit Development (PUD) - see Subdivision	
Plat Vacation	\$845.00
Pre-Application Meeting	\$1,870.00
Property Line Adjustment - Type I	\$795.00
Property Line Adjustment - Type II	\$1,050.00
Replacement Dwelling	\$995.00
Replat - Type II	\$2,705.00
Signs - Design Review	\$530.00
Street Name Change	\$105.00
Street Vacation - Application	\$605.00
Street Vacation - Processing of Vacation	Full cost of recovery
Subdivision - Major (11 or more lots)	\$4,040.00 + \$45.00/lot
Subdivision - Minor (4 - 10 lots)	\$2,705.00
Temporary Dwelling for Care permit, new and renewal (14+ days)	\$835.00
Temporary Dwelling while Building (14+ days)	\$500.00
Temporary Use Otherwise Prohibited	\$1,065.00
Temporary Structure for Emergency Shelter	\$500.00
Time Extension	\$1,065.00
Time Extension - Type 1	\$560.00
Variance	\$1,120.00
Vested Right Determination	\$5,105.00
Wireless Telecommunication Facility - Type I	\$585.00
Wireless Telecommunication Facility - Type II	\$950.00
Wireless Telecommunication Facility - Type III (with an adjustment)	\$6,570.00
Zone Change	\$3,060.00
Zone Change, filed concurrently with another land use application for the same property	\$2,510.00
Zone Change - PC Review, filed concurrently with Comprehensive Plan Amendment	\$2,510.00
Zoning Verification/Confirmation Letter	\$141.00
<b>WATER RESOURCE APPLICATIONS:</b>	
Construction Management Plan	\$730.00

Floodplain Development Permit - Type I	\$785.00
Habitat Conservation Area -Development Permit-Pursuant to Subsection 17.25.100 of GMC	\$1,320.00
Habitat Conservation Area -Development Permit-Pursuant to Subsection 17.25.100 of GMC	\$1,685.00
Habitat Conservation Area - Map Verification	\$950.00
Stream Conservation Area Permit	\$960.00
Water Quality Resource Area District - Boundary Verification	\$785.00
Water Quality Resource Area District - Development Permit	\$1,685.00
Willamette River Greenway Permit	\$1,470.00