



City of McMinnville
Planning Division
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

PLANNING FEE SCHEDULE (Effective 8/1/2025):

TYPE OF APPLICATION	FEE
Annexation	\$16,151.00
Appeal – First Appeal to a Hearings Body	\$250.00
Appeal – Hearings Body Decision	\$1350.00
Area Plan Review – Property Owner Initiated	\$32,259.00
Classification of an Unlisted Use*	\$2,802.00
Comprehensive Plan Map Amendment	\$8,209.00
Comprehensive Plan Map Amendment / Zone Map Amendment	\$12,103.00
Comprehensive Plan Text Amendment / Zoning Text Amendment	\$10,182.00
Conditional Use Permit	\$3,425.00
Downtown Design Standards and Guidelines – Administrative Approval*	\$653.00
Downtown Design Standards and Guidelines – Historic Landmarks Committee Approval	\$1,936.00
DMV Certificates	\$307.00
Expedited Land Use Division Application (Middle Housing Land Division)	
Partition	\$2,141.00
Subdivision ≤ 10 Lots	\$4,811.00
Subdivision (more than 10 lots)	\$8,395.00
Appeal Deposit	\$507.00
Plus Per Lot Fees	\$41.00
Final Plat Review (Required for filing final plats)	\$1,386.00
Historic Landmarks – Certificate of Approval, Alteration	\$1,936.00
Historic Landmarks – Certificate of Approval, Demolition, Move	\$4,068.00
Historic Resources Inventory Amendment	\$2,591.00
Home Occupation	\$356.00
Annual Renewal Fee	\$107.00
Interpretation of Code by Director	\$1,338.00
Landscape Plan Review	\$2,115.00
Land Use Compatibility Statement – Regular	\$653.00
Land Use Compatibility Statement – Marijuana Change in Business Name	\$622.00
Land Use Compatibility Statement – Marijuana Dispensary	\$1,192.00
Land Use Compatibility Statement – Marijuana Producer / Wholesaler	\$871.00
Land Use Extension	\$1,021.00
Large Format Commercial Development Design Review	\$4,572.00
Large Format Commercial Development Design Review and Waiver	\$7,384.00
Manufactured Home Park	\$4,061.00
Manufactured Home Park Per Lot Fee	\$37.00
Master Plan	\$18,906.00
Minor Modification (or 50% of the application fee, whichever is lesser)	\$2,258.00

Model Home Permit	\$1,972.00
NE Gateway Design Standards and Guidelines – Administrative Approval*	\$714.00
NE Gateway Design Standards and Guidelines – Waiver Request	\$1,050.00
Parking Lot Review	\$1,927.00
Parking Variance for Historic Structure – Administrative Approval*	\$2,440.00
Parking Variance for Historic Structure – Planning Commission Approval	\$2,519.00
Partition of Land (Tentative)*	\$2,014.00
Planned Development (In addition to any applicable zone change fee):	\$7,304.00
Residential Rate (per dwelling unit)	\$63.00
Commercial Rate (per 1000 sf of building)	\$63.00
Industrial Rate (per 1000 sf of building)	\$63.00
Planned Development Amendment –Major Amendment (Planning Commission)	\$7,495.00
Planned Development Amendment – Minor Amendment (Administrative)	\$4,225.00
Property Line Adjustment*	\$1,948.00
Public Hearing Request	\$500.00
Recreational Vehicle Park Permit*	\$4,061.00
Resident Occupied Short Term Rental*	\$1,781.00
Annual Renewal Fee	\$252.00
Short Term Rental*	\$1781.00
Annual Renewal Fee	\$252.00
Sign Permit – Temporary	\$85.00
Sign Permit – Permanent	\$198.00
Sign Standards Exception (Variance)	\$2,514.00
Site and Design Review – Commercial	\$3,799.00
Site and Design Review – Multi-Family	\$3,799.00
Solar Collection System Variance	\$2,514.00
Street Tree Removal - Simple	\$171.00
Street Tree Removal - Complex	\$2,055.00
Street Vacation	\$3,098.00
Subdivision (less than or equal to 10 lots)*	\$4,976.00
Plus per lot fee	\$37.00
Subdivision (more than 10 lots)	\$9,195.00
Plus per lot fee	\$37.00
Temporary Living Unit Permit	\$1,492.00
Semi-Annual Renewal Fee	\$1,134.00
Three Mile Lane Design Overlay – Administrative Approval*	\$3,853.00
Traffic Impact Analysis Review	\$1,544.00
Transitional Parking Permit	\$2,184.00
Urban Growth Boundary Amendment	\$32,259.00
Variance (Administrative)*	\$2,075.00
Variance (Land Division)	\$3,425.00
Variance (Zoning)	\$3,722.00
Wireless Communication Facility Review	\$5,213.00
Zone Map Amendment	\$7,523.00
Zoning/Compliance Letters	\$144.00

*Applications are subject to Director’s decision. If a public hearing is requested, the fee for the public hearing request will be applied.

LAND-USE APPLICATIONS NOT SPECIFIED

TYPE OF APPLICATION	FEE
TYPE I: Administrative Decision w/out Notification (permits) not on fee schedule	\$653.00
TYPE II: Administrative Decision w/Notification (land-use) not on fee schedule	\$2,258.00
TYPE III: Planning Commission Decision - not on fee schedule	\$3,722.00
TYPE IV: City Council Decision – not on fee schedule	\$8,209.00

WIRELESS – SMALL CELL FACILITIES

TYPE OF APPLICATION	FEE
Wireless – Small Cell (Initial Fee for Five Small Wireless Facilities)	\$617.00
Wireless – Small Cell (Initial Fee – Each Greater than Five)	\$125.00
Wireless – Small Cell (Annual Recurring Fee for Each Facility)	\$309.00
Wireless – Small Cell “Make Ready” Cost Recovery. (Recovery of any specific costs incurred by the City by the attacher for work within the right-of-way and/or to enable the siting of a Small Wireless Facility on a municipally-owned structure in the right-of-way.	Full Cost Recovery Plus Administrative Fees

Per Resolution No. 2019-24

BUILDING PERMIT REVIEW*

*Can be requested prior to submitting for building permits.

TYPE OF APPLICATION	FEE
Commercial/Industrial Building Permit Review	
Value < \$100,000	\$372.00
Value \$100,000 - \$500,000	\$670.00
Value > \$500,000	\$1,424.00
Residential Building Permit Review	
Value < \$100,000	\$143.00
Value > \$100,000	\$372.00
Multifamily > \$100,000	\$1,372.00
Residential Design Standards Review*	
Single, Duplex, Triplex, Quadplex, Townhome, ADU*	\$1,297.00
Cottage Cluster, Single Room Occupancy – Small Housing*	\$1,435.00
Apartments, Single Room Occupancy – Large Housing+	\$2,061.00
Revision Review	50% of original fee

+In addition to Residential Building Permit Review fees.

ADMINISTRATIVE FEES

TYPE OF APPLICATION	FEE
Copy fees	\$0.10 per copy
Comprehensive Plan Map (24" x 36")	\$10.00
Development Inspection for Conformance with Approval, Each Inspection after First Inspection	\$79.00
General Records Request	\$79.00/hour
Hourly Rate	\$79.00/hour
Neighborhood Meeting Mailing List	\$79.00
Notarization Fee	\$25.00
Pre-Development / Pre-Application Meeting	\$300.00
Refund Processing Fee	\$87.00
Research / Staff Time	\$79.00/hour
Return Check Fee (NSF)	\$36.00
Withdrawn Application (Prior to Complete)	Reimburse 75% of Fee
Withdrawn Application (Prior to Notice)	Reimburse 50% of Fee
Withdrawn Application (After Noticed)	No Refund
Zone Map (24" x 36")	\$10.00

DOCUMENT REVIEW

TYPE OF APPLICATION	FEE
Private Development Agreement	\$724.00
Public Facility Improvement Agreement	\$724.00
Easement Agreement	\$724.00
Stormwater Maintenance Agreement	\$220.00
Waiver of Remonstrance	\$220.00
Maintenance Agreement	\$220.00
Quitclaim / Bargain Sale and Deed	\$220.00
Reimbursement District	\$1,029.00

CODE COMPLIANCE

TYPE OF APPLICATION	FEE
Appeal to City Manager	\$250.00
Appeal to Hearings Officer	\$1,250.00

Planning permit fees for qualifying affordable housing projects per McMinnville Municipal Code, Section 3.10.060, are reduced by 50% (Resolution No. 2016-81).