

Preliminary FY 17-18 BES Rate Ordinance Exhibit A

FY 16-17 FY 17-18 \$ Change % Change

	FY 16-17	FY 17-18	\$ Change	% Change
A. Sanitary Sewer System User Service Charges and Discounts				
1) Residential Users				
a) Sanitary Sewer Services (per 100 cubic feet of water consumption)	\$9.82	\$10.26	\$0.44	4.48%
b) Low Income Discount (per month for eligible ratepayers only)	\$30.87	\$31.62	\$0.75	2.43%
2) Non- Residential, Commercial, Industrial and Institutional Users				
a) Special Meter Charge (per meter per bill)	\$32.17	\$28.96	(\$3.21)	-9.98%
b) Sanitary Sewer Services (per 100 cubic feet of water consumption)	\$9.697	\$10.120	\$0.42	4.36%
c) Clean Water Discharges (per 100 cubic feet of discharged clean water to storm sewer)	\$1.001	\$1.031	\$0.03	3.00%
d) Publicly-Owned Drinking Fountain (per 100 cubic feet of discharged water)	\$0.001	\$0.001	\$0.00	0.00%
3) Industrial Extra Strength Discharger				
a) Biochemical Oxygen Demand per pound (allowable concentration – 300 mg/liter)	\$0.674	\$0.718	\$0.04	6.53%
b) Suspended Solids per pound (allowable concentration – 350 mg/liter)	\$0.832	\$0.987	\$0.16	18.63%
c) Extra Strength Resample	\$310.00	\$310.00	\$0.00	0.00%
B. Drainage/Stormwater Management User Service Charges and Discounts				
1) Residential Users				
a) Single Family and Duplexes				
i. Off-site charge (per user account per month)	\$17.84	\$18.50	\$0.66	3.71%
ii. On-site charge (per user account per month)	\$9.60	\$9.96	\$0.36	3.78%
b) 3-Plex and 4-Plex Residences				
i. Off-site charge (per dwelling unit per month)	\$7.43	\$7.71	\$0.28	3.76%
ii. On-site charge (per dwelling unit per month)	\$4.00	\$4.15	\$0.15	3.78%
c) Developments of 5 or more units				
i. Off-site charge (per 1,000 square feet of impervious area per month)	\$7.43	\$7.71	\$0.28	3.76%
ii. On-site charge (per 1,000 square feet of impervious area per month)	\$4.00	\$4.15	\$0.15	3.78%
2) Non-Residential Users				
a) Off-site charge (per 1,000 square feet of impervious area per month)	\$7.77	\$8.06	\$0.29	3.73%
b) Off-site charge (per 1,000 square feet of impervious area per month)	\$4.18	\$4.34	\$0.16	3.83%
C. Discounts				
Clean River Rewards – user fee discounts of as much as 100% of the monthly stormwater management charge for private on-site facilities that manage stormwater runoff, and 100% of the monthly on-site stormwater management charge for Drainage District residents and businesses.	n/a	n/a		
D. Willamette River/Portland Harbor Superfund Charges				
1) Sanitary Volume Component (per 100 cubic feet of water consumption)	\$0.07	\$0.09	\$0.02	28.57%
2) Impervious Area Component (per 1000 square feet of impervious area per month)	\$0.18	\$0.24	\$0.06	33.33%

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E. System Development and Connection Charges

1) Sanitary System				
a) Development Charge (per equivalent dwelling unit)	\$5,712.00	\$6,033.00	\$321.00	5.62%
2) Stormwater Management System				
a) Single Family or Duplex Residence (per parcel)	\$917.00	\$1,089.19	\$172.19	18.78%
b) 3-Plex Residential Development (per parcel)	\$1,061.00	\$1,258.20	\$197.20	18.59%
c) 4-Plex Residential Development (per parcel)	\$1,455.00	\$1,725.05	\$270.05	18.56%
d) All Other Developments				
i. Impervious Area Component (per 1000 square feet of impervious area)	\$190.00	\$231.00	\$41.00	21.58%
ii. Frontage Component (per linear foot of frontage)	\$6.05	\$7.12	\$1.07	17.69%
iii. Trip Generation Component (per daily vehicle trip)	\$3.24	\$3.84	\$0.60	18.52%
3) Connection Charges				
a) Line Charge (per square foot within the zone of benefit)	\$1.71	\$1.75	\$0.04	2.34%
b) Branch Charge (per branch used)	\$6,351.00	\$6,531.00	\$180.00	2.83%
c) Wyes and Tees (per wye or tee used)	\$290.00	\$298.70	\$8.70	3.00%
4) Sanitary Sewer Conversion Charges				
a) Residential (single family, duplex, 3-plex, and 4-plex)				
i. Branch Charge (per branch used)	\$6,351.00	\$6,531.00	\$180.00	2.83%
b) Commercial (all other Users)				
i. Simple Sewer Extensions (per square foot)	\$2.90	\$2.99	\$0.09	3.00%
ii. Complex Sewer Extensions	\$5.96	\$6.14	\$0.18	3.00%
5) System Development Charge Exemptions				
a) Affordable housing				
Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges.				
b) Auxiliary Dwelling Units				
Sanitary and stormwater development charges will be suspended for accessory Dwelling units (ADU's) until July 31, 2018 provided that an occupancy permit is obtained no later than June 30, 2019.				

F. Building Plan Review Fees based on Type of Review

1) One or two family residential structures or each dwelling unit of a row house development.	\$646.00	\$532.00	(\$114.00)	-17.65%
a) Revisions/Recheck Fees for Residential Permits	\$215.00	\$177.00	(\$38.00)	-17.67%
2) Structures auxiliary to or interior modifications of one or two family residential dwelling units submitted on a separate application	\$215.00	\$177.00	(\$38.00)	-17.67%
3) Tenant improvements in and additions to commercial buildings	\$430.00	\$354.00	(\$76.00)	-17.67%
*We are currently exploring the option of an OTC hourly rate for this fee.				
4) Commercial Buildings (other than those listed in 1, 2, and 3 above)	\$1,291.00	\$1,063.00	(\$228.00)	-17.66%
a) Revisions/Recheck Fees for Commercial Permits	\$430.00	\$354.00	(\$76.00)	-17.67%
5) Private Stormwater facilities for development that does not include structures.				
For impervious areas up to 5,000 square feet	\$861.00	\$709.00	(\$152.00)	-17.65%
For impervious areas over to 5,000 square feet	\$1,076.00	\$886.00	(\$190.00)	-17.66%
Hourly rate for complex plan review by agreement with applicant	\$215.00	\$177.00	(\$38.00)	-17.67%
6) Commercial Stormwater Facility Inspection (one to two facilities)	\$1,184.00	\$975.00	(\$209.00)	-17.65%
a) Each additional facility	\$215.00	\$177.00	(\$38.00)	-17.67%
7) Residential Stormwater Facility	\$592.00	\$487.00	(\$105.00)	-17.74%
8) Additional Charge for Plans Reviewed by Bureau of Environmental Services Pollution Prevention				
a) Review Fee – per hour with one hour minimum (recheck fees to apply and total time is tracked and assessed per permit)	\$112.00	\$108.00	(\$4.00)	-3.57%
b) Recheck Fee (incomplete corrections/revisions were made and an additional check sheet is generated)	\$84.00	\$81.00	(\$3.00)	-3.57%
9) Fee for Major Projects Group (assigned by Bureau of Development Services)	\$20,000.00	\$20,000.00	\$0.00	0.00%

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G. Land Use Review Fees				
1) Adjustment Review				
a) Existing House/Duplex	\$270.00	\$260.00	(\$10.00)	-3.70%
b) All Other Projects	\$344.00	\$332.00	(\$12.00)	-3.49%
2) Comprehensive Natural Resource Management Plan & Amendments				
a) Type I	\$607.00	\$585.00	(\$22.00)	-3.62%
b) Type II	\$1,215.00	\$1,169.00	(\$46.00)	-3.79%
c) Type III	\$2,072.00	\$2,003.00	(\$69.00)	-3.33%
3) Comprehensive Plan Map Amendment w/Zone Map Amendment				
a) Tier A	\$979.00	\$942.00	(\$37.00)	-3.78%
b) Tier B	\$979.00	\$942.00	(\$37.00)	-3.78%
c) Tier C	\$1,550.00	\$1,498.00	(\$52.00)	-3.35%
4) Conditional Use				
a) Type I	\$202.00	\$195.00	(\$7.00)	-3.47%
b) Type II	\$307.00	\$302.00	(\$5.00)	-1.63%
c) Type III – new	\$889.00	\$870.00	(\$19.00)	-2.14%
d) Type III – existing	\$405.00	\$390.00	(\$15.00)	-3.70%
5) Design/Historic Review				
a) Type D	\$371.00	\$357.00	(\$14.00)	-3.77%
b) Type F	\$371.00	\$357.00	(\$14.00)	-3.77%
c) Type G	\$1,453.00	\$1,405.00	(\$48.00)	-3.30%
6) Environmental Review				
a) Resource Enhancement/PLA	\$270.00	\$260.00	(\$10.00)	-3.70%
b) Existing House/Duplex	\$574.00	\$552.00	(\$22.00)	-3.83%
c) All Other Projects	\$1,447.00	\$1,398.00	(\$49.00)	-3.39%
7) Environmental Review Protection Zone	\$1,518.00	\$1,462.00	(\$56.00)	-3.69%
8) Environmental Violation Review				
a) Type II Required	\$810.00	\$780.00	(\$30.00)	-3.70%
b) Type III Required	\$810.00	\$780.00	(\$30.00)	-3.70%
c) Columbia South Shore Plan District (CSSPD)	\$810.00	\$780.00	(\$30.00)	-3.70%
d) CSSPD, undividable lot with existing single dwelling unit	\$810.00	\$780.00	(\$30.00)	-3.70%
e) Undividable lot with existing single dwelling unit	\$810.00	\$780.00	(\$30.00)	-3.70%
9) Greenway				
a) Existing House Duplex or Simple Non-Residential or Mixed Use	\$574.00	\$552.00	(\$22.00)	-3.83%
b) All Other Projects	\$1,463.00	\$1,417.00	(\$46.00)	-3.14%
10) Impact Mitigation Plan				
a) Amendment (minor)	\$2,025.00	\$1,949.00	(\$76.00)	-3.75%
b) Implementation	\$2,025.00	\$1,949.00	(\$76.00)	-3.75%
c) New/Amendment (major)	\$2,025.00	\$1,949.00	(\$76.00)	-3.75%
d) Amendment (use)	\$2,025.00	\$1,949.00	(\$76.00)	-3.75%
11) Land Division Review				
a) Type I	\$541.00	\$521.00	(\$20.00)	-3.70%
b) Type IIx	\$1,215.00	\$1,169.00	(\$46.00)	-3.79%
c) Type III	\$3,509.00	\$3,378.00	(\$131.00)	-3.73%
12) 2 to 3 Lot Land Division with Concurrent Environmental Review	\$1,215.00	\$1,169.00	(\$46.00)	-3.79%
13) 4 or More Lot Land Division with Concurrent Environmental Review	\$5,061.00	\$4,872.00	(\$189.00)	-3.73%
14) Land Division Amendment Review (all types)	\$270.00	\$260.00	(\$10.00)	-3.70%
15) Land Division Final Plat Review/Final Development Plan Review				
a) If preliminary was Type I with no street	\$270.00	\$260.00	(\$10.00)	-3.70%
b) If preliminary was Type I or IIx with a street	\$607.00	\$585.00	(\$22.00)	-3.62%
c) If preliminary was Type IIx with no street	\$304.00	\$292.00	(\$12.00)	-3.95%
d) If preliminary was Type III	\$1,215.00	\$1,169.00	(\$46.00)	-3.79%
16) Lot Consolidation	\$304.00	\$292.00	(\$12.00)	-3.95%
17) Master Plan				
a) Minor Amendments to Master Plans	\$607.00	\$585.00	(\$22.00)	-3.62%
b) New Master Plans or Major Amendments to Master Plans	\$2,096.00	\$2,031.00	(\$65.00)	-3.10%
18) Non-conforming Situation Review	\$264.00	\$265.00	\$1.00	0.38%
19) Planned Development Review (all types)	\$2,564.00	\$2,469.00	(\$95.00)	-3.71%

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G. Land Use Review Fees (continued)				
20) Planned Development Amendment	\$405.00	\$390.00	(\$15.00)	-3.70%
21) Planned Unit Development Amendment	\$405.00	\$390.00	(\$15.00)	-3.70%
22) Statewide Planning Goal Exception	\$675.00	\$650.00	(\$25.00)	-3.70%
23) Zoning Map Amendment	\$1,304.00	\$1,259.00	(\$45.00)	-3.45%
24) Other Unassigned Reviews				
a) Type I	\$169.00	\$162.00	(\$7.00)	-4.14%
b) Type II/IIX	\$316.00	\$306.00	(\$10.00)	-3.16%
c) Type III	\$506.00	\$487.00	(\$19.00)	-3.75%
25) Written Comments from Infrastructure Bureau and Planner	\$341.00	\$342.00	\$1.00	0.29%
26) Appointment for Early Land Use Assistance with Bureau and Planner	\$499.00	\$498.00	(\$1.00)	-0.20%
27) Pre-Application Conference	\$1,291.00	\$1,256.00	(\$35.00)	-2.71%
28) Conference Public Works Inquiry (Written Info Only)	\$50.00	\$50.00	\$0.00	0.00%
29) Remedial Action Exempt Review - Conference	\$1,291.00	\$1,256.00	(\$35.00)	-2.71%
30) Hourly Rate for Land Use Services	\$135.00	\$130.00	(\$5.00)	-3.70%
31) Lot Confirmation				
a) Sites without Buildings	\$202.00	\$195.00	(\$7.00)	-3.47%
b) Sites with House(s) or Duplex(es)	\$202.00	\$195.00	(\$7.00)	-3.47%
c) Sites with Other Development	\$202.00	\$195.00	(\$7.00)	-3.47%
32) Property Line Adjustment				
a) Site without Buildings	\$202.00	\$195.00	(\$7.00)	-3.47%
b) Sites with House(s) or Duplex(es)	\$472.00	\$455.00	(\$17.00)	-3.60%
c) Sites with Other Development	\$979.00	\$942.00	(\$37.00)	-3.78%
33) Property Line Adjustment with Lot Confirmation				
a) Site without Buildings	\$202.00	\$195.00	(\$7.00)	-3.47%
b) Sites with House(s) or Duplex(es)	\$472.00	\$455.00	(\$17.00)	-3.60%
c) Sites with Other Development	\$979.00	\$942.00	(\$37.00)	-3.78%
34) Remedial Action Exempt Review of Development Permit				
a) Remedial Action Land Use Exempt Review - BES	\$810.00	\$780.00	(\$30.00)	-3.70%
b) Remedial Action Land Use and Building Permit Exemption - BES	\$1,930.00	\$1,900.00	(\$30.00)	-1.55%
c) Remedial Action Exempt Review of Development Permit (Hourly)	\$112.00	\$108.00	(\$4.00)	-3.57%

H. Industrial Waste Discharge – Annual Permit Fees (New Methodology)

Permit Type	Relative Effort	Industry Count	% of Total Work (for 1 permit)	% of Total Work for Category	Permit Base Fee
CIU	42%	24	1.26%	30%	\$3,369
SIU	35%	37	1.05%	39%	\$2,807
NSIU	20%	48	0.60%	29%	\$1,604
NDClU	3%	25	0.09%	2%	\$241

I. Septage Discharge Permit Fees

1. Site without Buildings	\$155.00	\$155.00	\$0.00	0.00%
2. Sites with House(s) or Duplex(es)	\$0.145	\$0.145	\$0.00	0.00%
3. Sites with Other Development	\$52.00	\$52.00	\$0.00	0.00%

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J. Street Use Permit Fees				
1) Access Permit				
a) Type 1	n/a	n/a		
b) Type 2 Base Charge	\$1,198.00	\$1,244.00	\$46.00	3.84%
c) Type 2 Daily Rate	\$401.00	\$413.00	\$12.00	2.99%
2) Sewer Connection Fees: Connections to existing laterals or extensions of laterals from sewer mains to property lines; Sewer or lateral extensions more than 100 feet in length are deemed a public improvement.	\$213.00	\$223.00	\$10.00	4.69%
3) Sewer Tap Fees				
a) Mainline Sewer and Manhole Tap	\$370.00	\$387.00	\$17.00	4.59%
b) Wye and Tee, and Standard Manhole (rate per installation, all materials provided by the contractor)	\$721.00	\$754.00	\$33.00	4.58%
c) City Inspection of Insert-A-Tee installed by Permittee	\$108.00	\$112.00	\$4.00	3.70%
4) Short Sewer Extension (up to 50 feet)	\$600.00	\$600.00	\$0.00	0.00%
a) additional 51 to 100 feet.	\$400.00	\$400.00	\$0.00	0.00%
5) Residential Infill Permit	\$3,000.00	\$3,000.00	\$0.00	0.00%
6) Basic Sewer Extension	\$3,000.00	\$3,000.00	\$0.00	0.00%
7) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4				
a) Project Manager (per hour)	\$145.00	\$153.00	\$8.00	5.52%
b) Construction Manager (per hour)	\$124.00	\$125.00	\$1.00	0.81%
c) Engineering Technician (per hour)	\$113.00	\$109.00	(\$4.00)	-3.54%
d) Inspector (per hour)	\$116.00	\$120.00	\$4.00	3.45%
e) Revegetation (per hour)	\$124.00	\$122.00	(\$2.00)	-1.61%
f) Maintenance (per hour)	\$168.00	\$181.00	\$13.00	7.74%
8) Complex Permit (full cost recovery per item 7 above)				
9) Revegetation Inspection	\$715.00	\$881.00	\$166.00	23.22%
10) Construction Warranty Fee	\$500.00	\$500.00	\$0.00	0.00%
11) Permit Reactivation Fee	\$500.00	\$500.00	\$0.00	0.00%
12) Street Vacation Fee	\$300.00	\$300.00	\$0.00	0.00%
K. Source Control Manual and FOG Fees				
1) Source Control Manual Fees				
a) Source Control Special Circumstances Advanced Review Application Fee	\$100.00	\$100.00	\$0.00	0.00%
2) FOG Variance Processing Fee				
a) FOG variance Request Processing Fee	\$250.00	\$250.00	\$0.00	0.00%
L. Stormwater Management Manual Fees				
1) Special Circumstances Application Fee	\$100.00	\$100.00	\$0.00	0.00%
2) Offsite Management Fee (per square foot)	\$3.70	\$3.70	\$0.00	0.00%
3) Post-Issued Permit Offsite Management Fee (per square foot)	\$7.40	\$7.40	\$0.00	0.00%
4) Manufactured Stormwater Treatment Technologies Application Fee (Total)	\$8,000.00	\$8,000.00	\$0.00	0.00%
a) Application Review Fee	\$5,000.00	\$5,000.00	\$0.00	0.00%
b) Third-Party Water Quality Review	\$3,000.00	\$3,000.00	\$0.00	0.00%