

Building Miscellaneous Fees and Charges

Permit Fees for Commercial and Residential

In accordance with OAR 918-050-0100: “Residential construction permit fees shall be calculated using the following methodologies. (c) Effective January 1, 2009, a structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current April 1 of each year, multiplied by the square footage of the dwelling unit to determine the valuation. The valuation shall then be applied to the municipality’s fee schedule to determine the permit fee. The plan review fee shall be based on a pre-determined percentage of the permit fee set by the municipality. (A) The square footage of a dwelling, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. (B) The square footage of a carport, covered porch, or deck shall be calculated separately at fifty percent of the value of a private garage from the ICC Building Valuation Data Table current as of April 1. (C) Permit fees for an alteration or repair shall be calculated based on the fair market value as determined by the Building Official, and then applying the valuation to the municipality’s fee schedule

Commercial construction permit fees shall be calculated using the following methodologies. (c) A structural permit fee shall be calculated by applying the valuation to the municipality’s fee schedule with a set minimum fee. Valuation shall be the greater of either. (A) The valuation based on the ICC Building Valuation Table current as of April 1 of each year, using the occupancy and construction type as determined by the Building Official, multiplied by the square footage of the structure; or (B) The value as stated by the applicant and approved by the building official. (C) When the construction or occupancy does not fit the ICC Building Valuation Data Table, the valuation shall be determined by the Building Official with input from the applicant.”

Building Permit Fees

Fee Description	2025/2026 Fee
Total Value of Work Performed	
\$1.00 to \$500.00	\$92.35 per hour
\$501.00 to \$2,000.00	\$92.35 for the first \$500.00 plus \$10.30 for each additional \$1,000.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$112.85 for the first \$2,000.00 plus \$8.25 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$301.65 for the first \$25,000.00 plus \$8.25 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$506.80 for the first \$50,000.00 plus \$5.15 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$763.30 for the first \$100,000.00 plus \$4.15 for each additional \$1,000.00 or fraction thereof

Plan Review Fee for Commercial and Residential

Fee Description	2025/2026 Fee
Plan Review Fee	A plan review fee equal to 65% of the structural permit fee shall be due at application
Fire and Life Safety Plan Review <i>(When applicable)</i>	40% of permit fee
Additional Plan Review required by changes, additions, or revisions	\$92.35 per hour (1/2-hour minimum) Plus valuation increase based on tables
Special Inspection Agreement (QAA) Review Fee	\$92.35 per hour
Foundation Only	\$282.15 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,538.85 for each phase.
Residential Deferred Submittal Fee	65% of the structural permit fee calculated using the total valuation of the deferred portion + \$100.00 per deferred item
Commercial Deferred Submittal <i>(Payable at building plan review and is addition to plan review of deferred work)</i>	65% of the structural permit fee calculated using the total valuation of the deferred portion + \$100.00 per deferred item
Phased Permit Fee	\$282.15 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,538.85 for each phase.
Shell Building and Tenant Improvement Spaces	Permit fee for the construction of the shell building is based on 80% the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation.
Foundation Only	\$282.15 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,538.85 for each phase.

Miscellaneous Fees for Commercial

Fee Description	2025/2026 Fee
Commercial Fire Sprinkler/ Fire Suppression/Fire Alarm	Total value of work performed (structural permit fee)
Commercial Fire Sprinkler/ Fire Suppression/Fire Alarm Review	65% of structural permit fee

Note: See appendix for methodology for calculation of valuation for all permit fees utilizing valuation/value of work

Inspection Fees for Commercial and Residential

Fee Description	2025/2026 Fee
Re-inspection Fee - Per Hour, 1/2 Hour Min.	\$92.35
Inspections Outside Normal Business Hours - Per Hour, Per Inspector, 1 Hour Min.	\$133.40
Temporary Certificate of Occupancy and Reapplication Fee(s)	\$51.30 per discipline/permit. Renewal required every 30 days
Site Observation-Inspection - Per Hour, 1 Hour Min. (e.g. pre permit consultation)	\$92.35
Without additional work done - per hour, \$150 min	\$92.35
Special inspection report - per hour	\$66.70
Re-issued Certificate of Occupancy	No Charge

Demolition Fees

Fee Description	2025/2026 Fee
Demolition Review Fee (non-exempt structures)	\$369.35
Demolition Permit Fee - Per Building, 1 Hour Min. (Permit fee for verifying utilities have been safely removed and capped off)	\$92.35
Demolition Capping off Sewer, Water, Rain Drain - Per Hour, 1 Hour Min.	\$92.35

Residential Plumbing Permit Fees

Fee Description	2025/2026 Fee
New Residential	
1 bathroom/kitchen (includes: first 100 feet of water/sewer lines; hose-bibs ice maker; under floor low-point drains; and rain-drain packages)	\$410.40
2 bathrooms/1 kitchen	\$512.95
3 bathrooms/1 kitchen	\$589.90
Each additional bathroom (over 3)	\$51.30
Each additional kitchen (over 1)	\$51.30
Remodel / Alterations	
Remodel / Alterations (minimum fee)	\$76.95
Each fixture, appurtenance, and first 100 ft. of piping	\$20.55
Minimum fee (when purchased as a bathroom unit(s) - includes the first 100 ft. of water service, sanitary & storm)	\$76.95
Piping or private storm drainage systems exceeding the first 100 ft.	\$22.60
Backflow assembly	\$25.65
Re-pipe water supply	\$92.35
Alternate water heating systems (coils, heat pumps, etc)	\$61.60
Solar	\$61.60
Swimming pool piping	\$51.30

Residential Plumbing Permit Fees, Continued

Fee Description	2025/2026 Fee
Residential Fire Sprinkler (includes plan review)	
0-2,000 square feet	\$205.20
2,001-3,600 square feet	\$256.50
3,601-7,200 square feet	\$359.10
7,201+ square feet	\$461.70
Manufactured Dwelling or Pre-Fab	
Connections to building sewer and water supply - per space	\$51.30
RV and Manufactured Dwelling Parks	
Installation fee	\$153.90
State fee	\$30.80
Factory manufactured awning/carport	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.
Each additional 10 spaces	

Commercial Plumbing Permit Fees

Fee Description	2025/2026 Fee
Commercial, Industrial, and Dwellings Other than One- or Two-family	
Minimum fee	\$76.95
Each fixture	\$41.05
Swimming pool piping	\$61.60
Piping - per foot	\$0.80
Plumbing plan review	30%
Sanitary Services	
First 100 feet	\$0.80
Each additional 100 Feet or fraction thereof	\$0.80
Storm Services	
First 100 feet	\$0.80
Each additional 100 Feet or fraction thereof	\$0.80
Water Services	
First 100 feet	\$0.80
Each additional 100 Feet or fraction thereof	\$0.80

Commercial Plumbing Permit Fees, Continued

Fee Description	2025/2026 Fee
Commercial Fire Sprinkler (including plan review)	
<i>Fee based on valuation of installation cost and system equipment</i>	
\$1.00 to \$500.00	\$92.35 per hour
\$501.00 to \$2,000.00	\$92.35 for the first \$500.00 plus \$10.30 for each additional \$1,000.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$112.85 for the first \$2,000.00 plus \$8.25 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$301.65 for the first \$25,000.00 plus \$8.25 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$506.80 for the first \$50,000.00 plus \$5.15 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001.00 and up	\$763.30 for the first \$100,000.00 plus \$4.15 for each additional \$1,000.00 or fraction thereof
Fire sprinkler/fire suppression/fire alarm plan review	65% of structural permit fee
Minimum permit fee	\$92.35
Miscellaneous	
Minimum fee	\$92.35
Specialty fixtures	\$41.05
Re-inspection (no. of hrs. x fee per hour)	\$92.35/hr. (1/2 hr. minimum)
Special requested inspections (no. of hrs. x fee per hour)	\$92.35
Medical Gas Piping	
Minimum fee	\$51.30
Valuation \$500 to \$2,000	\$51.30 + \$5.15 per \$1000 of valuation
Valuation \$2,001 to \$25,000	\$128.25 + \$18.50 per \$1000 of valuation
Valuation \$25,001 to \$50,000	\$554.00 + \$14.40 per \$1000 of valuation
Valuation \$50,001 to \$100,000	\$913.05 + \$9.25 per \$1000 of valuation
Valuation greater than \$100,000	\$1,374.75 + \$8.25 per \$1000 of valuation
Rainwater Harvesting System	
<i>Fee based on valuation of work to be performed.</i>	
Minimum fee	\$76.95
Valuation \$1 to \$500	\$76.95 for the first \$500 plus \$9.25 for each additional \$100 or fraction thereof, to and including \$2,000
Valuation \$2,001 to \$25,000	\$215.45 for the first \$2,000 plus \$10.30 per \$1,000, or fraction thereof, to and including \$25,000
Valuation \$25,001 to \$50,000	\$451.40 for the first \$25,000 plus \$10.30 per \$1,000, or fraction thereof, to and including \$50,000
Valuation \$50,001 to \$100,000	\$707.90 for the first \$50,000 plus \$9.25 per \$1,000, or fraction thereof, to and including \$100,000
Valuation greater than \$100,000	\$1,169 for the first \$100,000 plus \$9.25 per \$1,000 or fraction thereof

Commercial Mechanical Permit Fees

Fee Description	2025/2026 Fee
Commercial Mechanical Permit Fees	
Valuation \$1 to \$500	\$92.35/minimum
Valuation \$501 to \$100,000	\$92.35 for the first \$2,000.00 plus \$10.30 for each additional \$1,000.00 or fraction thereof.
Valuation \$100,000+	\$1,070.00 plus \$10.00 for each additional \$1,000.00 or fraction thereof.
Deferred submittals + fees	\$100.00 each item plus 65% of mechanical permit fee of deferred submittal valuation.
Plan review fee	25% of permit fee
Miscellaneous Fees	
Re-inspection	\$92.35
Specially requested inspection (per hour)	\$66.70
Regulated equipment (un-classed)	\$51.30

Residential Mechanical Permit Fees

Fee Description	2025/2026 Fee
Mechanical Permit Minimum Fee	\$76.95
Furnace/Burner including ducts & vents	
Up to 100k BTU/hr.	\$20.55
Over 100k BTU/hr.	\$20.55
Heaters/Stoves/Vents	
Unit heater	\$20.55
Wood/pellet/gas stove/flue	\$20.55
Repair/alter/add to heating appliance or refrigeration unit or cooling system/absorption system	\$20.55
Evaporated cooler	\$20.55
Vent fan with one duct/appliance vent	\$20.55
Hood with exhaust and duct	\$20.55
Floor furnace including vent	\$20.55
Gas Piping	
One to four outlets (any number of outlets)	\$20.55
Air-handling Units, including Ducts	
Up to 10,000 CFM	\$20.55
Over 10,000 CFM	\$20.55

Residential Mechanical Permit Fees, Continued

Fee Description	2025/2026 Fee
Compressor/Absorption System/Heat Pump	
Up to 3 hp/100K BTU	\$20.55
Up to 15 hp/500K BTU	\$20.55
Up to 30 hp/1,000 BTU	\$20.55
Up to 50 hp/1,750 BTU	\$35.95
Over 50 hp/1,750 BTU	\$46.20
Incinerator	
Domestic incinerator	\$20.55

Electrical Permit Fees

Fee Description	2025/2026 Fee
Residential per unit, service included	
1,000 sq. ft. or less	\$138.50
Each additional 500 sq. ft. or portion thereof	\$25.65
Limited energy	\$32.85
Each manufactured home or modular dwelling service or feeder	\$51.30
Multi-family residential	\$35.95
Residential and Commercial—Services or Feeders/Installation, Alteration, Relocation	
200 amps or less	\$97.50
201 to 400 amps	\$118.00
401 to 600 amps	\$194.95
601 to 1,000 amps	\$256.50
Over 1,000 amps or volts	\$564.25
Reconnect only	\$76.95
Temporary Services or Feeders	
200 amps or less	\$76.95
201 to 400 amps	\$102.60
401 to 600 amps	\$153.90
601 to 1000 amps	\$256.50
Over 1,000 amps or volts	\$461.70
Branch Circuits: New, Alteration, Extension Per Panel	
Branch circuits with purchase of a service or feeder	\$6.20
Branch circuits without purchase of a service or feeder:	
First branch circuit	\$66.70
Each additional branch circuit	\$7.70

Electrical Permit Fees, Continued

Fee Description	2025/2026 Fee
Miscellaneous Fees: service or feeder not included	
Each pump or irrigation circuit	\$66.70
Each sign or outline lighting	\$66.70
Signal circuit(s) or low voltage system, alteration or extension (each system)	\$66.70
Subdivision lighting per pole in addition to service	\$41.05
Swimming pool (panel, 3 circuits and bonding)	\$92.35
Specially requested inspection (per hour)	\$92.35
Each additional inspection over the allowable in any of the above, for those not covered under residential inspection caps (per inspection) - per hour, 1/2 hour min.	\$92.35
Special inspection - per hour, 1/2 hour min.	\$92.35
Reinspection - per hour, 1/2 hour min.	\$92.35
Field review-change of use - per hour, 1/2 hour min.	\$92.35

Residential Restricted Energy Electrical Permit Fees

Fee Description	2025/2026 Fee
Fee for All Systems¹, Including:	\$25.65
Audio and stereo systems	
Burglar alarm system	
Doorbell	
Garage-door opener	
Heating, ventilation, & air-conditioning systems	
Landscape lighting & sprinkler controls	
Landscape irrigation controls	
Outdoor landscape lighting	
Vacuum Systems	
Each Additional Inspection	\$25.65

¹For new construction, this permit fee covers all systems listed or can be sold separately.

Renewable Energy Systems

Fee Description	2025/2026 Fee
Renewable Energy Systems	
5 KVA or less	\$102.60
5.01 KVA to 15 KVA	\$102.60
15.01 KVA to 25 KVA	\$160.05
25.01 KVA and above	\$160.05 plus \$6.45/KVA for each additional

Renewable Energy Systems, Continued

Fee Description	2025/2026 Fee
Engineered Systems (Separate Electrical application required)	
Plan Review	65% of Building Permit
Re-Inspection Fee - per hour, 1/2 hour minimum	\$92.35
Wind generation systems in excess of 25 KVA:	
25.01 KVA to 50 KVA	\$209.30
50.10 KVA to 100 KVA	\$481.15
<i>For wind generations systems that exceed 100 KVA the permit fee shall be calculated in accordance with OAR 918-309-0040</i>	
Solar generation systems in excess of 25 KVA, per KVA	\$6.45
The permit charge will not increase beyond the calculation for 100 KVA. Permits issued under this sub-section include three inspections. Additional inspections will be billed at an hourly rate.	

Building Permit Reinstatement Fee

Fee Description	2024/2025 Fee	2025/2026 Fee	\$ Δ	% Δ
A building permit expires after a period of 180 days from the date of issue with no inspection activity.				
To reactivate an expired permit, a fee of \$50.00 per construction discipline is required (Building, Plumbing, Mechanical, Electrical).				
If the sum of the original permit fee subject to reinstatement is less than \$50.00, a reinstatement fee equal to half of the value of the original permit fee shall be assessed for permit reinstatement.				

Grading/Excavation Fees

Fee Description	2025/2026 Fee
Grading Fees	
Plan Review Fee - per hour	\$92.35
50 cubic yards or less	No Fee
51-100 cubic yards	\$128.25
101-1,000 cubic yards	\$205.20
1,001-10,000 cubic yards	\$410.40
10,001-100,000 cubic yards	\$512.95 for the first 10,001 cubic yards plus \$51.30 for each additional 10,000 cubic yards or fraction thereof
Additional plan review required for changes, additions, or revisions to approved plans - per hour, 1/2 hour minimum	\$92.35
Permit Fees	
50 cubic yards or less	No fee
51-100 cubic yards	\$102.60
101-1,000 cubic yards	\$102.60 for first 101 yards plus \$35.95 for each additional 100 cubic yards or fraction thereof

Other Building Fees

Fee Description	2025/2026 Fee
Investigation Fees	
Investigation Fee A - Low effort to determine compliance. Per hour.	\$92.35
Investigation Fee B - Medium effort to gain compliance. Stop work order posted. Applicant obtains required permits within 10 business days. Per hour, \$150 minimum.	\$92.35
Investigation Fee C - High effort to gain compliance. Applicant failed to meet deadline or has had more than one documented violation in 12 months for starting work without permits. Per hour, \$250 minimum.	\$92.35

State of Oregon Surcharge - ORS 455.210(4)

State of Oregon permit surcharge is 12% of structural, plumbing, mechanical and electrical components of the overall building permit.

Building Permit Refund Policy

The City of Ashland Community Development Department offers partial refunds for building permits that have been issued, have had no inspections performed and have not yet expired (six months from issue date). Refunds for permits that have expired are limited to any Systems Development Charges (SDC's) that were part of the permit fees.

How to Request a Refund

Submit a letter of refund request signed by applicant/owner with a mailing address for the refund check to the Community Development Department at 51 Winburn Way. The refund will be processed within 30 days of the date of the request letter.

The following fees are not refundable

- Building Plan Check Fee
- Fire Protection Review Fee
- 50% of Community Development Fee (maximum equal to Building Plan Check Fee)
- 50% of Engineering Development Fee (maximum equal to Building Plan Check Fee)

The remainder of the permit fees are refundable. A \$50.00 administrative fee will be subtracted from the eligible refund amount for costs associated with the refund process.