



# Council Study Session Meeting Agenda

ASHLAND CITY COUNCIL  
STUDY SESSION AGENDA

Monday, April 20, 2026

Council Chambers, 1175 E Main Street

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Live stream via RVTV Prime at [rvtv.sou.edu](http://rvtv.sou.edu) or broadcast on Spectrum 180.

Public comment is welcome on agenda items.

To **speak electronically** during the meeting or to submit **written comments** in advance, please complete the online [Public Comment Form](#) by 10 a.m. the day of the meeting.

## 5:30 p.m. Study Session

- I. CALL TO ORDER
- II. REPORTS AND PRESENTATIONS
  - a. Strategic Plan Update
  - b. 2026 Water Supply Update
  - c. Building Fund Update
- III. ADJOURNMENT

*If you need special assistance to participate in this meeting, please contact Alissa Kolodzinski at [recorder@ashlandoregon.gov](mailto:recorder@ashlandoregon.gov) or 541.488.5307 (TTY phone number 1.800.735.2900). Notification at least three business days before the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting in compliance with the Americans with Disabilities Act.*

\*\*\*Agendas and minutes for City of Ashland Council, Commission and Committee meetings may be found at the City website, [ashlandoregon.gov](http://ashlandoregon.gov),





# Council Study Session

Date: April 20, 2026

<b>Agenda Item</b>	Strategic Plan Update
<b>Department</b>	City Manager's Office
<b>From</b>	Sabrina Cotta

## **TIME ESTIMATE**

10 minutes

## **CATEGORY**

Informational - this is to inform the body on a particular topic. No motion or direction needed.

## **SUMMARY**

The City has embarked on a strategic planning effort with SSW Consulting.

## **POLICIES, PLANS & GOALS SUPPORTED**

- Respect for the citizens we serve, for each other, and for the work we do• Excellence in governance and city services
- Sustainability through creativity, affordability, and rightsized service delivery
- Public safety, including emergency preparedness for climate change risk
- Quality infrastructure and facilities through timely maintenance and community investment

## **BACKGROUND AND ADDITIONAL INFORMATION**

The City has embarked on the development of a strategic plan. The strategic plan workshop with City Council was conducted on January 28th (workshop notes attached in packet). The next step is engaging with the community. The goal is to have a plan adopted by July/August 2026 leading into the next biennium budget cycle. Council is invited to please share the survey with their networks, amplify the City's social media posts and share the community talking points. Council is invited to sign on to upcoming community engagement events during this discussion to hand out flyers and connect with the Community.

## **FISCAL IMPACTS**

This process was budgeted for in this BN budget.

## **SUGGESTED ACTIONS, AND/OR OPTIONS**

N/A

## **REFERENCES & ATTACHMENTS**

1. Ashland\_SP\_Fact Sheet\_Optimized
2. AshlandSP\_Community Poster\_Optimized
3. Council Talking Points in the Community 4.2





# CITY OF ASHLAND STRATEGIC PLAN

*Forward Together. Vision with Action*



We're launching a community-driven Strategic Plan to help chart our shared future, and we need your input to make it happen! This plan will serve as the City's roadmap for the next 5-10 years, guiding how we deliver services, set priorities, and invest resources. By sharing your ideas, you'll help shape a clear, unified vision grounded in what matters most to our community.

**"STRATEGIC PLANNING TURNS INTENT INTO COORDINATED ACTION AND MEASURABLE IMPACT."**

## HOW YOU CAN GET INVOLVED

Whether you live, work, or spend time in Ashland, your voice matters. Tell us what's working, what needs attention, and what matters most as we plan ahead. We're especially interested in your perspective on:

- Housing
- Economic vitality
- Climate resilience
- Infrastructure, parks, & livability
- City operations & services

### Get Involved

- Take our survey (5-10 minutes) to share your voice and shape Ashland's future.
- Join a community conversation or event (Details on the City's website)
- Sign up for project updates and stay connected

What you share will shape the City's priorities and investments for the next decade.

## WHY ARE WE CREATING A STRATEGIC PLAN?

A lot has changed in the past five years - and change is continuing in real time. This Strategic Plan is an opportunity to step back, align around a shared direction, and focus on what matters most.

Together, we'll identify priorities that strengthen how the City delivers services, responds to community needs, and plans for the future. Through this process, we'll also strengthen partnerships and ensure we're working collectively to support a thriving, resilient Ashland.



**SCAN THE QR CODE OR VISIT THE LINK BELOW TO TAKE THE SURVEY!**

[HTTPS://WWW.SURVEYMONKEY.COM/R/ASHSP26](https://www.surveymonkey.com/r/ASHSP26)



## PROJECT GOALS

### ■ Create City of Ashland's First Comprehensive Strategic Plan

Develop a clear, long-range plan that moves beyond biennial budgeting to guide city priorities, investments, and decision-making.

### ■ Lead Robust Community + Staff Engagement

Design and deliver broad and targeted engagement—leveraging City capacity—to gather representative input and build shared understanding of challenges and opportunities.

### ■ Facilitate Council Alignment on Vision and Priorities

Support the Council in moving from issue-specific focus to a unified long-term direction that reflects community needs and realistic resource constraints.

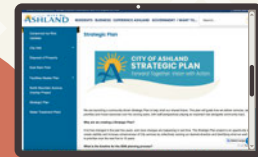
### ■ Clarify Ashland's Future Identity and Strategic Choices

Help the community and City leadership determine the city's desired direction and identify priority investments for the next 5–10 years leading to adoption by Summer 2026.



## We're better together!

Sign up for the City's e-newsletter to stay in the loop about strategic plan updates and opportunities to get involved.



## 2026 TIMELINE

JAN

Host a Strategic Planning Workshop for City Council

FEB

Develop Communications and Engagement Plan

MAR - JUN

Conduct comprehensive community and staff engagement

JUN

Synthesize engagement results and create the Strategic Plan framework

JUL

Draft Strategic Plan

AUG

Review and finalize Strategic Plan

SEPT

Adopt Strategic Plan



Photo Credit: Bob Palermini

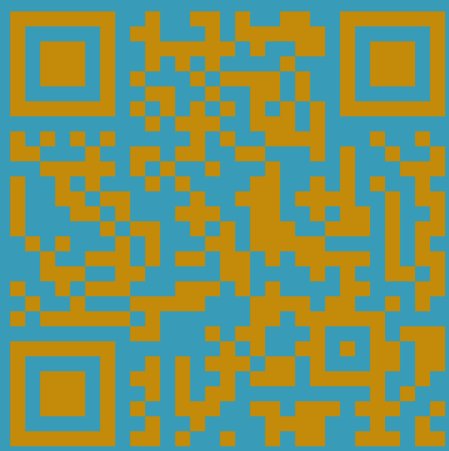


# HEY, ASHLAND

WE ARE  
PLANNING  
FOR THE  
FUTURE, AND  
WE WANT TO  
HEAR FROM  
YOU!

The City is creating a long-range strategic plan to guide City priorities, investments, and services over the next 5 years. Your input will help shape what comes next!

What matters most to you? Share your perspective on things like housing, public safety, economic vitality, climate resilience, infrastructure, parks and recreation, City services and more!



Take the online survey and share your voice for the future!

*Whether you live, work, or spend time in Ashland—your voice matters.*



[ASHLANDOREGON.GOV/STRATEGICPLAN](https://ashlandoregon.gov/strategicplan)



# COUNCIL TALKING POINTS IN THE COMMUNITY

## Council Talking Points for Community Conversations

*Forward Together. Vision with Action.*

### 1. WHY WE'RE DOING THIS

- The City is developing Ashland's long-range Strategic Plan to guide priorities over the next 5–10 years.
- This is about stepping back as a community and asking: What matters most for Ashland's future?
- The plan will help guide decisions, investments, and how the City delivers services moving forward.

### 2. WHY COMMUNITY INPUT MATTERS

- This plan should reflect the people who live, work, and spend time in Ashland.
- Community members bring lived experience, ideas, and perspectives that we need to hear.
- The stronger the input, the stronger and more grounded the plan will be.

### 3. WHAT WE'RE ASKING FROM THE COMMUNITY

- Take a few minutes to complete the Strategic Plan survey.
- Share honest input about:
  - What's working well?
  - What needs improvement?
  - What you would like to see in Ashland's future?
- This is an opportunity to help shape priorities, not just react to them later.

### 4. THIS PHASE IS ABOUT LISTENING

- This first round of engagement is about hearing from the community-- not responding, debating, or problem-solving in the moment.
- We are intentionally creating space for:
  - Big ideas
  - Community needs
  - Aspirations for the future
- There will be time later in the process to evaluate feasibility, resources, and implementation.

Key reminders for Council:

- Listen to understand, not to respond.
- Avoid explaining constraints (budget, staffing, feasibility) during this phase.

- Focus on capturing what matters most to the community.

## 5. WHAT THIS IS AND WHAT IT IS NOT

This IS:

- A chance to hear directly from the community
- A way to identify shared priorities
- The foundation for future decision-making
- A collaborative, community-driven process

This is NOT:

- A debate or public hearing
- A commitment to specific projects yet
- A discussion about what is or isn't currently feasible
- A one-time effort-- this is the beginning of the process

## 6. WHAT HAPPENS NEXT?

- Community and staff input will be collected this spring
- We will analyze the input and identify key themes
- Those themes will be explored more deeply through Action Labs with staff and community leaders
- From there, we will develop and refine a draft plan for Council consideration and adoption this summer

## 7. WHAT SUCCESS LOOKS LIKE

- A plan that reflects community priorities and staff realities
- Clear priorities to guide City decisions over time
- Strong alignment between community vision and City actions
- A process where people feel heard and see their input reflected

## 8. TONE FOR COUNCIL

- "We want to hear from you."
- "Your perspective matters."
- "This is about understanding what's most important to our community."
- "We're here to listen."
- "There will be time later to work through the details—right now, we're focused on hearing your ideas."



# Council Study Session

Date: April 20, 2026

<b>Agenda Item</b>	2026 Water Supply Update
<b>Department</b>	Public Works
<b>From</b>	Scott Fleury, Director

## TIME ESTIMATE

30 Minutes

## CATEGORY

Informational - this is to inform the body on a particular topic. No motion or direction needed.

## SUMMARY

Before the Council is an update of the City’s water resources for the 2026 summer season. The 2025/2026 winter significantly underperformed with respect to snowfall relative to the last few winter seasons and staff expects there will be an impact on the City’s Reeder Reservoir water supply.

## POLICIES, PLANS & GOALS SUPPORTED

### Community

- Environmental resilience, including addressing climate change and ecosystem conservation

### Organization

- Quality infrastructure and facilities through timely maintenance and community investment

### Plans:

- Water Master Plan - “Adopt an integrated water master plan that addresses long-term water supply including climate change issues, security and redundancy, watershed health, conservation and reuse and stream health.”
- Water Management & Conservation Plan
- Climate and Energy Action Plan (CEAP)
  - Manage and conserve community water resources
  - Conserve water use within city operations

## BACKGROUND AND ADDITIONAL INFORMATION

### **2026 Water Supply & Storage Sources**

The City has three (3) distinct sources of water, both raw and treated; Reeder Reservoir and Ashl Creek water, Talent Irrigation District (TID) via the Ashland Canal and the Talent-Ashland-Phoeni (TAP) Intertie from the Medford Water Commission (fully treated water).

### **Reeder Reservoir Source**

Reeder Reservoir is the City’s primary raw water source and has a storage capacity of **800 acre-or 260 million gallons (MG)**. The reservoir is feed from the flows of the east and west forks of Ash Creek and during good water years typically supplies all the City’s raw water required for resider





# Council Study Session

and commercial use. Water supply and use information can be viewed by anyone at [gis.ashland.or.us/waterusage](http://gis.ashland.or.us/waterusage).

## Current Conditions (Reeder Reservoir)

Water Treatment Plant staff started filling Reeder Reservoir in March due to the significantly lower than average snowpack. Public Works felt it best to begin filling the reservoir in preparation for summer season and allow for a certain amount of spilling to “flush out” the reservoir. Typically, the reservoir reaches full capacity in May and water spills through the spillway for some time before demand outpaces inflow at which time the reservoir begins the “drawdown”. The drawdown generally begins in late July to early August during moderate to good water years.

As of April 13<sup>th</sup>, Reeder Reservoir was 86.7% full and filling. Soon Water Treatment Plant staff will lower the spillway gates to allow the reservoir to fill to 100%.

Typically during supply impacted years the City has requested the community to enact voluntary water reductions measures and this year will be no different. The City has found a target of 4.5–5.0 million gallons per day beneficial with respect to a targeted consumption amount that can be sustained through the summer season.

Figure 1: Reeder Reservoir Current Conditions



## Snowpack:

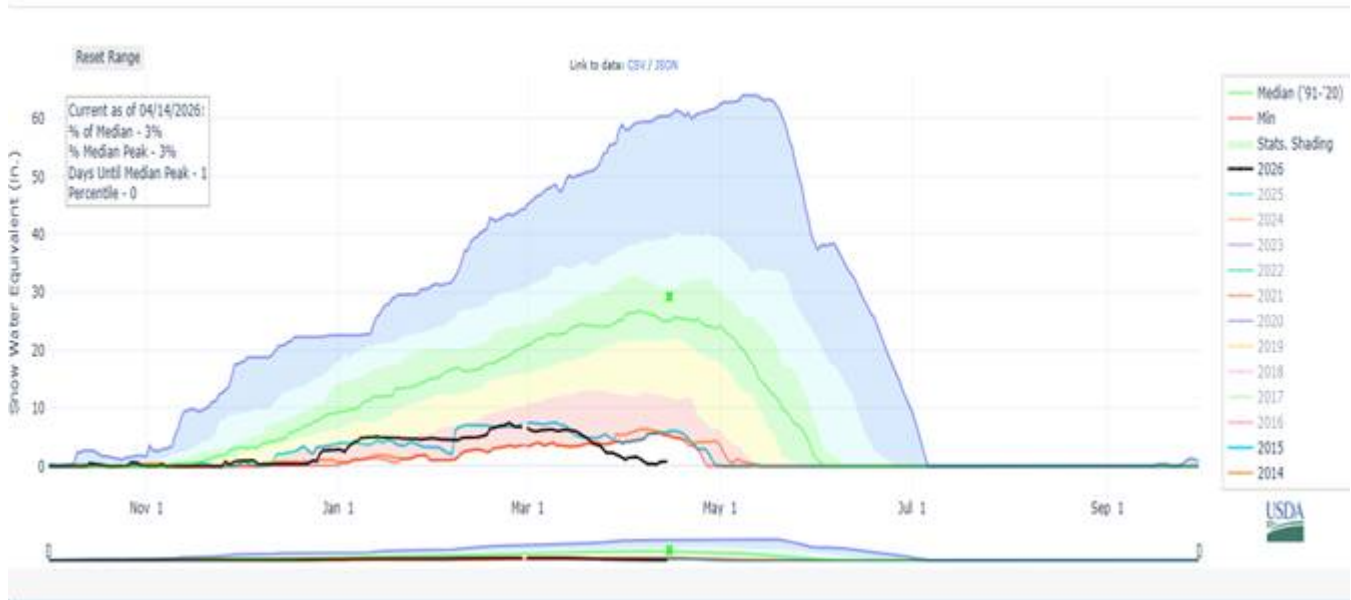




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The current snowpack conditions lend themselves to a below average water year with respect to the Reeder Reservoir supply. As of April 14<sup>th</sup> there was 0 inches of snow with a Snow Water Equivalent (SWE) of 0.8 inches, recorded at the Big Red Mountain SNOTEL site just southwest of Ashland (3% of the 30-year average).

**Figure 2:** Big Red Snotel Site Data Plot (Snowpack)



### **Talent Irrigation District (TID) Source**

The City has a total of **1369 acre feet or 446 MG** of domestic/municipal and irrigation water rights that are delivered through the TID canal system to the Ashland Canal. The City has the ability to pump this water source to the Water Treatment Plant as supplemental water source during drought years. This source is only available during irrigation season, which typically runs from May to October.

### **Current Conditions**

The TID source will be available for irrigation users in Ashland this season as the upper reservoirs (Howard Prairie and Hyatt Lake are at 79% and 62%, reference figure 3. Until the new treatment plant comes online staff recommends utilization of the TAP source first due to water quality concerns.

TID has shared the general start of irrigation season will be either May 4<sup>th</sup> or May 11<sup>th</sup>, depending precipitation during the month of April.

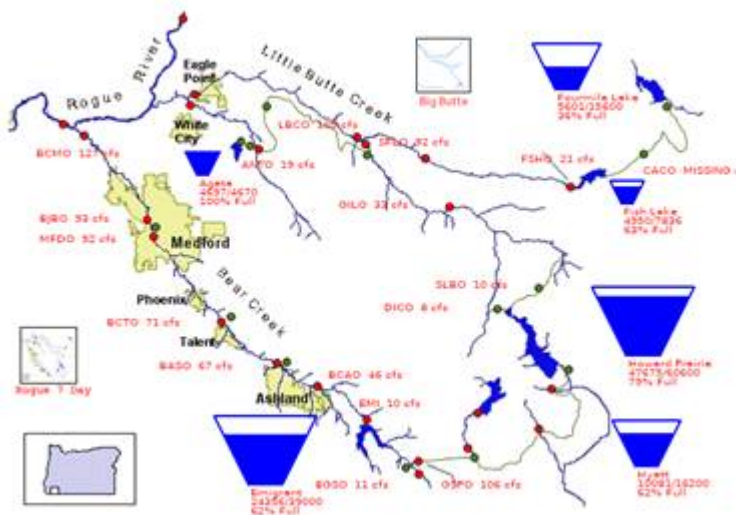
**Figure 3:** Teacup Diagram





# Council Study Session

04/13/2026



### Talent-Ashland-Phoenix (TAP) Source

The City has the rights to **1000-acre feet or 325 MG** of water for municipal use from Lost Creek La delivered from the Medford Water Commission through the TAP intertie.

### Current Conditions

Currently Lost Creek Reservoir is at 77% as of April 14<sup>th</sup> and Public Works expects to have the full availability of the 1000-acre feet of stored water rights from Lost Creek this year for use as supplemental treated water after the drawdown of Reeder Reservoir begins. Staff has already begun coordination efforts with the Medford Water Commission, Phoenix and Talent regarding use of the TAP source for the 2026 season.

**Figure 4:** Teacup Diagram – Lost Creek Lake







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To certify the permit a “Claim of Beneficial Use” (COBU) must be developed that shows the water was put to use during a water year (October 1 – September 30). The certification date based on the acquisition of the original Lost Creek water right permit for the City’s “TAP” water was September 7, 2021. During the 2021 season the City pumped 550.6 acre feet of TAP water or 179 MG. Public Works was able to “certify” the use of 550.6 acre-feet and obtain a partial perfection water right certificate from the Oregon Water Resources Department (OWRD) on April 12, 2022. Partial perfection references only a portion of the total water right was perfected or shown to be used during the time period. Public Works has requested a time extension to certify the remainder of the Lost Creek stored water right. Considering current conditions there is a potential the City could use the full 1000 acre-feet of Lost Creek water this season allowing for certification of the remaining volume.

### **Curtailement**

In addition to voluntary water reductions and conservation program efforts, the City has a very well-developed curtailment ordinance that has been employed to various levels in the past to assist in managing water supply limitations due to drought conditions. Often the City requests a level of “voluntary” curtailment from the community before declaring a water shortage and formally activating mandatory curtailment measures.

The curtailment ordinance allows the City Manager based on conditions to define a “water shortage” and when the shortage is over. This decision is effective until the Council meeting after each declaration, where the City Council must ratify or invalidate the decision.

The curtailment defines four stages of water restriction and allocations based on the approved table within the ordinance along with penalties for exceeding the allocation table. There is a defined exemption process if the City Council ratifies a water shortage decision and curtailment stage as recommended by the City Manager.

A copy of the complete curtailment code is attached for reference. Curtailment restrictions can also be applied to the TAP system if the Medford Water Commission enacts its curtailment plan.

### **Coordinated Water Rights Management and Water Sharing Plan**

In addition to master planning specific to the City’s water system there is also regional water management planning done between the “Partner” communities who utilize the Medford Water Commission (MWC) source for treated water delivery.

In early 2020, MWC and the Cities of Talent, Ashland, Phoenix, Eagle Point, Central Point and Jacksonville (Partner Cities) developed a joint water rights strategy related to the water rights authorizing diversion at Medford Water’s Duff Water Treatment Plant (WTP) on the Rogue River.





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The water rights strategy included a proposed approach to ensure orderly certification of the water rights at Duff WTP.

The water rights strategy also proposed a second phase for sharing water supply among the partners to meet the short-term and long-term water supply needs for all partner entities. On July 19, 2022 the City Council approved entering into the water sharing IGA with MWC and the partner City's. The agreement allows for partner City's to use more than their established water right and "purchase" surplus water from the other partners. The IGA has been "operational" since 2023 with MWC developing the Coordinated Water Sharing Agreement Annual Report, reference attached 2025 report.

### **Conservation and Efficiency**

The City has a robust conservation and efficiency program that offers many rebates and incentives to the community to improve water use efficiency. The City itself also implements its own water conservation efforts to ensure supply sustainability. For the past few years the City has coordinated its conservation program with MWC. Recently the City has hired a water resources technician who is now implementing the conservation program again in-house with minor assistance from MWC.

Information about the City's water conservation program can be found on the website:

<https://ashlandoregon.gov/534/Water-Conservation-Programs>

<https://ashland saves water.org/>>

### **FISCAL IMPACTS**

The primary fiscal impact related to drought for the City is the cost associated with the use of the TAP system. This includes the cost of water from MWC and the associated pumping costs (electrical, sewer, staff) for the TAP pump station. The purchase of TAP water and operations of the TAP pump station are budgeted for in the water fund.

### **SUGGESTED ACTIONS, AND/OR OPTIONS**

N/A

### **REFERENCES & ATTACHMENTS**

1. Chapter 14.06 AMC
2. 2025 Coordinated Water Sharing Agreement Annual Report



## Chapter 14.06

# WATER CURTAILMENT

Sections:

- 14.06.010 Definitions**
- 14.06.015 Water Allocation Table**
- 14.06.020 Determination of Water Shortage**
- 14.06.030 Water Curtailment Stages**
- 14.06.060 Exemptions and Appeals**
- 14.06.080 Excess Water Consumption Surcharge – Flow Restrictor Installation**
- 14.06.090 Penalties and enforcement**

### 14.06.010 Definitions

The following words and phrases whenever used in this chapter shall be construed as defined in this section unless from the context a different meaning is intended.

- A. “Billing period” means that period used by the City for the reading of water meters consisting of approximately 30 calendar days.
- B. “City water” means water sold or delivered by the City of Ashland and includes Talent Irrigation District water delivered through the City’s water system.
- C. “Cf” means cubic feet.
- D. “Customer” means that person or persons designated in City records to receive bills for water service.
- E. “multi-family dwelling” means a building containing two or more residential units.
- F. “Outside plants” means grass, lawns, ground cover, shrubbery, gardens, crops, vegetation and trees not located within a fully enclosed building.
- G. “Permanent resident” means a person who resides at the dwelling at least five days a week, nine months a year.
- H. “Temporary or Drop-In Guest” means a person who resides at the dwelling less than 3 consecutive months per year.
- I. “Water Allocation Table” means that table of meter types and sizes and maximum volumes of water set forth in AMC [14.06.015](#).
- J. “Waste” means:

1. To use City water to irrigate outside plants:
    - a. Between the hours of 10:00 a.m. and 8:00 p.m. May through July or between 10:00 a.m. and 7:00 p.m. August through October, except that drip irrigation systems may be used during these times.
    - b. in such a manner as to result in runoff on a street, sidewalk, alley or adjacent property for more than five minutes.
  2. To use City water to wash sidewalks, walkways, streets, driveways, parking lots, open ground or other hard surfaced areas except where necessary for public health or safety.
  3. To allow City water to escape from breaks within a plumbing system for more than 24 hours after the person who owns or is in control of the system is notified or discovers the break.
  4. To use City water to wash cars, boats, trailers, aircraft, or other vehicles by hose without using a shutoff nozzle except to wash such vehicles at commercial or fleet vehicle washing facilities using water recycling equipment.
  5. To serve City water for drinking at a restaurant, hotel, cafe, cafeteria or other public place where food is sold, served or offered for sale, to any person unless expressly requested by such person.
  6. To use City water to clean, fill or maintain decorative fountains, lakes or ponds unless all such water is re-circulated.
  7. Except for purposes of building construction, to use City water for construction, compaction, dust control, cleaning or wetting or for building wash down (except in preparation for painting).
  8. To use City water for filling swimming pools or for filling toy, play or other pools with a capacity in excess of 100 gallons provided, however, that water may be added to swimming pools to replace volume loss due to evaporation.
- K. "HOA" means Home Owners Association (Ord. 3011, amended, 05/04/2010; Ord. 2869, amended, 05/15/2001)

**14.06.015 Water Allocation Table**

CATEGORY	METER SIZE	STAGE 1	STAGE 2	STAGE 3	STAGE 4
Res Irrig	0.75	1800	600	100	0
Res Irrig	1.00	1800	600	100	0
Res Irrig	1.50	1800	600	100	0
Res Irrig	2.00	1800	600	100	0

CATEGORY	METER SIZE	STAGE 1	STAGE 2	STAGE 3	STAGE 4
Com Irrig	0.75	3200	1100	100	0
Com Irrig	1.00	6100	2100	200	0
Com Irrig	1.50	10400	3700	400	0
Com Irrig	2.00	15200	5300	500	0
Com Irrig	3.00	30400	10600	1100	0
Gov Irrig	0.75	3200	1100	100	0
Gov Irrig	1.00	6100	2100	200	0
Gov Irrig	1.50	10400	3700	400	0
Gov Irrig	2.00	15200	5300	500	0
Gov Irrig	3.00	30400	10600	1100	0
Gov Irrig	4.00	48100	16800	1700	0
TID Irrig	4.00	48100	16800	1700	0
Comm=l	0.75	6400	4800	3200	1600
Comm=l	1.00	12200	9200	6100	3100
Comm=l	1.50	20900	15600	10400	5200
Comm=l	2.00	30400	22800	15200	7600
Comm=l	3.00	60800	45600	30400	15200
Comm=l	4.00	96200	72200	48100	24100
Comm=l	6.00	186400	139800	93200	46600
Comm=l	8.00	304400	228300	152200	76100
Condo/multi-family	All	2700	2000	1300	700
Resid=1	.075	3600	2500	1800	900
Resid=l	1.00	3600	2500	1800	900

CATEGORY	METER SIZE	STAGE 1	STAGE 2	STAGE 3	STAGE 4
Resid=I	1.50	3600	2500	1800	900

(Ord. 3011, amended, 05/04/2010)

### 14.06.020 Determination of Water Shortage

A. The City Manager is authorized to prohibit waste as defined in AMC [14.06.010](#) or implement water curtailment stages upon determination that a water shortage emergency condition exists. Such determination shall be based on an analysis of the demand for water in the City, the volume of water in Reeder Reservoir, the standard drawdown curve for Reeder Reservoir, the projected curtailment date for Talent Irrigation District water and flows in the east and west forks of Ashland Creek. The determination of the City Manager under this section shall be effective until the next meeting of the City Council following such determination, at which time the City Council shall either ratify or invalidate the determination.

B. The City Manager is authorized to terminate waste prohibitions or water curtailment stages upon determination that a water shortage emergency condition no longer exists. Such determination shall be based upon factors listed in subsection [A](#) of this section and the billing cycle. The termination shall be effective until the next meeting of the City Council following the determination of the City Manager, at which time the City Council shall either ratify or invalidate the determination. (Ord. 3192 § 109, amended, 11/17/2020; Ord. 3011, amended, 05/04/2010; Ord. 2869, amended, 05/15/2001)

### 14.06.030 Water Curtailment Stages

Depending on the severity of the potential water shortage, the City Manager may implement the following water curtailment stages. During any stage, no person shall waste City water.

Stage 1. The following restrictions are effective during water curtailment Stage 1:

1. No customer shall receive through the water meter assigned to such customer more than the maximum volume of water for such meter indicated for Stage 1 in the Water Allocation Table.
2. Government agencies and HOAs, including but not limited to parks, schools, colleges and municipalities, may have separate account allotments combined into one “agency” allotment and are exempt from Stage 1 restrictions if their water consumption is otherwise reduced by 20% from the volume of water delivered in the same billing period for the first previous nonwater curtailment year.

Stage 2. The following restrictions are effective during water curtailment Stage 2:

1. No customer shall receive through the water meter assigned to such customer more than the maximum volume of water for such meter indicated for Stage 2 in the Water Allocation Table.

2. Government agencies and HOAs, including but not limited to parks, schools, colleges and municipalities, may have separate account allotments combined into one “agency” allotment and are exempt from Stage 2 restrictions if their water consumption is otherwise reduced by 30% from the volume of water determined under Stage 1.

Stage 3. The following restrictions are effective during water curtailment Stage 3:

1. No customer shall receive through the water meter assigned to such customer more than the maximum volume of water for such meter indicated for Stage 3 in the Water Allocation Table.
2. Government agencies and HOAs, including but not limited to parks, schools, colleges and municipalities, may have separate account allotments combined into one “agency” allotment and are exempt from Stage 3 restrictions if their water consumption is otherwise reduced by 40% from the volume of water determined under Stage 2.

Stage 4. The following restrictions are effective during water curtailment Stage 4:

1. No customer shall receive through the water meter assigned to such customer more than the maximum volume of water for such meter indicated for Stage 4 in the Water Allocation Table.
2. Government agencies and HOAs, including but not limited to parks, schools, colleges and municipalities, may have separate account allotments combined into one “agency” allotment and are exempt from Stage 4 restrictions if their water consumption is otherwise reduced by 50% from the volume of water determined under Stage 3.
3. No City water shall be used to irrigate outside plants, except for trees, shrubs and food plants. If the customer has an irrigation meter, the irrigation meter shall not be used. The watering of trees, shrubs and food plants shall be through the nonirrigation meter and the total allocation shall not exceed the amount allowed for the nonirrigation meter. (Ord. 3192 § 110, amended, 11/17/2020; Ord. 3011, amended, 05/04/2010)

## **14.06.060 Exemptions and Appeals**

- A. Any person who wishes to be exempted from a restriction imposed by any water curtailment stage shall request an exemption in writing on forms provided by the City and file the request for exemption in writing with the Utility Billing Office.
- B. Requests will be reviewed after a water audit is conducted by the City and a determination made by the Conservation Analyst as to the validity of the request for an exemption. No exemptions will be considered until the City has conducted a water audit.
- C. Exemptions may be granted for the following:

1. Any person with substantial medical requirements as prescribed in writing by a physician. Examples would be hydrotherapy pools or life support systems.
  2. Residential connections with more than four permanent residents in a single-family residence or three permanent residents per unit in a multifamily dwelling can receive up to 350 cf per month per additional permanent resident. A census may be conducted to determine the actual number of permanent residents per living unit. Temporary or drop-in guests will not be considered for additional allocations.
  3. For commercial or industrial accounts where water supply reductions will result in unemployment or decrease production, after confirmation by the City that the account has instituted all applicable water efficiency improvements.
  4. For any other reason upon showing of good cause and where necessary for public health or safety.
  5. For commercial accounts where water meter is undersized (as determined under the Uniform Plumbing Code) for the current occupancy, the allocation for such accounts may be increased up to the allocation for the water meter size designated for such occupancy in the Uniform Plumbing Code.
- D. Exemptions will not be allowed for steam cleaning or similar uses of water. The amount allocated for any given customer will include such uses and no additional allocation will be allowed.
- E. The Conservation Analyst shall report to the Director of Public Works the findings and conclusions resulting from the review. The Director shall approve or deny the request for exemptions and may impose conditions. Such conditions may include the amount volume restrictions may be exceeded and that all applicable plumbing fixtures or irrigation systems be replaced or modified for maximum water conservation. If the Director and the applicant are unable to reach accord on the exemption, or if the applicant is dissatisfied with the decision, the applicant may appeal to the City Manager in writing. The City Manager will make the final determination.
- F. Except for an exemption granted under subsections [C.1](#), [C.2](#) and [C.5](#) of this section, the water consumption surcharge specified in AMC [14.06.080](#) shall apply to all exemptions. (Ord. 3192 § 111, amended, 11/17/2020; Ord. 3011, amended, 05/04/2010; Ord. 2869, amended, 05/15/2001)

## **14.06.080 Excess Water Consumption Surcharge – Flow Restrictor Installation**

For any full billing period that begins after the City Manager's determination is made and ratified as provided in AMC [14.06.060](#):

- A. Any customer who exceeds the maximum volumes established in the Water Allocation Table for Stages 1, 2 or 3 shall pay a surcharge of four (4) times the rate for water delivered in excess of the established maximum volume.

- B. During Stage 4, any customer who exceeds the maximum volumes established in the Water Allocation Table shall pay a surcharge of ten (10) times the rate for water delivered in excess of the established maximum volume.
- C. Notwithstanding the above, at any time the City may install a flow restricting device upon a service exceeding the maximum volume for more than one billing period. For services up to one and one-half-inch size the City may install a flow restricting device of two gallon-per-minute capacity, and, for larger services, comparatively sized restricting devices for larger services, for a period of seven days. Before normal service will be restored, a flow restrictor installation and removal charge of \$100.00 shall be paid by the person who subscribes for the water service. Appeals are as provided in AMC [14.06.060](#). (Ord. 3192 § 112, amended, 11/17/2020; Ord. 3137, amended, 2017; Ord. 2869, amended, 05/15/2001)

### **14.06.090 Penalties and enforcement**

Any person who violates any provision of this Chapter is subject to Section [1.08.020](#) of the Ashland Municipal Code. In addition to other legal and equitable remedies available to the City of Ashland, including restriction or termination of service:

- A. Violation of any section of this chapter AMC [14.06](#) is a Class II violation. (Ord. 3137, amended, 2017; Ord. 3029, amended, 08/03/2010; Ord. 3011, amended, 05/04/2010)

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**The Ashland Municipal Code is current through Ordinance 3276, and legislation passed through December 2, 2025.**

Disclaimer: The City Recorder's office has the official version of the Ashland Municipal Code. Users should contact the City Recorder's office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.ashlandoregon.gov](http://www.ashlandoregon.gov)

[City Telephone: 541.488.5307](tel:541.488.5307)

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2025

# Annual Summary Report of Water Sharing



Presented to the “Partner Cities”:

The City of Ashland

The City of Central Point

The City of Eagle Point

The City of Jacksonville

The City of Phoenix

The City of Talent

Prepared by: Medford Water and GSI Water Solutions, Inc.  
December 15, 2025

## Background

As provided in Section VII.F. of the Intergovernmental Agreement for a Coordinated Water Rights Management and Water Sharing Plan (IGA), Medford Water provides the Partner Cities with the 2025 Annual Summary Report of Water Sharing (Annual Report). This Annual Report documents water use during 2025, which is the third year of implementing the water sharing method provided in the IGA.

### A. Partner Cities' Annual Metered Volume

The Partner Cities' Annual Metered Volumes (as described in Section VI.B. of the IGA) for the period of May 1 through September 30, 2025, were recorded at the water meters described in Attachment 3 of the IGA. The Annual Metered Volumes for each Partner City during 2025 are shown in **Table 1**. Meter malfunctions were reported for Jacksonville's master meter during the period of May 1 through September 30, 2025. The meter was reading inaccurately for July, August and September. The average metered use of the last three years, 2022-2024, for the given month was used in place of the inaccurate 2025-meter readings in the water sharing calculations found in this report. No other meter malfunctions were reported during the period of May 1 through September 30, 2025.

**Table 1. Partner Cities' Water Use (May 1-September 30, 2025)**

City	Annual Metered Volume (acre-feet)
City of Ashland	87.40
City of Central Point	2,110.48
City of Eagle Point	1,175.80
City of Jacksonville	541.83
City of Phoenix	517.62
City of Talent	619.11

### B. Partner Cities' Total Authorized Water Volume

The Partner Cities' Total Authorized Water Volumes (as defined in Section VI.C. of the IGA) for 2025 are provided in **Table 2**.

**Table 2. Partner City's Total Authorized Water Volumes (2025)<sup>1</sup>**

City	Total Authorized Water Volumes (acre-feet)
City of Ashland	1,000.00
City of Central Point	1,928.80
City of Eagle Point	1,860.94
City of Jacksonville	600.00
City of Phoenix	2,433.27
City of Talent	533.00

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<sup>1</sup> Water Rights may authorize volumes of use with a precision of zero, one, or two decimal places. For consistency, the authorized volumes of use in this table are shown with two decimal places.

**Table 3** provides information about how the Total Authorized Water Volumes were calculated. The Total Authorized Water Volume equals the Total Water Right minus any identified Limitations. The notes at the end of the table describe the reasons for any limitations on the use of water provided in the table.

**Table 3. Calculation of Partner City’s Total Authorized Water Volumes (2025)**

Water Right	Authorized Water Volume				
	From Water Right (acre-feet)	Calculated from Rate (acre-feet)	Total Water Right (acre-feet)	Limitations (acre-feet)	Total Authorized Water Volume (acre-feet)
<b>Ashland</b>					
Permit S-54337	449.4		449.4	0 <sup>2</sup>	449.4
Certificate 96166	550.6		550.6	0	550.6
<b>Total</b>	<b>1,000</b>		<b>1,000</b>	<b>0</b>	<b>1,000</b>
<b>Central Point</b>					
Certificates 97458, 97459, 97460 & 97461	666.0		666.0	0	666.0
Certificate 93754		412.4	412.4	0	412.4
Certificate 93755		412.4	412.4	0	412.4
Certificates 97451, 97452, 97453, 97454 & 97455	447.6	438.0 <sup>3</sup>	438.0	0	438.0
<b>Total</b>	<b>1,113.6</b>	<b>1,262.8</b>	<b>1928.8</b>	<b>0</b>	<b>1928.8</b>
<b>Eagle Point</b>					
Certificate 88552	321.3		321.3	0	321.3
Transfer T-10527	181.5		181.5	0	181.5
Transfer T-10614	273.7		273.7	0	273.7
Transfer T-10960	520.3		520.3	0	520.3
Certificate 89864	356.94		356.94	0	356.94
Transfer T-12221	207.2		207.2	0	207.2
<b>Total</b>	<b>1,860.94</b>		<b>1,860.94</b>	<b>0</b>	<b>1,860.94</b>
<b>Jacksonville</b>					
Certificate 87360	400.0		400.0	0	400.0
Permit S-54974	200.0		200.0	0	200.0
<b>Total</b>	<b>600</b>		<b>600</b>	<b>0</b>	<b>600</b>
<b>Phoenix</b>					
Permit S-47672	400	1,517 <sup>4</sup>	1,917 <sup>5</sup>	0	1,917
Permit S-52650	600		600	83.73 <sup>6</sup>	516.27
<b>Total</b>	<b>1,000</b>	<b>1,517</b>	<b>2,517</b>	<b>83.73</b>	<b>2,433.27</b>
<b>Talent</b>					
Permit S-53898	759.0		759.0	759.0 <sup>7</sup>	0
Certificate 91134	533.0		533.0	0	533.0
<b>Total</b>	<b>1,292</b>		<b>1,292</b>	<b>0</b>	<b>533</b>

<sup>2</sup> OWRD’s June 11, 2024, final order approving Ashland’s WMCP and removed the limitation of 449.4 acre-feet.

<sup>3</sup> The combined maximum authorized rate of Certificates 97451, 97452, 97453, 97454, and 97455 is 1.2 cubic feet per second. If diverted at the maximum rate for the full authorized season of use, this rate would allow diversion of up to 438.0 acre-feet.

<sup>4</sup> Volume was calculated based on 5 cfs from May 1 through September 30.

<sup>5</sup> Final authorized volume will be determined at time OWRD issues certificate for this permit.

<sup>6</sup> OWRD’s February 8, 2019, final order approving an extension of time for Permit S-52650 limited use to 516.27 acre-feet until additional use is authorized by a final order approving a WMCP. OWRD’s September 29, 2020, final order approving Phoenix’s WMCP retained the limit of 516.27 acre-feet.

<sup>7</sup> OWRD’s August 15, 2014, final order approving an extension of time for Permit S-53898 limited use to 533 acre-feet (out of a total of 1,292 acre-feet) until additional use is authorized by a final order approving a WMCP. OWRD’s May 20, 2020, final order approving Talent’s WMCP retained the limit of 533 acre-feet.

### C. Partner Cities' Excess Water Right Volume or Volume of Excess Use

The Partner Cities' Excess Water Right Volumes (as defined in Section VI.F. of the IGA) or Volumes of Excess Use (as defined in Section VI.E. of the IGA) were calculated for 2025 using the Annual Metered Volumes in Table 1 and the Authorized Water Volumes in Table 2. The resulting Excess Water Right Volumes or Volumes of Excess Use are provided in **Table 4**. As shown in the table, Central Point's Annual Metered Volume was 2,110.48 acre-feet, which is an 181.68 acre-feet Volume of Excess Use above their 1928.8 acre-feet of Authorized Water Volume. Talent's Annual Metered Volume was 619.11 acre-feet, which is an 86.11 acre-feet Volume of Excess Use above their 533 acre-feet of Authorized Water Volume. All other Partner Cities' Annual Metered Volume was less than their Authorized Water Volume.

**Table 4: Volumes of Excess Use or Excess Water Right Volumes (2025)<sup>8</sup>**

Partner City	Authorized Water Volume (acre-feet)	Annual Metered Volume (acre-feet)	Volume of Excess Use (acre-feet)	Excess Water Right Volume (acre-feet)
Ashland	1,000.00	87.40	0.00	912.60
Central Point	1,928.80	2,110.48	181.68	0.00
Eagle Point	1,860.94	1,175.80	0.00	685.14
Jacksonville	600.00	541.83	0.00	58.17
Phoenix	2,433.27	517.62	0.00	1,915.65
Talent	533.00	619.11	86.11	0.00

**Table 5** provides the report of the volumes of water for each Partner City to be purchased or sold. The table also provides any water right volume remaining for each Partner City after the purchase or sale of water. As shown in the table Ashland, Eagle Point, Jacksonville, and Phoenix will sell water to Talent and Central Point. Jacksonville will sell their full Excess Water Right Volume of 58.17 acre-feet. Ashland, Eagle Point, and Phoenix will sell 69.8 acre-feet of their Excess Water Right Volume.

**Table 5. Volumes of Water Purchased and Sold (2025)<sup>8</sup> above**

Partner City	Volume of Excess Use or Excess Water Right Volume (acre-feet)	Water Volume Purchased (acre-feet)	Water Volume Sold (acre-feet)	Authorized Water Volume Remaining After Purchase/Sale (acre-feet)
Ashland	912.60	0.00	69.87	842.73
Central Point	-181.68	181.68	0.00	0.00
Eagle Point	685.14	0.00	69.87	615.27
Jacksonville	58.17	0.00	58.17	0.00
Phoenix	1,915.65	0.00	69.87	1,845.78
Talent	-86.11	86.11	0.00	0.00

<sup>8</sup> Water Rights may authorize volumes of use with a precision of zero, one, or two decimal places. For consistency, the authorized volume of use in this table are shown with two decimal places.

## D. Annual Cost for Excess Use

As provided in Section VII.E. of the IGA, the Annual Cost for Excess Use was calculated by multiplying any Volumes of Excess Use by the Average Annual Cost Per Acre Foot. For 2025 the Average Annual Cost Per Acre Foot is \$29.60. (See [Attachment 1](#) for information regarding the development of this cost. The Average Annual Cost Per Acre Foot is provided to the Partner Cities by March 30 of each year, as provided in Section VII.D. of the IGA.) The resulting Annual Cost for Excess Use is provided in [Table 6](#). This is the cost for the volume of water purchased by a Partner City during the year. The table also describes the volume of water sold by each Partner City. Finally, [Table 7 and Table 8](#) provide the total costs to be paid or received by each Partner City for 2025.

**Table 6. Annual Cost of Excess Use (2025)**

Partner City	Average Annual Cost (\$/acre-foot)	Water Volume Purchased (acre-feet)	Total Annual Cost of Excess Use (\$)	Water Volume Sold (acre-feet)	Total Received (\$)
Ashland	\$29.60	0.00	\$0.00	69.87	\$2,068.15
Central Point	\$29.60	181.68	\$5,377.52	0.00	\$0.00
Eagle Point	\$29.60	0.00	\$0.00	69.87	\$2,068.15
Jacksonville	\$29.60	0.00	\$0.00	58.17	\$1,721.83
Phoenix	\$29.60	0.00	\$0.00	69.87	\$2,068.15
Talent	\$29.60	86.11	\$2,548.76	0.00	\$0.00

**Table 7. Costs Paid by and to Each Partner City (2025)**

		Receives					
		Ashland	Central Point	Eagle Point	Jacksonville	Phoenix	Talent
Pays	Ashland		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Central Point	\$1,403.12		\$1,403.12	\$1,168.16	\$1,403.12	\$0.00
	Eagle Point	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00
	Jacksonville	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00
	Phoenix	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
	Talent	\$665.03	\$0.00	\$665.03	\$553.67	\$665.03	

**Table 8. Total Costs Paid and Received by Each Partner City (2025)**

Partner City	Total Paid	Total Received
Ashland	\$0.00	\$2,068.15
Central Point	\$5,377.52	\$0.00
Eagle Point	\$0.00	\$2,068.15
Jacksonville	\$0.00	\$1,721.83
Phoenix	\$0.00	\$2,068.15
Talent	\$2,548.76	\$0.00

## E. Next Steps to Implement IGA Timeline

Medford Water will provide the Annual Summary Report of Water Sharing to the Partner Cities by December 15, 2025.

Medford Water will schedule a meeting to occur by January 15, 2025. During the meeting, the Partners will review this Annual Summary Report of Water Sharing. If any discrepancies are raised, the Partners will work in good faith to resolve the issues.

Partner City with a Volume of Excess Use will pay any Annual Cost for Excess Use to other Partner Cities as described in Tables 6, 7, and 8 by February 15.

**Table 9** below provides the annual timeline that is established by the IGA. The Partners will follow this schedule during 2025, the Third year of implementation of the IGA.

Table 9. Timeline established by IGA

Date	Task
March 1	Partner Cities provide invoices from USACE and irrigation districts
March 30	Medford Water provides the annual cost per acre-foot to Partner Cities
April 1-30	Annual meeting of Partners
May 1-Sept 30	Partner Cities use water
Oct 1	Deadline to provide notice Partner is withdrawing (becomes effective May 1)
Nov 15	Medford Water obtains meter readings and calculates total volume of water used
Dec 15	Medford Water Provides Annual Summary Report of Water Sharing
Jan 15	Meeting to review Annual Summary Report
Feb 15	Partner Cities pay bills



# Council Study Session

Date: April 20, 2026

<b>Agenda Item</b>	Building Fund Update
<b>Department</b>	Community Development
<b>From</b>	Brandon Goldman, Director of Community Development

## TIME ESTIMATE

45 minutes

## CATEGORY

Staff Direction - provide direction to staff on the body's desired next steps.

## SUMMARY

Staff requests Council direction on:

- establishing a dedicated Building Fund to better account for collection and use of building permit fee revenue; and,
- adjusting building permit fees to ensure full cost-recovery of that fund.

## POLICIES, PLANS & GOALS SUPPORTED

- ORS 455.210 and Applicable Building Codes Division Rules
- City Council Values:
  - The City's stated commitment to "*sustainability through creativity, affordability, and right sized service delivery*" and "*efficient and effective government*" supports aligning revenues with the services they fund, reducing reliance on the General Fund and improving transparency in program financing.
  - The City's stated commitment to "*public safety and emergency preparedness*" reinforces the importance of maintaining a sufficiently resourced Building Division capable of ensuring life safety standards and supporting post disaster response and recovery

## BACKGROUND AND ADDITIONAL INFORMATION

State law requires that all building permit fee revenue be dedicated solely to the administration and enforcement of the jurisdiction's building inspection program. The City of Ashland can demonstrate compliance with this requirement, as the Building Division does not currently recover the full cost of providing services, including inspections, plan review, facility use, fleet, and administrative overhead, and is thus subsidized by the General Fund. To follow best practices for transparency and financial management, however, City staff recommend establishing a dedicated Building Fund starting in BN27-29 to account for all revenues and expenditures of our Building Division.

The City's current fee structure does not fully recover the cost of providing building inspection and plan review services, with fees covering approximately 74 percent of program expenses. If the Building Fund is established under the current fee structure, it will require regular transfers from the General Fund to remain solvent. To reduce strain on the General Fund and achieve approximately full cost-recovery of our Building Division, staff propose adjusting Building Division fees effective July 1, 2026.

### **State Law and Regulatory Framework**

Oregon law establishes the framework for building inspection programs and associated fees. The State Building Codes Division does not require a jurisdiction to establish a dedicated Special Revenue Fund for its building program. Rather, the requirement under state law is that all building permit fee revenue be dedicated solely to the





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administration and enforcement of the building inspection program. As outlined in the Building Codes Division informational backgrounder on dedicated fees (attached), permit revenues *“shall be used for the administration and enforcement of a building inspection program”* and may not be used for any unrelated purposes. The City can readily demonstrate compliance with this requirement, as the Building Division does not currently recover the full cost of providing services, including inspections, plan review, facility use, fleet, and administrative overhead, and therefore remains reliant on General Fund support to fully fund operations. While establishing a dedicated Building Fund is considered a best practice for transparency and financial management, the key requirement is the clear accounting and exclusive use of fee revenue for building program activities, which the City is able to demonstrate under its current structure. In addition, the Building Codes Division administrative rules in OAR Chapter 918 require jurisdictions to adopt operating plans and maintain standards for administering building inspection programs, including justification of program fees.

Together, these provisions require that building inspection programs operate as self supporting programs funded by permit and plan review fees. In practice, the Building Codes Division expects jurisdictions to establish fee structures that recover the full cost of administering and enforcing the building program, without reliance on General Fund subsidy. Equally important, building permit revenues must be used solely for building program activities, and may not be used to support unrelated City services or operations.

### **Current Conditions and Fund Structure**

The Building Division currently operates within the City’s General Fund, with both revenues and expenses accounted for as part of the broader Community Development Department budget. While the City tracks Building Division activity and can demonstrate that permit revenues contribute fully toward program costs, these revenues and expenditures are not fully segregated. Under the current structure, Building Division fees recover approximately 74 percent of program costs, with the remaining balance effectively absorbed within the General Fund as it is a General Fund program. This results in an indirect subsidy of building inspection services and differs from the standard practice across Oregon, where most jurisdictions operate building programs as self-supporting enterprise type funds where builders and developers pay the entirety of program costs.

The General Fund is primarily supported by property taxes and other general revenues paid by the broader community and is intended to fund core municipal services that benefit the public at large. By contrast, a dedicated Building Fund would be supported by fees paid by those undertaking development activity, unless interfund transfers are specifically authorized through the budget. Under this model, the cost of plan review, inspections, and Building Division code enforcement is borne by the development community rather than the general taxpayer. This ensures that residents who are not engaged in development are not subsidizing the cost of private construction activity.

Establishing a dedicated Building Fund would separate all Building Division revenues and expenditures from the General Fund, effectively removing these activities from General Fund accounting. This separation provides a clearer and more transparent picture of the true cost of administering the building program and the revenue generated to support it. It improves accountability and allows the City, Council, and the public to evaluate whether the program is meeting cost recovery expectations. It also ensures that building permit revenues are used exclusively for building inspection and plan review services, rather than being commingled with broader City operations, and allows General Fund resources to be directed toward other priorities.

A dedicated fund would also allow the City to build and maintain an appropriate reserve to manage fluctuations in development activity, which can vary significantly from year to year. This improves financial stability and reduces the risk of service disruptions during slower construction cycles. At the same time, there is a clear public benefit associated with the work of the Building Division. The Division ensures that buildings, including publicly accessible commercial spaces and rental housing, meet fire life safety and structural standards that protect occupants and the broader community. The Division also plays an important role in emergency response and recovery, including post event building assessments following significant weather events, flooding, or seismic activity.

The proposed approach recognizes both realities. While the Building Division provides an essential public safety function, the primary beneficiaries of development review and inspection services are those undertaking





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construction. A fee supported Building Fund appropriately allocates these costs while continuing to advance the City's broader public safety objectives.

### **Establishment of a Building Fund**

The creation of a dedicated Building Fund would be structured as a Special Revenue Fund within the City's municipal budgeting framework beginning in Fiscal Year 2028. As such, there is an expectation that the fund maintain an appropriate level of financial stability, including a committed reserve target of approximately 15 percent of annual expenditures and an additional contingency of approximately 3 percent. These reserves are necessary to manage fluctuations in development activity and ensure continuity of service during periods of reduced permit volume.

In evaluating the appropriate revenue level to support this transition, it is important to recognize that historical expenditure averages do not fully capture the true cost of operating the Building Division as a stand alone fund. Current internal costs, including the Division's proportional use of City facilities and associated Facility Use Fees, as well as insurance obligations, are presently absorbed within General Fund allocations and are not reflected in Building Division budgets.

In addition, prior year averages do not reflect recent and anticipated increases in personnel costs, including class and compensation adjustments and rising healthcare costs associated with the Division's 4.7 FTE. These costs will be fully attributable to the Building Fund once established and must be incorporated into the long term financial structure of the program.

To ensure that the Building Fund is established on a financially sustainable basis, the proposed fee adjustments are designed not only to achieve full cost recovery for current operations, but also to generate sufficient revenue over the remainder of the current biennium to build the necessary reserve and contingency levels. This approach allows the City to enter the FY 2027–2029 biennium with a fully capitalized, self-supporting Building Fund beginning July 1, 2027, capable of absorbing both existing costs and anticipated increases in future years.

### **Fee Structure and Valuation Considerations**

Under state rule, many building permit fees are based on project valuation, typically derived from the International Code Council valuation tables (2026 ICC table attached), while other building fees are established as fixed fees or hourly rates depending on the service provided. The ICC tables are updated annually and provide a standardized baseline for calculating valuation based permit fees.

However, in Ashland and similar markets, ICC valuation data for residential construction tends to be lower than actual construction costs reported by builders. As a result, valuation based permit fees do not fully reflect the true scale or cost of development activity. Over time, this has contributed to a structural gap between fee revenue and the cost of providing Building Division services.

The State Building Codes Division has recognized this issue and supports jurisdictions adjusting fee rates to account for the limitations of ICC valuation data in order to achieve full cost recovery. A comprehensive recalibration of the fee schedule will provide the opportunity to realign fees with actual program costs, including adjustments that respond to these valuation gaps while remaining consistent with the state prescribed methodology.

Ashland's current fee schedule, while adjusted annually for cost of living and valuation updates, has not undergone a comprehensive recalibration since 2019. In addition, local fee rates have not been adjusted to account for the known gap between ICC valuation data and actual construction costs. As such, the current fee structure does not fully reflect the true scale of development activity, nor does it capture changes in staffing costs, service demands, or construction economics over time.

### **Comparison to Other Jurisdictions**

A review of comparable Oregon communities indicates that most jurisdictions maintain dedicated Building Funds and structure fees to achieve full cost recovery or a modest surplus. As reflected in the comparison table, communities with higher levels of commercial and mixed use development tend to generate substantially greater





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permit revenue per project. This is due to higher construction valuations, which directly influence valuation based fee calculations, allowing those jurisdictions to recover costs more efficiently even with similar or lower relative fee rates.

By contrast, the comparison also shows that communities with development patterns more heavily weighted toward residential construction, such as Ashland, generate lower average permit revenue per project. Residential construction, particularly single family and small scale multifamily, typically results in lower valuation per square foot compared to commercial development, which limits revenue generation under a valuation based fee system.

This distinction is important because it highlights that Ashland's lower cost recovery is not solely a function of fee rates, but also of the underlying development mix and the reliance on valuation methodologies that understate actual construction costs. As a result, jurisdictions like Ashland must be more deliberate in calibrating fee schedules to ensure full cost recovery. Without such adjustments, the combination of lower valuations and a residential development profile can result in persistent revenue gaps relative to the cost of providing Building Division services.

The comparison underscores the need for periodic recalibration of fees to account for both market conditions and local development patterns, ensuring that the Building Division remains financially sustainable and aligned with state expectations.

### **Proposed Approach**

Staff recommends a phased approach that addresses both near term cost recovery and long term structural alignment. Beginning July 1, 2026, Building Division fees would be adjusted to achieve cost recovery. This allows the City to address the current shortfall while beginning to build a modest reserve.

Based on the funding scenarios reflected in the attached spreadsheet, the proposal to eliminate the Building Division's reliance on General Fund support is structured around a balanced approach that combines targeted fee adjustments with a partial reallocation of existing Community Development Fee revenues. Specifically, the proposal includes an approximate 20 percent increase in building permit fees, followed by annual adjustments tied to CPI to maintain cost alignment over time. In addition, the current Community Development Fee, which is set at 1.2 percent of construction valuation, would be increased to 1.5 percent, with 1.0 percent continuing to support General Fund activities and 0.5 percent dedicated to the Building Fund. This combined approach allows the City to address the existing structural funding gap without relying solely on permit fee increases.

The financial modeling demonstrates that, if implemented beginning in FY2027, these adjustments would generate sufficient revenue to not only achieve full cost recovery for ongoing operations but also begin building the reserves necessary to support a stand-alone fund. The inclusion of Community Development Fee revenue is particularly important in the early years, as it provides a more stable and predictable funding source that complements the variability of permit activity. Together, these revenue streams are projected to support the full cost of approximately 4.7 Full Time Equivalent employees, inclusive of anticipated increases in personnel, operations, and indirect costs that will be fully allocated once the fund is established. The Building Division's staffing includes 1 Building Official, 2 Inspectors, 1 Permit Technician, 0.5 FTE Development Services Coordinator, and 0.2 FTE Community Development Director.

By Fiscal Year 2028, the accumulated revenue and reserves are projected to be sufficient to formally establish the Building Division as a Special Revenue Fund. At that point, the program would operate as a fully self-sustaining enterprise, with dedicated revenues supporting all expenses, including required reserves and contingency levels. This transition eliminates the need for General Fund subsidy, aligns the City with standard practice across Oregon jurisdictions, and ensures that the cost of development review and inspection services is appropriately borne by those undertaking development, while maintaining the Division's critical role in public safety and code compliance.

### **Relationship to Other Development Fees**

Building permit fees represent only one portion of the total fees collected at the time of development and are distinct in both purpose and use. As illustrated in the fee comparison table by construction type, permit fees fund the direct costs of plan review, inspections, and administration of the building code, and typically comprise a relatively small share of the total amount collected at permit issuance.





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The remaining fees collected at issuance, including System Development Charges, engineering fees, School Construction Excise Taxes, and fire plan review fees, are established under separate authorities and are dedicated to specific infrastructure, service, or impact related costs. With the exception of the proposed adjustment to the Community Development Fee, these other fees are not proposed to be modified as part of this effort. This distinction is important, as the proposed changes are limited to ensuring that Building Division fees appropriately recover the cost of administering the building program, rather than increasing the broader cost of development associated with infrastructure or other service related charges.

### **FISCAL IMPACTS**

The Building Division has historically operated at an average cost recovery rate of approximately 74 percent, requiring ongoing General Fund support to cover the remaining program costs. The proposed fee adjustments include a 20 percent increase in building permit fees, along with an increase and reallocation of Community Development Fee revenue, with a portion newly dedicated to the Building Fund. Together, these changes are projected to bring the program to full cost recovery and generate a modest surplus sufficient to eliminate the General Fund subsidy and support ongoing operations, including central service charges associated with operating as a standalone fund.

The proposed structure also includes an initial capitalization of the Building Fund through a onetime transfer of \$135,000 from the Equipment Replacement Fund attributable to Building Division vehicles as part of the FY2028 Budget process. In combination with the proposed fee adjustments to achieve full cost recovery, this initial capitalization is expected to establish a reserve fund which would be managed to maintain a long term reserve target of approximately 15 percent, along with a 3 percent contingency, providing sufficient financial stability to manage fluctuations in development activity and ensure continuity of service as a fully self supporting program. The annual cost recovery for the Building Fund is anticipated to be 102 percent of annual expenses.

### **SUGGESTED ACTIONS, AND/OR OPTIONS**

### **REFERENCES & ATTACHMENTS**

1. Building Department dedicated-fees ORS 455-210 and 479-845
2. Building Division Expenses Projections\_04132026
3. Building Division Cost\_recovery\_analysis
4. Building Fees by Construction Type 04132026
5. Building Fee Comparison to other Jurisdictions 2026



# Dedicated Fees

## Why is the building inspection fee revenue dedicated?

Permit fees are an important part of the Oregon State Building Code. These fees are set by the local building departments that administer the inspection program but are required to follow the state fee calculation methodology. This system ensures that contractors and builders are able to anticipate what projects require permits throughout the state while providing the required flexibility to local jurisdictions to set reasonable fees necessary to support their building inspection activities.

Local permit fees are required to be dedicated and used only for building inspection administration and enforcement. In this context, the use of the term dedicated means that the funds are only allowed to be used for the building inspection program. The dedicated fee requirement is intended to keep permit fees as low as possible while ensuring an efficient and effective local building department. Dedicated fees also help provide stable funding for local building departments that need to maintain a stable workforce through economic ups and downs. The construction industry tends to not follow broader economic trends, typically experiencing downturns before the rest of the economy. Economic downturns can also create an increase in building inspection program work as more people do smaller projects themselves, raising demand for inspections while lowering overall permit fee revenue. Overall the dedicated fee system not only helps to keep permit fees low, but ensures those funds are being used to pay for staff to be available to issue permits, perform plan reviews, inspect job sites, and administer and enforce the building code in a timely and efficient manner regardless of the broader economic environment.

Building departments are an important part of local economic development and affordable housing. Keeping fees dedicated ensures fees are low and reasonably calculated to support only building department services, which in turn supports safe, affordable buildings and timely, value-added plan reviews and inspections.

## What is the legal authority for dedicated fees?

State building code fees collected by a local building inspection department are required to be dedicated to the administration and enforcement of the state building code. Additionally, electrical program fees are required to be dedicated to the administration and enforcement of the electrical inspection program. These requirements are based on Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR). This dedication of fees is present throughout the state building code statutes and is evidenced by restrictions on the fees collected by the division as well as those collected by local inspection programs.

Statutory authority: ORS 455.210(3)(a) provides authority for a municipality to adopt “fees as may be necessary and reasonable to provide for the administration and enforcement of any specialty code or codes for which the municipality has assumed responsibility under ORS 455.148 or 455.150.” Additionally ORS 455.210(3)(c) states that fees collected by the municipality “shall be used for the administration and enforcement of a building inspection program for which the municipality has assumed responsibility under ORS 455.148 or 455.150.” The legislature’s use of the word “shall” requires that the funds only be used for the building inspection program and does not allow them to be used for any other purpose.

The requirements for assuming a building inspection program under ORS 455.148 or ORS 455.150 are contained, in part, in OAR Chapter 918, division 20. These rules require a municipality to provide adequate funds to administer and enforce the building inspection program (OAR 918-020-0090(1)(a)). A municipality must also account for all revenues collected and expenditures made relating to the administration and enforcement of the building inspection program (OAR 918-020-0090(1)(d)).

## FAST FACTS

*Local permit fees are required to be dedicated and used only for building inspection administration and enforcement.*

*Fees are set by the local building departments using the state fee calculation methodology.*

*Dedicated fees provide stable funding for local building departments; provide timely, value-added plan reviews and inspections; and support safe, affordable buildings.*

*Statutory authority:  
ORS 455.210  
ORS 479.845*

Separately in ORS 479.845, the legislature has further restricted the use of fees collected under an electrical inspection program to the administration and enforcement of the electrical specialty code. “Fees collected by a city or county for the enforcement or administration of the electrical specialty code and rules adopted under ORS 479.730 (1) shall be used only for the enforcement and administration of those laws.”

Rules adopted by the division in OAR 918-020-0090(1) also require a local municipality to

“(d) Account for all revenues collected and expenditures made relating to administration and enforcement of the building inspection program, and account for the electrical program revenues and expenditures separately when administered by the municipality.

(A) Prepare income and expense projections for each code program it will administer and enforce during the reporting period; and

(B) Describe how general administrative overhead costs and losses or surpluses, if any, will be allocated.”

In keeping with OAR 918-020-0090(1), a best accounting practice is to segregate building department funds from other municipal fund categories or accounts.

OAR 918-020-0220 also requires that when adopting new or increased fees a municipality include information showing that the fees are necessary and reasonable, revenue and expense information, and cost allocation methods for expenses, among other requirements.

These statutes and rules form the basis for the legal requirement that local building inspection programs have dedicated fees and only use the revenue generated by the building inspection program to support and pay for the costs associated with providing building inspection services. Additionally, revenue generated by an electrical program needs to be dedicated to the expenses associated with the electrical program.

## Common questions

**Q:** Can building inspection fee revenue be used for shared administrative or other overhead costs?

**A:** Yes, building inspection revenue can be used to pay for the portion of shared administrative overhead costs that can be attributed to the use by the building inspection program. The charged rate of these costs should be appropriate for the actual use and in line with what other users are being charged for those shared costs.

**Q:** Can building inspection fee revenue be used to cover the complete cost of a shared employee or other shared equipment, supplies, or offices?

**A:** No, the building inspection fee revenue must remain dedicated to the building inspection services being provided. If an employee’s time is split between building inspection duties and other tasks, only the proportion of the employee’s time spent on building inspection duties can be paid for with inspection fee revenue. This is also true for other shared equipment, supplies, office space, or services.

**Q:** Can an ending fund balance be “swept” or otherwise reallocated to another purpose?

**A:** No, ending fund balances must remain with the building department. Part of fee dedication and program delegation is that fee revenue must be sufficient to fund a building department for multiple years. The construction industry does not always follow the broader economic cycles. Building inspection revenue must stay allocated to the building inspection program. This includes reserves that may be held to ensure adequate and timely services over multiple budget cycles and economic conditions. The program delegation standard is funding for 24 months without unduly increasing short or long-term costs of services to the public.

**Q:** Can a building inspection program waive fees?

**A:** Yes, a building official has the authority to waive fees. This is a discretionary decision of the building official and is not regulated by the Building Codes Division. The division does recommend having criteria or other objective standards to apply when making a determination to waive fees for a specific project. This will help avoid any potential inadvertent bias or discrimination. A common example is waiving fees for a charitable organization building housing. A building official would want to avoid treating one charitable organization more favorably than another. Additionally, the state surcharge does not need to be collected if the permit fee is completely waived.

## Building Fund

### Building Division Expense Projections

	Estimated EOY		
	FY2026	FY 2027	FY 2028
<b>Personnel Services</b>			
Salaries and Wages	401,349	417,403	434,099
Benefits	296,974	334,148	358,184
	<b>\$ 698,323</b>	<b>\$ 751,551</b>	<b>\$ 792,283</b>

<b>Internal Charges</b>			
Insurance	6,944	7,638	8,402
Facility Use	<i>na</i>	40,000	43,200
Fleet Maintenance	<i>na</i>	2,305	2,489
Equipment Replacement	<i>prior balance</i>	<i>prior balance</i>	16,750
	<b>\$ 6,944.00</b>	<b>\$ 49,943.12</b>	<b>\$ 70,841.34</b>

	Adopted Budget FY	Adopted Budget FY	
	2026	2027	Projected FY 2028
<b>Materials and Services</b>	<b>\$ 120,731.00</b>	<b>\$ 109,805.00</b>	<b>\$ 114,197.20</b>

	Estimated EOY		FY 2028 _Separate
	FY2026	FY 2027	Building Fund
<b>Building Division Total Expenses</b>	<b>\$ 825,998</b>	<b>\$ 871,300</b>	<b>\$ 977,321</b>

**Building Division Cost Recovery Analysis (Funding Gaps)**

	Actual FY 2025	Estimated EOY FY2026	FY 2027 Projected (no change)	FY 2027 Projected with Fee Increases	FY 2028 Projected (no change)	FY 2028 Projected with Fee Increases
Building Permit Fee Revenue	\$541,756	\$627,758	\$644,707	\$753,310	\$662,179	\$ 773,648.96
Community Development Fee Revenue - to Building Fund Reserve	na	na	na	\$216,980	na	\$ 222,838.46
<b>Total Building Division Revenue</b>	<b>\$541,756</b>	<b>\$627,758</b>	<b>\$644,707</b>	<b>\$970,290</b>	<b>\$662,179</b>	<b>\$996,487</b>
Building Division Expenses (Personel, Benefits, Materials, & Services)	\$748,222	\$825,998	\$871,300	\$871,300	\$917,371	\$ 917,371.00
Building Fund Central Service Charges*	na	na	na	na	\$59,950	\$ 59,950.00
<b>Total Building Division Expenses</b>	<b>\$748,222</b>	<b>\$825,998</b>	<b>\$871,300</b>	<b>\$871,300</b>	<b>\$977,321</b>	<b>\$977,321</b>
Recapture Amount	72%	76%	74%	111%	68%	102%
<b>Total Funding Gap (General Fund contribution)</b>	<b>-\$206,466</b>	<b>-\$198,240</b>	<b>-\$226,593</b>	<b>\$98,990</b>	<b>-\$315,142</b>	<b>\$19,166</b>
<b>Contribution to 15% Building reserve fund and 3% Contingency</b>						
One time Capitalization Transfer from Equipment Replacement Fund as a Budget appropriation FY28	na	na	na	\$0	na	\$ 135,000.00
New Revenue from Increased Permit Fees and Community Development Fee increase and reallocation in excess of expenditures	na	na	na	\$98,990	na	\$19,166
<b>Total Reserve Fund and Contingency amount</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$98,990</b>	<b>\$0</b>	<b>\$253,156</b>
<b>Total reserve Fund %</b>				<b>10%</b>		<b>25%</b>

**Assumptions**

Fee Increase Building Permit Fees increase by 20% in FY2027 vs 2.71 CPI, annual CPI thereafter

Community Development Fee increase from 1.2% of Valuation to 1.5% of Valuation - total evnue Increase 0.3% of Valuation: New Building Fund Allocation of 0.50% of Valuation - Reduction of Planning.

Housing, Code Compliance CD Fee from 1.2% to 1.0% of valuation

Average 5 year annual Revenue = \$627758 = 86.02% of expenses (FY2020 - FY2025 - not including FY21)

\* As a separate Special Revenue Fund the Building Fund must absorb additional central service costs such as Facility Use charges and Insurance beginning in FY28

## Building Permit Fees by Construction Type (2026 Fee Structure)

### New Single-family Home

Valuation \$ 371,280.00 - at ICC Valuation of \$185.64 per square foot

House - 2,000 sq. ft., 500 sq. ft garage

Plumbing: 3-bath (3 water closets, 3 lavatories, 2 tub/showers, kit

Electrical: 200 amp service, 20 circuits

Mechanical: 80,000 btu furnace, dryer, kitchen hood, 3 bath fans,

Structural Permit Fee	\$1,875.55
Structural Plan Check Fee	\$1,219.11
Plumbing Permit Fee	\$589.90
Mechanical Permit Fee	\$143.85
Electrical Permit Fee	\$189.80
State Surcharge - Structural	\$225.07
State Surcharge - Plumbing	\$70.79
State Surcharge - Mechanical	\$17.26
State Surcharge - Electrical	\$22.78
Fire Plan Check Fee	\$742.72
Impervious (Storm) SDC	\$500.00
Water SDC	\$5,677.80
Sanitary Sewer SDC	\$4,880.00
Transportation SDC	\$5,516.66
Parks SDC	\$1,041.20
School CET	\$2,140.00
Community Development Fee	\$4,455.36
Engineering Development Fee	\$2,784.60

**TOTAL PERMIT FEE: \$32,092.44**

### Existing Fee Allocation

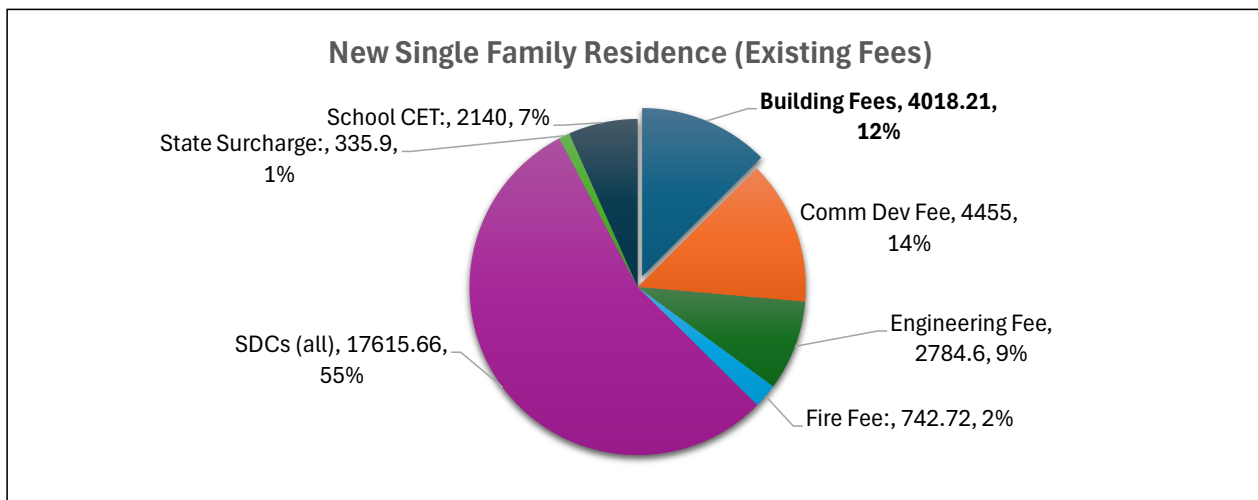
Building Fees	\$4,018	13%
Comm Dev Fee	\$4,455	14%
Engineering Fee	\$2,785	9%
Fire Fee:	\$743	2%
SDCs (all)	\$17,616	55%
State Surcharge:	\$336	1%
School CET:	\$2,140	7%

**Total \$32,092**

### Proposed 2027 Fee Allocation with Increases

Building Fees	\$4,822	14%
Comm Dev Fee	\$5,569	16%
Engineering Fee	\$2,785	8%
Fire Fee:	\$743	2%
SDCs (all)	\$17,616	52%
State Surcharge:	\$403	1%
School CET:	\$2,140	6%

**Total \$34,077**



## Building Permit Fees by Construction Type (2026 Fee Structure)

### Single-family Addition

\$50,000 Valuation - 300 sq. ft.

Water meter 5/8" or minimum size

Structural Permit Fee	\$507.90
Structural Plan Check Fee	\$330.14
State Surcharge - Structural	\$60.95
Fire Plan Check Fee	\$201.13
Impervious (Storm) SDC Fee	\$60.00
Water SDC	\$851.67
Sanitary Sewer SDC	\$732.00
Transportation SDC	\$0.00
Parks SDC	\$0.00
School CET	\$321.00
Community Development Fee	\$600.00
Engineering Development Fee	\$0.00
<b>TOTAL PERMIT FEE:</b>	<b>\$3,664.78</b>

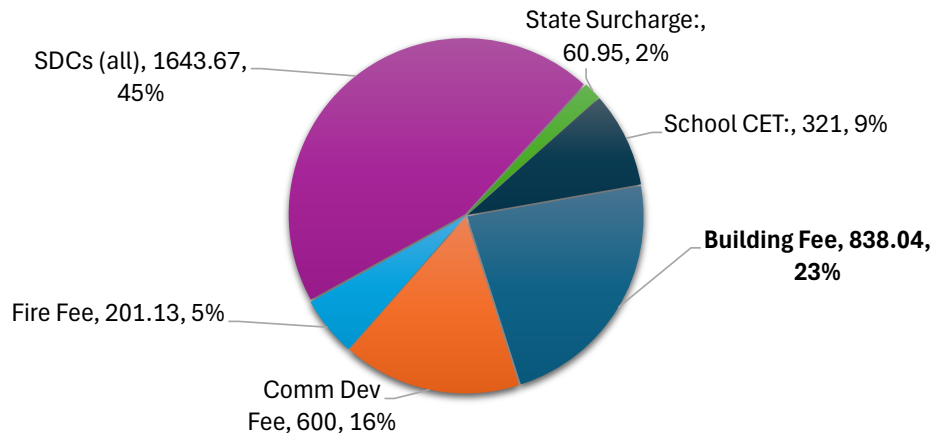
### Existing Fee Allocation

Building Fee	\$838	23%
Comm Dev Fee	\$600	16%
Engineering Fee	\$0	0%
Fire Fee	\$201	5%
SDCs (all)	\$1,644	45%
State Surcharge:	\$61	2%
School CET:	\$321	9%
	<b>\$3,665</b>	

### Proposed 2027 Fee Allocation with Increases

Building Fee	\$1,006	25%
Comm Dev Fee	\$750	19%
Engineering Fee	\$0	0%
Fire Fee	\$201	5%
SDCs (all)	\$1,644	41%
State Surcharge:	\$73	2%
School CET:	\$321	8%
	<b>\$3,995</b>	

### New Residential Addition (Existing Fees)



## Building Permit Fees by Construction Type (2026 Fee Structure)

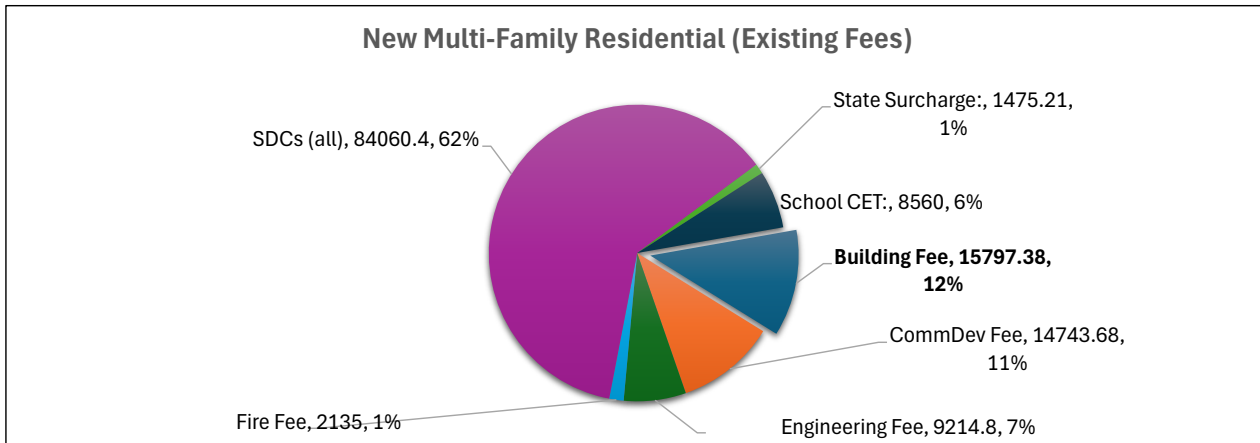
<b>New Multi-family Building</b>	
Valuation \$1,228,640.00	
10 units	
8,000 square feet building/ impervious area, R2, VB construction type	
Plumbing: 10- water closets, 10 lavatories, 10 tub/showers, 10- kitchen sink, 10- dishwasher, 10 garbage disposals, 10- clothes washer, 2-	
Electrical: 10- 200 amp services, 100 circuits	
Mechanical: 10- dryers, 10- kitchen hoods, 10 bath fans \$25,000 valuation	
Structural Permit Fee	\$5,390.72
Structural Plan Check Fee	\$3,503.97
Fire Life Safety Plan Check Fee	\$2,156.29
Plumbing Permit Fee	\$2,155.15
Mechanical Permit Fee	\$329.25
Electrical Permit Fee	\$2,262.00
State Surcharge - Structural	\$905.64
State Surcharge - Plumbing	\$258.62
State Surcharge - Mechanical	\$39.51
State Surcharge - Electrical	\$271.44
Fire Plan Check Fee	\$2,134.73
Impervious (Storm) SDC	\$1,600.00
Water SDC	\$22,711.20
Sanitary Sewer SDC	\$19,520.00
Transportation SDC	\$32,080.60
Parks SDC	\$8,148.60
School CET	\$8,560.00
Community Development Fee	\$14,743.68
Engineering Development Fee	\$9,214.80
<b>TOTAL PERMIT FEE:</b>	<b>\$135,986.20</b>

### Existing Fee Allocation

Building Fee	\$15,797	12%
CommDev Fee	\$14,744	11%
Engineering Fee	\$9,215	7%
Fire Fee	\$2,135	2%
SDCs (all)	\$84,060	62%
State Surcharge:	\$1,475	1%
School CET:	\$8,560	6%
	<b>\$135,986</b>	

### Proposed 2027 Fee Allocation with Increases

<b>Building Fee</b>	<b>\$18,957</b>	#DIV/0!
<b>CommDev Fee</b>	<b>\$18,430</b>	#DIV/0!
Engineering Fee	\$9,215	#DIV/0!
Fire Fee	\$2,135	#DIV/0!
SDCs (all)	\$84,060	#DIV/0!
State Surcharge:	\$10,272	#DIV/0!
School CET:	\$8,560	#DIV/0!



## Building Permit Fees by Construction Type (2026 Fee Structure)

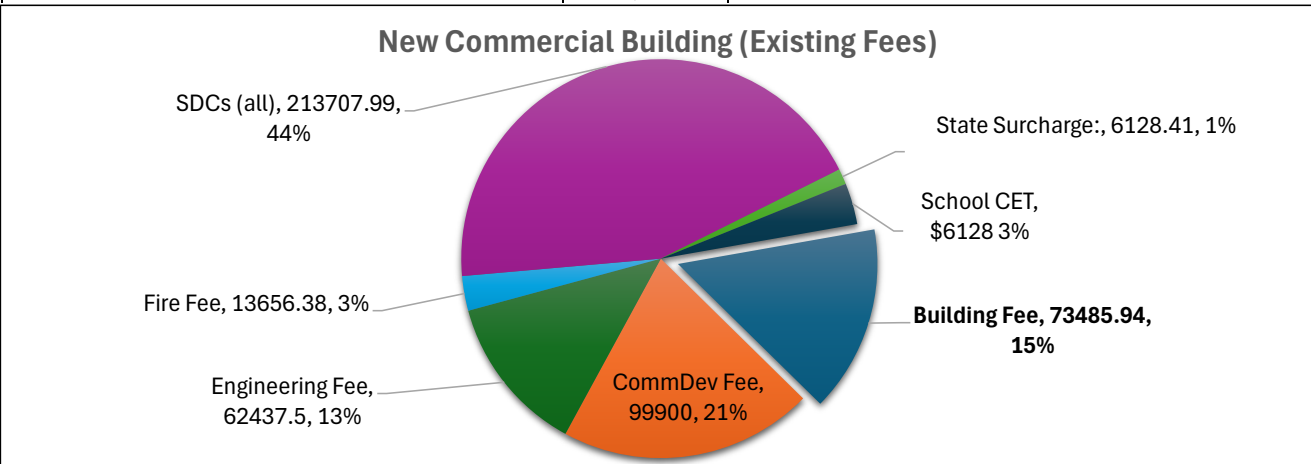
<b>New General Office Building</b>	
Valuation \$8,325,000	
30,000 square feet building/ impervious area, D, H A	
Construction: 6- water closets, 4 lavatories, 2 drinking fountains, 0 fire drain connectors, 200 ft water power and storm water mechanical, 50 circuits, 2 circuits, 2 exhaust fans, gas piping \$75,000 valuation	
Structural Permit Fee	\$34,485.80
Structural Plan Check Fee	\$22,415.77
Fire Life Safety Plan Check Fee	\$13,794.32
Plumbing Permit Fee	\$1,003.70
Mechanical Permit Fee (based on value only)	\$844.25
Electrical Permit Fee	\$942.10
State Surcharge - Structural	\$5,793.61
State Surcharge - Plumbing	\$120.44
State Surcharge - Mechanical	\$101.31
State Surcharge - Electrical	\$113.05
Fire Plan Check Fee	\$13,656.38
Impervious (Storm) SDC	\$6,000.00
Water SDC (1 ½ - inch meter)	\$28,325.00
Sanitary Sewer SDC	\$8,633.49
Transportation SDC	\$170,749.50
Parks SDC	\$0.00
School CET	\$16,200.00
Community Development Fee	\$99,900.00
Engineering Development Fee	\$62,437.50
<b>TOTAL PERMIT FEE:</b>	<b>\$485,516.22</b>

### Existing Fee Allocation

Building Fee	\$73,486	15%
CommDev Fee	\$99,900	21%
Engineering Fee	\$62,438	13%
Fire Fee	\$13,656	3%
SDCs (all)	\$213,708	44%
State Surcharge:	\$6,128	1%
School CET:	\$16,200	3%
	<b>\$485,516</b>	

### Proposed 2027 Fee Allocation with Increases

<b>Building Fee</b>	<b>\$88,183</b>	17%
<b>CommDev Fee</b>	<b>\$124,875</b>	24%
Engineering Fee	\$62,438	12%
Fire Fee	\$13,656	3%
SDCs (all)	\$213,708	41%
State Surcharge:	\$7,354	1%
School CET:	\$16,200	3%
	<b>\$526,414</b>	



## Building Permit Fees by Construction Type (2026 Fee Structure)

### Commercial Tenant Improvement

\$75,000 Valuation

Structural Permit Fee	\$635.55
Structural Plan Check Fee	\$413.11
Fire Life Safety Plan Check Fee	\$254.22
State Surcharge - Structural	\$106.77
Fire Plan Check Fee	\$251.68
Parks SDC	\$0.00
School CET	\$0.00
Community Development Fee	\$900.00
Engineering Development Fee	\$0.00
<b>TOTAL PERMIT FEE:</b>	<b>\$2,561.33</b>

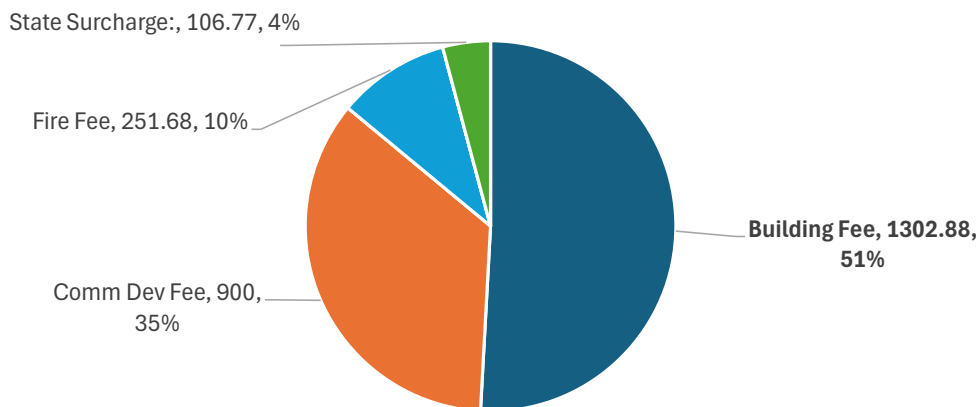
### Existing Fee Allocation

Building Fee	\$1,303	51%
Comm Dev Fee	\$900	35%
Engineering Fee	\$0	0%
Fire Fee	\$252	10%
SDCs (all)	\$0	0%
State Surcharge:	\$107	4%
School CET:	\$0	0%
	<b>\$2,561</b>	

### Proposed 2027 Fee Allocation with Increases

<b>Building Fee</b>	<b>\$1,563</b>	<b>51%</b>
<b>Comm Dev Fee</b>	<b>\$1,125</b>	<b>37%</b>
Engineering Fee	\$0	0%
Fire Fee	\$252	8%
SDCs (all)	\$0	0%
State Surcharge:	\$128	4%
School CET:	\$0	0%
	<b>\$3,068</b>	

Commercial Tenant Improvement (Existing Fees)



### Current Building Fee Comparison Table

	Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
<b>STRUCTURAL PERMIT FEES</b>					
<i>In accordance with OAR 918-050-0100(1)(c) and (2)(c)(A), Building Valuation is determined per the ICC Building Valuation Data Table current as of April 1 of each year.</i>					
<b>Valuation:</b>					
<b>Minimum Fee</b>					
\$1-\$500	\$92.35	\$135.30 (\$1 -\$5,000)	Not specified	Not specified	\$96.56
\$501-\$2,000	\$92.35 for the first \$500 plus \$10.30 for each additional \$1,000 or fraction thereof, to and including \$2,000	\$135.30 (\$1 -\$5,000)	\$85.00	\$85.00	\$96.56 for the first \$500 plus \$6.10 for each additional \$1,000, or fraction thereof, to and including \$2,000
\$2,001-\$25,000	\$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	\$135.30 for the first \$5,000 plus \$9.68 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$85.00 for the first \$2,000 plus \$5.95 each additional \$1,000	\$85 for the first \$2,000 plus \$8.78 each additional \$1,000 or fraction thereof up to and including \$25,000	\$105.71 for the first \$2,000 plus \$8.59 for each additional \$1,000, or fraction thereof, to and including \$25,000
\$25,001-\$50,000	\$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	\$329.03 for the first \$25,000.00 plus \$7.26 for each additional \$1,000 or fraction thereof	\$221.85 for the first \$25,000 plus \$5.85 for each additional \$1,000 or fraction thereof	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction thereof up to and including \$50,000	\$303.28 for the first \$25,000 plus \$7.79 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001-\$100,000	\$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	\$510.45 for first \$50,000 plus \$4.77 for each additional \$1,000 or fraction thereof	\$368.10 for first \$50,000 plus \$3.90 for each additional \$1,000 or fraction thereof	\$451.94 for first \$50,000 plus \$4.40 for each additional \$1,000 or fraction thereof up to and including \$100,000	\$498.03 for the first \$50,000 plus \$5.19 for each additional \$1,000, or fraction thereof, to and including \$100,000
\$100,001 and above	\$763.30 for the first \$100,000.00 plus \$4.15 for each additional \$1,000.00 or fraction thereof	\$749.28 for the first \$100,000 plus \$4.03 for each additional \$1,000 or fraction thereof	\$563.10 for the first \$100,000 plus \$3.25 for each additional \$1,000 or fraction thereof	\$671.94 for the first \$100,000 plus \$3.66 for each additional \$1,000 or fraction thereof	\$757.53 for the first \$100,000 plus \$4.40 for each additional \$1,000 or fraction thereof
<b>PLAN REVIEW &amp; BUILDING FEES</b>					
Plan Review Services (when applicable)	65% of permit fee	65% of building permit fee	65% of permit fee	65% of permit fee	65% of structural permit fee
Fire & Life Safety plan review (when applicable)	40% of permit fee	40% of permit fee	40% of permit fee	40% of permit fee	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	\$74.42/hr. (1/2 hr. minimum)	\$50/hr. (1 hr. minimum)	\$85/hr.	\$96.56 (does not include plan review)
Special Inspection Agreement (QAA) Review	\$92.35/hr.	\$135/hour 2 hour minimum	Not specified	Not specified	Not specified
Temporary Certificate of Occupancy	\$50 per discipline/permit. Renewal required every 30 days	\$62.01 - Renewal required every 30 days	\$50 per discipline/permit. Renewal required every 30 days	\$50 per discipline/permit. Renewal required every 30 days	Not specified
Change of Occupancy (without additional work done)	\$92.35/hr. \$150 minimum	\$248.05	\$150.00	\$150.00	\$96.56 minimum

	Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
Residential Deferred Submittal Fees	65% of the permit fee calculated using the total valuation of the deferred portion + \$100 per deferred item	65% of the permit fee calculated using the total valuation of the deferred portion + \$124 minimum per deferred item	65% of the permit fee calculated using the total valuation of the deferred portion + \$100 per deferred item	65% of the value of the building permit fee calculated and using the value of the deferred portion + \$100	65% of the permit fee calculated using the total valuation of the deferred portion + \$100 per deferred item
Commercial Deferred Submittal Fees <i>(Payable at building plan review and is in addition to plan review of deferred work)</i>	65% of the permit fee calculated using the total valuation of the deferred portion + \$100 per deferred item	65% of the permit fee calculated using the total valuation of the deferred portion + \$124 per deferred item	65% of the permit fee calculated using the total valuation of the deferred portion + \$100 per deferred item	65% of the permit fee calculated using the total valuation of the deferred portion + \$100	65% of the permit fee calculated using the total valuation of the deferred portion + \$100 per deferred item
Phased Permit Fee	\$282.15 per phase + 10% of the total building permit fee for each phase of work. Not to exceed \$1,538.85 for each phase.	Each phase of a phased development project shall be assessed a permit and plan review fee (see Building Permits above). The final total construction valuation of all phases shall not be less than the total valuation as determined by Section 9.270(3) AND Registration Fee. Minimum fee per phase \$124.03	Not specified	\$275 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase	Not specified
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	Permit fee for the construction of the shell building is based on 80% of the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation	Permit fee for the construction of the shell building is based on 75% of the valuation determined by building valuation data. The tenant improvement permit fee is based on 25% of the valuation	Permit fee for the construction of the shell building is based on 80% of the valuation determined by building valuation data. The tenant improvement permit fee is based on 20% of the valuation	Not specified
Foundation Only	\$282.15 per phase + 10% of the total building permit fee for each phase of work. Not to exceed \$1,538.85 for each phase.	Permit fee based on a building valuation of 10% of the total building valuation, with a \$124.03 minimum and \$2,480.50 maximum	Permit fee based on a building valuation of 10% of the total building valuation, with a \$100 minimum fee. The fee cannot be used to reduce the building permit fee	Permit fee based on a building valuation of 10% of the total building valuation, with a \$100 minimum fee. The fee is in addition to, and cannot be used to reduce, the building permit fee	Not specified

**MECHANICAL PERMIT FEES**

**ONE & TWO FAMILY DWELLINGS**

Minimum permit fee	\$76.95	\$135.00	\$50.00	\$60.00	\$79.80
<b>Furnace/Burner including ducts &amp; vents</b>					
Up to 100k BTU/hr.	\$20.55	\$49.61	\$20.00	\$20	\$7.30
Over 100k BTU/hr.	\$20.55	\$49.61	Not specified	\$20	\$9.20
<b>Heaters/Stoves/Vents</b>					
Unit Heater	\$20.55	\$24.81	\$20.00	\$20	\$7.30

	Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
Wood/pellet/gas stove/flue	\$20.55	\$18.60	\$10.00	\$20	
Repair/alter/add to heating appliance or refrigeration unit	\$20.55	\$18.60	\$10.00	\$20	\$7.30
Evaporated cooler	\$20.55	\$24.81	Not specified	\$20	Not specified
Vent fan with one duct/appliance vent		\$12.40	\$10.00	\$20.00	\$3.70
Hood with exhaust and duct	\$20.55	\$12.40	\$20.00	\$20	\$5.50
Floor furnace including vent	\$20.55	\$24.81	\$20.00	\$20	\$7.30
<b>Gas Piping Outlets</b>					
1-4 outlets	\$20.55 (any number of outlets)	\$12.40	\$10.00	\$15 (any number of outlets)	\$5.50
Additional outlets	\$20.55	\$10.00	\$3.60		\$.50/each
<b>Air-handling Units, including ducts</b>					
Up to 10,000 CFM	\$20.55	\$31.01	\$20.00	\$20	\$5.50
Over 10,000 CFM	\$20.55	\$31.01	Not specified	\$20	\$9.20
<b>Compressor/Absorption System/Heat Pump</b>					
Up to 3hp/100K BTU	\$20.55	Not specified	Not specified	Not specified	\$7.30
Up to 15hp/500K BTU	\$20.55	Not specified	Not specified	Not specified	\$13.40
Up to 30hp/1,000k BTU	\$20.55	Not specified	Not specified	Not specified	\$18.30
Up to 50hp/1,750k BTU	\$20.55	Not specified	Not specified	Not specified	\$33.50
Over 50hp/1,750k BTU	\$20.55	Not specified	Not specified	Not specified	\$45.50
<b>Incinerator</b>					
Domestic incinerator	\$20.00	Not specified	Not specified	Not specified	\$9.20
<b>COMMERCIAL</b>					
<b>Valuation:</b>					
\$1-\$500	\$92.35/minimum	\$135/minimum	\$85/minimum	\$85/minimum	\$79.80/minimum
\$501-\$2,000	\$92.35 for the first \$2,000 plus \$10.30 for each additional \$1,000 or fraction thereof	\$135 for the first \$1,000 plus \$18.60 for each \$1,000 or fraction thereof, to and including \$10,000 (\$1,000-\$10,000)	\$85 for the first \$2,000 plus \$5.95 for each \$1,000 or fraction thereof, to and including \$25,000	\$85/minimum	\$79.80 for the first \$500 plus \$9.90 for each additional \$100 or fraction thereof to and including \$2,000
\$2,001-\$25,000	\$92.35 for the first \$2,000 plus \$10.30 for each additional \$1,000 or fraction thereof	\$135.30 for the first \$1,000 plus \$18.60 for each \$1,000 or fraction thereof, to and including \$10,000 (\$1,000-\$10,000)  \$302.38 for the first \$10,000 plus \$12.40 for each additional \$1,000 or fraction thereof to and including \$100,000 (\$10,000-\$100,000)	\$85 for the first \$2,000 plus \$5.95 for each \$1,000 or fraction thereof, to and including \$25,000	\$85 for the first \$2,000 plus \$8.78 each additional \$1,000 or fraction thereof up to and including \$25,000	\$228.30 for the first \$2,000 plus \$10.33 for each additional \$1,000 or fraction thereof to and including \$25,000

	Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
\$25,001-\$50,000	\$92.35 for the first \$2,000 plus \$10.30 for each additional \$1,000 or fraction thereof	\$302.38 for the first \$10,000 plus \$12.40 for each additional \$1,000 or fraction thereof to and including \$100,000 (\$10,000-\$100,000)	\$221.85 for the first \$25,000 plus \$5.85 for each \$1,000 or fraction thereof, to and including \$50,000	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction thereof up to and including \$50,000	\$465.89 for the first \$25,000 plus \$10.33 for each additional \$1,000 or fraction thereof to and including \$50,000
\$50,001-\$100,000	\$92.35 for the first \$2,000 plus \$10.30 for each additional \$1,000 or fraction thereof	\$302.38 for the first \$10,000 plus \$12.40 for each additional \$1,000 or fraction thereof to and including \$100,000 (\$10,000-\$100,000)	\$368.10 for the first \$50,000 plus \$3.90 for each \$1,000 or fraction thereof, to and including \$100,000	\$451.94 for first \$50,000 plus \$4.40 for each additional \$1,000 or fraction thereof up to and including \$100,000	\$733.14 for the first \$50,000 plus \$9.51 for each additional \$1,000 or fraction thereof to and including \$100,000
\$100,001 and above	\$1,070 plus \$10 for each additional \$1,000 or fraction thereof	\$1,418.60 for the first \$100,000 plus \$8.68 for each additional \$1,000 or fraction thereof over \$100,000	\$563.10 for the first \$100,000 plus \$3.25 for each \$1,000 or fraction thereof	\$671.94 for the first \$100,000 plus \$3.66 for each additional \$1,000 or fraction thereof	\$1,208.64 plus \$8.85 for each additional \$1,000 or fraction thereof over \$100,000
Deferred Submittals + Fees	\$100 each item plus 65% of mechanical permit fee of deferred submittal valuation	Not specified	Not specified	\$100.00	\$100.00
Plan Review Fee	25% of permit fee	25% of permit fee	25% of permit fee	25% of permit fee	25% of permit fee
<b>PLUMBING PERMIT FEES</b>					
<b>NEW ONE &amp; TWO FAMILY DWELLINGS</b>					
Minimum Fee	\$76.95	\$135.00	\$50.00	\$70.00	\$79.80
<i>When purchased as bathroom unit(s) – includes the first 100 ft. of water service, sanitary &amp; storm.</i>					
One Bathroom/One Kitchen	\$410.40	\$358.43	\$287.50	\$409.80	\$316.19
Two Bathrooms/One Kitchen	\$512.95	\$414.24	\$362.50	\$535.45	\$372.00
Three Bathrooms/One Kitchen	\$589.90	\$470.05	\$418.75	\$595.55	\$446.38
Additional bathroom over 3/kitchen over 1	\$51.30	\$45/\$60	\$50.50	Per fixture fee	\$55.81
Fixtures	\$20.55/each	\$15/each	\$18.75/each	\$18.75/each	\$18.55/each
Re-pipe water supply	\$92.35	Not specified	\$75.00	Per fixture fee	\$120.63
Alternate Water Heating Systems (coils, heat pumps, etc.)	\$61.60	Not specified	Not specified	\$60.00	Not specified
Solar	\$61.60	Not specified	Not specified	\$60.00	Not specified
Swimming Pool piping	\$51.30	Not specified	\$50.50	\$50.00	\$18.63
<b>COMMERCIAL, MULTI-FAMILY, &amp; RESIDENTIAL REMODELS</b>					
Minimum fee	\$76.95	\$135.30	Not specified	Not specified	Not specified
Fixtures	\$20.55 (residential) \$41.05 (commercial)	\$18.60 (residential) \$49.61 (commercial)	\$18.75/each	\$18.75/each	\$18.02/each
Swimming Pool piping	\$61.60	\$49.61	\$50.00	\$50.00	\$18.63
<b>SANITARY SERVICES</b>					
First 100 ft.	\$.80/ft.	\$34.73 (residential) \$49.61 (commercial)	\$50.00	\$81.95	\$55.81
Each Additional 100 ft. or fraction thereof	\$.80/ft.	\$24.81 (residential) \$27.91 (commercial)	\$27.50	\$48.30	\$37.19 (300')

		Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
<b>STORM SERVICES</b>						
First 100 ft.		\$.80/ft.	\$34.73 (residential) \$49.61 (commercial)	\$50.00	\$81.95	\$55.81
Each Additional 100 ft. or fraction thereof		\$.80/ft.	\$24.81 (residential) \$27.91 (commercial)	\$27.50	\$48.30	\$37.19 (300')
<b>WATER SERVICES</b>						
First 100 ft.		\$.80/ft.	\$34.73 (residential) \$49.61 (commercial)	\$50.00	\$81.95	\$55.81
Each Additional 100 ft. or fraction thereof		\$.80/ft.	\$24.81 (residential) \$27.91 (commercial)	\$27.50	\$48.30	\$37.19 (300')
<b>MEDICAL GAS PIPING</b>						
Minimum fee		\$51.30	\$135.00	Not specified	Not specified	Not specified
Valuation \$500-\$2,000		\$51.30 + \$5.15 per \$1000 of valuation	\$135 for the first \$500 plus \$6.20 for each additional \$100 or fraction thereof	Not specified	Not specified	Not specified
Valuation \$2,001-\$25,000		\$128.25 + \$18.50 per \$1000 of valuation	\$228.58 for the first \$2,000 plus \$22.32 for each additional \$1,000 or fraction thereof	Not specified	Not specified	Not specified
Valuation \$25,001-\$50,000		\$554.00 + \$14.40 per \$1000 of valuation	\$742.10 for the first \$25,000 plus \$17.36 for each additional \$1,000 or fraction thereof	Not specified	Not specified	135.3+H97:H100+G100
Valuation \$50,001-\$100,000		\$913.05 + \$9.25 per \$1000 of valuation	\$1176.70 for the first \$50,000 plus \$11.16 for each additional \$1,000 or fraction thereof	Not specified	Not specified	Not specified
Valuation greater than \$100,000		\$1,374.75 + \$8.25 per \$1000 of valuation	\$1735.33 for the first \$100,000 plus \$9.92 for each additional \$1,000 or fraction thereof	Not specified	Not specified	Not specified
<b>RAINWATER HARVESTING SYSTEM</b>						
\$1 to \$500		\$76.95 minimum fee	\$135.30	Not specified	\$85	Not specified
\$501 to \$2,000		\$76.95 for the first \$500 plus \$9.25 for each additional \$100 or fraction thereof, to and including \$2,000	\$135.30 for the first \$500, plus \$6.20 for each additional \$100 or fraction thereof	Not specified	\$85.00	Not specified
\$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	\$228.58 for the first \$2,000, plus \$23.56 for each additional \$1,000 or fraction thereof	Not specified	\$85 for the first \$2,000 plus \$8.78 each additional \$1,000 or fraction thereof up to and including \$25,000	Not specified

		Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
\$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	\$770.80 for the first \$25,000, plus \$18.60 for each additional \$1,000 or fraction thereof	Not specified	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction thereof up to and including \$50,000	Not specified
\$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	\$1236.15 for the first \$50,000, plus \$11.16 for each additional \$1,000 or fraction thereof	Not specified	\$451.94 for first \$50,000 plus \$4.40 for each additional \$1,000 or fraction thereof up to and including \$100,000	Not specified
\$100,001 and up		\$1,169 for the first \$100,000 plus \$9.25 per \$1,000 or fraction thereof	\$1,794.78 for the first \$100,000, plus \$9.92 for each additional \$1,000 or fraction thereof	Not specified	\$671.94 for the first \$100,000 plus \$3.66 for each additional \$1,000 or fraction thereof	Not specified
<b>OTHER</b>						
Backflow assembly		\$25.65	\$49.61	Not specified	Not specified	Not specified
Demolition Capping off Sewer, Water, Rain Drain		\$92.35/hr. (1 hr. minimum)	Not specified	Not specified	\$71.00	\$96.56
Additional Plan Review required by changes, additions or revisions to approve plans		\$92.35/hr. (1/2 hr. minimum)	Not specified	\$50/hr. (1 hr. minimum)	\$85/hr.	\$96.56/hr.
Re-inspection Fee		\$92.35/hr. (1/2 hr. minimum)	Not specified	\$55.00	\$85/hr.	\$96.56/hr.
Plumbing Plan review		30%	25%	30%	25%	25%
<b>ELECTRICAL PERMIT FEES</b>						
<b>RESIDENTIAL (per unit service included)</b>						
Minimum permit fee			\$135.00			
1,000 sf or less		\$135.00	\$155.03	\$127.20	\$153.00	\$132.50
Each additional 500 sf or portion thereof		\$25.65	\$27.29	\$22.80	\$32.80	\$23.75
Limited Energy		\$32.85	\$34.73	\$30.00	\$32.80	\$31.25
Multi-family residential		\$35.95	\$64.49	Not specified	Not specified	Not specified
<b>SERVICE FEEDERS - Installation, Alteration, Relocation</b>						
200 amp or less		\$97.50	\$89.30	\$75.60	\$81.95	\$98.75
201 – 400 amps		\$118.00	\$105.42	\$90.00	\$103.80	\$117.50
401-600 amps		\$194.95	\$186.04	\$150.00	\$163.90	\$195.00
601-1000 amps		\$256.50	\$248.05	\$195.60	\$218.55	\$255.00
Over 1000 amps or volts		\$564.25	\$558.11	\$450.00	\$480.80	\$586.25
Reconnect Only		\$76.95	\$74.42	\$60.00	\$65.55	\$78.75
<b>TEMPORARY SERVICES/FEEDERS - Installation, Alteration, Relocation</b>						
200 amps or less		\$76.95	\$74.42	\$60.00	\$65.55	\$78.75
201 – 400 amps		\$118.00	\$99.22	\$82.80	\$76.50	\$107.50
401-600 amps		\$194.95	\$148.83	\$120.00	\$136.60	\$156.25
601-1000 amps		\$256.50	\$558.11	\$140.00	\$207.60	Not specified
Over 1000 amps or volts		\$564.25	\$558.11	\$140.00	\$437.10	Not specified
<b>BRANCH CIRCUITS - New Alteration &amp; Relocation</b>						

		Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
Each Branch Circuit		\$6.20 with purchase of service or feeder	\$4.35 with purchase of service or feeder	\$3.60	\$5.45	\$5.00
First Branch Circuit		\$66.70	\$64.49 with purchase of service or feeder	\$51.60	\$65.55	\$67.50
Each Additional Branch Circuit		\$7.70	\$4.35 without purchase of service or feeder	\$3.60	\$7.70	\$5.00
<b>MISCELLANEOUS (Service of feeder not included)</b>						
Each pump or irrigation circuit		\$66.70	\$74.42	\$60.00	\$54.65	\$78.75
Each sign or outline lighting		\$66.70	\$74.42	\$60.00	\$54.65	\$78.75
Signal circuit(s) or low voltage system, alteration, or extension (each system)		\$66.70	\$74.42	\$60.00	\$54.65	\$78.75
Subdivision lighting per pole in addition to service		\$41.05	\$74.42	\$40.00	\$40.00	\$48.75
Swimming pool (panel, 3 circuits and bonding)		\$92.35	\$74.42	\$100.00	\$100.00	\$93.75
Each additional inspection over the allowable in any of the above, for those not covered under residential inspection caps (per inspection)		\$92.35/hr. (1/2 hr. minimum)	\$74.42	\$52.80	\$85/hr.	\$68.75 see additional inspection above
Special Inspection		\$92.35/hr. (1/2 hr. minimum)	\$135 2 hour minimum	\$102.00	\$85/hr	\$147.75
Reinspection		\$92.35/hr. (1/2 hr. minimum)	\$74.42	Not specified	\$85/hr	\$68.75
Field Review-Change of use		\$92.35/hr. (1/2 hr. minimum)	Not specified	Not specified	\$135.00	\$147.75
<b>DEMOLITION PERMIT FEES</b>						
Demolition Review (non-exempt structures)		\$369.35	Not specified	Not specified	Not specified	Not specified
Demolition Permit		Permit fee for verifying utilities have been safely removed and capped off. 1 hr. minimum. \$92.35/hr.	\$50.00	Based on valuation of demo work. See Building permit fee schedule	Based on valuation of demo work. See Building permit fee schedule	Not specified
<b>FIRE SPRINKLER/ALARM PERMIT FEES</b>						
<b>RESIDENTIAL (Fee includes plan review)</b>						
<b>Square Footage:</b>						
0-2,000 sf		\$205.20	\$130.23	\$100.00	\$212.20	\$159.60
2,001-3,600 sf		\$256.50	\$173.64	\$125.00	\$264.70	\$199.50
3,601-7,200 sf		\$359.10	\$217.04	\$150.00	\$344.80	\$239.40
7,201 sf +		\$461.70	\$260.45	\$175.00	\$434.95	\$279.30
<b>COMMERCIAL</b>						
<i>Fee based on valuation of installation cost and system equipment.</i>						
<b>Total Valuation:</b>						
\$1 to \$500		\$92.35	\$135.30 (\$1-\$5,000)	\$85.00	\$85.00	\$106.10

		Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
\$501 to \$2,000		\$92.35 for the first \$500.00 plus \$10.30 for each additional \$1000.00 or fraction thereof, to and including \$2,000.00	\$135.30 (\$1 -\$5,000)	\$85 for the first \$2,000, plus \$5.95 for each \$1,000 or fraction thereof, to and including \$25,000	\$85 for first \$500 plus \$9.90 for each additional \$100, or fraction thereof, to and including \$2,000	\$106.10 plus \$1.60 for each additional \$1,000 or fraction thereof over \$5,000
\$2,001 to \$25,000		\$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	\$135.30 for the first \$5,000 plus \$9.68 for each additional \$1,000 or fraction thereof, to and including \$25,000	\$85 for the first \$2,000, plus \$5.95 for each \$1,000 or fraction thereof, to and including \$25,000	\$85 for first \$2,000 plus \$8.78 each additional \$1,000 or fraction thereof up to and including \$25,000	\$106.10 plus \$1.60 for each additional \$1,000 or fraction thereof over \$5,000
\$25,001-\$50,000		\$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	\$329.03 for the first \$25,000.00 plus \$7.26 for each additional \$1,000 or fraction thereof	\$221.85 for the first \$25,000, plus \$5.85 for each \$1,000 or fraction thereof, to and including \$50,000	\$286.94 for the first \$25,000 plus \$6.60 for each additional \$1,000 or fraction thereof up to and including \$50,000	\$106.10 plus \$1.60 for each additional \$1,000 or fraction thereof over \$5,000
\$50,001-\$100,000		\$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	\$510.45 for first \$50,000 plus \$4.77 for each additional \$1,000 or fraction thereof	\$368.10 for the first \$50,000 plus \$3.90 each additional \$1,000 or fraction thereof	\$498.03 for the first \$50,000 plus \$5.19 for each additional \$1,000 or fraction thereof up to and including \$100,000	\$185.65 plus \$10.80 for each additional \$1,000 or fraction thereof over \$10,000
\$100,001 +		\$763.30 for the first \$100,000.00 plus \$4.15 for each additional \$1,000.00 or fraction thereof	\$749.28 for the first \$100,000 plus \$4.03 for each additional \$1,000 or fraction thereof	\$563.10 for the first \$100,000, plus \$3.25 for each \$1,000 or fraction thereof	\$671.94 for the first \$100,000, plus \$3.66 for each \$1,000 or fraction thereof	\$1,267.80 plus \$7.45 for each additional \$1,000 or fraction thereof over \$100,000
Fire Sprinkler/Fire Suppression/Fire Alarm Plan Review		65% of structural permit fee	65% of structural permit fee	65% of structural permit fee	65% of structural permit fee	65% of structural permit fee
Minimum Permit Fee		\$92.35	\$135.00	\$85.00	\$100.00	\$100.00
<b>MANUFACTURED DWELLING PERMIT FEES</b>						
Installation Fee		\$153.90	\$375.80	\$201.00	\$424.35	\$424.35
State Fee		\$30.80	\$30.00	\$30.00	\$30.00	\$30.00
Factory Manufactured Awning/Carport		Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.	Fee based on valuation of installation cost and system equipment. Refer to structural permit fees.
Service connections; sewer, water and storm		\$51.30/space	Not specified	Not specified	\$55/space	\$167.38
Each Manufactured Home/Modular Dwelling Electrical Service		\$51.30	Not specified	Not specified	\$81.95	\$78.75
<b>RENEWABLE ENERGY SYSTEMS PERMIT FEES</b>						
<i>When applicable, plan review charge is 25% of permit fee.</i>						
5 KVA or less		\$102.60	\$124.03	\$79.00	Not specified	\$79.00
5.01 KVA to 15 KVA		\$102.60	\$124.03	\$94.00	Not specified	\$94.00
15.01 KVA to 25 KVA		\$160.05	\$248.05	\$156.00	Not specified	\$156.00
25.01 KVA and above		\$16.05 plus \$6.45/KVA for each additional	\$248.05 + \$3.11 per KVA over 25 KVA	Not specified	Not specified	\$156 plus \$6.25 per KVA over 25KVA
<b>ENGINEERED SYSTEMS (Separate Electrical application required)</b>						
Plan Review		65% of Building Permit	65% of Building Permit	65% of Building Permit	65% of Building Permit	65% of Building Permit

		Ashland Current (FY26)	Medford (2025)	Central Point (2025)	Phoenix & Eagle Point (2025)	Jackson County & Talent (2025)
Re-inspection Fee		\$92.35/hr (1/2 hr. minimum)	\$74.42/hr. (2 hr. minimum)	\$55.00	\$85/hr.	\$96.56/hr.
<b>INSPECTION FEES</b>						
Inspection outside of normal business hours		\$133.40/hr. (per inspector, 1 hr. minimum)	\$74.42/hr. (2 hr. minimum)	\$85/hr.	\$85/hr.	96.56/hr.
Inspection/re-inspection fees		\$92.35/hr (1/2 hr. minimum)	\$74.42/hr. (2 hr. minimum)	\$85/hr.	\$85/hr.	96.56/hr.
Site observation-inspection (e.g. pre-permit consultation)		\$92.35/hr. (1 hr. minimum)	\$135.30 (2 hour minimum)	Not specified	\$85/hr. (1 hr. minimum)	Not specified
<b>Compliance Cases</b>						
<b>Investigation Fee A</b> <i>Low effort to determine compliance</i>		\$92.35/hr. (1 hr. minimum)	\$248.05 minimum per type of permit with \$1240.25 maximum per type of permit	\$85/hr.	\$85/hr.	\$96.56
<b>Investigation Fee B</b> <i>Medium effort to gain compliance. Stop Work order posted. Applicant obtains required permits within 10 business days.</i>		\$92.35/hr. (\$150 minimum)	\$248.05 minimum per type of permit with \$1240.25 maximum per type of permit	Not specified	\$154.50	\$154.50
<b>Investigation Fee C</b> <i>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.</i>		\$92.35/hr. (\$250 minimum)	\$248.05 minimum per type of permit with \$1240.25 maximum per type of permit	Not specified	\$257.50 or hourly rate, whichever is greater	\$257.50 or hourly rate, whichever is greater