

Rates Effective January 1, 2017 through February 28, 2017***System Development Charges are in review any are likely to change early in 2017. The Three Rivers School District Excise Tax will change to \$1.23 per square foot of new construction on 3/1/2017.

EXAMPLE OF FEES AND CHARGES FOR SITING A MANUFACTURED HOME ON AN INDIVIDUAL LOT

Average 1000 square foot manufactured home meeting the requirements of the City of Grants Pass Development Code Section 22.300, connecting to City water and sewer:

Statewide Manufactured Home Fee.....	30.00	
Plan Check Fee	104.00	See note #1
Manufactured Home Placement Fee	160.00	See note #2
Electrical Permit Fees	50.00	See note #3
Plumbing Permit Fees.....	99.96	See note #3
Sewer Permit Fee	49.98	See note #3
12% State Surcharge.....	43.19	See note #9
10% Planning Review Surcharge.....	35.99	See note #9
Subtotal of Building Fees.....	573.12	
Parks System Development Charge	831.66	
Transportation System Development Charge	1074.71	
Storm Drain & Open Space Plan System Development Charge.....	493.24	See note #6
City Sewer System Development Charge	3,039.00	
Subtotal of Review Fees & System Charges	5,438.61	
Total 'Placement Permit'	6,011.73	
Water Meter Installation (Service box already installed)	80.00	See note #4
Water System Development Charge ¾" meter	2,874.00	See note #8
River Crossing Fee	56.00	See note #5
Administration Fee.....	10.00	See note #5
Total Water Line Permit	3,020.00	
School Construction Excise Tax	1,000.00	See note #10
Detached Garage Permit	397.99	See note #11

TOTAL ESTIMATE FOR 'PLACEMENT PERMIT', GARAGE & WATER PERMIT \$10,429.72

Notes:

- #1 The Building Plan Check Fee is 65% of the manufactured home placement fee.
- #2 The Manufactured Home Placement Fee covers the cost of inspections required for footings/foundation, underfloor plumbing and installation of the manufactured home.
- #3 Electrical, plumbing and sewer permit fees cover the cost of inspections for electrical service and connections to the water, sewer and storm drain system.
- #4 If a water service lateral and water meter box are not already installed for the lot, then an installation fee would apply. The minimum fee for installation is \$605, and is adjusted for the actual cost of installation.
- #5 The River Crossing Fee and Administration Fee only apply to new waterline connections south of the Rogue River.
- #6 If the property is located within the Sand Creek Drainage Basin, then a System Development Charge for storm drainage will apply based upon the square footage of the lot or improvement at .33 per sq. ft.
- #8 If the property is located in Water Pressure Zone 4, 5 or higher, than the Water SDC for a ¾" meter would be \$3,344.00.
- #9 The State and Planning Surcharges are percentages of total placement, plumbing, electrical and sewer permit fees.
- #10 School District 7 or Three Rivers School District Construction Excise Tax is \$1.00 per square foot of the gross floor area of the manufactured dwelling.
- #11 A garage or carport must be constructed on the same lot as the manufactured home per the City of Grants Pass Development Code Section 22.330. A separate construction permit is required. This estimate is for a 625 sq. ft. detached garage with no electricity or plumbing.

Other items that could affect the amount of your permit or financial requirement due to the City:

- A Mechanical Permit for a gas line may be required if gas appliances are used in the manufactured home.
- If a Grading or Fill Permit is required. (*Amount of permit is based upon the number of cubic yards of dirt to be moved.*)
- If an Encroachment Permit is required for work in the right-of-way. (*Based upon the amount of square footage of encroachment for driveway, sidewalk or pavement cut, or sewer lateral stub.*)
- If a sewer lateral is not already stubbed to the property line a sewer line installation permit may be required.
- If the lot is located in the Redwood Sewer District. (*The Redwood Sewer District System Development Charge for two toilets would be \$4,251.*)
- If the lot is located in a Reimbursement District for sewer, water, storm drain or street improvements. (*See the adopted Ordinance for assessed amount due.*)
- If a Deferred Development Agreement Deposit is required for future street, sidewalk or utility Improvements. (*Amount of deposit is based on the frontage and acreage of the parcel and cost of the required improvements. A calculation worksheet is available.*)