



MANUFACTURED DWELLING & CABANA PLACEMENT

Permit Fees and Guidelines

EFFECTIVE January 1, 2015

This is a guideline to assist the applicant in understanding the steps needed to obtain a manufactured dwelling placement permit. In the processing of the application, the applicant will be asked to obtain approval from various departments, divisions and entities within the county. There may also be additional permits required that are associated with the placement of a Manufactured Dwelling. The applicant should check with the following departments, divisions and entities within the county for any additional requirements, restrictions and/or permits.

The Manufactured Dwelling and Cabana placement permit includes electrical feeder, water and sewer lines within 30 feet of the perimeter of the unit, all cross over connections and slab, runners or foundation (when in compliance with the Oregon Manufactured Dwelling and Park Specialty Code (OMDPSC).

Building Department 503-742-4739

Manufactured Dwelling Placement Permit (Standard Fee)		\$ 485.84
<p>Separate Permits are required for the following:</p> <p><u>Building Permit's</u></p> <ul style="list-style-type: none"> • Accessory Structures • Additions • Air Conditioner/Heat Pump • Attached Garage • Carport • Changing electrical water heater to gas or propane • Decks/Landings/ Porches larger than 6'-0" x 6'-0", or 30" or higher above the finish grade. • Detached Garage • Foundations that do not comply with the OMDPSC • Ramada (roof structure covering the Manufactured Dwelling) • Wood Stove 	<p><u>Electrical Permit's</u></p> <ul style="list-style-type: none"> • Existing Service (if moved or modified or repaired) • New Service • Sewer Pump • Well Pump • Air Conditioner / Heat Pump • Spa / Hot Tub • Accessory Structure 	<p><u>Plumbing Permit's</u></p> <ul style="list-style-type: none"> • Water Line • Sewer Line • Modification to existing plumbing system provided by the manufacturer • Sewer Pump
Electrical Permit	(new service installation)	\$ 122.08
Plumbing Permit	(minimum permit fee \$85.00)	
Sewer	150' Total Length	\$ 162.40
<i>Over 150' Total Length:</i>	1st 50' Utility Connection	\$ 123.20
	Each additional 100' or Portion	\$ 82.88
Septic	1st 50' Utility Connection	\$ 123.20
	Each additional 100' or Portion	\$ 82.88
Water	Up to 50' Utility Connection	\$ 97.44
	Each additional 100' or Portion	\$ 64.96
Rain Drains (if installation exceeds 30 feet)		\$ 101.92
Reinspection (must be paid prior to next inspection)	Per each reinspection	\$ 85.00
Oregon Manufactured Dwelling Standard and Park Specialty Code	Booklet	Free Online
School Excise Tax (varies by district)		Up to \$1.17 per sq. ft.

Planning Division 503-742-4500

Land Use Approval is required for the use (i.e. a permanent structure or a temporary dwelling for care). Applications will be reviewed for set back requirements, flood plain, greenway, special district's, and geotechnical report's for steep slopes or slide areas, etc. These review may result in additional permits.

(land use review for new MH placement)	\$ 165.00
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Engineering Division 503-742-4691

If there is no driveway access or repairs / changes are needed to the existing driveway access, a separate driveway permit will be required.

Driveway Permit	\$ 332.00
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The Clackamas County Board of Commissioners adopted an ordinance to administer Transportation System Development Charges (TSDC). The fee, based on the number of vehicle trips a particular land use generates, is set to cover the cost of transportation facilities needed to serve the new or expanded development and the people who will occupy or use the development. Contact Engineering regarding questions pertaining to System Development Charges.

General County Transportation (TSDC)	(private property)	\$ 3,560.00
	(new park/space)	\$ 1,856.00
	(health hardship) Refundable upon removal of MH	\$ 357.00
Happy Valley/Clackamas County Joint District (TSDC)	(private property)	\$ 7,682.00
	(new park/space)	\$ 4,005.00
	(health hardship) Refundable upon removal of MH	\$ 740.00

The Parks System Development (PSDC) fee is collected on any new dwelling units created within the North Clackamas Park & Recreation District. This fee helps pay a portion of the costs associated with building capital facilities.

North Clackamas Parks SDC for SFR/MH		Zone 2	Zone 3
Zone 2, west of I-205 / Zone 3, east of I-205		\$ 6,760.00	\$ 6,075.00

Soils / Septic 503-742-4740 <http://www.clackamas.us/wes/septic.htm>

If you have an existing septic system and any of the following situations apply, the system may need to be analyzed under an existing system review or authorization notice to determine its functionality:

- Temporary Dwelling for Care / Health hardship (applicant should apply for Existing System Review Permit at the same time as making application with Planning Division for a Temporary Dwelling for Care).
- Increasing the number of bedrooms (i.e., replacing a two bedroom home with a three or four bedroom home).
- Existing system has not been in use within five years of its completion.

An existing system review may show a need for repairs, modifications, or replacement of your septic system. A separate septic permit is required for the repair, modification, or replacement of the septic system. To install a new septic system, you will need a Soils Evaluation Study first. This will determine whether the property can support a septic system. Check with the soils section of the Water Environment Service Department on these matters.

In some cases, a permit for **erosion control** will be required when setting up a new home, or building an accessory structure. Please check with the department of Water Environment Services (503) 353-4567

Septic Tank Permit	dependent of site evaluation	\$760.00 - \$1100.00
Soils Site Evaluation		\$ 735.00
Existing System Report (may require additional Septic Permit for repair or replacement)		\$ 630.00