



Division 126, Communication Site Facilities, Proposed Rule Lease Rates and Fee Schedule

The following tables present the lease rates and fee schedules for communication site facility leases under the proposed rules for OAR 141-126. The Division 126 rules would establish distinct administrative rules for communication site facilities located on school lands – lands owned by the people of Oregon that generate revenue for the state’s Common School Fund.

Lease Rates

Use Type	Specific Use	Minimum Compensation Rate	Co-Location* Minimum Compensation Rate
Non-commercial	Personal/research/scientific	\$750/year or a one-time negotiated payment	\$500 one-time payment or 25% of fee charged to co-locator per year, whichever is greater
	Local or county government and emergency services	\$3,000/year	\$750 one-time payment or 25% of fee charged to co-locator per year, whichever is greater
	State, Federal, or Tribal government or emergency services	\$4,500/year	\$1,125 one-time payment or 25% of fee charged to co-locator per year, whichever is greater
	Non-profit/non-commercial	\$3,000/year	\$750/year or 25% of fee charged to co-locator per year, whichever is greater
Commercial	Small commercial	\$4,000/year	\$1,000/year or 25% of fee charged to co-locator per year, whichever is greater
	Medium commercial	\$6,000/year	\$1,500/year or 25% of fee charged to co-locator per year, whichever is greater
	Large commercial	\$8,000/year	\$2,000/year or 25% of fee charged to co-locator per year, whichever is greater
Wireless Cellular Communications	Macro	\$10,000/year	25% of fee charged to co-locator per year
	Small wireless facility	\$270/year	\$100/year

Note: The Department reserves the right to establish a base compensation rate greater than the minimum annual base compensation. Minimum compensation rate and minimum co-locator compensation rate will increase annually by three percent (3%) for every year.

*Co-location: When more than one entity shares the same communication site facility.



Fee Schedule

Fees for lease applications and assignments

Use Type and Specific Use		Application fees				Assignment fee
		New or renewed lease with changes	Lease renewal with no changes	Co-location lease (new and renewal)	Lease modification	
Non-commercial	Personal/research/scientific	\$375	\$375	\$375	\$250	\$250
	Local or county government and emergency services	\$750	\$375	\$375	\$250	\$250
	State, Federal, or Tribal government or emergency services	\$750	\$375	\$375	\$250	\$250
	Non-profit/non-Commercial	\$750	\$375	\$375	\$250	\$250
Commercial	Small commercial	\$1,000	\$500	\$500	\$500	\$500
	Medium commercial	\$1,000	\$500	\$500	\$500	\$500
	Large commercial	\$1,000	\$500	\$500	\$500	\$500
Wireless Cellular Communications	Macro	\$1,500	\$750	\$750	\$500-\$750 ¹	\$750
	Small wireless facility	\$500 for up to 5 SWF, \$100 per additional SWF		\$100	\$250-\$500 ²	\$250

¹ When modification results in change of frequency only: \$500. When modification results in enlargement of lease area or change in buildings or towers: \$750.

² When modification results in change of frequency only: \$250. When modification results in enlargement of lease area or change in structures or poles: \$500.