

**FEES, FORMULAS, & METHODOLOGIES**  
(For Aquatic Resource Management, Proprietary Program)

**Valid: January 1, 2025, through December 31, 2025**

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The following document summarizes the fees charged by the Department of State Lands (DSL) when applying for, amending, assigning, subletting, or performing other administrative actions on a waterway use authorization for the use of DSL managed land. In addition, this document outlines the formula(s) used by DSL to calculate the compensatory payment or minimum competitive bid for a waterway use authorization. This document, updated annually on January 1<sup>st</sup>, is published as a general reference for staff and the public and is not indented to supersede statute or administrative rule. In addition, many of the administrative rules referenced in this document outline various exemptions and use specific factors not identified in this document that must be considered in establishing the compensation due. For questions regarding any information provided in this document, please contact the Proprietary Coordinator assigned to your county. [Staff Directory](#)

**Waterway Structure Registrations**

OAR 141-082-0335

**Application Fee**

- \* Dock/float or boat house, 1,000 square feet or less: \$250
- \* Dock/float or boat house, 1,001 to 2,000 square feet: \$500
- \* Dock/float or boat house, 2,001 to 2,500 square feet: \$600
- \* Floating recreational cabin: \$700
- \* Other structures determined by Director: not less than \$250

**No fee or other compensation is required for registering or renewing a registration for the following uses or structures:**

- \* Riprap and tide gates.
- \* Structures maintained by a diking or drainage district.
- \* Rights of way established prior to November 1, 1981, for any county or city road.
- \* Voluntary habitat restoration work.

**Wharf Certifications**

OAR 141-082-0270

**Application Fee**

- \* None.

**Compensation**

- \* None.

**Public Facility Licenses**

OAR 141-082-0275 to 0300

**Application Fee**

- \* \$750
- \* Qualifying renewals – \$375.

**Amendment Fee**

- \* \$750
- \* Qualifying amendments – \$375.

**Bank Consent Agreement Fee**

- \* \$375

**Compensation**

- \* None.

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## Waterway Leases

OAR 141-082-0275 to 0305

### Application Fee

- \* \$750
- \* Qualifying renewals – \$375.

### Amendment Fee

- \* \$750
- \* Qualifying amendments – \$375.

### Assignment Fee

- \* \$750

### Sublease Fee

- \* \$750

### Bank Consent Agreement Fee

- \* \$375

### Compensation

**NOTE: All rates and minimums increase by 3% on July 1<sup>st</sup>**

Regardless of use, the minimum annual payment is the greater of:

- \* \$500 through June 30<sup>th</sup> and \$515 after July 1st; or
- \* \$0.0106/sq. ft through June 30th and \$0.0109/sq. ft after July 1st.

The following rates are used to establish the annual lease rental payment for leases using the Flat Rate Method or the minimum bid during a competitive bid process.

Use Classification	Flat Rate (before/after 7/1)
Historic Vessels and Structures	\$427/\$440 minimum payment
Log Raft and Log Raft Storage	\$0.0182/\$0.0187 per square foot
Commercial Marinas and Moorage	\$0.0366/\$0.0377 per square foot
Non-Commercial Marinas and Moorage	\$0.0366/\$0.0377 per square foot
Marine Industrial and Marine Services	\$0.6284/\$0.6473 per square foot
Non-Marine Uses	\$0.7339/\$0.7559 per square foot

Other Uses:

- \* Compensation is determined by the Director on a case-by-case basis and not less than the base minimum rate listed above. See OAR 141-082-0305(6).

OAR 141-082-0305(2) identifies two other methods that an applicant or lessee may choose for the DSL to calculate their annual lease rental payments. These are the “Percent of Gross Income”, which is based on the percent of the actual annual gross income received from the use of Oregon-owned lands, and the “Riparian Land Value Method”, which is based on a percent of the real market value of the adjacent upland parcel, excluding the value of any improvements.

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## Territorial Sea Cable Easements

OAR 141-083

### Application Fee

- \* \$5,000 for each cable.

### Consideration Fee

- \* *Easements may be subject to a term-based payment or annual rental payments subsequently established by the Land Board pursuant to governing law for use of Oregon-owned submerged and submersible land.*

## Sand & Gravel Leases and Licenses

OAR 141-014

### Application Fee

- \* \$750

### Bank Consent Agreement Fee

- \* \$375

### Please note the following:

- \* Competitive bidding required for all leases.
- \* Leases are subject to annual or monthly rent.
- \* Licenses are issued for a period of less than three years at DSL's discretion.
- \* Compensation due based on the actual amount of material removed.

### Sand and Gravel Rates:

- \* \$1.17/cubic yard for material removed from an Oregon-owned waterway.
- \* \$1.33/cubic yard for removal of Oregon-owned dredged material that has been placed on either land controlled by DSL or land belonging to another person.

The minimum royalty rate is to be adjusted every year based on "an index to be created and maintained by the Department." See *OAR 141-014-0330(8) – (10)*. The index currently used in the US Bureau of Labor Statistics Producer Price Index for construction sand/gravel/crushed stone ([WPU1321](#)).

## Hydroelectric Easements

OAR 141-087

### Application Fee

- \* None.

### Compensation

Annual compensation will be determined based on:

- \* The requirements of Article VIII, Section 5(2) of the Oregon Constitution.
- \* First, negotiation between the Director and the owner of the facility.
- \* If negotiation fails, the base fee is 6% of the per acre value of the adjacent upland for use as a hydroelectric facility or other rural industrial use.

The base fee will be adjusted annually to reflect changes in the US Department of Labor, Bureau of Labor Statistics All Urban Consumers Price Index for Portland (Base: 1967=100)

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## Waterway Easements

OAR 141-123

### Application Fee

- \* \$125 for all structures or facilities necessary for the use of water.
- \* \$750 for other structures subject to an easement, *except* for water, gas, electric or communication service lines across Oregon-owned waterways outside of city limits (no application fee for this use).

### Amendment Fee

- \* \$750

### Compensation

The greatest of:

- \* 100% of the fair market value (as determined by appraisal or county assessor “real market value of the tax lot(s) affected by the easement) if it is on Oregon-owned upland,
- \* 33 1/3% of the fair market value of adjacent riparian tax lots if on submerged and submersible land,
- \* The value per square foot cannot exceed \$13.03, starting July 1, 2021, for single use easements (increasing by 3% each July 1<sup>st</sup>)
- \* There is no limit on the value per square foot for multiple use easements.
- \* \$500, or
- \* The highest comparative compensatory payment.

No compensation for:

- \* State, county, and city-owned bridges crossing Oregon-owned waterways outside city limits.
- \* Gas, electric and communication lines outside of city limits.
- \* Water ditches, water supply pipes, and water supply mains up to a maximum width of 25 feet on each side of a center line.
- \* Sanitary pressure mains and storm water supply mains up to a maximum width of 25 feet on each side of the center line.
- \* Any structure or facility necessary for the use of water crossing or situated on Oregon-owned submerged and submersible lands, if the withdrawal is authorized by a valid water right and is used exclusively for irrigation or domestic use.
- \* People’s Utility District (PUD) crossings on, above, and under Oregon-owned waterways outside city limits.

For any state, county and city owned bridge:

- \* \$100 for a 30-year easement if any bridge listed on a single county application is located within city limits.
- \* \$100 for a permanent easement for each state, county or city-owned bridge crossing an Oregon-owned waterway within city limits.

For People’s Utility District (PUDs) structures within city limits:

- \* \$100 for a 30-year easement, for crossings on, over, and under Oregon-owned waterways.

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## Special Use Leases and Licenses

OAR 141-125

### Application Fee

\* \$750, lease or license.

### Renewal Fee

\* \$750, lease or license.

### Assignment Fee

\* \$750, lease or license.

### Sublease Fee

\* \$250, lease or license.

### Bank Consent Agreement Fee

\* \$375, lease or license.

### Compensation

The method for determining the annual compensation by DSL is contingent on the nature of use, whether the land is Trust or Non-Trust, the size of the parcel, the availability of reliable data regarding fair market rental value of the subject parcel and whether other applications have been submitted to use the same parcel.

To determine annual compensation or the minimum bid at auction, DSL considers the following factors:

- \* The Constitutional mandate in Article VIII, Section 5(2) and requirement that all Trust Land be managed to maximize long-term financial benefit to Common School Fund.
- \* The fair market rental value received by property owners for similar property used in a similar manner (comparative compensatory payment).

### Retrieval of Sunken Logs, Woody Debris and Abandoned Pilings

- \* 10% of the gross revenue received from the sale of any logs or lumber products produced from retrieval

### Removal of Semiprecious Stones, Petrified Wood and Fossils

- \* 10% of the market value of the semiprecious stones, petrified wood, and fossils

### Regardless of type of use, annual compensation will not be less than:

- \* \$500/year for all leases except those for communications facilities.
- \* \$750/year for special use leases for communications facilities.
- \* \$100/year for licenses; or
- \* The minimum bid when the lease is awarded through public auction.

NOTE: Short-term access authorizations do not require compensation, are not renewable or assignable, cannot be subleased, and are intended for uses of less than one year. There is no application fee for a short-term access authorization.

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**Territorial Sea Energy Facility Authorizations**

OAR 141-140

**Temporary Use Authorizations**

**Application Fee**

- \* \$250

**Compensation**

- \* The greater of \$500 or \$5.00 per acre of land within the authorized area.
- \* If the holder of a TUA receives revenue from the sale of electricity during testing, an additional amount will be determined by the Director based on the quantity of electricity sold as well as other factors.
- \* In addition, compensation is owed for any uses of Oregon-owned land not within the authorized area but associated with the project.

**Ocean Energy Facility Leases**

**Application Fee**

- \* \$750

**Compensation**

- \* To be determined by the Director based on (among other factors):
- \* The requirements of Article VIII, Section 5(2) of the Oregon Constitution; and
- \* Annual compensation received by other persons for the placement of ocean energy facilities; and
- \* The amount of electricity generated by the facility; the value of the electricity produced, and gross revenue resulting from that generation.
- \* In addition, compensation is owed for any uses of Oregon-owned land not within the authorized area but associated with the project.



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**Remediation and Habitat Restoration Authorizations**

OAR 141-145

*Except for leases, all compensatory payments are a one-time payment for the term of the authorization. Compensatory payments for Easements and Conservation Easements are never less than \$1,000.*

AV = Appraised value or assessed value (whichever is less) per square foot

LA = Authorized use area, in square feet

SDI = Site Diminishment Impact, see OAR 141-145-0060(4)(5).

COMP = Compensation due

**Orphan Site**

**Application Fee**

- \* Dependent of the type of authorization  
(see fee rates below)

**Compensation**

- \* \$500

**Access Authorization**

**Application Fee**

- \* \$750
- \* Qualifying renewals – \$375.

**Compensation**

- \*  $COMP = AV \times LA \times SDI$

**Conservation Easement**

**Application Fee**

- \* \$1,250

**Compensation**

- \*  $COMP = AV \times LA \times 50\%$

**Lease Authorization**

**Application Fee:**

- \* \$1,250
- \* Qualifying renewals – \$375.

**Compensation:**

The lessor of:

- \*  $COMP = AV \times LA \times SDI \times 5\%$ ; or
- \* Flat rate method for a non-marine use (as described in Division 82) of \$0.7339/\$0.7559 per square foot (increased by 3% on July 1<sup>st</sup> each year) x LA.

**Easement Authorization**

**Application Fee**

- \* \$1,250

**Compensation**

The lessor of:

- \*  $COMP = [(AV \times LA \times SDI)/30] \times \text{number of years authorized}$ ; or
- \* Flat Rate Method for a non-marine use (as described in Division 82) of \$0.7339/\$0.7559 per square foot x LA x number of years authorized.