

New Fees and Compensation Effective July 1, 2027

Waterway Leases, Licenses, and Registrations on Oregon-Owned Waterways

About the Summary of Fees and Compensation

The Oregon Department of State Lands (DSL) charges fees, and in some cases compensation, for uses and activities along Oregon-owned waterways. This document provides an accessible summary of recent changes to fees and compensation adopted in Oregon Administrative Rules 141-082 to provide notice to DSL customers in advance of the effective date of July 1, 2027.

This summary includes updates to waterway registrations (for small private structures), waterway leases (for medium or large private structures), and public facility licenses.

When Are Rules Effective?

- **On or before June 30, 2027:**

[See OAR 141-082 rules in effect](#)

- For all waterway authorizations, current application fees apply to applications that are postmarked or received by DSL on or before June 30, 2027.
- For waterway leases, current compensation rates apply to all new and renewed leases executed on or before June 30, 2027.

- **On or after July 1, 2027:**

[See updated OAR 141-082 rules \(PDF\)](#)

- For all waterway authorizations, updated application fees take effect for applications received on or after July 1, 2027.
- For waterway leases, updated compensation rates apply to all new and renewed leases executed on or after July 1, 2027, regardless of application date. Beginning July 1, 2027, leases will be assessed an annual \$100 surcharge for the Submerged Lands Enhancement Fund.

While the new rules include a wide range of updates—such as revisions to definitions, terminology, and policy language—this summary focuses specifically on the changes to fees and compensation.

Additional Resources

Questions? [Contact the proprietary coordinator supporting waterway authorizations for your county.](#)

- [See current fees for all waterway authorization types](#)
- [Learn more about waterway authorizations](#)
- [Learn more about the rulemaking project](#)

Disclaimer: This summary is published as a general reference and is not intended to supersede statutes or administrative rules. Administrative rules outline various exemptions and use factors that must be considered in establishing the fees or compensation due.

Waterway Registration (Small Private Structures on Submerged and Submersible Land)

Small or medium-sized private structures placed in, upon, or over Oregon-owned waterways require a waterway registration. These include docks, boat houses, and other similar structures 2,500 square feet or smaller, as well as floating recreational cabins smaller than 1,500 square feet. This excludes commercial activity.

Term Length

Waterway registrations must be renewed **every five (5) years**.

Application Fees

Waterway Registration: New and Renewals	Fees effective July 1, 2027
Dock/float or boat house (1,000 square feet or less)	\$400
Dock/float or boat house (1,001 to 2,000 square feet)	\$700
Dock/float or boat house (2,001 to 2,500 square feet)	\$800
Floating recreational cabin	\$1,000
Other structures determined by Director	Not to exceed \$1,000
Riprap and tide gates	None
Structures maintained by a diking or drainage district	None
Rights of way established prior to November 1, 1981 for any county or city road	None
Voluntary habitat restoration work	None

No annual increases in application fees for registrations.

Annual Compensation

No annual compensation is required.

Waterway Lease (Medium or Large Private Structures on Submerged and Submersible Land)

Large private structures placed in, upon, or over Oregon-owned waterways require a waterway lease. These include docks, floating homes, and other structures 2,500 square feet or larger, as well as floating recreational cabins over 1,500 square feet. This includes all commercial activity.

Term Length

Effective July 1, 2027, all new leases will have a term of **five (5) years**. If you renew your existing lease, the term can be **up to fifteen 15 years**. This is dependent on DSL approval and considering factors such as access to the waterway for the public, length of structure use, and more (see rule language in section OAR 141-082-0285 for more details.)

Application Fees

Apply For or Renew a Lease	Fees effective July 1, 2027
New application	\$1,000
Renewal - No change of area or use classification	\$500
Renewal - Includes change(s)	\$1,000

Modify an Active Lease	Fees effective July 1, 2027
Amendment - No change of area or use classification	\$500
Amendment - Includes change(s)	\$1,000
Assignment or Sublease	\$1,000
Bank consent agreement	\$500

Beginning July 1, 2028, application fee increases, capped at 5%, will be determined by the DSL Director.

Additional Fees

Additional Fees (as applicable)	Fees effective July 1, 2027
Late renewal	\$500
Lease holdover	\$500
DOJ consultation	\$500

- **Assignment:** A transfer by the lessee or licensee, with DSL's approval of the rights of use and occupancy of the authorized area or premises to another person or entity.
- **Sublease:** An agreement between the lessee and a third party to use the lease area.
- **Bank consent agreement:** A document used when rights under a waterway use authorization are held as collateral for repayment of a loan.
- **Late renewal:** A renewal application submitted less than 30 days prior to the authorization's expiration date.

- **Lease holdover:** When a lease expires without a renewal being approved. With a few exceptions, the terms and conditions of the expired lease are in “holdover”, meaning they still apply despite the expiration.
- **DOJ consultation:** When a lease requires DOJ sufficiency review (a statutory requirement for authorizations where the lease payment over the term of the agreement exceeds a specific value (currently \$250K) or when someone requests substantive changes to the terms and conditions.

Annual Compensation (effective July 1, 2027)

Waterway use authorizations allow certain uses of Oregon-owned rivers, lakes, territorial sea, and other waterways while compensating Oregonians for usage of these public resources. Revenue from waterway leases goes into the Common School Fund, benefitting K-12 education. A limited amount of revenue is used for the Submerged Lands Enhancement Fund grants (learn more on page 6).

Parcel Annual Lease Payment Formula

This formula calculates the first year of the annual lease payment for each parcel in a lease. The boundary of a parcel is defined by individual use or by adjacent tax lot boundaries, and **a lease may contain more than one parcel.**

For leases with more than one parcel, the total annual payment due is the sum of all parcel annual lease payments.

Adjacent Land Value <i>(Value per Square Foot)</i>	X	Use Rate <i>(Percentage)</i>	X	Parcel Area <i>(Square Feet)</i>	=	Parcel Annual Lease Payment
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Following the first year, the annual lease payment for each parcel will **increase 3% annually** for the duration of the lease. Upon renewal of a lease, the annual lease payment for each parcel will be re-calculated using the process outlined in rule.

- **Adjacent Land Value:** as determined by the [County Assessor’s office](#), expressed as a value per square foot
- **Use Rate:** expressed as a percentage.
 - The rate starts at 3%. It can’t go below 3% or above 8%.
 - The rate goes up or down based on the activity type authorized by DSL or applied for (see below table for Use Rate Modifiers). These modifiers are cumulative. The same modifier can also be applied multiple times, for example, a waterway can be both a State Scenic Waterway as well as Essential Salmonid Habitat, combining for an additional one (1) percent added to the total Use Rate.
 - For multi-use leases, the Use Rate will be calculated separately for each individual use.
- **Parcel Area:** the area or premises requested for use, expressed in square feet.
- **Parcel Annual Lease Payment:** calculated by multiplying the Adjacent Land Value, Use Rate, and Parcel Area together, as seen in the formula.

Use Rate Modifiers

The below table provides the additional considerations when calculating the Use Rate. These are discretionary and intended to be used by DSL to adjust use rates due to case specific considerations related to the location and/or the nature of the activity or due to the actions of the lessee/applicant. Some authorized activity types are listed that have no impact on the use rate.

Use Rate Modifier	+/- (%)	Additional Information
a) Beneficial Waterways Program	- 0.75%	Applies when lessee/applicant participates in a local, state, federal program that requires them to meet certain standards (which often exceed current legal requirements). For example, the Clean Marina Program with Oregon State Marine Board.
b) Public access provided	- 0.75%	Provides free or at a nominal cost access to the waterway to all members of the public, without restriction.
c) Waterway or other designation	+ 0.5%	Used when the activity occurs on a waterway that has or is within a local, state, or federal designation because of the waterway's environmental, recreational, or cultural value. For example, Essential Salmonid Habitat, State Scenic Waterway, Oregon's coastal management zone, or OAR 141-142 designated marine protected areas, etc.
d) Use classifications	<i>Categories of activities identified in rule OAR 141-082-0305(12) and used by DSL to adjust the use rate used for calculating a lease's annual payment due.</i>	
(a) Noncommercial Use	+ 0.10%	Owner oriented structures not open to the public (i.e. HOA docks; Yacht club marinas).
(b) Personal Recreational Use	no change	Structures associated with residential use and dedicated to recreational purposes.
(c) Commercial Use	+ 0.25%	Activity that results in or is associated with monetary gain.
(d) Aquaculture Facilities	+ 0.10%	Structures dedicated to aquaculture not otherwise regulated by the Oregon Department of Agriculture.
(e) Historic Vessel and/or Structure	no change	Vessels or structures owned by a not-for-profit and eligible or listed in the National Register of Historic Places, as determined by State Historic Preservation Office (SHPO).
(f) Log Raft and Log Storage	no change	Structures and areas used for mooring and storing log rafts or used for confining loose logs, grading and sorting logs, or feeding wood products to a mill.
(g) Marinas	+ 0.25%	A facility providing boat berthing, docking and mooring, and incidental services for recreational, commercial, and/or charter fishing boats.
(h) Marine Industrial Use	+ 0.50%	Structures or uses which involve (in-part or wholly) the fabrication, assembly, processing, or manufacture of products, structures or vessels from raw materials or fabricated parts, or otherwise involves industrial activities requiring proximity to a waterway. Included in this definition is sea water desalination and mineral extraction and processing facilities.
(i) Marine Services Use	+ 0.50%	Structures or uses which provide boat berthing, docking and mooring for tugboats, barges, and other marine industrial workboats and structures associated with other marine service uses such as fish processing plants.
(j) Non-Marine Use	+ 0.50%	Structures or uses, which otherwise do not require proximity to a waterway. Uses include but are not limited to: single and multi-family residences, hotels and motels, restaurants, offices, retail stores, parking lots and structures, and warehouses.
(k) Other use classifications	case by case	Reserved for exceptional cases when a use does not fit in any of the above classifications. Requires Director consent and approval. Director will set the amount to modify the use rate on a case-by-case basis.
(f) Other methods or information case by case	case by case	Reserved for exceptional cases and intended to apply only when there are reasonable and valid considerations not listed in rule that otherwise should be utilized by DSL, or DSL is required by law to consider. Requires Director consent and approval. Director will set the amount this classification modifies the use rate on a case-by-case basis.

Minimum and Maximum for Parcel Annual Lease Payment

Regardless of the amount calculated for the parcel annual lease payment, a minimum and maximum applies for each parcel within the lease area.

Effective Date	Minimum Annual Lease Payment (per parcel)	Maximum Annual Lease Payment (per parcel)
July 1, 2026	\$1,200	\$150,000
July 1, 2031	\$1,400	----
July 1, 2036	\$1,600	----

New Annual Surcharge for Leases: Submerged Lands Enhancement Fund

Projects that enhance, improve, or protect the beds and banks of Oregon-owned waterways often benefit water quality, surrounding wildlife, and waterway users. In 2017, DSL worked with the state legislature to establish the [Submerged Lands Enhancement Fund](#), which makes grants available for these types of projects. The fund is financed by up to 20 percent of the revenue from waterway authorizations.

This surcharge will be billed annually, along with the total annual lease payment due. The surcharge is per lease, not per parcel within the lease. Beginning July 1, 2027, the annual surcharge will apply to all waterway leases, consistent with applicable lease terms. It is not subject to subsequent annual fee increases set by the DSL Director.

Annual Surcharge	Surcharge effective July 1, 2027
Submerged Lands Enhancement Fund	\$100

Public Facility License (Structures on Submerged and Submersible Land)

Structures owned, operated, maintained, or used by public agencies that charge no or minimal fees to users may hold a public facility license. Examples that may qualify for a public facility license include boat ramps, transient use docks, public fishing or crabbing piers, viewing structures, and navigational aids.

Term Length

Licenses must be renewed **every fifteen (15) years**.

Application Fees

Apply For or Renew a Public Facility License	Fees effective July 1, 2027
New application	\$1,000
Renewal - No change of area or use classification	\$500
Renewal - Includes change(s)	\$1,000

Modify an Active Public Facility License	Fees effective July 1, 2027
Amendment - No change of area or use classification	\$500
Amendment - Includes change(s)	\$1,000
Assignment or Sublease	\$1,000
Bank consent agreement	\$500

Beginning July 1, 2028, application fee increases, capped at 5%, will be determined by the DSL Director.

Annual Compensation

No annual compensation is required.

Frequently Asked Questions

If you have additional questions, please [contact the DSL proprietary coordinator supporting waterway authorizations for your county.](#)

Why was compensation for waterway leases reduced to a single method?

Under the current rules (effective until June 30, 2027) DSL provides three different methods to leaseholders. This change in the new rules (effective July 1, 2027) to a single method ensures fair and consistent annual lease payments for all parcels. Introducing the “use rate modifiers” allowed the singular method of compensation to still reflect the nuanced and unique nature of each leasehold parcel.

I'm having trouble understanding how much I'll be paying each year for my waterway lease. How is the annual compensation rate determined?

Compensation rates for waterway leases (both new and renewing) are based on the date the lease is executed, not the date you apply.

- If your lease is executed on or before June 30, 2027, current compensation rates apply until the next time you renew your lease.
- If your lease is executed on or after July 1, 2027, updated compensation rates will apply.

For example: If you apply for a lease in May 2027 but it is not executed until July 2027, your lease will reflect the new compensation rates.

I have an existing waterway lease that when renewed will be subject to the updated compensation rate. What changes should I expect in my annual lease payment?

Lessees who renew under the updated rules with either see their annual compensation decrease or increase by no more than 15% from their last annual payment.

Why are there minimum and maximums tied to the waterway lease compensation rates?

These address concerns of inequality arising from lessees with intensive uses or exceptionally large leaseholds paying the same amount as small leaseholds with high value adjacent property.

Why are waterway lease terms limited to five (5) years?

Reduced lease terms align with industry standards, allowing staff to review leases and waterway use more often and making sure DSL is more active in managing waterways. New leases are limited to five years, with extensions available upon renewal for lessees in good standing.

For registrations, why were fee limits changed for “other structures determined by the Director”?

Under current rules, it is not possible to have a no cost (\$0) application for small, low-risk structures and there is no maximum limit. In the updated rules, the fee limit is flipped to have a maximum of \$1,000 and no minimum. This approach can help people and nonprofits access a low or no-cost registration when seeking to place a low-impact waterway structure.