



# 2024/25-2025/26 Port of Coos Bay Rate Schedule - DRAFT

Effective January-July 1, 2025

<b>Administration Office:</b>	125 Central Avenue, Suite 300, Coos Bay, Oregon 97420	(541) 267-7678
<b>Charleston Marina Office:</b>	63534 Kingfisher Rd, Charleston, Oregon 97420	(541) 888-2548
<b>Charleston Marina RV Park:</b>	63402 Kingfisher Rd, Charleston, Oregon 97420	(541) 888-9512
<b>Charleston Marina Shipyard:</b>	63131 Troller Rd, Charleston, Oregon 97420	(541) 888-3703

## Charleston Marina Services

### Moorage - Boats 15' and Under

Day.....	<del>\$9.75</del> <u>\$10.04</u>
Week .....	<del>\$52.38</del> <u>\$53.95</u>
Month.....	<del>\$149.68</del> <u>\$154.17</u>

### Moorage - Vessels Greater Than 15'

Moorage Rates for vessels greater than 15 feet are charged by foot length on average. All rates include electric power and water.

Daily, Per Foot .....	<del>\$0.748</del> <u>\$0.771</u>
Monthly, Per Foot .....	<del>\$0.383</del> <u>\$0.395</u>
Semi-Annual, Per Foot.....	<del>\$0.241</del> <u>\$0.249</u>
Annual, Per Foot.....	<del>\$0.228</del> <u>\$0.235</u>

### Launch Ramp

Daily Fee .....	\$7.00
Annual Permit.....	<del>\$81.40</del> <u>\$85.00</u>

### Ice - Regular Business Hours

Per Ton .....	\$100.00
Minimum Ice Order .....	\$67.00
No Show Fee, Cancellation with less than six hours' notice .....	\$82.50

### Ice - After Hours & Holidays

Per Ton .....	\$100.00
Per Ton Surcharge .....	\$16.50
Minimum Ice Order .....	\$67.00
Minimum Surcharge.....	\$67.00
No Show Fee, Cancellation with less than six hours' notice .....	\$82.50

### Public Dock Hoist

Per Hour .....	<del>\$30.25</del> <u>\$33.28</u>
Cable Non-Return Fee .....	\$500.00

### Showers

3 Minutes Per Token .....	\$1.00
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## Charleston Marina Services, continued

### Key Cards

New Card .....	\$10.00
Replacement Card .....	\$25.00

### Extra Shore Power

Applies to vessels utilizing more than one pedestal for power.

Daily .....	\$5.00
Monthly .....	\$100.00

### Emergency Pump Out of Vessel

Per Hour .....	\$75.00
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### Running Water Violation

Applies that leave water running at pedestal (first offense is a warning).

Recurring Offense (each offense) .....	\$25.00
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## Charleston Marina Storage Units

### Storage Unit Rates

Dimensions: Door - 9'2" x 10' Inside - 10' x 11'/15'

5' x 10', Per Month .....	<del>\$77.56</del> <u>\$79.89</u>
10' x 15', Per Month .....	<del>\$161.93</del> <u>\$166.79</u>
10' x 20', Per Month .....	<del>\$189.15</del> <u>\$194.82</u>
10' x 25', Per Month .....	<del>\$213.63</del> <u>\$220.04</u>
10' x 30', Per Month .....	<del>\$235.41</del> <u>\$242.47</u>
10' x 35', Per Month .....	<del>\$253.10</del> <u>\$260.69</u>

## Charleston Marina Dry Storage

### Boat Trailers

Per Month .....	<del>\$32.66</del> <u>\$35.93</u>
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### Boat & Trailer

Per Foot, Per Month .....	<del>\$3.17</del> <u>\$3.49</u>
Minimum .....	<del>\$95.10</del> <u>\$104.61</u>

### Crab Pots & Fishing Gear

Minimum Charge Per Item or Calculated by Square Foot, Whichever is Greater .....	<del>\$19.04</del> <u>\$20.25</u>
Per Square Foot Per Month .....	<del>\$0.25</del> <u>\$0.27</u>
Prepaid Deposit For Each ID Tag .....	<del>\$7.48</del> <u>\$7.70</u>

# Charleston Marina Shipyard Services

## Short Term Paved Work Area – Utility Services

Minimum Per Month .....	<del>\$70.42</del>	<u>\$72.53</u>
1-30 Days, Per Foot, Per Day.....	<del>\$0.21</del>	<u>\$0.22</u>
31-90 Days, Per Foot, Per Day.....	<del>\$0.35</del>	<u>\$0.36</u>
91-180 Days, Per Foot, Per Day.....	<del>\$0.52</del>	<u>\$0.54</u>
Over 180 Days, Per Foot, Per Day .....	<del>\$0.69</del>	<u>\$0.71</u>

## Short Term Gravel Work Area – Utility Services

Minimum Per Month .....	<del>\$64.02</del>	<u>\$65.94</u>
1-30 Days, Per Foot, Per Day.....	<del>\$0.19</del>	<u>\$0.20</u>
31-90 Days, Per Foot, Per Day.....	<del>\$0.32</del>	<u>\$0.33</u>
91-180 Days, Per Foot, Per Day.....	<del>\$0.47</del>	<u>\$0.48</u>
Over 180 Days, Per Foot, Per Day .....	<del>\$0.63</del>	<u>\$0.65</u>

## Long Term Work Area – No Utility Services

Minimum Per Month .....	<del>\$147.00</del>	<u>\$151.41</u>
1-6 Months, Per Foot, Per Calendar Month.....	<del>\$4.90</del>	<u>\$5.05</u>
7-12 Months, Per Foot, Per Calendar Month.....	<del>\$6.13</del>	<u>\$6.31</u>
13-18 Months, Per Foot, Per Calendar Month.....	<del>\$7.66</del>	<u>\$7.89</u>
19-24 Months, Per Foot, Per Calendar Month.....	<del>\$9.57</del>	<u>\$9.86</u>
Over 24 Months, Per Foot, Per Calendar Month .....	<del>\$11.96</del>	<u>\$12.32</u>

## Environmental Service Charge

Added to all Charleston Shipyard Invoices..... 15%

## Concrete Work Dock

Per Foot, Up To 4 Hours .....	<del>\$0.92</del>	<u>\$0.95</u>
Per Foot, Per Full Day .....	<del>\$1.53</del>	<u>\$1.58</u>

## Floating Work Dock

Per Foot, Up To 4 Hours .....	<del>\$0.49</del>	<u>\$0.50</u>
Per Foot, Per Full Day .....	<del>\$0.79</del>	<u>\$0.81</u>

## Boat Travel Lift - Includes 1 Hour Boat Wash, 3 Hours Total Max Time

Two Moves .....	<del>\$774.25</del>	<u>\$797.48</u>
Single Move.....	<del>\$552.45</del>	<u>569.02</u>
After Hours Move Surcharge.....	<del>\$359.23</del>	<u>\$370.01</u>
Boat Wash, Each Additional Hour .....	<del>\$89.80</del>	<u>\$92.60</u>
Lift Time, Each Additional Hour.....	<del>\$150.00</del>	<u>\$154.50</u>
No Show Fee.....	<del>\$150.00</del>	<u>\$154.50</u>

## Forklift Service

Per Hour .....	<del>\$114.31</del>	<u>\$117.74</u>
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## Bilge Water Disposal

Per Gallon.....		<u>\$3.00</u>
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# Charleston Marina RV Park

## Additional Fees Added to RV Park Rates

Charleston Area Lodging Tax.....	9.5%
Oregon State Lodging Tax .....	1.5%

## Standard Hook Up – Rows B & E, 30-34 feet long

Daily.....	\$47.72
Weekly .....	\$263.68
Monthly (6 month stay limit within a 12 month period) .....	\$739.14

## Deluxe Hook Up – Rows A & D, 40 feet long

Daily.....	\$50.11
Weekly .....	\$280.39
Monthly (6 month stay limit within a 12 month period) .....	\$781.73

## Pull-Through Hook Up – Row C, 55-60 feet long

Daily.....	\$53.70
Weekly .....	\$295.89
Monthly (6 month stay limit within a 12 month period) .....	\$823.07

## Pull-Through Deluxe Hook Up

Daily.....	\$57.73
Weekly .....	\$318.08
Monthly (6 month stay limit within a 12 month period) .....	\$884.80

## Yurts

Daily.....	\$68.02
Weekly .....	\$319.75
Lost Key .....	\$50.00

## RV Storage

Electrical hookup only, winter season only, subject to availability.

Monthly .....	\$125.00
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## RV Dump

Per Use .....	\$15.00
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## Propane

Per Gallon .....	varies on delivered price
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## Recreational Room Reservations

5 Hour Use.....	\$50.00
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## Late Check Out

Per Occurrence .....	\$30.00
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## Extra Vehicle Parking

Per vehicle, per day.....	\$5.00
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## Charleston Marina Administrative Services

### Credit Card Processing Fee

Per Transaction, Of Total Sale Amount ..... ~~2.5%~~ 3.0%

### Animal Violations

Per Ordinance 143, 11A.2.B.6 ..... \$25.00

### Business Licenses

Charter Operations, Per Month ..... \$100.00

General Services, Per Month..... \$100.00

Food Vendors, Self-Contained, Per ~~Year~~ Month ..... \$100.00

Fuel Delivery, Per Year ..... \$100.00

Fuel Delivery, Per Gallon..... ~~\$0.05~~ \$0.07

### Impound Fee

Storage Units ..... \$250.00

Vessels..... \$600.00

### Ordinance Violation

Civil Penalty, Each Day, Not to Exceed ..... \$500.00

## Insurance Requirements

A current Certificate of Insurance listing the Oregon International Port of Coos Bay as an additional insured and listing the following minimum limits, is required and must be provided by all agreement/license holders. The Oregon International Port of Coos Bay must receive notice of cancellation of any required insurance.

### Moored Vessels

General Liability, Must Include Wreck Removal and Pollution Liability ..... \$500,000

### Charter/Guide Vessels

General Liability, Must Include Wreck Removal and Pollution Liability ..... \$1,000,000

### Travel Lift Services and Short Term Storage of Vessels (in Shipyard)

General Liability, Must Include Wreck Removal and Pollution Liability ..... \$500,000

### Long Term Storage of Vessels (in Shipyard)

General Liability, Must Include Pollution Liability..... \$250,000

## General Administrative Services

### Tenant / Lessee Credit Check

Individual, Per Report.....	\$25.00
Business / Commercial, Per Report.....	\$50.00

### Labor

Port Staff Labor, Per Hour .....	\$75.00
Attorney / Legal Counsel .....	Current Hourly Rate Charged to Port

### Public Records

Black and White Copies, Per Page.....	\$0.25
Color Copies, Per Page .....	\$0.75
Fax, per page .....	\$1.00
Scan to PDF, Per Page.....	\$0.25
Digital Files Copied to Digital Media, per CD / Flash Drive .....	\$5.00
Mailed copies, up to 2 pages (plus additional postage fee over 2 pages) .....	\$5.00
Mailed Digital File Copied to Digital Media.....	\$10.00

### Non-Commercial Firewood Gathering Permit

30 day permit, Valid November Through April .....	\$5.00
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# Railroad Property Access and Occupancy

Fees for any other Railroad access or occupancy not specified below will be reviewed and rate quoted on an individual basis.

## Administrative Fees

Application for New Agreement, Non-Refundable .....	\$1,200.00
Application for Adoption/Assignment of Existing Agreement, Non-Refundable .....	\$1,500.00
Expedited Processing .....	\$1,000.00
Engineering Review Fee .....	\$1,750.00

## Access Fees

Allows limited access for 90 days with advanced notice to Railroad.

Right of Entry.....	\$1,000.00
Right of Entry Extension, Per Additional 90 Days .....	\$500.00
Temporary Grade Crossing, Not to Exceed One Year, Minimum \$500.00.....	Negotiated
Temporary Track Lease .....	\$25.00 per track foot, plus \$0.15 per sq. ft.

## Grade Crossing Occupancy Fees

Per foot per year, due annually in advance. 3% CPI increase annually.

Recreational, Minimum 16 Feet.....	\$45.00
Farm/Residential, Minimum 16 Feet .....	\$58.00
Industrial/Commercial, Minimum 24 Feet.....	\$65.00

## Track Lease Occupancy Fees

Per track foot per year plus additional land rate, due annually in advance. 3% CPI increase annually.

Lessee Maintained Track, Minimum 100 Feet .....	\$25.00
Railroad Maintained Track, Minimum 100 Feet .....	\$30.00
Land for Leased Track Use, Lessee or Railroad Maintained, Per Square Foot.....	\$0.30
Hazardous, Minimum 100 Feet.....	\$60.00
Land for Leased Track Use, Hazardous, Per Square Foot.....	\$0.45
Switch Maintenance Fee, Applies if Less Than Negotiated Carloads Annually.....	\$2,500.00

## Wireline Crossing Occupancy Fees

Per wire per year, due annually in advance. 3% CPI increase annually.

Power .....	\$750.00
Communications .....	\$1,100.00
Cable TV.....	\$1,800.00
Fiber Optics .....	\$2,500.00
Poles, Pole Attachments, Anchors, Guy Wires, Bridge Attachments.....	\$300.00

## Pipeline Crossing Occupancy Fees

Base rate plus additional fee per inch of carrier pipe per year, due annually in advance. 3% CPI increase annually.

Sewer or Water .....	\$750.00
Sewer or Water, Add Per Inch of Carrier Pipe.....	\$32.00
Gas or Oil .....	\$1,000.00
Gas or Oil, Add Per Inch of Carrier Pipe .....	\$35.00
Open Culverts or Other Drainage.....	\$1,000.00
Manholes, Hydrants .....	\$300.00

## Railroad Property Access and Occupancy, continued

### Wireline and Pipeline Longitudinal Crossing

Rate as specified above per wire or pipe, plus additional rate based on length of occupancy. 3% CPI increase annually.

Longitudinal Crossing, Per Foot..... \$1.50

### Outdoor Advertising Occupancy Fees

Base rate per sign per year or percentage of revenue, whichever is greater. Base rate due annually in advance. 3% CPI increase annually. Right of Entry Agreement required for installation. Notice to Railroad required for all other access.

Signal Box, Per Face..... \$450.00

Signage, 4' x 8' or less ..... \$750.00

Billboard, 10' x 40' or less ..... \$2,000.00

Billboard, greater than 10' x 40'..... \$4,000.00

### Land Lease Occupancy Fees

Per square foot per year, due annually in advance. 3% CPI increase annually. Land to be used for cultivation or other purposes. No permanent structures or other installations allowed. Minimum \$500 per agreement.

Land Lease ..... \$0.80

### Miscellaneous

Unloading Platforms, Lessee Maintained ..... \$950.00

Overhead Conveyor, Lessee Maintained ..... \$950.00

Weight Scales, Lessee Maintained ..... \$950.00

### Crossing Removal Fee

Removal and Disposal Fee, Due to Account Delinquency Status..... \$500.00

Additional Labor and Equipment, Per Hour ..... \$100.00