

City of Portland
Bureau of Development Services
PROPOSED
Building and Other Permits Fee Schedule
Effective Date: July 1, 2018

BUILDING PERMIT FEE

Total Value of Construction Work to be Performed:

\$1 - \$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$95.00 for the first \$500, plus \$2.37 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 3
\$2,001 - \$25,000	\$130.55 for the first \$2,000, plus \$9.25 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$343.30 for the first \$25,000, plus \$6.81 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$513.55 for the first \$50,000, plus \$4.51 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$739.05 for the first \$100,000, plus \$3.72 for each additional \$1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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DEVELOPMENT SERVICES FEE - COMMERCIAL

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$18.29 minimum fee
\$501 - \$2,000	\$18.29 for the first \$500, plus plus \$0.83 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$30.74 for the first \$2,000, plus plus \$3.22 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$104.80 for the first \$25,000, plus \$2.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$164.80 for the first \$50,000, plus \$1.59 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$244.30 for the first \$100,000, plus \$1.34 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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DEVELOPMENT SERVICES FEE - RESIDENTIAL

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$14.62 minimum fee
\$501 - \$2,000	\$14.62 for the first \$500, plus \$0.66 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$24.52 for the first \$2,000, plus \$2.57 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$83.63 for the first \$25,000, plus \$1.92 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$131.63 for the first \$50,000, plus \$1.29 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$196.13 for the first \$100,000, plus \$1.07 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Miscellaneous Fees	
Additional Plan Review Fee For changes, additions, or revisions to approved plans.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Address Assignment Fee Address Change Address Confirmation	\$66 for each address \$66 \$66
Appeal Fees (per appeal) One and Two-Family Dwellings All other occupancies Plus, for each appeal item over 4	\$227 \$454 \$113
Approved Testing Agency Certification Fee Initial Certification Annual Renewal - without modifications Annual Renewal - with modifications Field audits and inspections	\$1,224 \$307 \$612 \$147 per hour or fraction of an hour Minimum - 1 hour
Whenever an inspection is conducted by BDS staff at a facility more than 50 miles from the City of Portland's BDS office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.	
Change of Occupancy or Use Review Fee	\$368
Circus Tent Fee	\$525
Deferred Submittal Fee For processing and reviewing deferred plan submittals The fee is in addition to the project plan review fee based on the total project value.	10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project. Minimum fee - \$123 for 1 & 2 family dwelling projects, \$307 for commercial and all other projects.
Demolition/Deconstruction Fee For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately. With Basement - Commercial With Basement - Residential Without Basement - Commercial Without Basement - Residential	\$365 \$345 \$340 \$320

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Facility Permit/Master Permit Program

Annual Registration Fee:

Site with one building	\$175
Site with two buildings	\$292
Site with three buildings	\$408
Site with four buildings	\$496
Site with five or more buildings	\$583

For projects valued at \$600,000 or less:

Building orientations, inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
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For projects exceeding \$600,000 value:

Building inspection and plan review	Fee based on project valuation and building permit fee schedule
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Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

Field Issuance Remodel Program

For 1 & 2 family dwelling alterations/remodels.

One-time Registration Fee: \$240 per contractor

Inspection, plan review, administrative and, project management activities.	\$177 <u>\$190</u> per hour or fraction of an hour Minimum - 1 hour for each inspection
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Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

Fire and Life Safety Review Fee

40% of the building permit fee

Home Occupation Permit

Initial Permit	\$147
Annual Renewal	\$147
Late charge for delinquent permits	\$5.95 per month

Inspections Outside of Normal Business Hours

\$194 per hour or fraction of an hour
Minimum - \$194

Intake Fee

For 1 & 2 family dwellings with engineer/architect certified as plans examiner	\$337
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Investigation Fee

For commencement of work before obtaining a permit	\$95 per hour or fraction of an hour Minimum - \$95
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Limited Consultation Fee

For meetings held prior to application
or during the permitting process to address projects
with issues in one or more areas of plan review expertise
(e.g., building and fire codes).

Base meeting fee (one hour)	\$284
Add Fire Marshal	\$75
Fee for each additional staff in attendance.	\$152

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Major Projects Group Fee - \$50,000 per project

The Bureau of Development Services' fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.

Manufactured Dwelling Installation on Individual Lot

Installation and set up \$385
Earthquake-resistant bracing when not installed
under a manufactured dwelling installation permit \$104

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

Manufactured Dwelling Installation in a Park

Installation and set up \$385
Earthquake-resistant bracing when not installed
under a manufactured dwelling installation permit \$104

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

Manufactured Dwelling Park

(Development or enlargement of a manufactured dwelling park)

Permit Fee:

10 spaces or fewer \$56 each space
11 - 20 spaces \$560 plus \$30 for each space over 10
more than 20 spaces \$860 plus \$25 for each space over 20

Plan review 65% of the permit fee
Zoning inspection 20% of the permit fee
Cabana installation \$123

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

Occupant Load Sign Fee

For replacement or new occupant load signs in other than new construction.

Simple \$50
Complex \$368

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage and plan review.

**Other Inspections Not Specifically
Identified Elsewhere**

\$142 per hour or fraction of hour
Minimum - \$142

Peer Review Fee

Applies to building permit applications employing Alternate Lateral Force Resisting Systems using Performance Based Design per section 1.3.1.3 of ASCE 7-10 and section 104-11 of the Oregon Structural Specialty Code (OSSC).

The actual cost of Peer Review Services charged to the City plus a contract management fee equal to 3% of the cost of Peer Review Services.

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Permit Extension/Completion Processing Fee	
Fee for extension of a permit that has been inactive and a customer is requesting any action to extend or change the permit status. This would include but not be limited to an extension request, or when a permit requires an administrative action to return the permit from Final status to an active status.	\$142 per hour Minimum - \$142
Permit Reinstatement Processing Fee	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Phased Project Plan Review Fee	
For plan review on each phase of a phased project	10% of the total project building permit fee not to exceed \$1,838 for each phase, plus \$307
Plan Review / Process Fee	
For the original submittal	65% of the building permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$175 per checksheet.
For value-added revisions:	65% of the additional building permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Process Management Fees	
Program Initiation Fee	\$525 (covers the first three hours of assistance, then \$142 per hour or fraction of an hour)
Early Assistance Meeting	\$263
Pre-Development Meeting	\$525 plus \$152 per additional staff member present
Continuing Process Management Assistance	
Pre-submittal	\$142 per hour
Submitted Projects Valued Above \$10 Million	Waived
Submitted Projects Valued \$10 Million and below	\$142 per hour
Process management is intended to assist customers navigate the permit review system for large and/or complex projects.	

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Building and Other Permits Fee Schedule

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Recreational Park

(Development or enlargement of a recreational park)

Permit Fee:

10 spaces or fewer	\$32 each space
11 - 20 spaces	\$320 plus \$19 for each space over 10
21 - 50 spaces	\$510 plus \$15 for each space over 20
more than 50 spaces	\$960 plus \$12 for each space over 50

Plan review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$123

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

Reinspection Fee	\$97 per inspection
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Reproduction Fees	\$2.45 per plan sheet and \$0.61 per page of correspondence
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Requested Inspection Fee

One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
Houses one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
Houses 3 stories in height and above	\$209 + \$26 for each story in excess of three

Re-roof Permit and Inspection Fee

Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the City of Portland Bureau of Development Services.

For each packet of 5 permits:

Permit fee	\$1,356.25
Plan review / process fee	\$226

Special Program Processing Fee	\$307
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Street Use Fees	\$0.18 per square foot per week
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Structural Advisory Board Fee	\$454
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Structural Advisory Board Fee - Minor	\$150
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The Structural Advisory Board advises the Director and/or Appeals Board in structural matters relative to reasonable interpretation and to alternate materials and methods of construction.

This fee covers a portion of the costs associated with organizing and conducting the Board meeting.

Sustainable Development Early Assistance Meeting	\$91
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Temporary Certificate of Occupancy, per Month	\$214
Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement <p>If a Phased Seismic Agreement proposal is acceptable to the City of Portland, the building owner will be required to obtain a Temporary Certificate of Occupancy for the periods between the initial and final phases or work. The fee will be paid on an annual bases, and extended as necessary to cover the period of the agreement.</p> <p>The Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement fee will be equal to one half of the monthly Temporary Certificate of Occupancy, and may have a duration of no less than one month, and no greater than 12 months.</p>	
Temporary Stage Seating and Superstructure Permit <p>Applies to permits for temporary structures like tents, reviewing stands, temporary office trailers, scaffolding structures, and similar portable structures. Temporary structure permits must also be reviewed for compliance with code requirements for fire, life safety, and structural elements. Permit and review fees are based on the value of construction work to be performed utilizing the building permit fee schedule.</p>	
Zoning Inspection Fee <p>Applies to all new construction and any other permit requiring Planning/Zoning approval.</p> <p style="text-align: center;">For 1 & 2 family dwellings: \$104</p> <p style="text-align: center;">For commercial and all other: 20% of the building permit or \$104 whichever is greater.</p>	
Zoning Permit Fee <p>Fee for ensuring conformance of zoning code standards.</p> <p style="text-align: center;">For 1 & 2 family dwellings: \$41</p> <p style="text-align: center;">For commercial and all other: Fee is based on project valuation and the commercial building permit fee table plus 65% plan review / process fee.</p> <p style="text-align: right;">Minimum commercial zoning permit fee is \$132</p>	

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Electrical Permit Fee Schedule
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Residential Square Foot Wiring Packages for New and Remodels

Single or multi-family, per dwelling unit.

Include attached garage. Service included.

1,000 square feet or less	\$266
Each additional 500 sq ft or portion thereof	\$58

Limited Energy Install 1 & 2 Family	\$58
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Limited Energy Install Multi-Family	\$58
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Each Manufactured Home or Modular Dwelling Service and/or Feeder	\$156
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~~* Full per unit fees based on the square footage of each unit shall apply to multi-family buildings when the entire building is not ready for inspection when requested per OAR 918-309-0030(5)(b)~~

* Per OAR 918-309-0030(5)(b) In the case of a multi-family building containing three or more apartments, determine the square footage of the largest apartment in the building and compute the fee. For each additional apartment in the building, a fee of one-half of the first unit fee must be used. The house panel fee for general service equipment such as apartment unit lights, washer-dryer, outdoor lighting and the like is calculated using OAR 918-309-0060(1) services and feeders, and OAR 918-309-0060(2)(b) dealing with branch circuits. The permittee is entitled to four inspections per floor.

Services or Feeders

Installation, alteration or relocation

200 amps	\$137
201 to 400 amps	\$195
401 to 600 amps	\$255
601 amps to 1,000 amps	\$385
Over 1,000 amps or volts	\$708
Reconnect only	\$124

Renewable Energy

Installation, alteration or relocation

5 kva or less	\$137
5.01 to 15 kva	\$195
15.01 to 25 kva	\$255

Solar Generation System Over 25 KVA (Plan Review Required)

Each kva over 25.01 up to 100 kva	\$10.20
100.01 kva and over	no additional fee

Each additional inspection	\$142
Miscellaneous Fees, hourly rate	\$142

Wind Generation System Over 25 KVA (Plan Review Required)

25.01 to 50 kva	\$385
50.01 to 100 kva	\$708
100.01 kva and over	Use standard electrical service or feeder fees.

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Temporary Services or Feeders	
Installation, alteration or relocation	
200 amps or less	\$122
201 amps to 400 amps	\$184
401 amps to 600 amps	\$232
over 600 amps or 1,000 volts (see above)	
Branch Circuits	
New, alteration or extension per panel	
a. The fee for branch circuits with the purchase of service or feeder fee	\$13
b. The fee for branch circuits without the purchase of service or feeder fee:	
First branch circuit	\$112
Each additional branch circuit	\$13
Miscellaneous	
(Service or feeder not included)	
Each pump or irrigation circle	\$99
Each sign or outline lighting	\$99
Signal circuit(s) or a limited energy panel, alteration or extension	\$99
Borderline Neon	\$201 per elevation
Wall washing of non-illuminated signs	\$0.79 per square foot
Plan Review Fee	25% of total electrical permit fees
Miscellaneous Fees	
Additional Plan Review Fee	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to approved plans.	Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Appeal Fees (per appeal)	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Plus, for each appeal item over 4	\$113
Field Issuance Remodel Program	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and, project management activities.	\$177 <u>\$190</u> per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee	
For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour Minimum - \$95

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Electrical Permit Fee Schedule
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Electrical Master Permit Program Fees	
Registration	\$100 per facility
Each additional off-site location	\$100
Inspection, plan review, and administrative activities	\$147 per hour or fraction of hour
Master Permit/Facility Permit Program	
Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
Other Inspections Not Specifically Identified Elsewhere	
	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Reinspection and Additional Fees	
Reinspections or inspections above the number covered by original permit	\$97 per inspection
<p>* Full per unit fees based on the square footage of each unit shall apply to multi-family buildings when the entire building is not ready for inspection when requested per OAR 918-309-0030(5)(b)</p> <p>* Per OAR 918-309-0030(5)(b) In the case of a multi-family building containing three or more apartments, determine the square footage of the largest apartment in the building and compute the fee. For each additional apartment in the building, a fee of one-half of the first unit fee must be used. The house panel fee for general service equipment such as apartment unit lights, washer-dryer, outdoor lighting and the like is calculated using OAR 918-309-0060(1) services and feeders, and OAR 918-309-0060(2)(b) dealing with branch circuits. The permittee is entitled to four inspections per floor.</p>	
Requested Inspection Fee	
One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three

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Mechanical Permit Fee Schedule
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One & Two Family Dwelling Fees	
HVAC	
Air handling unit	\$26
Air Conditioning (site plan required)	\$26
Alteration of existing HVAC system	\$32
Boiler/compressors	\$32
Heat pump (site plan required)	\$51
Install/replace furnace/burner (including ductwork / vent / liner)	\$55
Install/replace/relocate heaters - suspended, wall or floor mounted	\$26
Vent for appliance other than furnace	\$22
Environmental exhaust and ventilation:	
Appliance vent	\$22
Dryer Exhaust	\$14
Hoods, Type I/ II/ Res. Kitchen/Hazmat Hood Fire Suppression System	\$14
Exhaust fan with single duct (bath fans)	\$14
Exhaust system apart from heating or AC	\$22
Fuel Piping and Distribution (up to 4 outlets)	
Fuel piping each additional over 4 outlets	\$2.70
Other listed appliance or equipment:	
Decorative fireplace	\$26
Insert	\$57
Woodstove/Pellet Stove	\$57
Other: (including oil tanks, gas and diesel generators, gas and electric ceramic kilns, gas fuel cells, jewelry torches, crucibles and other appliance/equipment not included above)	
	\$32
Commercial Fees	
Commercial Mechanical Permit Fee	
For commercial installation, replacement or relocation of non-portable mechanical equipment or mechanical work.	
Valuation:	\$1 to \$1,000 \$95.00 minimum fee
	\$1,001 to \$10,000 \$95.00 plus \$2.31 for each additional \$100 over \$1,000
	\$10,001 to \$100,000 \$302.90 plus \$14.20 for each additional \$1,000 over \$10,000
	\$100,001 and above \$1,580.90 plus \$9.73 for each additional \$1,000 over \$100,000
Valuation includes the dollar value of all mechanical materials, equipment, labor overhead and profit.	
Commercial Plan Review	60% of mechanical permit fee

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Miscellaneous Fees	
Additional Plan Review Fee For changes, additions, or revisions to approved plans	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Appeal Fees (per appeal)	One and Two-Family Dwellings \$227 All other occupancies \$454 Each appeal item over 4 \$113
Field Issuance Remodel Program For 1 & 2 family dwelling alterations/remodels. One-time Registration Fee: \$240 per contractor Inspection, plan review, administrative and, project management activities. Minimum - 1 hour for each inspection Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus. Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	\$177 \$190 per hour or fraction of an hour
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour Minimum - \$95
Master Permit/Facility Permit Program Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
Minimum Fee	\$95
Minor Mechanical Labels Commercial Residential	\$362 per set of 10 labels \$362 per set of 10 labels
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Reinspection Fee	\$97 per inspection
Requested Inspection Fee	One and Two-Family Dwellings \$159 Apartment Houses \$209 + \$14 for each dwelling unit in excess of three Hotels/Motels \$209 + \$9 for each sleeping room in excess of five All other occupancies one and two stories in height up to 10,000 square feet \$209 + \$14 for each additional 1,000 square feet All other occupancies 3 stories in height and above \$209 + \$26 for each story in excess of three

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Plumbing Permit Fee Schedule
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New 1 & 2 Family Dwellings Only

(Includes 100 feet for each utility connection)

SFR (1) bath	\$520
SFR (2) bath	\$780
SFR (3) bath	\$910
Each additional bath/kitchen	\$218

Site Utilities

Catch basin/area drain inside building	\$39
Manufactured home utilities	\$92

The following fees for exterior lines are in addition to the unit fixture fees. The prices listed below are for the first 100 feet.

Rain drain (no. of linear feet)	\$116
Sanitary sewer (no. of linear feet)	\$116
Storm sewer (no. of linear feet)	\$116
Water service (no. of linear feet)	\$116
Each additional 100 feet or portion thereof	\$87

Interior Mainline Piping

Water Piping Piping - first 100 feet	\$116
Drainage Piping - first 100 feet	\$116
Each additional 100 feet or portion thereof	\$87

Fixture or Item

Back flow preventer	\$39
Backwater valve	\$39
Basins/lavatory	\$39
Clothes washer	\$39
Dishwasher	\$39
Drinking fountains	\$39
Ejectors/Sump	\$39
Expansion tank	\$39
Fixture/sewer cap	\$39
Floor drains/floor sinks/hub	\$39
Garbage disposal	\$39
Hose bibb	\$39
Ice maker	\$39
Interceptor/grease trap	\$39
Primer(s)	\$39

Replacing in-building water supply lines:**Residential:**

First floor	\$83
Each additional floor	\$32

Commercial:

First 5 branches	\$83
Each fixture branch over five	\$20

City of Portland
Bureau of Development Services
PROPOSED
Plumbing Permit Fee Schedule
Effective Date: July 1, 2018

Fixture or Item (continued)	
Roof drain (commercial)	\$39
Sewer cap	\$103
Sink(s) Basin(s) Lav(s)	\$39
Solar units (potable water)	\$89
Storm water retention/detention tank/facility	\$104
Sump	\$39
Tubs/shower/shower pan	\$39
Urinal	\$39
Water closet	\$39
Water heater	\$39
Other:	\$39
Plan Review Fee	
For commercial and multi-family structures with new outside installations and/or complex systems as defined by OAR 918-780-0040 or for medical gas systems.	25% of the permit fee
Miscellaneous Fees	
Additional Plan Review	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to approved plans.	Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Appeal Fees (per appeal)	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Each appeal item over 4	\$113
Field Issuance Remodel Program	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and, project management activities.	\$177 \$190 per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee	
For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour Minimum - \$95
Master Permit/Facility Permit Program	
Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection

City of Portland
Bureau of Development Services
PROPOSED
Plumbing Permit Fee Schedule
Effective Date: July 1, 2018

Medical Gas Systems	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$95.00 minimum fee
\$501 - \$2,000	\$95.00 for the first \$500, plus \$6.79 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$196.85 for the first \$2,000, plus \$25.78 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$789.79 for the first \$25,000, plus \$20.36 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,298.79 for the first \$50,000, plus \$12.21 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$1,909.29 for the first \$100,000, plus \$10.86 for each additional \$1,000 or fraction thereof
Minimum Fee	\$95
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Rainwater Harvesting Systems	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$95.00 minimum fee
\$501 - \$2,000	\$95.00 for the first \$500, plus \$6.79 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$196.85 for the first \$2,000, plus \$25.78 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$789.79 for the first \$25,000, plus \$20.36 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,298.79 for the first \$50,000, plus \$12.21 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$1,909.29 for the first \$100,000, plus \$10.86 for each additional \$1,000 or fraction thereof

City of Portland
Bureau of Development Services
PROPOSED
Plumbing Permit Fee Schedule
Effective Date: July 1, 2018

Reinspection Fee	\$97 per inspection
Requested Inspection Fee	
One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three
Residential Fire Suppression Systems	
Residential multi-purpose and stand alone fire suppression system fees are based on the square footage of the structure as follows:	
0 to 2,000 sq ft	\$95
2,001 to 3,600 sq ft	\$116
3,601 to 7,200 sq ft	\$154
7,201 sq ft and greater	\$192

**City of Portland
Bureau of Development Services**

Land Use Services Fee Schedule

Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$900
Site With Existing House/Duplex	II	\$1,300
All Other Projects	II	\$1,800
Central City Master Plan Review	III	\$19,950
Central City Parking Review	III	\$7,665
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	\$6,500
a. Site abuts or is within 200 feet of property zoned the same as what is proposed,		
b. Site and ownership no larger than 5,000 square feet,		
c. No Environmental or Greenway Zoning on site, and		
d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed.		
Tier B - Residential to Residential Upzoning	III	\$12,915
Tier C - All Other Proposals	III	\$18,900
Conditional Use		
Type Ix	Ix	\$2,835
Type II	II	\$2,940
Type II - Radio Frequency Facilities	II	\$7,450
Type III - New	III	\$10,500
Type III - Existing	III	\$4,200
Type III - Radio Frequency	III	\$14,700
Design / Historic Resource Review (If the applicant does not provide the valuation, the maximum fee will be charged.)		
TypeTier A - Signs only	Ix, II, or III	
Sign 20 sq ft or smaller		\$945
Sign > 20 sq ft		\$1,365
Each additional sign		\$100 (maximum \$1,000) for signs
TypeTier B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$5,000
Sites With An Existing House/Duplex:		
TypeTier C - exterior alterations to building or site with no change to existing footprint or exterior development area, and no change to stormwater facility, and no increase in floor area.	Ix, II, or III	\$0.032 of valuation minimum \$925, maximum \$5,000
TypeTier D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$1,260, maximum \$5,000

Sites With Other Existing Development:		
Type Tier E - including only changes to exterior of a building(s) with no increase in building footprint, floor area or impervious surface, and no change to stormwater facility. Examples: windows; awnings; lighting; mechanical equipment; etc.	Ix, II, or III	\$0.032 of valuation minimum \$1,260 maximum \$5,250
Each Sign		\$100 (maximum \$1,000) for signs
Land Use Reviews	Process Type	Amount
Type Tier F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$1,260 maximum \$15,750
Each Sign		\$100 (maximum \$1,000) for signs
Type Tier G - All other projects not described above	Ix or II	\$0.032 of valuation minimum \$1,260 maximum \$5,250
Type Tier G - All other projects not described above	III	\$0.032 of valuation, minimum \$5,250, maximum \$27,000
Each Sign		\$100 (maximum \$1,000) for signs
Historic Resource Review	I	\$250
Modifications	n/a	\$945
Environmental Review / River Review		
Resource Enhancement/Property Line Adjustment/Public Rec Trails	Ix	\$1,100
Existing House/Duplex	II	\$1,450
All Other Projects	II	\$2,700
Environmental Review Protection Zone	III	\$3,675
Environmental Violation Review / River Review Violation		
Type II required	II	\$2,900
Type III required	III	\$7,560
Columbia South Shore Plan District (CSSPD)	II	\$2,900
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$1,500
Undividable lot with existing single dwelling unit	III	\$2,700
Greenway		
Existing House/Duplex (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$1,450
All Other Projects	II	\$4,830
Historic Landmark Designation		
Individual properties	III	\$2,000
Multiple properties or districts	III	\$4,200
Historic Landmark Demolition Review	IV	\$8,500
Impact Mitigation Plan		
Amendment (Minor)	II	\$4,200
Implementation	II	\$4,200
New / Amendment (Major)	III	\$19,950
Amendment (Use)	III	\$5,550

Land Division Review		
Type Ix	Ix	Base fee of \$2,200, plus \$500 per
Type IIx	IIx	lot and tract, (maximum per lot and tract total
Type III	III	\$12,500), plus \$1,200 for new street
		Maximum fee: \$15,900
2 - 3 lot Land Division with Concurrent Environmental Review	III	Base fee of \$2,900, plus \$1,500 per lot and tract, (maximum per lot and tract total
4 or more lot Land Division with Concurrent Environmental Review	III	\$18,000 plus \$1,800 for new street. Maximum fee: \$22,700
Land Use Reviews	Process Type	Amount
Land Division Amendment Review		
Type Ix	Ix	\$1,365
Type IIx	IIx	\$1,470
Type III	III	\$3,465
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street	Admin Review	\$800 per lot, (maximum per lot total \$5,600), plus \$600 if new street
If preliminary was Type I, Ix, or IIx with a street		Maximum fee: \$6,200
If preliminary was Type IIx with no street		
If preliminary was Type III		
Additional Review of Final Plat	n/a	\$280
A fee will be charged for each review after the second review.		
Lot Consolidation	Ix	\$1,418
Master Plan		
Minor Amendments to Master Plans	II	\$4,961
New Master Plans or Major Amendments to Master Plans	III	\$13,125
Non-conforming Situation Review	II	\$4,620
Non-conforming Status Review	II	\$1,323
Planned Development Bonus Review		
Minor Amendment	IIx	\$5,500
New or Major Amendment	III	\$19,950
Planned Development Review - all other		
Type IIx	IIx	\$2,756
Type III	III	\$4,515
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$2,415
Type III	III	\$4,095
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$1,100
Existing House/Duplex	IIx	\$1,450
All Other Projects	IIx	\$2,700
River Violation Review		
	II	\$2,900
	III	
Statewide Planning Goal Exception	III	\$9,555
Transportation Demand Management Review	II	\$1,480
Transportation Impact Analysis - campus	II	\$1,480

Tree Preservation Violation Review		
Type II	II	\$2,205
Type III	III	\$4,410
Tree Review		
Type II	II	\$1,365
Zoning Map Amendment		
	III	\$5,880
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$1,418
Type II / IIx	II / IIx	\$1,764
Type III	III	\$5,618
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		
		\$500
Appointment for Early Land Use Assistance with Planner		
		\$500
Design Commission Advice Request		
		\$2,520
Pre-Permit Zoning Plan Check		
(Planning and Zoning review of plans prior to building permit submittal.)		
House or Duplex		\$200
All Other Development		\$450
Hourly Rate for Land Use Services		
		\$148
Pre-Application Conference		
		\$1,785
Written Comments from Infrastructure Bureaus and Planner		
		\$450
Written Comments from Planner		
		\$400
Remedial Action Exempt Review - Conference		
		\$394
Other Land Use Services		
Additional Copies of Recording Documents		
		\$16
Appeals		
Type II / IIx		
Recognized Organizations as defined in Zoning Code Chapter 33.910.		\$250
		No Charge
Type III		
		50% of Bureau of Development Services LUS Application Fee (maximum \$5,000)
120-day delay / HRI Removal (ranked structures only)		
		\$242
Expert Outside Consultation (above base fee)		
(Fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.)		\$116 per hour
Field Verification By Land Use Staff (except for environmental plan checks)		
		\$142
Hourly Rate for Land Use Services		
		\$148
Lot Confirmation		
(A Site Development fee of \$77 is charged when review is required.)		
Sites Without Buildings		\$683
Sites With House(s) or Duplex(es)		\$735
Sites With Other Development		\$735
Mural Permit Fee		
		\$50
Structural Plan Review Fee - Required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule.		\$149

Plan Check (If the applicant does not provide the valuation, the maximum will be charged.) Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$184 per checksheet.	
Commercial and Residential	\$2.12 per \$1,000 valuation, \$95 minimum
Community Design Standards Plan Check	\$0.0075 of valuation, (add to base fee), maximum \$5,000, maximum \$2,000 for house or duplex
Convenience Store/Amenity Bonus Plan Check	\$250 (add to base fee)
Environmental Standards Plan Check and Field Verification	\$279 (add to base fee)
Environmental Violation Plan Check	\$788 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$130 (flat fee)
Radio Frequency Facilities Plan Check (This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed.)	\$720 (flat fee)
Property Line Adjustment	
Site Without Buildings	\$630
Sites With Houses(s) or Duplex(es)	\$683
Sites With Other Development	\$735
Property Line Adjustment With Lot Confirmation	
Site Without Buildings	\$1,313
Sites With Houses(s) or Duplex(es)	\$1,418
Sites With Other Development	\$1,470
Remedial Action Exempt Review	
Simple	\$2,310
Complex	\$3,098
Other Land Use Services	
Renotification Fee - Any Review	\$430
Street Vacation	\$100
Transcripts	Actual cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Advertising Sign Permit)	\$65
Tier 2 (LUCS, Bank Letter, <u>ODOT Outdoor Advertising Sign Permit</u>)	\$250
Tier 3 (<u>Documenting Non-conforming Situation Standard Evidence</u> , Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, <u>Convenience Store</u>)	\$850

City of Portland
Bureau of Development Services
PROPOSED
Life Safety Review Fee on Land Use Cases
Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$66
All Other Projects	II	\$100
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier B - Residential to Residential Upzoning	III	\$100
Tier C - All Other Proposals	III	\$100
Conditional Use		
Type II	II	\$66
Type III - New	III	\$100
Type III - Existing	III	\$100
Design / Historic Resource Review (If the applicant does not provide the valuation, the maximum fee will be charged.)		
Sites with an Existing House/Duplex:		
Type C - exterior alterations to building or site with no change to existing footprint or exterior development area, and no change to stormwater facility, and no increase in floor area.	Ix, II, or III	\$66
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$100
Sites With Other Existing Development:		
Type E - including only changes to exterior of a building(s) with no increase in building footprint, floor area or impervious surface, and no change to stormwater facility. Examples: windows; awnings; lighting; mechanical equipment; etc.	Ix, II, or III	\$100
Type F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	Ix, II, or III	\$100
Type G - All other projects not described above	Ix, or II	\$100
Type G - All other projects not described above	III	\$100
Environmental Review / River Review		
Existing House/Duplex	II	\$66
All Other Projects	II	\$100
Environmental Review Protection Zone	III	\$66
Greenway		
Existing House/Duplex (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$66
All Other Projects	II	\$100
Land Division Review		
Type Ix	Ix	\$66
Type IIx	IIx	\$100
Type III	III	\$100

City of Portland
Bureau of Development Services
PROPOSED
Life Safety Review Fee on Land Use Cases
Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$100
4 or more lot Land Division with Concurrent Environmental Review	III	\$100
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street	Admin	\$66
If preliminary was Type I, Ix, or IIx with a street	Review	\$66
If preliminary was Type IIx with no street		\$66
If preliminary was Type III		\$66
Non-conforming Situation Review	II	\$66
<u>Planned Development Bonus Review</u>		
<u>Minor Amendment</u>	<u>IIx</u>	<u>\$66</u>
<u>New or Major Amendment</u>	<u>III</u>	<u>\$66</u>
<u>Planned Development Review - all other</u>		
Type IIx	IIx	\$66
Type III	III	\$66
<u>Planned Development Amendment / Planned Unit Development Amendment</u>		
Type IIx	IIx	\$33
Type III	III	\$66
<u>River Review</u>		
<u>Existing House/Duplex</u>	<u>IIx</u>	<u>\$66</u>
<u>All Other Projects</u>	<u>IIx</u>	<u>\$100</u>
<u>Other Unassigned Reviews</u>		
Type I / Ix	I / Ix	\$66
Type II / IIx	II / IIx	\$66
Other Planning Services		
Lot Confirmation		
Sites With House(s) or Duplex(es)		\$33
Sites With Other Development		\$33
Property Line Adjustment		
Sites With Houses(s) or Duplex(es)		\$33
Sites With Other Development		\$33
Property Line Adjustment With Lot Confirmation		
Sites With Houses(s) or Duplex(es)		\$66
Sites With Other Development		\$66

City of Portland
Bureau of Development Services
PROPOSED
Site Development Fee Schedule for Land Use Reviews
APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES
Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$77
All Other Projects	II	\$116
Central City Master Plan Review	III	<u>\$578</u>
Comprehensive Plan Map Amendment		
With Zone Map Amendment		
Tier B - Residential to Residential Upzoning	III	\$309
Tier C - All Other Proposals	III	\$578
Conditional Use		
Type Ix	Ix	\$77
Type II	II	\$96
Type III - New	III	\$309
Type III - Existing	III	\$154
Design / Historic Resource Review		
(If the applicant does not provide the valuation, the maximum fee will be charged.)		
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$77
Sites With An Existing House/Duplex:		
Type F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	Ix, II, or III	\$154
Type G - All other projects not described above	Ix, II, or III	\$578
Environmental Review / River Review		
Resource Enhancement/ Property Line Adjustment / <u>Public Rec Trails</u>	Ix	\$230
Existing House/Duplex	II	\$463
All Other Projects	II	\$578
Environmental Review Protection Zone	III	\$578
Environmental Violation Review / River Violation Review		
Type II required	II	\$309
Type III required	III	\$309
Columbia South Shore Plan District (CSSPD)	II	\$309
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$309
Undividable lot with existing single dwelling unit	III	\$309
Greenway		
Existing House/Duplex (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$309
All Other Projects	II	\$463

**City of Portland
Bureau of Development Services**

PROPOSED

Site Development Fee Schedule for Land Use Reviews

APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES

Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
Impact Mitigation Plan		
Amendment (Minor)	II	\$771
Implementation	II	\$771
New / Amendment (Major)	III	\$771
Amendment (Use)	III	\$771
Land Division Review		
Type Ix	Ix	\$193
Type IIx	IIx	\$463
Type III	III	\$1,347
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$463
4 or more lot Land Division with Concurrent Environmental Review	III	\$1,927
Land Division Amendment Review		
Type Ix	Ix	\$96
Type IIx	IIx	\$96
Type III	III	\$96
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street		\$96
If preliminary was Type I, Ix or IIx with a street		\$230
If preliminary was Type IIx with no street		\$116
If preliminary was Type III		\$463
Lot Consolidation	Ix	\$116
Master Plan		
Minor Amendments to Master Plans	II	\$230
New Master Plans or Major Amendments to Master Plans	III	\$771
Non-conforming Situation Review	II	\$77
Planned Development Bonus Review		
Minor Amendment	IIx	\$963
New or Major Amendment	III	\$963
Planned Development Review - all other		
Type IIx	IIx	\$963
Type III	III	\$963
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$154
Type III	III	\$154
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$230
Existing House/Duplex	IIx	\$463
All Other Projects	IIx	\$578
River Review Violation	II	\$309
	III	\$309

**City of Portland
Bureau of Development Services**

PROPOSED

Site Development Fee Schedule for Land Use Reviews

APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES

Effective Date: July 1, 2018

Tree Preservation Violation Review		
Type II	II	\$116
Type III	III	\$116
Tree Review		
Type II	II	\$96
Zoning Map Amendment		
	III	\$487
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$58
Type II / IIx	II / IIx	\$116
Type III	III	\$193
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$12
Pre-Application Conference		\$463
Remedial Action Exempt Review - Conference		\$243
Other Planning Services		
Property Line Adjustment		
Site Without Buildings		\$77
Sites With Houses(s) or Duplex(es)		\$77
Sites With Other Development		\$77
Property Line Adjustment With Lot Confirmation		
Site Without Buildings		\$77
Sites With Houses(s) or Duplex(es)		\$77
Sites With Other Development		\$77
Remedial Action Exempt Review		
Simple		\$708
Complex		\$1,887

City of Portland
Bureau of Development Services
Proposed
Land Use Services Fee Schedule for the Hearings Office
Effective Date: July 1, 2018

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex – Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit, trellises, and storage sheds.)	II	-
Site With Existing House/Duplex	II	-
All Other Projects	II	-
Cascade Station/Portland International Center	II	\$149
Central City Master Plan Review	III	\$1,763
Central City Parking Review	III	\$1,679 \$1,763
Comprehensive Natural Resource Management Plan & Amendments		
Type I	I	-
Type II	II	\$159
Type III	III	\$1,679
Comprehensive Plan & Zone Map Amendment	III	\$1,679
Comprehensive Plan Map Amendment		
<u>With Zone Map Amendment</u>		
<u>Tier A -</u>	III	\$1,763
<u>a. Site abuts or is within 200 feet of property zoned the same as what is proposed.</u>		
<u>b. Site and ownership no larger than 5,000 square feet.</u>		
<u>c. No Environmental or Greenway Zoning on site, and</u>		
<u>d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed.</u>		
Comp Plan & Zone Map Amend, Single Family-Residential to Single Family Residential Upzoning	III	\$1,679
<u>Tier B - Residential to Residential Upzoning</u>	III	\$1,763
<u>Tier C - All Other Proposals</u>	III	\$1,763
Conditional Use		
Type Ix	Ix	-
Minor Type II	II	\$159 \$167
Minor Type II - Radio Frequency Facilities	II	\$159 \$167
Major Type III - New	III	\$1,679 \$1,763
Major Type III - Existing	III	\$1,679 \$1,763
Major Type III - Radio Frequency	III	\$1,679 \$1,763
Design Review/Historic Resource Review		
Major	min	
	max	
Minor A	(A) I & II	-
—except as identified in Minor B and Minor C, including residential projects with 2 or more units	min	-
	max	-
		-
Radio Frequency Facilities	II	-

Minor B	(B) I & II	
–Residential projects with 1 unit: (The number of residential units is the total of existing and proposed units for the site, but doesn't count accessory dwelling units.)	min	-
–Improvements with val. < \$25,000	max	
–Parking areas 10,000 sq. ft. or less		
–Remodels affecting less than 25 consecutive linear ft. of frontage		
–Awning / signs		
Minor C	(C) I & II	-
–Colors in historic districts		
–Fences, freestanding & retaining walls & gates		
–Lighting projects		
–Roof-mounted solar panels/wind turbines		
–Rooftop mechanical equipment		
Land Use Reviews	Process Type	Amount
Modifications Through Design Review	n/a	-
Environmental Review		
Resource Enhancement/PLA/Public Rec Trails	Ix	-
Residential Use (only) Existing House/Duplex	II	\$159 \$167
Non-residential or Mixed Use All Other Projects	II	\$159 \$167
Environmental Review Protection Zone	III	\$1,679 \$1,763
Environmental Violation Review		
Type II required	II	\$159 \$167
Type III required	III	\$1,679 \$1,763
Columbia South Shore Plan District (CSSPD)	II	\$159 \$167
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$159 \$167
Undividable lot with existing single dwelling unit	III	\$1,679 \$1,763
Final Plat Review/Final Development Plan Review		
–If preliminary was Type I with no street	Admin	-
–If preliminary was Type I or Iix with a street	Review	-
–If preliminary was Type Iix with no street		-
–If preliminary was Type III		-
Additional Review of Final Plat		-
Greenway		
Residential or simple non-residential or mixed use Existing House/Duplex (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$159 \$167
Non-residential or mixed use All Other Projects	II	\$159 \$167
Historic Landmark Designation		
Individual properties	III	-
Multiple properties or districts	III	-
Rocky Butte Historic Features	III	-
Historic Landmark Demolition Review	IV	-
Impact Mitigation Plan		
Amendment (Minor)	II	\$159 \$167
Implementation	II	\$159 \$167
New / Amendment (Major)	III	\$1,679 \$1,763
Amendment (Use)	III	\$1,679 \$1,763
Land Division Review		
Type I	I	-
Type Iix	Iix	\$159 \$167
Type III	III	\$1,679 \$1,763

2 - 3 lot Land Division with Concurrent Environmental Review	III	\$1,679 \$1,763
4 or more lot Land Division with Concurrent Environmental Review	III	\$1,679 \$1,763
Land Use Reviews	Process Type	Amount
Land Division Amendment Review		
Type I	I	-
Type IIx	IIx	\$159 \$167
Type III	III	\$1,679 \$1,763
Lot Consolidation	I	-
Master Plan		
Minor Amendments to Master Plans	II	\$159 \$167
New Master Plans or Major Amendments to Master Plans	III	\$1,679 \$1,763
Non-conforming Situation Review	II	\$159 \$167
Non-conforming Status Review	II	\$159 \$167
Parking Review - Marquam Hill		
Type I	I	-
Type III	III	\$1,679
Planned Development Bonus Review		
Minor Amendment	IIx	\$167
New or Major Amendment	III	\$1,763
Planned Development Review - all other		
Type IIx	IIx	\$159 \$167
Type III	III	\$1,679 \$1,763
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$159 \$167
Type III	III	\$1,679 \$1,763
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$167
Existing House/Duplex	IIx	\$167
All Other Projects	IIx	\$167
River Violation Review	II	\$167
	III	\$1,763
Statewide Planning Goal Exception	III	\$1,679 \$1,763
Transportation Demand Management Review	II	\$167
Transportation Impact Analysis - campus	II	\$167
Tree Preservation Violation Review		
Type II	II	\$159 \$167
Type III	III	\$1,679 \$1,763
Tree Review		
Type I	I	-
Type II	II	\$159 \$167
Zoning Map Amendment	III	\$1,679 \$1,763

Other Unassigned Reviews		
Type I	I	-
Type II / IIx	II / IIx	\$159 \$167
Type III	III	\$1,679 \$1,763
Early Assistance Services		
Appointment for Early Land Use Review Assistance		
--Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, or other		-
--Design, Environmental or Greenway		-
Design Advice Request		-
Early Zoning Standards Review		
One and Two-Family Dwellings		-
All Other Development		-
Hourly Rate for Land Use Services		-
Other Land Use Services		
Additional Copies of Recording Documents		-
Appeals		
Type II / IIx		-
Type III; 50% of BDS application fee (Max. \$5,000)		-
Demolition Delay Review 120-day delay / HRI Removal (ranked structures only)		-
DMV New / Renewal		-
Expedited Industrial Lands Review		-
Expert Outside Consultation (Per hour above base fee)		-
Field Verification By Land Use Staff (except for environmental plan checks)		-
Lot Confirmation		-
Lot Confirmation with Property Line Adjustment		-
Basic Mural Permit Fee		
Design Standards Mural Fee (LUS)		-
Structural Plan Review fee (PR-ENG)		-
Structural Alteration to Existing Mural		-
Renewal of Expired Permit (LUS)		-
Reinspection Fee - Mural (per inspection)		-
Plan Check		
Commercial and Residential and Commercial		-
Community Design Standards Plan Check (add to base fee)		-
Environmental Standards Plan Check (add to base fee)		-
Environmental Violation Plan Check (add to base fee)		-
Sign Permit Plan Check After LU Review (flat fee)		-
Wireless Facilities Plan Check (flat fee)		-
Property Line Adjustment		-
Property Line Adjustment With Lot Confirmation		-
Remedial Action Exempt Review - Simple		-
Remedial Action Exempt Review - Complex		-
Other Land Use Services		
Renotification Fee - Any Review		-
Transcripts		-
Zoning Confirmation		
Tier A (Bank Letter, LUCS, ODOT Advertising Sign Permit)		-
Tier B (Zoning/development Analysis, Non-conforming Standard-Evidence, Nonconforming Upgrades Option 2, Notice of Use-Determination)		-

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE #1				
Project Name:	20th & Couch Apartments		Valuation:	\$ 4,200,000.00
Address:	1950 NE Couch Street			
Description:	New 4-story 50 unit apartment building, on-site bike parking, no vehicle parking, trash room in building			
Permit #:	Permit Details			
13-141492 CO	New 4-story 50 unit apartment building; on-site bike parking, no vehicle parking; trash room in building. 2 hours paid overtime, and a temporary certificate of occupancy			
2 Plumbing Permits	Sanitary Sewer #ft x100, Storm Sewer #ft x400, Catch basin/area drain x5, backflow preventer x2 - Water service #ft x100, Backwater valve x1, Clothes washer x50, Dishwasher x50, Ejector/sump x1, Floor drain/floor sink/hub/primer x5, Hose bibb x3, Sink/basin/lavatory x 101, Tub/shower/shower pan x50, Water closet (toilet) x51, Water heater/expansion tank x3, other plumbing fixtures x 100			
14-111641 MT	Restroom/Kitchen/Trash exhaust, heat pump, elevator vent - Job valuation \$58,410			
2 Electrical Permits	OAR 918-309-0030(5)(b) pricing - Residential Wire 1,000 ft or less x 50, Residential Wire limited energy x50, 200amp Service feeder x1, Over 1,000amp Service feeder x1, Branch circuit with service feeder x40, limited energy panel/signal circuits x3			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Early Assistance & Land Use Reviews

There were no Early Assistance and/or Land Use Reviews performed on this particular project

Base Plan Review & Inspection Fees

Bureau of Development Services (BDS)				
Address Assignment Fee	\$ 66.00	\$ 66.00	\$ -	0.00%
Bldg Plan Rvw/Processing CO/MG	\$ 10,394.18	\$ 10,394.18	\$ -	0.00%
Fire & Life Safety Review	\$ 6,396.42	\$ 6,396.42	\$ -	0.00%
Development Services Fee - CO	\$ 5,738.30	\$ 5,738.30	\$ -	0.00%
Land Use Plan Review Com	\$ 8,904.00	\$ 8,904.00	\$ -	0.00%
Site Review Fee	\$ 2,398.66	\$ 2,398.66	\$ -	0.00%
Building Permit CO	\$ 15,991.05	\$ 15,991.05	\$ -	0.00%
Erosion Control	\$ 218.00	\$ 218.00	\$ -	0.00%
Erosion Control Insp - CO & MG	\$ 178.00	\$ 178.00	\$ -	0.00%
Zoning Inspection Fee	\$ 3,198.21	\$ 3,198.21	\$ -	0.00%
Mechanical Permit	\$ 998.70	\$ 998.70	\$ -	0.00%
Mechanical Plan Check CO	\$ 599.22	\$ 599.22	\$ -	0.00%
Plumbing Permit CO	\$ 17,067.00	\$ 17,067.00	\$ -	0.00%
Plumbing Plan Check	\$ 4,266.75	\$ 4,266.75	\$ -	0.00%
Electrical Permit CO	\$ 11,345.00	\$ 11,345.00	\$ -	0.00%
Electrical Plan Check CO	\$ 2,762.00	\$ 2,762.00	\$ -	0.00%
BDS Subtotal	\$ 90,521.49	\$ 90,521.49	\$ -	0.00%
% Overall Charges	11.41%	10.05%		
Bureau of Environmental Services (BES)				
BES Plan Rvw - Source Control	\$ 108.00	\$ 107.00	\$ (1.00)	-0.93%
BES Plan Review-Comm	\$ 1,063.00	\$ 1,111.00	\$ 48.00	4.52%
BES Comm. Prvt 1-2 Storm FcIt Insp	\$ 975.00	\$ 1,018.00	\$ 43.00	4.41%
BES Subtotal	\$ 2,146.00	\$ 2,236.00	\$ 90.00	4.19%
% Overall Charges	0.27%	0.25%		
Fire				
Fire - Plan Review	\$ 2,558.57	\$ 2,558.57	\$ -	0.00%
Fire Subtotal	\$ 2,558.57	\$ 2,558.57	\$ -	0.00%
% Overall Charges	0.32%	0.28%		
Parks & Recreation				
Forestry Commercial Permit	\$ 320.00	\$ 446.00	\$ 126.00	39.38%
Parks Subtotal	\$ 320.00	\$ 446.00	\$ 126.00	39.38%
% Overall Charges	0.04%	0.05%		
Portland Bureau of Transportation (PBOT)				
PDOT Plan Check CO	\$ 5,457.00	\$ 5,866.00	\$ 409.00	7.49%
PBOT Subtotal	\$ 5,457.00	\$ 5,866.00	\$ 409.00	7.49%
% Overall Charges	0.69%	0.65%		
Water Bureau				
Water Comm Bldg Plan Rvw	\$ 160.00	\$ 145.00	\$ (15.00)	-9.38%
Water Backflow Plan Review	\$ 200.00	\$ 220.00	\$ 20.00	10.00%
Water Subtotal	\$ 360.00	\$ 365.00	\$ 5.00	1.39%
% Overall Charges	0.05%	0.04%		
Base Plan Review & Inspection Fees Subtotal	\$ 101,363.06	\$ 101,993.06	\$ 630.00	0.62%
% Overall Charges	12.78%	11.33%		

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE #1				
Project Name:	20th & Couch Apartments		Valuation:	\$ 4,200,000.00
Address:	1950 NE Couch Street			
Description:	New 4-story 50 unit apartment building, on-site bike parking, no vehicle parking, trash room in building			
Permit #:	Permit Details			
13-141492 CO	New 4-story 50 unit apartment building; on-site bike parking, no vehicle parking; trash room in building. 2 hours paid overtime, and a temporary certificate of occupancy			
2 Plumbing Permits	Sanitary Sewer #ft x100, Storm Sewer #ft x400, Catch basin/area drain x5, backflow preventer x2 - Water service #ft x100, Backwater valve x1, Clothes washer x50, Dishwasher x50, Ejector/sump x1, Floor drain/floor sink/hub/primer x5, Hose bibb x3, Sink/basin/lavatory x 101, Tub/shower/shower pan x50, Water closet (toilet) x51, Water heater/expansion tank x3, other plumbing fixtures x 100			
14-111641 MT	Restroom/Kitchen/Trash exhaust, heat pump, elevator vent - Job valuation \$58,410			
2 Electrical Permits	OAR 918-309-0030(5)(b) pricing - Residential Wire 1,000 ft or less x 50, Residential Wire limited energy x50, 200amp Service feeder x1, Over 1,000amp Service feeder x1, Branch circuit with service feeder x40, limited energy panel/signal circuits x3			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 1,918.93	\$ 1,918.93	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 119.84	\$ 119.84	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 2,048.04	\$ 2,048.04	\$ -	0.00%
Electrical Permit State Surcharge	\$ 1,361.40	\$ 1,361.40	\$ -	0.00%
Metro Construction Excise Tax	\$ 5,040.00	\$ 5,040.00	\$ -	0.00%
School Construction Excise Tax	\$ 39,290.58	\$ 40,537.90	\$ 1,247.32	3.17%
City of Portland Construction Excise Tax	\$ 33,899.04	\$ 33,899.04	\$ -	0.00%
CET & Surcharges Subtotal	\$ 83,677.83	\$ 84,925.15	\$ 1,247.32	1.49%
% Overall Charges	10.55%	9.43%		

Note: Construction Excise Tax went into effect 8/1/16

System Development Charges (SDC)				
BES Sanitary System Development Charge	\$ 241,840.00	\$ 257,840.00	\$ 16,000.00	6.62%
BES Storm System Development Charge	\$ 3,342.97	\$ 3,377.77	\$ 34.80	1.04%
Parks System Development Charge	\$ 222,628.02	\$ 253,623.28	\$ 30,995.26	13.92%
PBOT System Development Charge	\$ 101,200.00	\$ 101,200.00	\$ -	0.00%
Water System Development Charge	\$ 38,651.00	\$ 42,113.00	\$ 3,462.00	8.96%
SDC Subtotal	\$ 607,661.99	\$ 658,154.05	\$ 50,492.06	8.31%
% Overall Charges	76.62%	73.09%		

Note: Parks SDC includes demo of 2,206 SF existing office, and 366 SF of existing restaurant. Also assumes SF of units is average of total SF residential / number of units and applied fee / unit accordingly.

Other Charges				
Document Svcs Paid Overtime	\$ 248.51	\$ 248.51	\$ -	0.00%
PDOT Curb, D/W, Sidewalk	\$ 128.70	\$ 130.50	\$ 1.80	1.40%
Other Charges Subtotal	\$ 377.21	\$ 379.01	\$ 1.80	0.48%
% Overall Charges	0.05%	0.04%		

PBOT TDM Fees	\$ -	\$ 55,000.00	\$ 55,000.00	new fee
% Overall Charges	0.00%	6.11%		
Note: TDM fees are calculated assuming no affordable units (\$1,100 per market rate unit - \$308 per affordable unit)				
Total Charges	\$ 793,080.09	\$ 900,451.27	\$ 107,371.18	13.54%

Total Fees to Valuation Percentage	18.88%	21.44%		
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City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE #2				
Project Name:	Art House		Valuation:	\$ 6,300,000.00
Address:	33 NW Park Avenue			
Description:	New 6-story multi-family over ground floor retail			
Permit #:	Permit Details			
12-125347 EA	PreApplication Conference			
12-125373 EA	Design Advice Request			
12-144988 LU	Land Use Review Type 3 Procedure			
12-162354 CO	New six-story multi family building over ground floor retail - with 2 appeals, and a temporary certificate of occupancy			
2 Mechanical Permits	7.5 Ton gas pack for corridors, EBB for apartments, Heat pump splits for retail, subduct on e-power and 2-belts or direct drive - Gas to water heaters and gas pack and fuel oil piping - 1 permit valued at \$253,689 and the other valued at \$4,753			
13-100719 PT	100ft sanitary sewer, 100ft storm sewer, 100 ft water service, backflow preventer x2, clothes washer x50, dishwasher x50, drinking fountain x2, floor drain/floor sink/hub/primer x3, hose bibb x3, roof drain x6, sink/basin/lavatory x128, tub/shower/shower pan x75, water closet (toilet) x79, water heater/expansion tank x4, grease interceptor x1			
11 Electrical Permits	Residential Wire 1,000 sq. ft. or less x50, 200 amp Service Feeders x6, 201-400 amp Service Feeders x3, 601-1,000 amp Service Feeders x2, over 1,000 amp Service Feeders x1, Branch Circuits with Service Feeder x55, Ltd Energy Panel/Signal Circuits x13, Sign or outline lighting x1			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	% Variance 2017 & 2018

Early Assistance & Land Use Reviews				
Bureau of Development Services (BDS)				
Site Development - Land Use Reviews	\$ 463.00	\$ 463.00	\$ -	0.00%
Pre-Application Conference - Major	\$ 1,785.00	\$ 1,785.00	\$ -	0.00%
Design Advice Request	\$ 2,520.00	\$ 2,520.00	\$ -	0.00%
BDS Early Assistance Subtotal	\$ 4,768.00	\$ 4,768.00	\$ -	0.00%
Design Review - Major (max)	\$ 27,000.00	\$ 27,000.00	\$ -	0.00%
Site Development - Land Use Reviews	\$ 578.00	\$ 578.00	\$ -	0.00%
Life Safety Review - Land Use	\$ 100.00	\$ 100.00	\$ -	0.00%
Design Review - Modifications	\$ 945.00	\$ 945.00	\$ -	0.00%
BDS Land Use Review Subtotal	\$ 28,623.00	\$ 28,623.00	\$ -	0.00%
BDS Subtotal	\$ 33,391.00	\$ 33,391.00	\$ -	0.00%
% Overall Charges	3.31%	2.96%		
Bureau of Environmental Services (BES)				
BES Land Use Review Engineer (EA)	\$ 1,256.00	\$ 1,350.00	\$ 94.00	7.48%
BES Land Use Review Engineer (LU)	\$ 1,405.00	\$ 1,513.00	\$ 108.00	7.69%
BES Subtotal	\$ 2,661.00	\$ 2,863.00	\$ 202.00	7.59%
% Overall Charges	0.26%	0.25%		
Fire				
Fire - Land Use Reviews (EA)	\$ 100.00	\$ 100.00	\$ -	0.00%
Fire Subtotal	\$ 100.00	\$ 100.00	\$ -	0.00%
% Overall Charges	0.01%	0.01%		
Parks & Recreation				
Parks Pre-Application	\$ 320.00	\$ 496.00	\$ 176.00	55.00%
Parks Land Use Review	\$ 170.00	\$ 297.00	\$ 127.00	74.71%
Parks Subtotal	\$ 490.00	\$ 793.00	\$ 303.00	61.84%
% Overall Charges	0.05%	0.07%		
Portland Bureau of Transportation (PBOT)				
PBOT Pre-Application Conference	\$ 1,150.00	\$ 1,216.00	\$ 66.00	5.74%
PBOT Design Review (Type III)	\$ 3,202.00	\$ 3,316.00	\$ 114.00	3.56%
PBOT Subtotal	\$ 4,352.00	\$ 4,532.00	\$ 180.00	4.14%
% Overall Charges	0.43%	0.40%		
Water Bureau				
EA Pre-application	\$ 225.00	\$ 385.00	\$ 160.00	71.11%
Land Use Fees (LU)	\$ 125.00	\$ 110.00	\$ (15.00)	-12.00%
Water Subtotal	\$350.00	\$495.00	\$ 145.00	41.43%
% Overall Charges	0.03%	0.04%		
Early Assistance & Land Use Review Subtotal	\$ 41,344.00	\$ 42,174.00	\$ 830.00	2.01%
% Overall Charges	4.10%	3.74%		

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE #2				
Project Name:	Art House		Valuation:	\$ 6,300,000.00
Address:	33 NW Park Avenue			
Description:	New 6-story multi-family over ground floor retail			
Permit #:	Permit Details			
12-125347 EA	PreApplication Conference			
12-125373 EA	Design Advice Request			
12-144988 LU	Land Use Review Type 3 Procedure			
12-162354 CO	New six-story multi family building over ground floor retail - with 2 appeals, and a temporary certificate of occupancy			
2 Mechanical Permits	7.5 Ton gas pack for corridors, EBB for apartments, Heat pump splits for retail, subduct on e-power and 2-belts or direct drive - Gas to water heaters and gas pack and fuel oil piping - 1 permit valued at \$253,689 and the other valued at \$4,753			
13-100719 PT	100ft sanitary sewer, 100ft storm sewer, 100 ft water service, backflow preventer x2, clothes washer x50, dishwasher x50, drinking fountain x2, floor drain/floor sink/hub/primer x3, hose bibb x3, roof drain x6, sink/basin/lavatory x128, tub/shower/shower pan x75, water closet (toilet) x79, water heater/expansion tank x4, grease interceptor x1			
11 Electrical Permits	Residential Wire 1,000 sq. ft. or less x50, 200 amp Service Feeders x6, 201-400 amp Service Feeders x3, 601-1,000 amp Service Feeders x2, over 1,000 amp Service Feeders x1, Branch Circuits with Service Feeder x55, Ltd Energy Panel/Signal Circuits x13, Sign or outline lighting x1			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	% Variance 2017 & 2018

Base Plan Review & Inspection Fees				
Bureau of Development Services (BDS)				
Address Assignment Fee	\$ 198.00	\$ 198.00	\$ -	0.00%
Bldg Plan Rvw/Processing CO/MG	\$ 15,471.98	\$ 15,471.98	\$ -	0.00%
Fire & Life Safety Review	\$ 9,521.22	\$ 9,521.22	\$ -	0.00%
Development Services Fee - CO	\$ 8,552.30	\$ 8,552.30	\$ -	0.00%
Land Use Plan Review Com	\$ 13,356.00	\$ 13,356.00	\$ -	0.00%
Site Review Fee	\$ 3,570.46	\$ 3,570.46	\$ -	0.00%
Building Permit CO	\$ 23,803.05	\$ 23,803.05	\$ -	0.00%
Erosion Control	\$ 218.00	\$ 218.00	\$ -	0.00%
Erosion Control Insp - CO & MG	\$ 178.00	\$ 178.00	\$ -	0.00%
Zoning Inspection Fee	\$ 4,760.61	\$ 4,760.61	\$ -	0.00%
Mechanical Permit	\$ 3,262.10	\$ 3,262.10	\$ -	0.00%
Mechanical Plan Check CO	\$ 1,957.26	\$ 1,957.26	\$ -	0.00%
Plumbing Permit	\$ 16,143.00	\$ 16,143.00	\$ -	0.00%
Plumbing Plan Check CO	\$ 4,035.75	\$ 4,035.75	\$ -	0.00%
Electrical Permit	\$ 18,286.00	\$ 18,286.00	\$ -	0.00%
Electrical Plan Check	\$ 4,225.00	\$ 4,225.00	\$ -	0.00%
BDS Subtotal	\$ 127,538.73	\$ 127,538.73	\$ -	0.00%
% Overall Charges	12.63%	11.32%		
Bureau of Environmental Services (BES)				
BES Plan Rvw - Source Control	\$ 108.00	\$ 107.00	\$ (1.00)	-0.93%
BES Plan Review-Comm	\$ 1,063.00	\$ 1,111.00	\$ 48.00	4.52%
BES Prvt Storm Fcft Insp over 5K sqft	\$ 975.00	\$ 1,018.00	\$ 43.00	4.41%
BES Subtotal	\$ 2,146.00	\$ 2,236.00	\$ 90.00	4.19%
% Overall Charges	0.21%	0.20%		
Fire				
Fire - Plan Review	\$ 3,808.49	\$ 3,808.49	\$ -	0.00%
Fire Subtotal	\$ 3,808.49	\$ 3,808.49	\$ -	0.00%
% Overall Charges	0.38%	0.34%		
Parks & Recreation				
Forestry Commercial Permit	\$ 320.00	\$ 446.00	\$ 126.00	39.38%
Parks Subtotal	\$ 320.00	\$ 446.00	\$ 126.00	39.38%
% Overall Charges Excluding Inclusionary Housing	0.03%	0.04%		
Portland Bureau of Transportation (PBOT)				
PDOT Plan Check CO	\$ 5,457.00	\$ 5,866.00	\$ 409.00	7.49%
PBOT Subtotal	\$ 5,457.00	\$ 5,866.00	\$ 409.00	7.49%
% Overall Charges	0.54%	0.52%		
Water Bureau				
Water Comm Bldg Plan Rvw	\$ 160.00	\$ 145.00	\$ (15.00)	-9.38%
Water Backflow Inspection Fee	\$ 610.00	\$ 685.00	\$ 75.00	12.30%
Water Subtotal	\$770.00	\$830.00	\$ 60.00	7.79%
% Overall Charges	0.08%	0.07%		
Base Plan Review & Inspection Fees Subtotal	\$ 140,040.22	\$ 140,725.22	\$ 685.00	0.49%
% Overall Charges	13.87%	12.49%		

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE #2				
Project Name:	Art House		Valuation:	\$ 6,300,000.00
Address:	33 NW Park Avenue			
Description:	New 6-story multi-family over ground floor retail			
Permit #:	Permit Details			
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12-162354 CO	New six-story multi family building over ground floor retail - with 2 appeals, and a temporary certificate of occupancy			
2 Mechanical Permits	7.5 Ton gas pack for corridors, EBB for apartments, Heat pump splits for retail, subduct on e-power and 2-belts or direct drive - Gas to water heaters and gas pack and fuel oil piping - 1 permit valued at \$253,689 and the other valued at \$4,753			
13-100719 PT	100ft sanitary sewer, 100ft storm sewer, 100 ft water service, backflow preventer x2, clothes washer x50, dishwasher x50, drinking fountain x2, floor drain/floor sink/hub/primer x3, hose bibb x3, roof drain x6, sink/basin/lavatory x128, tub/shower/shower pan x75, water closet (toilet) x79, water heater/expansion tank x4, grease interceptor x1			
11 Electrical Permits	Residential Wire 1,000 sq. ft. or less x50, 200 amp Service Feeders x6, 201-400 amp Service Feeders x3, 601-1,000 amp Service Feeders x2, over 1,000 amp Service Feeders x1, Branch Circuits with Service Feeder x55, Ltd Energy Panel/Signal Circuits x13, Sign or outline lighting x1			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	% Variance 2017 & 2018

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 2,856.37	\$ 2,856.37	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 391.45	\$ 391.45	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 1,937.16	\$ 1,937.16	\$ -	0.00%
Electrical Permit State Surcharge	\$ 2,194.32	\$ 2,194.32	\$ -	0.00%
Metro Construction Excise Tax	\$ 7,560.00	\$ 7,560.00	\$ -	0.00%
School Construction Excise Tax	\$ 52,262.28	\$ 53,921.40	\$ 1,659.12	3.17%
City of Portland Construction Excise Tax	\$ 57,124.12	\$ 57,124.12	\$ -	0.00%
CET & Surcharges Subtotal	\$ 124,325.70	\$ 125,984.82	\$ 1,659.12	1.33%
% Overall Charges	12.32%	11.18%		

Note: Construction Excise Tax went into effect 8/1/16

System Development Charges (SDC)				
BES Sanitary System Development Charge	\$ 245,588.52	\$ 261,836.52	\$ 16,248.00	6.62%
BES Storm System Development Charge	\$ 1,424.00	\$ 1,480.00	\$ 56.00	3.93%
Parks System Development Charge	\$ 295,076.00	\$ 336,261.98	\$ 41,185.98	13.96%
PBOT System Development Charge	\$ 118,560.96	\$ 118,560.96	\$ -	0.00%
Water System Development Charge	\$ 38,651.00	\$ 42,113.00	\$ 3,462.00	8.96%
SDC Subtotal	\$ 699,300.48	\$ 760,252.46	\$ 60,951.98	8.72%
% Overall Charges	69.28%	67.49%		

Note: Parks SDC includes demo of 20,000 SF existing retail. Also assumes SF of units is average of total SF residential / number of units and applied fee / unit accordingly (38785 residential SF / 48 units = average 808 sf / unit).

Other Charges				
Process Management Fee	\$ 284.00	\$ 284.00	\$ -	0.00%
Appeal Fees	\$ 454.00	\$ 454.00	\$ -	0.00%
Appeal Fees	\$ 454.00	\$ 454.00	\$ -	0.00%
PDOT Bicycle Parking Fund	\$ 3,227.00	\$ 3,278.00	\$ 51.00	1.58%
Other Charges Subtotal	\$ 4,419.00	\$ 4,470.00	\$ 51.00	1.15%
% Overall Charges	0.44%	0.40%		

PBOT TDM Fees	\$ -	\$ 52,800.00	\$ 52,800.00	new fee
% Overall Charges	0.00%	4.69%		

Note: TDM fees are calculated assuming no affordable units (\$1,100 per market rate unit - \$308 per affordable unit)

Total Charges	\$ 1,009,429.40	\$ 1,126,406.50	\$ 116,977.10	11.59%
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Total Fees to Valuation Percentage	16.02%	17.88%		
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City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE # 3				
Project Name:	The Radiator		Valuation:	\$ 4,785,760.00
Address:	3530 N Vancouver Avenue			
Description:	New 5-story Office Building with on-site parking & ground floor retail			
Permit #:	Permit Details			
12-214080 EA	Early Assistance			
13-123068 LU	Design Review with Modifications			
13-164353 CO	New 5-story Office Building with on-site parking & ground floor retail			
2 Mechanical Permits	Permit 1: \$322,424 valuation, Permit 2: \$2,000 valuation			
14-148767 PT	1 Interceptor/Grease Trap			
3 Electrical Permits	Permit 1: Renewable Energy: 5.01-15 kva; Permit 2: Service/Feeder 200 amp x 14, Service/Feeder 600 to 1000 amp x 1, Branch Circuit with Service/Feeder x 25, Permit 3: Limited Energy Panel/Signal Circuits x 1			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Early Assistance & Land Use Reviews				
Bureau of Development Services (BDS)				
Appointment for Early Land Use Review Assistance	\$ 512.00	\$ 512.00	\$ -	0.00%
BDS Early Assistance Subtotal	\$ 512.00	\$ 512.00	\$ -	0.00%
Site Development - Land Use Reviews	\$ 578.00	\$ 578.00	\$ -	0.00%
Design Review - Modifications	\$ 1,890.00	\$ 1,890.00	\$ -	0.00%
Life Safety Review - Land Use	\$ 100.00	\$ 100.00	\$ -	0.00%
Design / Historic Review Type G	\$ 5,600.00	\$ 5,600.00	\$ -	0.00%
BDS Land Use Review Subtotal	\$ 8,168.00	\$ 8,168.00	\$ -	0.00%
BDS Subtotal	\$ 8,680.00	\$ 8,680.00	\$ -	0.00%
% Overall Charges	2.05%	2.01%		
Bureau of Environmental Services (BES)				
BES Land Use Review Engineer (LU)	\$ 1,405.00	\$ 1,513.00	\$ 108.00	7.69%
BES Subtotal	\$ 1,405.00	\$ 1,513.00	\$ 108.00	7.69%
% Overall Charges	0.33%	0.35%		
Portland Bureau of Transportation (PBOT)				
PBOT Design Review (Type III)	\$ 3,202.00	\$ 3,316.00	\$ 114.00	3.56%
PBOT Subtotal	\$ 3,202.00	\$ 3,316.00	\$ 114.00	3.56%
% Overall Charges	0.76%	0.77%		
Water Bureau				
EA Written Notes Only	\$ 105.00	\$ 100.00	\$ (5.00)	-4.76%
Water Subtotal	\$105.00	\$100.00	\$ (5.00)	-4.76%
% Overall Charges Excluding Inclusionary Housing	0.02%	0.02%		
Early Assistance & Land Use Review Subtotal	\$ 13,392.00	\$ 13,609.00	\$ 217.00	1.62%
% Overall Charges	3.17%	3.15%		

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE # 3				
Project Name:	The Radiator		Valuation:	\$ 4,785,760.00
Address:	3530 N Vancouver Avenue			
Description:	New 5-story Office Building with on-site parking & ground floor retail			
Permit #:	Permit Details			
12-214080 EA	Early Assistance			
13-123068 LU	Design Review with Modifications			
13-164353 CO	New 5-story Office Building with on-site parking & ground floor retail			
2 Mechanical Permits	Permit 1: \$322,424 valuation, Permit 2: \$2,000 valuation			
14-148767 PT	1 Interceptor/Grease Trap			
3 Electrical Permits	Permit 1: Renewable Energy: 5.01-15 kva; Permit 2: Service/Feeder 200 amp x 14, Service/Feeder 600 to 1000 amp x 1, Branch Circuit with Service/Feeder x 25, Permit 3: Limited Energy Panel/Signal Circuits x 1			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Base Plan Review & Inspection Fees				
Bureau of Development Services (BDS)				
Address Assignment Fee	\$ 66.00	\$ 66.00	\$ -	0.00%
Bldg Plan Rvw/Processing CO/MG	\$ 11,811.13	\$ 11,811.13	\$ -	0.00%
Fire & Life Safety Review	\$ 7,268.39	\$ 7,268.39	\$ -	0.00%
Development Services Fee - CO	\$ 6,523.54	\$ 6,523.54	\$ -	0.00%
Land Use Plan Review Com	\$ 10,145.81	\$ 10,145.81	\$ -	0.00%
Site Review Fee	\$ 2,725.65	\$ 2,725.65	\$ -	0.00%
Building Permit CO	\$ 18,170.97	\$ 18,170.97	\$ -	0.00%
Erosion Control Plan Review	\$ 218.00	\$ 218.00	\$ -	0.00%
Erosion Control Insp - CO & MG	\$ 178.00	\$ 178.00	\$ -	0.00%
Zoning Inspection Fee	\$ 3,634.19	\$ 3,634.19	\$ -	0.00%
Mechanical Permit CO	\$ 3,868.79	\$ 3,868.79	\$ -	0.00%
Mechanical Plan Check CO	\$ 2,321.27	\$ 2,321.27	\$ -	0.00%
Plumbing Permit CO	\$ 95.00	\$ 95.00	\$ -	0.00%
Plumbing Plan Check CO	\$ 23.75	\$ 23.75	\$ -	0.00%
Electrical Permit CO	\$ 2,822.00	\$ 2,822.00	\$ -	0.00%
Electrical Plan Check CO	\$ 657.00	\$ 657.00	\$ -	0.00%
BDS Subtotal	\$ 70,529.49	\$ 70,529.49	\$ -	0.00%
% Overall Charges	16.69%	16.33%		

Bureau of Environmental Services (BES)				
BES Plan Rvw - Source Control	\$ 108.00	\$ 107.00	\$ (1.00)	-0.93%
BES Plan Review-Comm	\$ 1,063.00	\$ 1,111.00	\$ 48.00	4.52%
BES Prvt Storm Fcft Insp over 5K sqft	\$ 975.00	\$ 1,018.00	\$ 43.00	4.41%
BES Subtotal	\$ 2,146.00	\$ 2,236.00	\$ 90.00	4.19%
% Overall Charges	0.51%	0.52%		
Fire				
Fire - Plan Review	\$ 2,907.36	\$ 2,907.36	\$ -	0.00%
Fire Subtotal	\$ 2,907.36	\$ 2,907.36	\$ -	0.00%
% Overall Charges	0.69%	0.67%		
Parks & Recreation				
Forestry Commercial Permit	\$ 320.00	\$ 446.00	\$ 126.00	39.38%
Parks Subtotal	\$ 320.00	\$ 446.00	\$ 126.00	39.38%
% Overall Charges	0.08%	0.10%		
Portland Bureau of Transportation (PBOT)				
PDOT Plan Check CO	\$ 5,457.00	\$ 5,866.00	\$ 409.00	7.49%
PBOT Subtotal	\$ 5,457.00	\$ 5,866.00	\$ 409.00	7.49%
% Overall Charges	1.29%	1.36%		
Water Bureau				
Water Comm Bldg Plan Rvw	\$ 160.00	\$ 145.00	\$ (15.00)	-9.38%
Water Backflow Plan Review	\$ 200.00	\$ 220.00	\$ 20.00	10.00%
Water Backflow Inspection Fee	\$ 250.00	\$ 280.00	\$ 30.00	12.00%
Water Subtotal	\$ 610.00	\$ 645.00	\$ 35.00	5.74%
% Overall Charges	0.14%	0.15%		
Base Plan Review & Inspection Fees Subtotal	\$ 81,969.85	\$ 82,629.85	\$ 660.00	0.81%
% Overall Charges	19.40%	19.13%		

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE # 3				
Project Name:	The Radiator		Valuation:	\$ 4,785,760.00
Address:	3530 N Vancouver Avenue			
Description:	New 5-story Office Building with on-site parking & ground floor retail			
Permit #:	Permit Details			
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2 Mechanical Permits	Permit 1: \$322,424 valuation, Permit 2: \$2,000 valuation			
14-148767 PT	1 Interceptor/Grease Trap			
3 Electrical Permits	Permit 1: Renewable Energy: 5.01-15 kva; Permit 2: Service/Feeder 200 amp x 14, Service/Feeder 600 to 1000 amp x 1, Branch Circuit with Service/Feeder x 25, Permit 3: Limited Energy Panel/Signal Circuits x 1			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 2,180.52	\$ 2,180.52	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 464.25	\$ 464.25	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 11.40	\$ 11.40	\$ -	0.00%
Electrical Permit State Surcharge	\$ 338.64	\$ 338.64	\$ -	0.00%
Metro Construction Excise Tax	\$ 5,742.91	\$ 5,742.91	\$ -	0.00%
School Construction Excise Tax	\$ 22,795.29	\$ 23,518.95	\$ 723.66	3.17%
City of Portland Construction Excise Tax	\$ 50,104.80	\$ 50,104.80	\$ -	0.00%
CET & Surcharges Subtotal	\$ 81,637.81	\$ 82,361.47	\$ 723.66	0.89%
% Overall Charges	19.32%	19.07%		
Note: Construction Excise Tax went into effect 8/1/16				
System Development Charges (SDC)				
BES Sanitary System Development Charge	\$ 57,437.00	\$ 61,237.00	\$ 3,800.00	6.62%
BES Storm System Development Charge	\$ 2,178.79	\$ 2,150.50	\$ (28.30)	-1.30%
Parks System Development Charge	\$ 56,157.96	\$ 59,037.92	\$ 2,879.96	5.13%
PBOT System Development Charge	\$ 116,892.46	\$ 116,892.46	\$ -	0.00%
Water System Development Charge	\$ 12,884.00	\$ 14,038.00	\$ 1,154.00	8.96%
SDC Subtotal	\$ 245,550.21	\$ 253,355.88	\$ 7,805.66	3.18%
% Overall Charges	58.11%	58.65%		
NOTE: Parks SDC in all years includes demo of prior 2,507 SF restaurant				
Total Charges	\$ 422,549.87	\$ 431,956.20	\$ 9,406.32	2.23%
Total Fees to Valuation Percentage	8.83%	9.03%		

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City of Portland				
<p align="center">Bureau of Development Services RESIDENTIAL BUILDING PERMIT EXAMPLE #4</p>				
Project Name:	New Single Family Residence 1		Valuation:	\$ 178,243.00
Address:	3305 SE 11th Avenue			
Description:	2-story; 1-car garage; flat lot; complex			
Permit #:	13-116388-RS			
Fee Description	Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018	% Variance 2017 & 2018
Base Plan Review and Inspection Fees				
Bureau of Development Services (BDS)				
Address Assignment Fee	\$ 66.00	\$ 66.00	\$ -	0.00%
Bldg Plan Rvw/Processing RS/MI/MP	\$ 671.40	\$ 671.40	\$ -	0.00%
Development Services Fee - RS	\$ 280.66	\$ 280.66	\$ -	0.00%
Land Use Plan Review Res	\$ 377.88	\$ 377.88	\$ -	0.00%
Building Permit CO	\$ 1,032.93	\$ 1,032.93	\$ -	0.00%
Mechanical Permit RS	\$ 233.00	\$ 233.00	\$ -	0.00%
Plumbing Permit RS	\$ 997.00	\$ 997.00	\$ -	0.00%
Electrical Permit RS	\$ 577.00	\$ 577.00	\$ -	0.00%
Res Site Plan Rev - Simple Sites	\$ 262.00	\$ 262.00	\$ -	0.00%
RES Site Inspectns - Simple	\$ 211.00	\$ 211.00	\$ -	0.00%
Zoning Inspection Fee	\$ 104.00	\$ 104.00	\$ -	0.00%
BDS Subtotal	\$ 4,812.87	\$ 4,812.87	\$ -	0.00%
% Overall Charges	11.34%	10.95%		
Bureau of Environmental Services (BES)				
BES Plan Review-Residl	\$ 532.00	\$ 555.00	\$ 23.00	4.32%
BES Residential Storm Facility (Inspection)	\$ 487.00	\$ 509.00	\$ 22.00	4.52%
BES Permit Fee Subtotal	\$ 1,019.00	\$ 1,064.00	\$ 45.00	4.42%
% Overall Charges	2.40%	2.42%		
Parks & Recreation				
Forestry Residential Permit	\$ 220.00	\$ 400.00	\$ 180.00	81.82%
Parks Subtotal	\$ 220.00	\$ 400.00	\$ 180.00	81.82%
% Overall Charges	0.52%	0.91%		
Portland Bureau of Transportation (PBOT)				
PBOT Plan Check RS	\$ 336.00	\$ 361.00	\$ 25.00	7.44%
PBOT Subtotal	\$ 336.00	\$ 361.00	\$ 25.00	7.44%
% Overall Charges	0.79%	0.82%		
Water Bureau				
Water Single Family/Row Housing Review	\$ 70.00	\$ 70.00	\$ -	0.00%
Water Subtotal	\$ 70.00	\$ 70.00	\$ -	0.00%
% Overall Charges	0.16%	0.16%		
Base Plan Review and Inspection Fees Subtotal	\$ 6,457.87	\$ 6,707.87	\$ 250.00	3.87%
% Overall Charges	15.22%	15.27%		

City of Portland				
Bureau of Development Services RESIDENTIAL BUILDING PERMIT EXAMPLE #4				
Project Name:	New Single Family Residence 1		Valuation:	\$ 178,243.00
Address:	3305 SE 11th Avenue			
Description:	2-story; 1-car garage; flat lot; complex			
Permit #:	13-116388-RS			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 123.95	\$ 123.95	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 27.96	\$ 27.96	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 119.64	\$ 119.64	\$ -	0.00%
Electrical Permit State Surcharge	\$ 69.24	\$ 69.24	\$ -	0.00%
Metro Construction Excise Tax	\$ 213.89	\$ 213.89	\$ -	0.00%
School Construction Excise Tax	\$ 2,034.90	\$ 2,099.50	\$ 64.60	3.17%
City of Portland Construction Excise Tax	\$ 1,953.21	\$ 1,953.21	\$ -	0.00%
CET & Surcharges Subtotal	\$4,542.79	\$4,607.39	\$ 64.60	1.42%
% Overall Charges	10.71%	10.49%		

Note: Construction Excise Tax went into effect 8/1/16

System Development Charges (SDC)				
BES Sanitary System Development Charge	\$ 6,046.00	\$ 6,446.00	\$ 400.00	6.62%
BES Storm System Development Charge	\$ 1,089.19	\$ 1,104.68	\$ 15.49	1.42%
Parks System Development Charge	\$ 11,054.00	\$ 11,627.00	\$ 573.00	5.18%
PBOT System Development Charge	\$ 2,814.00	\$ 2,814.00	\$ -	0.00%
Water System Development Charge	\$ 3,865.00	\$ 4,211.00	\$ 346.00	8.95%
SDC Subtotal	\$ 24,868.19	\$ 26,202.68	\$ 1,334.49	5.37%
% Overall Charges	58.61%	59.63%		

Note: Parks SDC was in fact waived on this one, as a demo for a previous house applied. Provided Parks SDC fee as if there had been no applicable demolition.

Other Charges				
PBOT Curb, D/W, Sidewalk	\$ 352.50	\$ 352.50	\$ -	0.00%
Water 3/4" Service Install Ord	\$ 6,210.00	\$ 6,070.00	\$ (140.00)	-2.25%
Other Charges Subtotal	\$ 6,562.50	\$ 6,422.50	\$ (140.00)	-2.13%
% Overall Charges	15.47%	14.62%		

Total Charges	\$ 42,431.35	\$ 43,940.44	\$ 1,509.09	3.56%
Total Fees to Valuation Percentage	23.81%	24.65%		

City of Portland				
Bureau of Development Services RESIDENTIAL BUILDING PERMIT EXAMPLE #5				
Project Name:	New Single Family Residence 2		Valuation:	\$ 272,877.00
Address:	200 SW Carson St.			
Description:	2250 sq ft. 2-Story w/basement/435 sq ft. tuck under garage/sloped lot/complex			
Permit #:	16-256208 RS			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
Base Plan Review and Inspection Fees				
Bureau of Development Services (BDS)				
Address Assignment Fee	\$ 66.00	\$ 66.00	\$ -	0.00%
Bldg Plan Rvw/Processing RS/MI/MP	\$ 898.70	\$ 898.70	\$ -	0.00%
Development Services Fee - RS	\$ 381.24	\$ 381.24	\$ -	0.00%
Land Use Plan Review Res	\$ 578.50	\$ 578.50	\$ -	0.00%
Building Permit CO	\$ 1,382.61	\$ 1,382.61	\$ -	0.00%
Mechanical Permit RS	\$ 192.70	\$ 192.70	\$ -	0.00%
Plumbing Permit RS	\$ 1,293.00	\$ 1,293.00	\$ -	0.00%
Electrical Permit RS	\$ 556.00	\$ 556.00	\$ -	0.00%
Res Site Plan Rev - Complex Site	\$ 346.00	\$ 346.00	\$ -	0.00%
RES Site Inspectns - Complex Site	\$ 275.00	\$ 275.00	\$ -	0.00%
Zoning Inspection Fee	\$ 104.00	\$ 104.00	\$ -	0.00%
BDS Subtotal	\$ 6,073.75	\$ 6,073.75	\$ -	0.00%
% Overall Charges Including Additional Fees		5.01%	7.50%	
Bureau of Environmental Services (BES)				
BES Plan Review-Residl	\$ 532.00	\$ 555.00	\$ 23.00	4.32%
BES Residential Storm Facility (Inspection)	\$ -	\$ -	\$ -	
BES Subtotal	\$ 532.00	\$ 555.00	\$ 23.00	4.32%
% Overall Charges Including Additional Fees		0.44%	0.69%	
Parks & Recreation				
Forestry Residential Permit	\$ 220.00	\$ 400.00	\$ 180.00	81.82%
Parks Subtotal	\$ 220.00	\$ 400.00	\$ 180.00	81.82%
% Overall Charges Including Additional Fees		0.18%	0.49%	
Portland Bureau of Transportation (PBOT)				
PBOT Plan Check RS	\$ 336.00	\$ 361.00	\$ 25.00	7.44%
PBOT Subtotal	\$ 336.00	\$ 361.00	\$ 25.00	7.44%
% Overall Charges Including Additional Fees		0.28%	0.45%	
Water Bureau				
Water Single Family/Row Housing Review	\$ 70.00	\$ 70.00	\$ -	0.00%
Water Subtotal	\$ 70.00	\$ 70.00	\$ -	0.00%
% Overall Charges Including Additional Fees		0.06%	0.09%	
Base Plan Review and Inspection Fees Subtotal	\$ 7,231.75	\$ 7,459.75	\$ 228.00	3.15%
% Overall Charges Including Additional Fees		5.96%	9.21%	

City of Portland				
Bureau of Development Services RESIDENTIAL BUILDING PERMIT EXAMPLE #5				
Project Name:	New Single Family Residence 2		Valuation:	\$ 272,877.00
Address:	200 SW Carson St.			
Description:	2250 sq ft. 2-Story w/basement/435 sq ft. tuck under garage/sloped lot/complex			
Permit #:	16-256208 RS			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 165.91	\$ 165.91	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 23.12	\$ 23.12	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 155.16	\$ 155.16	\$ -	0.00%
Electrical Permit State Surcharge	\$ 66.72	\$ 66.72	\$ -	0.00%
Metro Construction Excise Tax	\$ 327.45	\$ 327.45	\$ -	0.00%
School Construction Excise Tax	\$ 2,835.00	\$ 2,925.00	\$ 90.00	3.17%
City of Portland Construction Excise Tax	\$ 2,757.77	\$ 2,757.77	\$ -	0.00%
CET & Surcharges Subtotal	\$ 6,331.14	\$ 6,421.14	\$ 90.00	1.42%
% Overall Charges Including Additional Fees	5.22%	7.93%		

Note: Construction Excise Tax went into effect 8/1/16

System Development Charges (SDC)				
BES-Sanitary System Development Charge	\$ 6,046.00	\$ 6,446.00	\$ 400.00	6.62%
BES-Storm System Development Charge	\$ 1,089.19	\$ 1,104.68	\$ 15.49	1.42%
Parks System Development Charge	\$ 13,895.00	\$ 14,615.00	\$ 720.00	5.18%
PBOT System Development Charge	\$ 2,814.00	\$ 2,814.00	\$ -	0.00%
Water System Development Charge	\$ 3,865.00	\$ 4,211.00	\$ 346.00	8.95%
SDC Subtotal	\$ 27,709.19	\$ 29,190.68	\$ 1,481.49	5.35%
% Overall Charges Including Additional Fees	22.84%	36.04%		

Other Charges				
PBOT Curb, D/W, Sidewalk	\$ 534.00	\$ 558.00	\$ 24.00	4.49%
Water 3/4" Service Install Ord	\$ 6,210.00	\$ 6,070.00	\$ (140.00)	-2.25%
Other Charges Subtotal	\$ 6,744.00	\$ 6,628.00	\$ (116.00)	-1.72%
% Overall Charges Including Additional Fees	5.56%	8.18%		

Total Charges Excluding Additional Fees	\$ 48,016.07	\$ 49,699.56	\$ 1,683.49	3.51%
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Additional Fees				
PK Preservation - Fee in Lieu (per tree)	\$ 1,300.00	\$ 1,300.00	\$ -	0.00%
PBOT Loc Transp Infrastr Chrgs (LTIC)	\$ 72,000.00	\$ 30,000.00	\$ (42,000.00)	-58.33%
Additional Fees Subtotal	\$ 73,300.00	\$ 31,300.00	\$ (42,000.00)	-57.30%
% Overall Charges Including Additional Fees	60.42%	38.64%		

Note: LTIC fee effective March 2016

Total Charges Including Additional Fees	\$ 121,316.07	\$ 80,999.56	\$ (40,316.51)	-33.23%
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Total Fees to Valuation Percentage Excluding Additional Fees	17.60%	18.21%		
Total Fees to Valuation Percentage Including Additional Fees	44.46%	29.68%		

City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE #6				
Project Name:	The Clay Pigeon Winery		Valuation:	\$ 60,000.00
Address:	815 SE Oak Street			
Description:	Interior alterations and change of occupancy from storage/office/sales to winery/tasting room/restaurant			
Permit #:	12-162501-CO, 12-191806-MT (\$4,500 Valuation)			
		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Base Plan Review and Inspection Fees				
Bureau of Development Services (BDS)				
Bldg Plan Rvw/Processing CO/MG	\$ 363.12	\$ 363.12	\$ -	0.00%
Change of Occupancy/Use Review Fee	\$ 368.00	\$ 368.00	\$ -	0.00%
Development Services Fee - CO	\$ 180.70	\$ 180.70	\$ -	0.00%
Fire & Life Safety Review	\$ 223.46	\$ 223.46	\$ -	0.00%
Land Use Plan Review Com	\$ 127.20	\$ 127.20	\$ -	0.00%
Building Permit CO	\$ 558.65	\$ 558.65	\$ -	0.00%
Zoning Inspection Fee	\$ 25.44	\$ 25.44	\$ -	0.00%
Mechanical Permit CO	\$ 175.85	\$ 175.85	\$ -	0.00%
BDS Subtotal	\$ 2,022.42	\$ 2,022.42	\$ -	0.00%
% Overall Charges	22.62%	21.17%		
Bureau of Environmental Services (BES)				
BES Plan Rvw - Source Control	\$ 108.00	\$ 107.00	\$ (1.00)	-0.93%
BES Plan Review-Comm	\$ 354.00	\$ 370.00	\$ 16.00	4.52%
BES Subtotal	\$ 462.00	\$ 477.00	\$ 15.00	3.25%
% Overall Charges	5.17%	4.99%		
Fire				
Fire - Plan Review	\$ 89.38	\$ 89.38	\$ -	0.00%
Fire Subtotal	\$ 89.38	\$ 89.38	\$ -	0.00%
% Overall Charges	1.00%	0.94%		
Parks & Recreation				
Forestry Commercial Permit	\$ 215.00	\$ 425.00	\$ 210.00	97.67%
Parks Subtotal	\$ 215.00	\$ 425.00	\$ 210.00	97.67%
% Overall Charges	2.41%	4.45%		
Portland Bureau of Transportation (PBOT)				
PBOT Plan Check CO	\$ 654.00	\$ 703.00	\$ 49.00	7.49%
PBOT Subtotal	\$ 654.00	\$ 703.00	\$ 49.00	7.49%
% Overall Charges	7.32%	7.36%		
Water Bureau				
Water Comm Bldg Plan Rvw	\$ 160.00	\$ 145.00	\$ (15.00)	-9.38%
Water Backflow Plan Review	\$ 200.00	\$ 220.00	\$ 20.00	10.00%
Water Backflow Inspection Fee	\$ 250.00	\$ 280.00	\$ 30.00	12.00%
Water Subtotal	\$610.00	\$645.00	\$ 35.00	5.74%
% Overall Charges	6.82%	6.75%		
Base Plan Review and Inspection Fees Subtotal	\$ 4,052.81	\$ 4,361.81	\$ 309.00	7.62%
% Overall Charges	45.34%	45.66%		

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 67.04	\$ 67.04	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 21.10	\$ 21.10	\$ -	0.00%
CET & Surcharges Subtotal	\$88.14	\$88.14	\$ -	0.00%
% Overall Charges	0.99%	0.92%		

System Development Charges (SDC)				
BES Sanitary System Development Charge	\$ 4,534.50	\$ 4,834.50	\$ 300.00	6.62%
SDC Subtotal	\$ 4,534.50	\$ 4,834.50	\$ 300.00	6.62%
% Overall Charges	50.72%	50.61%		

Note: Parks SDC fees are waived for tenant improvement alteration permits.

Other Charges				
PBOT Bicycle Parking Fund	\$ 264.00	\$ 268.00	\$ 4.00	1.52%
Other Charges Subtotal	\$ 264.00	\$ 268.00	\$ 4.00	1.52%
% Overall Charges	2.95%	2.81%		

Total Charges	\$ 8,939.45	\$ 9,552.45	\$ 613.00	6.86%
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Total Fees to Valuation Percentage	14.90%	15.92%		
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City of Portland				
Bureau of Development Services COMMERCIAL BUILDING PERMIT EXAMPLE # 7				
Project Name:	Under Armour Sports Apparel		Valuation:	\$ 5,300,000.00
Address:	2815 SW Barbur Blvd			
Description:	Core and shell renovation including demolition of interior partitions, casework and MEP systems, Removal of 1 tree			
Permit #:	Permit Details			
15-250848 CO	Core and shell renovation including demolition of interior partitions, casework and MEP systems, Removal of 1 tree			
2 Mechanical Permits	Permit 1: \$400,000 valuation, Permit 2: \$778,000 valuation			
16-250597 PT	Water Service # of Feet x 100, Backflow preventer x 2, Ejector/Sump x 1, Floor Drain/Floor Sink/Hub/Primer x 6, Hose Bibb x1, Roof Drain x 4, Sink/Basin/Lavatory x 17, Tub/Shower/Pan x 10, Urinal x7, Water Closet x 16			
16-114071 ET	Service/Feeder 200amp x1, Service/Feeder 400amp x1, Service/Feeder Over 1,000amp x2, Branch Circuit with Service/Feeder x 45			
Fee Description		Fees Effective 7/1/2017	Proposed Fees Effective 7/1/2018	\$ Variance 2017 & 2018
				% Variance 2017 & 2018

Base Plan Review and Inspection Fees				
Bureau of Development Services (BDS)				
Bldg Plan Rvw/Processing CO/MG	\$ 13,053.98	\$ 13,053.98	\$ -	0.00%
Development Services Fee - CO	\$ 7,212.30	\$ 7,212.30	\$ -	0.00%
Fire & Life Safety Review	\$ 8,033.22	\$ 8,033.22	\$ -	0.00%
Land Use Plan Review Com	\$ 11,236.00	\$ 11,236.00	\$ -	0.00%
Site Review Fee	\$ 3,012.46	\$ 3,012.46	\$ -	0.00%
Building Permit CO	\$ 20,083.05	\$ 20,083.05	\$ -	0.00%
Zoning Inspection Fee	\$ 4,016.61	\$ 4,016.61	\$ -	0.00%
Mechanical Permit CO	\$ 12,677.74	\$ 12,677.74	\$ -	0.00%
Mehcanical Permit Plan Check CO	\$ 7,606.64	\$ 7,606.64	\$ -	0.00%
Plumbing Permit CO	\$ 2,612.00	\$ 2,612.00	\$ -	0.00%
Plumbing Plan Check CO	\$ 653.00	\$ 653.00	\$ -	0.00%
Electrical Permit CO	\$ 2,333.00	\$ 2,333.00	\$ -	0.00%
Electrical Plan Check CO	\$ 583.25	\$ 583.25	\$ -	0.00%
BDS Subtotal	\$ 93,113.25	\$ 93,113.25	\$ -	0.00%
% Overall Charges	81.08%	80.76%		
Fire				
Fire - Plan Review	\$ 3,213.29	\$ 3,213.29	\$ -	0.00%
Fire Subtotal	\$ 3,213.29	\$ 3,213.29	\$ -	0.00%
% Overall Charges	2.80%	2.79%		
Parks & Recreation				
Forestry Commercial Permit	\$ 215.00	\$ 425.00	\$ 210.00	97.67%
Parks Subtotal	\$ 215.00	\$ 425.00	\$ 210.00	97.67%
% Overall Charges	0.19%	0.37%		
Portland Bureau of Transportation (PBOT)				
PDOT Plan Check CO	\$ 5,457.00	\$ 5,688.00	\$ 231.00	4.23%
PBOT Subtotal	\$ 5,457.00	\$ 5,688.00	\$ 231.00	4.23%
% Overall Charges	4.75%	4.93%		
Water Bureau				
Water Backflow Plan Review	\$ 200.00	\$ 220.00	\$ 20.00	10.00%
Water Subtotal	\$200.00	\$220.00	\$ 20.00	10.00%
% Overall Charges	0.17%	0.19%		
Base Plan Review and Inspection Fees Subtotal	\$ 102,198.54	\$ 102,659.54	\$ 461.00	0.45%
% Overall Charges	88.99%	89.04%		

Other Development Related Charges

Construction Excise Tax (CET) & Surcharges				
Building Permit State Surcharge	\$ 2,409.97	\$ 2,409.97	\$ -	0.00%
Mechanical Permit State Surcharge	\$ 1,521.33	\$ 1,521.33	\$ -	0.00%
Plumbing Permit State Surcharge	\$ 313.44	\$ 313.44	\$ -	0.00%
Electrical Permit State Surcharge	\$ 279.96	\$ 279.96	\$ -	0.00%
Metro Construction Excise Tax	\$ 6,360.00	\$ 6,360.00	\$ -	0.00%
CET & Surcharges Subtotal	\$10,884.69	\$10,884.69	\$ -	0.00%
% Overall Charges	9.48%	9.44%		
Other Charges				
Appeal Fees	\$ 454.00	\$ 454.00	\$ -	0.00%
PK Preservation - Fee in Lieu (per tree)	\$ 1,300.00	\$ 1,300.00	\$ -	0.00%
Other Charges Subtotal	\$ 1,754.00	\$ 1,754.00	\$ -	0.00%
% Overall Charges	1.53%	1.52%		
Total Charges	\$ 114,837.24	\$ 115,298.24	\$ 461.00	0.40%
Total Fees to Valuation Percentage	2.17%	2.18%		