

City of Portland
Bureau of Development Services
Proposed
Land Use Services Fee Schedule
Effective Date: April 1, 2019

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 1,950
All Other Projects	II	\$1,800 2,700
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 6,825
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 13,560
Tier C - All Other Proposals	III	\$18,900 19,845
Conditional Use		
Type Ix	Ix	\$2,835 2,975
Type II	II	\$2,940 3,200
Type II - Radio Frequency Facilities	II	\$7,450 7,820
Type III - New	III	\$10,500
Type III - Existing	III	\$4,200 5,000
Type III - Radio Frequency	III	\$14,700 15,435
Design / Historic Resource Review		
(If the applicant does not provide the valuation, the maximum fee will be charged.)		
Tier A - Signs only	Ix, II, or III	
Sign 20 sq ft or smaller		\$945 1,165
Sign > 20 sq ft		\$1,365
Each additional sign		\$400 155 (maximum \$4,000 1,550) for signs
Tier B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$5,000
Sites With An Existing House/Duplex:		
Tier 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 1,260, maximum \$5,000 15,750
Tier 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 15,750

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Sites With Other Existing Development:		
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 15,750
Each Sign		\$400 155 (maximum \$4,000 1,550) for signs
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		\$400 155 (maximum \$4,000 1,550) for signs
Tier G - All other projects not described above	Ix or II	\$0.032 of valuation minimum \$1,260 maximum \$5,250 15,750
Tier G - All other projects not described above	III	\$0.032 of valuation, minimum \$5,250, maximum \$27,000
Each Sign		\$400 155 (maximum \$4,000 1,550) for signs
Historic Resource Review	I	\$250 1,750
Modifications	n/a	\$945 1,550
Environmental Review		
Resource Enhancement/Public Rec Trails	Ix	\$1,400 1,300
Existing House/Duplex	II	\$4,450 2,600
All Other Projects	II	\$2,700
Environmental Review Protection Zone	III	\$3,675 3,860
Environmental Violation Review		
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 1,575
Undividable lot with existing single dwelling unit	III	\$2,700 2,835
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 1,525
All Other Projects	II	\$4,830 5,075
Historic Landmark Designation		
Individual properties	III	\$2,000 4,000
Multiple properties or districts	III	\$4,200 9,200
Historic Landmark Demolition Review	IV	\$8,500 8,925
Impact Mitigation Plan		
Amendment (Minor)	II	\$4,200 4,410
Implementation	II	\$4,200 4,410
New / Amendment (Major)	III	\$19,950
Amendment (Use)	III	\$5,550 6,865

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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 \$18,000) plus \$1,800 for new street.
4 or more lot Land Division with Concurrent Environmental Review	III	Maximum fee: \$22,700
Land Division Amendment Review		
Type Ix	Ix	\$4,365 1,435
Type IIx	IIx	\$4,470 1,550
Type III	III	\$3,465 3,640
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	\$800 840 per lot, (maximum per lot total \$5,600 5,880),
If preliminary was Type I, Ix, or IIx with a street		plus \$600 630 if new street
If preliminary was Type IIx with no street		Maximum fee: \$6,200 6,520
If preliminary was Type III		
Additional Review of Final Plat	n/a	\$280 295
A fee will be charged for each review after the second review.		
Lot Consolidation	Ix	\$4,448 2,600
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 1,390
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 2,900
Type III	III	\$4,545 4,750
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$2,445 2,560
Type III	III	\$4,095 4,300
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$1,400 1,155
Existing House/Duplex	IIx	\$1,450 1,523
All Other Projects	IIx	\$2,700 2,835
River Violation Review	II	\$2,900 3,045
	III	\$7,560
Statewide Planning Goal Exception	III	\$9,555 10,033
Transportation Demand Management Review	II	\$1,480 1,554
Transportation Impact Analysis - campus	II	\$1,480 1,554

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Land Use Reviews	Process Type	Amount
Tree Preservation Violation Review		
Type II	II	\$2,205 2,500
Type III	III	\$4,410
Tree Review		
Type II	II	\$1,365 1,435
Zoning Map Amendment	III	\$5,880
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$1,418 1,490
Type II / IIX	II / IIX	\$1,764 1,855
Type III	III	\$5,648 5,900
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$500 700
Appointment for Early Land Use Assistance with Planner		\$500 700
Design Commission Advice Request		\$2,520 3,500
Pre-Permit Zoning Plan Check (Planning and Zoning review of plans prior to building permit submittal.)		
House or Duplex		\$200 210
All Other Development		\$450 473
Pre-Application Conference		\$1,785
Written Comments from Infrastructure Bureaus and Planner		\$450 500
Written Comments from Planner		\$400 450
Remedial Action Exempt Review - Conference		\$394 415
Other Land Use Services		
Additional Copies of Recording Documents		\$16
Appeals		
Type II / IIX		\$250
Recognized Organizations as defined in Zoning Code Chapter 33.910.		No Charge
Type III		50% of Bureau of Development Services LUS Application Fee (maximum \$5,000)
120-day delay / HRI Removal (ranked structures only)		\$242 255
Expert Outside Consultation (above base fee) (Fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.)		\$116 122 per hour
Field Verification By Land Use Staff (except for environmental plan checks)		\$142 149
Hourly Rate for Land Use Services		\$148 155
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

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Effective Date: April 1, 2019

Other Land Use Services	
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, \$95 155 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	\$250 263 (add to base fee)
Environmental Standards Plan Check and Field Verification	\$279 293 (add to base fee)
Environmental Violation Plan Check	\$788 830 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$430 137 (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.)	\$720 756 (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	\$2,340 2,430
Complex	\$3,098 3,255
Renotification Fee - Any Review	\$430 450
Street Vacation	\$400 105
Transcripts	Actual cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	\$65 68
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	\$250 280
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store)	\$850 1,125

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Proposed
Site Development Fee Schedule for Land Use Reviews
APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES
Effective Date: April 01, 2019

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 <u>\$81</u>
All Other Projects	II	\$116 <u>\$122</u>
Central City Master Plan Review		
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 <u>\$81</u>
Type II	II	\$96 <u>\$101</u>
Type III - New	III	\$309 <u>\$324</u>
Type III - Existing	III	\$154 <u>\$162</u>
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 <u>\$81</u>
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 <u>\$162</u>
Type G - All other projects not described above	Ix, II, or III	\$578
Environmental Review		
Resource Enhancement/Public Rec Trails	Ix	\$230 <u>\$242</u>
Existing House/Duplex	II	\$463 <u>\$486</u>
All Other Projects	II	\$578 <u>\$607</u>
Environmental Review Protection Zone		
Environmental Violation Review		
Type II required	II	\$309 <u>\$324</u>
Type III required	III	\$309 <u>\$324</u>
Columbia South Shore Plan District (CSSPD)	II	\$309 <u>\$324</u>
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$309 <u>\$324</u>
Undividable lot with existing single dwelling unit	III	\$309 <u>\$324</u>
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 <u>\$324</u>
All Other Projects	II	\$463 <u>\$486</u>

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Land Use Reviews	Process Type	Amount
Impact Mitigation Plan		
Amendment (Minor)	II	\$774 <u>\$810</u>
Implementation	II	\$774 <u>\$810</u>
New / Amendment (Major)	III	\$774 <u>\$810</u>
Amendment (Use)	III	\$774 <u>\$810</u>
Land Division Review		
Type Ix	Ix	\$493 <u>\$203</u>
Type IIx	IIx	\$463 <u>\$486</u>
Type III	III	\$1,347 <u>\$1414</u>
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$463 <u>\$486</u>
4 or more lot Land Division with Concurrent Environmental Review	III	\$1,927 <u>\$2023</u>
Land Division Amendment Review		
Type Ix	Ix	\$96 <u>\$101</u>
Type IIx	IIx	\$96 <u>\$101</u>
Type III	III	\$96 <u>\$101</u>
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type Ix with no street		\$96 <u>\$101</u>
If preliminary was Type Ix or IIx with a street		\$230 <u>\$242</u>
If preliminary was Type IIx with no street		\$116 <u>\$122</u>
If preliminary was Type III		\$463 <u>\$486</u>
Lot Consolidation	Ix	\$116 <u>\$122</u>
Master Plan		
Minor Amendments to Master Plans	II	\$230 <u>\$242</u>
New Master Plans or Major Amendments to Master Plans	III	\$774 <u>\$810</u>
Non-conforming Situation Review	II	\$77 <u>\$81</u>
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 <u>\$162</u>
Type III	III	\$154 <u>\$162</u>
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$230 <u>\$242</u>
Existing House/Duplex	IIx	\$463 <u>\$486</u>
All Other Projects	IIx	\$578 <u>\$607</u>
River Review Violation	II	\$309 <u>\$324</u>
	III	\$309 <u>\$324</u>

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Tree Preservation Violation Review		
Type II	II	\$116 \$122
Type III	III	\$116 \$122
Tree Review		
Type II	II	\$96 \$101
Zoning Map Amendment		
	III	\$487 \$511
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$58 \$61
Type II / IIx	II / IIx	\$116 \$122
Type III	III	\$193 \$203
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		12 \$45
Pre-Application Conference		\$463
Remedial Action Exempt Review - Conference		\$243 \$255
Other Planning Services		
Property Line Adjustment		
Site Without Buildings		\$77 \$81
Sites With Houses(s) or Duplex(es)		\$77 \$81
Sites With Other Development		\$77 \$81
Property Line Adjustment With Lot Confirmation		
Site Without Buildings		\$77 \$81
Sites With Houses(s) or Duplex(es)		\$77 \$81
Sites With Other Development		\$77 \$81
Remedial Action Exempt Review		
Simple		\$708
Complex		\$1,887

City of Portland
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PROPOSED
Life Safety Review Fee on Land Use Cases
Effective Date: April 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		
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

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Land Use Reviews	Process Type	Amount
Land Division Review		
Type Ix	Ix	\$66
Type IIx	IIx	\$100
Type III	III	\$100
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$100
4 or more lot Land Division with Concurrent Environmental Review	III	\$100
Non-conforming Situation Review	II	\$66
Planned Development Bonus Review		
Minor Amendment	IIx	\$66
New or Major Amendment	III	\$66
Planned Development Review - <u>all other</u>		
Type IIx	IIx	\$66
Type III	III	\$66
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$33
Type III	III	\$66
River Review		
Existing House/Duplex	IIx	\$66
All Other Projects	IIx	\$100
Other Unassigned Reviews		
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