

# City of Portland Environmental Services

## Fiscal Year 2021-2022 Rate Ordinance Exhibit A



ENVIRONMENTAL SERVICES  
CITY OF PORTLAND  
working for clean rivers

The following table shows sewer and stormwater rates for FY 2021-2022. The table shows rates by service category and user type with rates provided by unit.

Rate Name	FY 2021-22 Rate	Unit Type
<b>A) Sanitary Sewer System User Service Charges and Discounts</b>		
1) Residential Users		
1a) Sanitary Sewer Services	\$11.92	per 100 cubic feet of water consumption
1b) Low Income Discount	-\$39.47	per month for eligible single family ratepayers only
1c) Extremely Low Income Discount	-\$63.16	per month for eligible single family ratepayers only
2) Non-Residential, Commercial, Industrial, and Institutional Users		
2a) Special Meter Charge	\$50.00	per special meter bill
2b) Sanitary Sewer Services	\$11.723	per 100 cubic feet of water consumption
2c) Clean Water Discharge	\$1.200	per 100 cubic feet of discharged clean water
2d) Publicly-Owned Drinking Fountain or Single-Pass Waste Fountain	\$0.001	per 100 cubic feet of discharged water
3) Industrial Extra-Strength Discharger		
3a) Biochemical Oxygen Demand	\$0.900	per pound (allowable concentration - 300 mg/liter)
3b) Suspended Solids	\$1.206	per pound (allowable concentration - 350 mg/liter)
<b>B) Drainage/Stormwater Management User Service Charges and Discounts</b>		
1) Residential Users		
1a) Single Family and Duplexes		
1ai) Off-Site Charge	\$19.78	per user account per month
1aii) On-Site Charge	\$10.65	per user account per month
1b) 3-Plex and 4-Plex Residences		
1bi) Off-Site Charge	\$8.24	per dwelling unit per month
1bii) On-Site Charge	\$4.44	per dwelling unit per month
1c) Developments of 5 or More Units		
1ci) Off-Site Charge	\$8.24	per 1,000 square feet of impervious area per month
1cii) On-Site Charge	\$4.44	per 1,000 square feet of impervious area per month
2) Non-Residential Users		
2a) Off-Site Charge	\$8.52	per 1,000 square feet of impervious area per month



Rate Name	FY 2021-22 Rate	Unit Type
2b) On-Site Charge	\$4.58	per 1,000 square feet of impervious area per month
<b>C) Discounts</b>		
Clean River Rewards - user fee discounts as much as 100% of the monthly on-site stormwater management charge for private on-site facilities that manage stormwater runoff, and 100% of the monthly on-site stormwater management charge for Drainage District residents and businesses.		
<b>D) Willamette River/Portland Harbor Superfund Charges</b>		
1) Sanitary Volume Component	\$0.13	per 100 cubic feet of water consumption
2) Impervious Area Component	\$0.34	per 1,000 square feet of impervious area per month
Note: These rates apply to all users, residential and non-residential. The impervious area component is calculated for the following classes of residential users based on the following class-average values of impervious area:		
<i>Single Family and Duplex Residences</i>	<i>2,400</i>	<i>square feet of impervious area per parcel</i>
<i>3-Plex and 4-Plex Residences</i>	<i>1,000</i>	<i>square feet of impervious area per unit</i>
<b>E) System Development and Connection Charges</b>		
1) Sanitary System		
1a) Development Charge	\$7,518.00	per equivalent dwelling unit
2) Stormwater Management System		
2a) Single Family or Duplex Residence	\$1,222.00	per parcel
2b) 3-Plex Residential Development	\$1,414.00	per parcel
2c) 4-Plex Residential Development	\$1,938.00	per parcel
2d) All Other Developments		
2di) Impervious Area Component	\$263.00	per 1,000 square feet of impervious area
2dii) Frontage Component	\$7.84	per linear foot of frontage
2diii) Trip Generation Component	\$4.36	per daily vehicle trip
3) Connection Charges		
3a) Line Charge	\$1.96	per square foot within the zone of benefit
3b) Branch Charge	\$7,271.00	per branch used
4) Sanitary Sewer Conversion Charges		
4a) Residential (Single Family, Duplex, 3-Plex, and 4-Plex)		
4ai) Branch Charge	\$7,271.00	per branch used



Rate Name	FY 2021-22 Rate	Unit Type
4b) Commercial (All Other Users)		
4bi) Simple Sewer Extensions	\$3.18	per square foot
4bii) Complex Sewer Extensions	\$6.53	per square foot
5) System Development Charge Exemptions		
5a) Affordable Housing		Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges.
5b) Accessory Dwelling Units		Qualified Accessory Dwelling Units (ADUs) will be exempt from required sanitary and stormwater system development charges.

Fee Name	Unit Fee	Unit Type
<b>F. Building Plan Review Fees Based on Type of Review</b>		
1) One or Two Family Residential Structures	\$671	per application
2) Revisions/Recheck Fees for Residential Permits	\$224	per application
3) Structures Auxiliary to or Interior Modifications of One or Two Family Residential Dwelling Units Submitted on a Separate Application	\$224	per application
4) Tenant Improvements in and Additions to Commercial Buildings		
4a) Environmental Review	\$447	per application
4b) Source Control Review	\$447	per application
5) Commercial Buildings (other than those listed in other categories above)		
5a) Environmental Review	\$1,342	per application
5b) Source Control Review	\$671	per application
6) Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet Required)		
6a) Environmental Review	\$447	per review
6b) Source Control Review	\$447	per review
7) Over-the-Counter Hourly Rate, Billable in 15 Minute Increments for a Maximum of One Hour.		
7a) Environmental Review	\$224	per hour
7b) Source Control Review	\$224	per hour
8) Commercial Stormwater Facility Inspection		
8a) Up to Two Facilities	\$1,230	per application
8b) Each Additional Facility	\$224	per facility
9) Residential Stormwater Facility Inspection	\$615	per application
10) Fee for Major Projects Group (Assigned by Bureau of Development Services)	\$20,000	per project
<b>G. Land Use Review Fees</b>		



Fee Name	Unit Fee	Unit Type
1) Adjustment Review		
1a) Existing House/Duplex	\$327	per application
1b) All Other Projects	\$408	per application
2) Central City Master Plans	\$2,450	per application
3) Comprehensive Plan Map Amendment w/Zone Map Amendment		
3a) Tier A	\$1,184	per application
3b) Tier B	\$1,184	per application
3c) Tier C	\$1,838	per application
4) Conditional Use		
4a) Type Ix	\$245	per application
4b) Type II	\$327	per application
4c) Type III – New	\$980	per application
4d) Type III – Existing	\$490	per application
5) Design/Historic Resource Review		
5a) Tier D	\$449	per application
5b) Tier F	\$449	per application
5c) Tier G	\$1,715	per application
6) Environmental Review/River Review		
6a) Resource Enhancement/PLA/Public Rec Trails	\$653	per application
6b) Existing House/Duplex, or one new residential dock (River Review)	\$694	per application
6c) All Other Projects	\$1,715	per application
7) Environmental Review Protection Zone	\$1,838	per application
8) Environmental Violation Review/River Review Violation		
8a) Type II Required	\$980	per application
8b) Type III Required	\$980	per application
8c) Columbia South Shore Plan District (CSSPD)	\$980	per application
8d) CSSPD, Undividable Lot with Existing Single Dwelling Unit	\$980	per application
8e) Undividable Lot with Existing Single Dwelling Unit	\$980	per application
9) Greenway		
9a) Existing House/Duplex or One New Residential Dock	\$694	per application
9b) All Other Projects	\$1,715	per application
10) Impact Mitigation Plan		
10a) Amendment (Minor)	\$2,450	per application
10b) Implementation	\$2,450	per application
10c) New/Amendment (Major)	\$2,450	per application
10d) Amendment (Use)	\$2,450	per application
11) Land Division Review		



Fee Name	Unit Fee	Unit Type
11a) Type Ix	\$653	per application
11b) Type Iix	\$1,470	per application
11c) Type III	\$4,246	per application
12) 2 to 3 Lot Land Division with Concurrent Environmental Review	\$1,470	per application
13) 4 or More Lot Land Division with Concurrent Environmental Review	\$6,124	per application
14) Land Division Amendment Review (All Types)	\$327	per application
15) Land Division Final Plat Review/Final Development Plan Review		
15a) If Preliminary Was Type Ix with No Street	\$327	per application
15b) If Preliminary Was Type Ix or Iix with a Street	\$735	per application
15c) If Preliminary Was Type Iix with No Street	\$368	per application
15d) If Preliminary Was Type III	\$1,470	per application
16) Replat	\$368	per application
17) Master Plan		
17a) Minor Amendments to Master Plans	\$735	per application
17b) New Master Plans or Major Amendments to Master Plans	\$2,450	per application
18) Non-Conforming Situation Review	\$245	per application
19) Planned Development Bonus Review	\$3,103	per application
20) Planned Development Review – All Other	\$3,103	per application
21) Planned Development Amendment	\$490	per application
22) Planned Unit Development Amendment	\$490	per application
23) Statewide Planning Goal Exception	\$817	per application
24) Zoning Map Amendment	\$1,551	per application
25) Other Unassigned Reviews		
25a) Type I/Ix	\$630	per application
25b) Type II/Iix	\$1,175	per application
25c) Type III	\$1,798	per application
26) Early Assistance, Written Info Only	\$327	per application
27) Early Assistance, Meeting and Written Info	\$490	per application
28) Pre-Application Conference	\$1,107	per conference
29) Public Works Inquiry (Written Info Only)	\$50	per inquiry
30) Hourly Rate for Land Use Services	\$164	per hour
31) Lot Confirmation		
31a) Sites without Buildings	\$138	per application
31b) Sites with House(s) or Duplex(es)	\$245	per application
31c) Sites with Other Development	\$245	per application
32) Property Line Adjustment		
32a) Site without Buildings	\$245	per application



Fee Name	Unit Fee	Unit Type
32b) Sites with House(s) or Duplex(es)	\$571	per application
32c) Sites with Other Development	\$1,184	per application
33) Property Line Adjustment with Lot Confirmation		
33a) Site without Buildings	\$245	per application
33b) Sites with House(s) or Duplex(es)	\$571	per application
33c) Sites with Other Development	\$1,184	per application
34) Remedial Action Exempt Review		
34a) Remedial Action Exempt Review - Conference	\$1,107	per conference
34b) Remedial Action Exempt Review - Simple	\$980	per review
34c) Remedial Action Exempt Review - Complex	\$2,612	per review
<b>H. Industrial Waste Discharge Fees</b>		
1) Permit Base Fee by Permit Type*		
1a) CIU	\$2,936	per permit
1b) SIU	\$2,447	per permit
1c) NSIU	\$1,398	per permit
1d) NDCIU	\$210	per permit
2) Unit Fees		
2a) Alternative Discharge Control Mechanism	\$81	per year
2b) Construction Dewatering Permit	\$242	per unit
2c) Service Fee per Occurrence**	\$137	per unit
*The total permit fee is comprised of the base fee plus actual costs for enforcement and monitoring as well as a DEQ SIU fee, if applicable.		
**This fee is applied to such discharges not otherwise addressed in an Industrial Waste Discharge permit, in addition to other applicable charges.		
<b>I. Street Use Permit Fees</b>		
1) Sewer Lateral Connection or Repair Fee	\$243	per permit
2) Sewer Main Connection Fees		
2a) PBOT BOM Tap	\$419	per tap
2b) Install Standard Maintenance Hole or PBOT BOM installs Wye or Tee Fitting	\$815	per installation
2c) Sewer Main or Maintenance Hole Connection Fee	\$248	per connection
2d) Engineered Sewer Connection Permit	\$1,674	per connection
3) Short Sewer Extension		
3a) Up to and including 50 Feet	\$600	per permit
3b) 51 to 100 Feet	\$1,000	per permit
4) Residential Infill Permit	\$3,000	per permit
5) Basic Sewer Extension	\$3,000	per permit



Fee Name	Unit Fee	Unit Type
6) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4.11.5		
6a) Project Manager (Per Hour)	\$165	per hour
6b) Construction Manager (Per Hour)	\$145	per hour
6c) Engineering Technician (Per Hour)	\$130	per hour
6d) Inspector (Per Hour)	\$138	per hour
6e) Revegetation (Per Hour)	\$152	per hour
6f) Maintenance (Per Hour)	\$192	per hour
	Full	
7) Complex Permit	Cost Recovery	per permit
8) Revegetation Inspection	\$1,130	per permit
9) Construction Warranty Fee	\$785	per permit
10) Permit Reactivation Fee	\$500	per application
	Full	
11) Street Vacation	Cost Recovery	per application
12) Hourly Rate for Revegetation Natural Area Services	\$138	per hour
<b>J. Source Control Manual and FOG Fees</b>		
1) Source Control Manual Fees - Special Circumstances Review Application Fee	\$95	per application
2) FOG Variance Request Processing Fee	\$250	per application
3) Extra Strength Additional Sample	\$310	per sample
<b>K. Stormwater Management Manual Fees</b>		
1) Special Circumstances Application Fee	\$100	per application
2) Offsite Management Fee	\$3.89	per SF
3) Post-Issued Permit Offsite Management Fee	\$7.77	per SF
4) Manufactured Stormwater Treatment Technologies Application Review Fee	\$5,250	per application

