

City of Portland
Bureau of Development Services
Site Development Fee Schedule for Land Use Reviews
Effective Date: July 1, 2022

Land Use Reviews	Process Type	Current Fee	Proposed Fee
Adjustment Review			
Site with <u>Review for</u> Existing House/Duplex -	II	\$ 90.00	\$ 95.00
All Other Projects	II	\$ 135.00	\$ 142.00
Central City Master Plan Review			
<u>Amendment to Master Plan</u>	II		\$ 670.00
<u>New Master Plans or Amendments to Master Plan</u>	III		\$ 939.00
Comprehensive Plan Map Amendment with Zone Map Amendment			
Tier B - Residential to Residential Upzoning	III	\$ 341.00	\$ 359.00
Tier C - All Other Proposals	III	\$ 638.00	\$ 670.00
Conditional Use			
Type Ix	Ix	\$ 90.00	\$ 95.00
Type II	II	\$ 112.00	\$ 118.00
Type III - New	III	\$ 357.00	\$ 375.00
Type III - Existing	III	\$ 179.00	\$ 188.00
Design/Historic Resource Reviews (If the applicant does not provide the valuation, the maximum fee will be			
Sites with an Existing House/Duplex			
Tier D - <u>Design/Historic Reviews - New Structures</u> exterior alterations to building or site with increase in building footprint, floor area, or impervious surface < 500 sq. ft.	Ix, II, or III	\$ 90.00	\$ 95.00
Sites with Other Existing Development			
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 impervious surface < 500 sq. ft.	I, Ix, II, or III	\$ 179.00	\$ 188.00
Tier G All other projects not described above	Ix or II	\$ 638.00	\$ 670.00
Tier G All other projects not described above	III	\$ 638.00	\$ 670.00
Environmental Review			
Resource Enhancement/Public Rec Trails	Ix	\$ 267.00	\$ 281.00
Existing House/Duplex	II	\$ 536.00	\$ 563.00
All Other Projects	II	\$ 669.00	\$ 703.00
Environmental Review Protection Zone	III	\$ 669.00	\$ 703.00
Environmental Violation Review			
Type II required	II	\$ 357.00	\$ 375.00
Type III required	III	\$ 357.00	\$ 375.00
Columbia South Shore Plan District (CSSPD)	II	\$ 357.00	\$ 375.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 357.00	\$ 375.00
Undividable lot with existing single dwelling unit	III	\$ 357.00	\$ 375.00
Greenway			
Existing House/Duplex or one new residential dock (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$ 357.00	\$ 375.00
All Other Projects	II	\$ 536.00	\$ 563.00

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Impact Mitigation Plan			
Amendment (Minor)	II	\$ 894.00	\$ 939.00
Implementation	II	\$ 894.00	\$ 939.00
New/Amendment (Major)	III	\$ 894.00	\$ 939.00
Amendment (Use)	III	\$ 894.00	\$ 939.00
Land Division Review			
Type Ix	Ix	\$ 224.00	\$ 236.00
Type IIx	IIx	\$ 536.00	\$ 563.00
Type III	III	\$ 1,560.00	\$ 1,638.00
<u>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</u>			\$ 563.00
<u>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</u>			\$ 815.00
2 -3 lot Land Division with Concurrent Environmental/<u>River</u> Review		\$ 536.00	\$ 563.00
4 or more lot Land Division with Concurrent Environmental/<u>River</u> Review		\$ 2,231.00	\$ 2,343.00
Land Division Amendment Review			
Type Ix	Ix	\$ 112.00	\$ 118.00
Type IIx	IIx	\$ 112.00	\$ 118.00
Type III	III	\$ 112.00	\$ 118.00
Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)		Admin Review	
If preliminary was Type I or Ix with no street		\$ 112.00	\$ 118.00
If preliminary was Type I, Ix, or IIx with a street		\$ 267.00	\$ 281.00
If preliminary was Type IIx with no street		\$ 135.00	\$ 142.00
If preliminary was Type III		\$ 536.00	\$ 563.00
<u>If preliminary was a Middle Housing Land Division</u>			\$ 142.00
Replat	Ix	\$ 135.00	\$ 142.00
Master Plan			
Minor Amendments to Master Plans	II	\$ 267.00	\$ 281.00
New Master Plans or Major Amendments to Master Plans	III	\$ 894.00	\$ 939.00
Non-conforming Situation Review	II	\$ 90.00	\$ 95.00
Planned Development Bonus Review			
Minor Amendment	IIx	\$ 1,062.00	\$ 1,116.00
New or Major Amendment	III	\$ 1,062.00	\$ 1,116.00
Planned Development Review - all other			
Type IIx	IIx	\$ 1,062.00	\$ 1,116.00
Type III	III	\$ 1,062.00	\$ 1,116.00
Planned Development Amendment/Planned Unit Development Amendment			
Type IIx	IIx	\$ 179.00	\$ 188.00
Type III	III	\$ 179.00	\$ 188.00
River Review			
Resource Enhancement/PLA/Public Rec Trails	II*	\$ 267.00	\$ 281.00
Existing House/Duplex or one new residential dock	II*	\$ 536.00	\$ 563.00
All Other Projects	II*	\$ 669.00	\$ 703.00

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Land Use Reviews	Process Type	Current Fee	Proposed Fee
River Violation Reivew			
Type II	II	\$ 357.00	\$ 375.00
Type III	III	\$ 357.00	\$ 375.00
Tree Preservation Violation Review			
Type II	II	\$ 135.00	\$ 142.00
Type III	III	\$ 135.00	\$ 142.00
Tree Review			
	II	\$ 112.00	\$ 118.00
Zoning Map Amendment			
	III	\$ 564.00	\$ 593.00
Other Unassigned Reviews			
Type I / Ix	I / Ix	\$ 68.00	\$ 72.00
Type II / IIx	II / IIx	\$ 135.00	\$ 142.00
Type III	III	\$ 224.00	\$ 235.00
Early Assistance Services		Current Fee	Proposed Fee
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$ 50.00	\$ 53.00
Pre-Application conference		\$ 511.00	\$ 537.00
Remedial Action Exempt Review - Conference		\$ 282.00	\$ 296.00
Property Line Adjustment			
Site Without Building		\$ 90.00	\$ 95.00
Sites WithHouse(s) or Duplex(es)		\$ 90.00	\$ 95.00
Site With Other Development		\$ 90.00	\$ 95.00
Property Line Adjustment with Lot Confirmation			
Site Without Building		\$ 90.00	\$ 95.00
Sites WithHouse(s) or Duplex(es)		\$ 90.00	\$ 95.00
Site With Other Development		\$ 90.00	\$ 95.00
Remedial Action Exempt Review			
Simple		\$ 781.00	\$ 820.00
Complex		\$ 2,081.00	\$ 2,185.00