

City of Portland Environmental Services

Fiscal Year 2022-2023 Rate Ordinance Exhibit A



ENVIRONMENTAL SERVICES
CITY OF PORTLAND
working for clean rivers

The following table shows sewer and stormwater rates for FY 2022-2023. The table shows rates by service category and user type with rates provided by unit.

Rate Name	FY 2022-23 Rate	Unit Type
A) Sanitary Sewer System User Service Charges and Discounts		
1) Residential Users		
1a) Sanitary Sewer Services	\$12.35	per 100 cubic feet of water consumption
1b) Low Income Discount	-\$40.73	per month for eligible single family ratepayers only
1c) Extremely Low Income Discount	-\$65.17	per month for eligible single family ratepayers only
2) Non-Residential, Commercial, Industrial, and Institutional Users		
2a) Special Meter Charge	\$40.00	per special meter bill
2b) Sanitary Sewer Services	\$12.172	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	\$0.828	per pound (allowable concentration - 300 mg/liter)
3b) Suspended Solids	\$1.198	per pound (allowable concentration - 350 mg/liter)
B) Drainage/Stormwater Management User Service Charges and Discounts		
1) Residential Users		
1a) Single Family and Duplexes		
1ai) Off-Site Charge	\$20.28	per user account per month
1aii) On-Site Charge	\$10.92	per user account per month
1b) 3-Plex and 4-Plex Residences		
1bi) Off-Site Charge	\$8.45	per dwelling unit per month
1bii) On-Site Charge	\$4.55	per dwelling unit per month
1c) Developments of 5 or More Units		
1ci) Off-Site Charge	\$8.45	per 1,000 square feet of impervious area per month
1cii) On-Site Charge	\$4.55	per 1,000 square feet of impervious area per month
2) Non-Residential Users		
2a) Off-Site Charge	\$8.75	per 1,000 square feet of impervious area per month



Rate Name	FY 2022-23 Rate	Unit Type
2b) On-Site Charge	\$4.71	per 1,000 square feet of impervious area per month
C) Discounts		
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.		
D) Willamette River/Portland Harbor Superfund Charges		
1) Sanitary Volume Component	\$0.12	per 100 cubic feet of water consumption
2) Impervious Area Component	\$0.36	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>
E) System Development and Connection Charges		
1) Sanitary System		
1a) Development Charge	\$8,299.00	per equivalent dwelling unit
2) Stormwater Management System		
2a) Single Family or Duplex Residence	\$1,251.00	per parcel
2b) 3-Plex Residential Development	\$1,443.00	per parcel
2c) 4-Plex Residential Development	\$1,980.00	per parcel
2d) All Other Developments		
2di) Impervious Area Component	\$259.00	per 1,000 square feet of impervious area
2dii) Frontage Component	\$8.36	per linear foot of frontage
2diii) Trip Generation Component	\$4.67	per daily vehicle trip
3) Connection Charges		
3a) Line Charge	\$2.21	per square foot within the zone of benefit
3b) Branch Charge	\$8,421.00	per branch used
4) Sanitary Sewer Conversion Charges		
4a) Residential (Single Family, Duplex, 3-Plex, and 4-Plex)		
4ai) Branch Charge	\$8,421.00	per branch used



Rate Name	FY 2022-23 Rate	Unit Type
4b) Commercial (All Other Users)		
4bi) Simple Sewer Extensions	\$3.31	per square foot
4bii) Complex Sewer Extensions	\$6.79	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
F. Building Plan Review Fees Based on Type of Review		
1) One or Two Family Residential Structures	\$755	per application
2) Revisions/Recheck Fees for Residential Permits	\$250	per application
3) Structures Auxiliary to or Interior Modifications of One or Two Family Residential Dwelling Units Submitted on a Separate Application	\$250	per application
4) Tenant Improvements in and Additions to Commercial Buildings		
4a) Environmental Review	\$500	per application
4b) Source Control Review	\$500	per application
5) Commercial Buildings (other than those listed in other categories above)		
5a) Environmental Review	\$1,505	per application
5b) Source Control Review	\$755	per application
6) Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet Required)		
6a) Environmental Review	\$500	per review
6b) Source Control Review	\$500	per review
7) Over-the-Counter Hourly Rate, Billable in 15 Minute Increments for a Maximum of One Hour.		
7a) Environmental Review	\$250	per hour
7b) Source Control Review	\$250	per hour
8) Commercial Stormwater Facility Inspection		
8a) Up to Two Facilities	\$1,380	per application
8b) Each Additional Facility	\$250	per facility
9) Residential Stormwater Facility Inspection	\$690	per application
10) Fee for Major Projects Group (Assigned by Bureau of Development Services)	\$20,000	per project
G. Land Use Review Fees		



Fee Name	Unit Fee	Unit Type
1) Adjustment Review		
1a) Review for Existing House/Duplex (Not Fence/Decks/Eaves)	\$375	per application
1b) All Other Projects	\$470	per application
2) Central City Master Plan Review		
2a) Type II Amendment	\$845	per application
2b) Type III New Master Plan or Amendment	\$2,820	per application
3) Comprehensive Plan Map Amendment w/Zone Map Amendment		
3a) Tier A	\$1,360	per application
3b) Tier B	\$1,360	per application
3c) Tier C	\$2,115	per application
4) Conditional Use		
4a) Type Ix	\$280	per application
4b) Type II	\$375	per application
4c) Type III – New	\$1,125	per application
4d) Type III – Existing	\$565	per application
5) Design/Historic Resource/Historic Relocation Review		
5a) Type Ix	\$515	per application
5b) Type II	\$515	per application
5c) Type III	\$1,970	per application
6) Environmental Review/River Review		
6a) Resource Enhancement/PLA/Public Rec Trails	\$750	per application
6b) Existing House/Duplex, or one new residential dock (River Review)	\$800	per application
6c) All Other Projects	\$1,970	per application
7) Environmental Review Protection Zone	\$2,115	per application
8) Environmental Violation Review/River Review Violation		
8a) Type II Required	\$1,125	per application
8b) Type III Required	\$1,125	per application
8c) Columbia South Shore Plan District (CSSPD)	\$1,125	per application
8d) CSSPD, Undividable Lot with Existing Single Dwelling Unit	\$1,125	per application
8e) Undividable Lot with Existing Single Dwelling Unit	\$1,125	per application
9) Greenway		
9a) Existing House/Duplex or One New Residential Dock	\$800	per application
9b) All Other Projects	\$1,970	per application
10) Impact Mitigation Plan		
10a) Amendment (Minor)	\$2,820	per application
10b) Implementation	\$2,820	per application
10c) New/Amendment (Major)	\$2,820	per application



Fee Name	Unit Fee	Unit Type
10d) Amendment (Use)	\$2,820	per application
11) Land Division Review		
11a) Type Ix	\$750	per application
11b) Type IIx	\$1,690	per application
11c) Type III	\$4,885	per application
12) Middle Housing Land Division Review		
12a) Partitions (2-3 Lots/Tracts)	\$1,690	per application
12b) Subdivision (4 or More Lots/Tracts)	\$4,885	per application
13) 2 to 3 Lot Land Division with Concurrent Environmental/River Review	\$1,690	per application
14) 4 or More Lot Land Division with Concurrent Environmental/River Review	\$7,045	per application
15) Land Division Amendment Review (All Types)	\$375	per application
16) Land Division Final Plat Review/Final Development Plan Review		
16a) If Preliminary Was Type I or Ix with No Street	\$375	per application
16b) If Preliminary Was Type I, Ix, or IIx with a Street	\$845	per application
16c) If Preliminary Was Type IIx with No Street	\$425	per application
16d) If Preliminary Was Type III	\$1,690	per application
16e) If Preliminary Was a Middle Housing Land Division	\$845	per application
17) Replat	\$425	per application
18) Master Plan		
18a) Minor Amendments to Master Plans	\$845	per application
18b) New Master Plans or Major Amendments to Master Plans	\$2,820	per application
19) Non-Conforming Situation Review	\$280	per application
20) Planned Development Bonus Review	\$3,570	per application
21) Planned Development Review – All Other	\$3,570	per application
22) Planned Development/Planned Unit Development Amendment	\$565	per application
23) Statewide Planning Goal Exception	\$940	per application
24) Zoning Map Amendment	\$1,785	per application
25) Other Unassigned Reviews		
25a) Type I/Ix	\$725	per application
25b) Type II/IIx	\$1,350	per application
25c) Type III	\$2,070	per application
26) Early Assistance, Written Info Only	\$375	per application
27) Early Assistance, Meeting and Written Info	\$565	per application
28) Pre-Application Conference	\$1,275	per conference
29) Public Works Inquiry (Written Info Only)	\$50	per inquiry
30) Hourly Rate for Land Use Services	\$190	per hour
31) Lot Confirmation		



Fee Name	Unit Fee	Unit Type
31a) Sites without Buildings	\$160	per application
31b) Sites with House(s) or Duplex(es)	\$280	per application
31c) Sites with Other Development	\$280	per application
32) Property Line Adjustment (With or Without Lot Confirmation)		
32a) Site without Buildings	\$280	per application
32b) Sites with House(s) or Duplex(es)	\$655	per application
32c) Sites with Other Development	\$1,360	per application
33) Remedial Action Exempt Review		
33a) Remedial Action Exempt Review - Conference	\$1,275	per conference
33b) Remedial Action Exempt Review - Simple	\$1,125	per review
33c) Remedial Action Exempt Review - Complex	\$3,005	per review
H. Industrial Waste Discharge Fees		
1) Permit Base Fee by Permit Type*		
1a) Categorical Industrial Users (CIU)	\$3,375	per year
1b) Significant Industrial Users (SIU)	\$2,815	per year
1c) Non-Significant Industrial Users (NSIU)	\$1,610	per year
1d) Non-Discharging Categorical Industrial Users (NDCIU)	\$240	per year
2) Unit Fees		
2a) Alternative Discharge Control Mechanism	\$150	per year
2b) Construction Dewatering Permit	\$280	per unit
2c) Service Fee per Occurrence**	\$160	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.		
I. Street Use Permit Fees		
1) Sewer Lateral Connection or Repair Fee	\$280	per permit
2) Sewer Main Connection Fees		
2a) PBOT BOM Tap or Tee Fitting	\$420	per tap
2b) Install Standard Maintenance Hole	\$495	per installation
2c) Sewer Main or Maintenance Hole Connection Fee	\$245	per connection
2d) Engineered Sewer Connection Permit	\$1,840	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)	\$185	per hour
6b) Construction Manager (Per Hour)	\$160	per hour
6c) Engineering Technician (Per Hour)	\$145	per hour
6d) Inspector (Per Hour)	\$150	per hour
6e) Revegetation (Per Hour)	\$170	per hour
6f) Maintenance (Per Hour)	\$210	per hour
7) Complex Permit	Full Cost Recovery	per permit
8) Green Infrastructure Inspection		
8a) One to Five Facilities	\$1,285	per permit
8b) Six or More Facilities	\$1,795	per permit
9) Construction Warranty Fee	\$905	per permit
10) Permit Reactivation Fee	\$500	per application
11) Street Vacation	Full Cost Recovery	per application
12) Hourly Rate for Natural Area Ecologist Services	\$160	per hour
J. Source Control Manual and FOG Fees		
1) Source Control Manual Fees - Special Circumstances Review Application Fee	\$105	per application
2) FOG Variance Request Processing Fee	\$250	per application
3) Extra Strength Additional Sample	\$310	per sample
K. Stormwater Management Manual Fees		
1) Special Circumstances Application Fee	\$100	per application
2) Offsite Management Fee	\$3.90	per SF
3) Post-Issued Permit Offsite Management Fee	\$7.80	per SF
4) Manufactured Stormwater Treatment Technologies Application Review Fee	\$6,035	per application

