

City of Portland
Bureau of Development Services
Land Use Services Fee Schedule
Effective Date: July 1, 2024

Land Use Reviews	Process Type	Current Fee	Proposed Fee
Adjustment Review			
Review for Existing House/Duplex - Fences/Decks/Eaves (This category also includes small accessory building that don't require a building permit: trellises, and storage sheds.)	II	\$ 2,010.00	\$ 2,171.00
Review for Existing House/Duplex - All Other Projects	II	\$ 2,577.00	\$ 2,784.00
	II	\$ 3,937.00	\$ 4,252.00
Central City Master Plan Review			
Amendment to Master Plan	II	\$ 24,251.00	\$ 26,192.00
New Master Plans or Amendments to Master Plan	III	\$ 32,820.00	\$ 35,446.00
Central City parking Review			
	Ix	\$ 1,814.00	\$ 1,960.00
	II	\$ 2,257.00	\$ 2,438.00
Comprehensive Plan Map Amendment with Zone Map Amendment			
Tier A - a. Site abuts or is within 200 feet or 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.	III	\$ 8,459.00	\$ 9,136.00
Tier B - Residential to Residential Upzoning	III	\$ 16,645.00	\$ 17,977.00
Tier C - All Other Proposals	III	\$ 24,284.00	\$ 26,227.00
Conditional Use			
Type Ix	Ix	\$ 3,619.00	\$ 3,909.00
Type II	II	\$ 3,891.00	\$ 4,203.00
Type II - Radio Frequency Facilities	II	\$ 9,507.00	\$ 10,268.00
Type III - New	III	\$ 12,926.00	\$ 13,961.00
Type III - Existing	III	\$ 6,241.00	\$ 6,741.00
Type III - Radio Frequency	III	\$ 18,925.00	\$ 20,439.00
Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)			
Each additional sign - maximum \$ 1,800 1,900 for additional signs		\$ 190.00	\$ 206.00
Tier A - Signs only			
1 Sign		\$ 1,661.00	\$ 1,794.00
Tier B - Radio Frequency/Wireless Facilities	I, Ix, II, or III	\$ 6,079.00	\$ 6,566.00
Tier C - Design/Historic Reviews - Type I			
Fee per dollar of valuation	I	\$ 0.040	\$ 0.044
Minimum - Historic Review		\$ 831.80	\$ 1,082.20
Minimum - Design Review		\$ 1,533.00	\$ 1,656.00
Maximum		\$ 18,928.00	\$ 20,443.00

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Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)			
Each additional sign - maximum \$ 1,800 1,900 for additional signs		\$ 190.00	\$ 206.00
Tier D - Design/Historic Reviews - New Structures			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 2,129.00	\$ 2,300.00
Maximum		\$ 18,928.00	\$ 35,446.00
Type II	II		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 3,358.00	\$ 3,627.00
Maximum		\$ 18,928.00	\$ 35,446.00
Type III	III		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 6,079.00	\$ 6,566.00
Maximum		\$ 32,820.00	\$ 35,446.00
			\$ 6,566.00
<u>If more than one structure is proposed, each additional structure</u>			
Tier E - Design/Historic Reviews - All Other Reviews			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 1,533.00	\$ 1,656.00
Maximum		\$ 18,928.00	\$ 20,443.00
Type II	II		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 3,358.00	\$ 3,627.00
Maximum		\$ 18,928.00	\$ 20,443.00
Type III	III		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 6,079.00	\$ 6,566.00
Maximum		\$ 32,820.00	\$ 35,446.00
Modifications and Oriel Window Exceptions	n/a	\$ 1,886.00	\$ 2,784.00
Environmental Review			
If more than 1 house is proposed, each additional house		\$ 1,023.00	\$ 1,105.00
Resource Enhancement/Public Rec Trails	Ix	\$ 3,162.00	\$ 3,415.00
Existing House/Duplex	II	\$ 3,162.00	\$ 3,415.00
All Other Projects	II	\$ 3,648.00	\$ 3,940.00
Environmental Review Protection Zone	III	\$ 4,855.00	\$ 5,244.00

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Land Use Reviews	Process Type	Current Fee	Proposed Fee
Environmental Violation Review			
Type II required	II	\$ 3,526.00	\$ 3,809.00
Type III required	III	\$ 9,352.00	\$ 10,101.00
Columbia South Shore Plan District (CSSPD)	II	\$ 3,526.00	\$ 3,809.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 1,916.00	\$ 2,070.00
Undividable lot with existing single dwelling unit	III	\$ 3,609.00	\$ 3,898.00
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	\$ 3,162.00	\$ 3,415.00
All Other Projects	II	\$ 3,648.00	\$ 3,940.00
Historic Designation Review			
	I	\$ 1,533.00	\$ 1,656.00
	II	\$ 3,161.00	\$ 3,414.00
	III	\$ 4,863.00	\$ 5,253.00
Historic Designation Removal Review			
	II	\$ 4,863.00	\$ 5,253.00
	III	\$ 11,183.00	\$ 12,078.00
Historic Demolition Review			
	II	\$ 7,335.00	\$ 7,922.00
	III	\$ 18,928.00	\$ 20,443.00
	IV	\$ 32,820.00	\$ 35,446.00
Historic Relocation Review			
	Ix	\$ 3,559.00	\$ 3,844.00
	II	\$ 3,897.00	\$ 4,209.00
	III	\$ 7,379.00	\$ 7,970.00
Impact Mitigation Plan			
Amendment (Minor)	II	\$ 5,363.00	\$ 5,793.00
Implementation	II	\$ 5,363.00	\$ 5,793.00
New/Amendment (Major)	III	\$ 24,413.00	\$ 26,367.00
Amendment (Use)	III	\$ 8,508.00	\$ 9,189.00
Land Division Review			
Type Ix	Ix		
Type IIx	IIx		
Type III	III		
Base Fee		\$ 2,676.00	\$ 2,891.00
<i>plus, per lot and tract</i>		\$ 609.00	\$ 658.00
<i>maximum per lot and tract total</i>		\$ 15,225.00	\$ 16,450.00
<i>plus, for new street</i>		\$ 1,460.00	\$ 1,577.00
<i>maximum per lot and tract total</i>		\$ 19,361.00	\$ 20,918.00
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		\$ 2,676.00	\$ 2,891.00
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		\$ 3,894.00	\$ 4,206.00

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2 -3 lot Land Division with Concurrent Environmental/River Review	III		
4 or more lot Land Division with Concurrent Environmental/River Review	III		
Base Fee		\$ 3,688.00	\$ 3,984.00
<i>plus, per lot and tract</i>		\$ 1,824.00	\$ 1,970.00
<i>maximum per lot and tract total</i>		\$ 21,888.00	\$ 23,640.00
<i>plus, for new street</i>		\$ 2,190.00	\$ 2,366.00
<i>maximum per lot and tract total</i>		\$ 27,766.00	\$ 29,990.00
Land Division Amendment Review			
Type Ix	Ix	\$ 1,747.00	\$ 1,887.00
Type IIx	IIx	\$ 1,886.00	\$ 2,037.00
Type III	III	\$ 4,588.00	\$ 4,956.00
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			
If preliminary was Type I, Ix, or IIx with a street			
If preliminary was Type IIx with no street			
If preliminary was Type III			
Per lot		\$ 1,023.00	\$ 1,105.00
<i>maximum per lot total</i>		\$ 7,161.00	\$ 7,735.00
plus, if new street		\$ 768.00	\$ 830.00
<i>maximum fee</i>		\$ 7,929.00	\$ 8,565.00
If Preliminary was a Middle Housing Land Division		\$ 2,415.00	\$ 2,609.00
Additional review of Final Plat or for a Final Plat resign - a fee will be charged for each review after the second review	n/a	\$ 361.00	\$ 390.00
Replat	Ix	\$ 3,162.00	\$ 3,415.00
Master Plan			
Minor Amendments to Master Plans	II	\$ 6,032.00	\$ 6,515.00
New Master Plans or Major Amendments to Master Plans	III	\$ 16,117.00	\$ 17,407.00
Non-conforming Situation Review	II	\$ 5,617.00	\$ 6,067.00
Non-conforming Status Review	II	\$ 1,691.00	\$ 1,827.00
Planned Development Bonus Review			
Minor Amendment	IIx	\$ 6,687.00	\$ 7,222.00
New or Major Amendment	III	\$ 24,251.00	\$ 26,192.00
Planned Development Review - all other			
Type IIx	IIx	\$ 3,526.00	\$ 3,809.00
Type III	III	\$ 5,937.00	\$ 6,412.00

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Land Use Reviews	Process Type	Current Fee	Proposed Fee
Planned Development Amendment/Planned Unit Development Amendment			
Type IIx	IIx	\$ 3,114.00	\$ 3,364.00
Type III	III	\$ 5,390.00	\$ 5,822.00
River Review			
Resource Enhancement/PLA/Public Rec Trails	II	\$ 3,162.00	\$ 3,415.00
Existing House/Duplex or one new residential dock	II	\$ 3,162.00	\$ 3,415.00
All Other Projects	II	\$ 3,648.00	\$ 3,940.00
River Violation Review			
Type II	II	\$ 3,526.00	\$ 3,809.00
Type III	III	\$ 9,352.00	\$ 10,101.00
Statewide Planning Goal Exception	III	\$ 12,359.00	\$ 13,348.00
Transportation Demand Management Review	II	\$ 1,890.00	\$ 2,042.00
Transportation Impact Analysis - campus	II	\$ 1,890.00	\$ 2,042.00
Tree Preservation Violation Review			
Type II	II	\$ 3,040.00	\$ 3,284.00
Type III	III	\$ 5,525.00	\$ 5,967.00
Tree Review	II	\$ 1,747.00	\$ 1,887.00
Zoning Map Amendment	III	\$ 7,311.00	\$ 7,896.00
Other Unassigned Reviews			
Type I / Ix	I / Ix	\$ 3,162.00	\$ 3,415.00
Type II / IIx	II / IIx	\$ 3,526.00	\$ 3,809.00
Type III	III	\$ 7,335.00	\$ 7,922.00
Early Assistance Services		Current Fee	Proposed Fee
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$ 1,552.00	\$ 1,677.00
Appointment for Early Land Use Assistance with Planner		\$ 1,552.00	\$ 1,677.00
Design Advice Request - per meeting with commission		\$ 5,257.00	\$ 5,678.00
Pre-Permit Zoning Plan Check - Planning and Zoning review of plans prior to building permit submittal			
House or Duplex		\$ 1,037.00	\$ 1,120.00
All Other Development		\$ 1,037.00	\$ 1,120.00
Pre-Application conference		\$ 2,171.00	\$ 2,345.00
Written Comments from Infrastructure Bureaus and Planner		\$ 1,287.00	\$ 1,390.00
Written Comments from Planner		\$ 1,287.00	\$ 1,390.00
Remedial Action Exempt Review - Conference		\$ 847.00	\$ 915.00

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Other Land Use Services	Current Fee	Proposed Fee
Appeals		
Type II / IIx	\$ 250.00	\$ 250.00
Recognized Organizations as defined in Zoning Code Chapter 33.910	No Charge	No Charge
Type III - <i>50% of Bureau of Development Services LUS Application Fee maximum</i>	\$ 6,079.00	\$ 6,566.00
Middle Housing Land Division	\$ 300.00	\$ 300.00
120-day Delay / HRI Removal (ranked structures only)	\$ 540.00	\$ 584.00
Expert Outside Consultation (above base fee) - fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews <i>per hour</i>	\$ 150.00	\$ 162.00
Field Verification by Land Use Staff - except for environmental plan checks	\$ 190.00	\$ 206.00
Hourly Rate for Land Use Services	\$ 190.00	\$ 206.00
Landscape Monitoring Report Review - <i>per annual report</i>	\$ 252.00	\$ 273.00
Lot Confirmation - Site Development fee is charged when review is required.		
Additional checksheet - per checksheet after 2 checksheets	\$ 360.00	\$ 389.00
If confirmation is for more than one lot on a site, each additional lot	\$ 415.00	\$ 449.00
Sites Without Building	\$ 831.00	\$ 898.00
Sites with House(s) or Duplex(es)	\$ 895.00	\$ 967.00
Sites with Other Development	\$ 992.00	\$ 1,072.00
Mural Permit Fee	\$ 62.00	\$ 67.00
<i>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</i>	\$ 181.00	\$ 196.00
Plan Check - if the applicant does not provide the valuation, the maximum will be charged - maximum number of allowable checksheets: 2		
Additional checksheets - <i>per checksheet</i>	\$ 224.00	\$ 242.00
Commercial and Residential <i>per \$1,000 valuation minimum</i>	\$ 2.76	\$ 2.99
	\$ 190.00	\$ 206.00
Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation (add to base fee)</i>	\$ 0.0092	\$ 0.0100
<i>Minimum</i>	\$ 570.00	\$ 616.00
<i>Maximum for house or duplex</i>	\$ 2,432.00	\$ 2,627.00
<i>Maximum for all other</i>	\$ 6,079.00	\$ 6,566.00
Convenience Store/Amenity Bonus Plan Check - <i>add to base fee</i>	\$ 331.00	\$ 358.00
Deferred Submittal	\$ 380.00	\$ 411.00
Environmental Standards Plan check and Field Verification - <i>add to base fee</i>	\$ 357.00	\$ 386.00
Environmental Violation Plan Check - <i>add to base fee</i>	\$ 1,011.00	\$ 1,092.00
Sign Permit Plan Check After Land Use Review - <i>flat fee</i>	\$ 168.00	\$ 182.00
Radio Frequency Facilities Plan Check - <i>flat fee</i>	\$ 920.00	\$ 994.00
(This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed)		

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Other Land Use Services	Current Fee	Proposed Fee
Property Line Adjustment		
Additional checksheet - per checksheet after 2 checksheets	\$ 360.00	\$ 389.00
Site Without Building	\$ 768.00	\$ 830.00
Sites WithHouse(s) or Duplex(es)	\$ 831.00	\$ 898.00
Site With Other Development	\$ 895.00	\$ 967.00
Property Line Adjustment with Lot Confirmation		
Additional checksheet - per checksheet after 2 checksheets	\$ 360.00	\$ 389.00
Site Without Building	\$ 1,598.00	\$ 1,726.00
Sites WithHouse(s) or Duplex(es)	\$ 1,726.00	\$ 1,865.00
Site With Other Development	\$ 1,790.00	\$ 1,934.00
Remedial Action Exempt Review		
Simple	\$ 2,955.00	\$ 3,192.00
Complex	\$ 3,958.00	\$ 4,275.00
Renotification Fee - Any Review & DAR Reschedule	\$ 549.00	\$ 593.00
Transcripts	Actual Cost	Actual Cost
Zoning Confirmation		
Tier 1 - DMV New/Renewal for auto dealer licenses, OLCC for Non-conforming Use	\$ 83.00	\$ 90.00
Tier 2 - DMV New/Renewal for auto dismantler license, LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit	\$ 342.00	\$ 370.00
Tier 3 - Documenting Non-conforming Situation, Non-conforming Upgrades Option2, Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants, Archeological Evaluation	\$ 1,431.00	\$ 1,546.00