

**City of Portland**  
**Portland Permitting & Development**  
**Transportation Review**  
**Effective Date: July 1, 2025**

Construction and Improvement Permits	Current Fee	Proposed Fee
<b>Culvert - each</b>	\$ 71.00	\$ 75.00
<b>Curb (Construction or Reconstruction) - per linear foot</b>	\$ 3.00	\$ 3.15
Minimum - each permit	\$ 71.00	\$ 75.00
<b>Encroachments, Permits for Private Encroachments in Public Right-of-Way - Any excavation, construction, reconstruction, repair, removal, abandonment, placement in the street area, (not covered in another permit) to allow private encroachments in the public right-of-way. (For portable signs, see Title 32 Signs and Related Regulations.)</b>		
Encroachment Permits - each	\$ 946.00	\$ 994.00
Major Encroachment Permits per TRN-8.01 - Encroachments in the Public Right-of-Way - each	\$ 5,574.00	\$ 5,853.00
Hourly Fee In Excess of Base Fee - Permit applications requiring staff time in excess of 20 hours charged the additional rate listed per hour in addition to the base rate - <u>per hour or fraction</u>	\$ 201.00	\$ 217.00
Encroachment Permits Appeals Fee - each	\$ 236.00	\$ 248.00
<b>Public Works</b>		
Public Works Inquiry	\$ 59.00	\$ 62.00
Design Exception	\$ 676.00	\$ 710.00
Design Exception - Residential Driveway	\$ 348.00	\$ 366.00
Public Works Appeal Administrative Review Committee	\$ 118.00	\$ 124.00
Public Works Appeal Panel & Appeal Board	\$ 98.34	\$ 104.00
Public Works Sidewalk Corner ADA Construction - <i>voluntary in lieu of fee to have PBOT construct sidewalk corner with ADA ramps; ramps must meet criteria as defined by PBOT to be eligible</i>	Full cost incurred by City	
<b>Public Works/Street Improvement Permits - Includes design development, plans review, and permitting. Refer to public works website --- <a href="https://www.portland.gov/ppd/infrastructure/public-works">https://www.portland.gov/ppd/infrastructure/public-works</a>. Does not include other bureaus (BES, PWB, etc.) nor do they include construction inspection; inspection separate fee based on actual time required.</b>		
Public Works Permit - <b>Residential</b> - Local service or neighborhood collectors street improvement with predominately Single Family Residence	\$4,545	\$ 4,773.00
plus - (PER) additional per linear feet of curb	\$ 16.15	\$ 17.00
plus - (PWP)	\$ 1,396.00	\$ 1,466.00
Public Works Permit - Residential (Traffic) - Traffic operations for PWP-Residential	\$ 196.00	\$ 206.00
plus - additional per linear feet of curb	\$ 1.96	\$ 2.06

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Public Works Permit - <b>Commercial</b> - <i>Collectors and higher classifications street improvements predominately commercial or industrial</i>	\$ 5,133.00	\$ 5,390.00
plus - (PER) <i>additional per linear feet of curb</i>	\$ 8.76	\$ 9.20
plus - (PWP)	\$ 1,396.00	\$ 1,466.00
Public Works Permit - Commercial (Traffic) - <i>Traffic operations for PWP-Commercial</i>	\$ 316.00	\$ 332.00
plus - <i>additional per linear feet of curb</i>	\$ 3.25	\$ 3.42
Public Works permit - Commercial (Parking Control) - <i>Bicycle, on-street parking, and loading zone demand for PWP-Commercial</i>	\$ 394.00	\$ 414.00
<del>minimum</del>	<del>\$ 365.00</del>	<del>\$ 384.00</del>
Public Works Permit - <b>Traffic Signal</b> - <i>PWP-Residential or PWP-Commercial</i>		
Public Works Permit - Traffic Signal - <i>New signal systems</i>	\$ 5,192.00	\$ 5,452.00
<del>minimum</del>	<del>\$ 4,807.00</del>	<del>\$ 5,048.00</del>
Public Works Permit - Traffic Signal (Modification) - <i>Signal systems modifications to existing</i>	\$ 2,721.00	\$ 2,858.00
<del>minimum</del>	<del>\$ 2,519.00</del>	<del>\$ 2,645.00</del>
Public Works Permit - <b>Street Lighting</b> - <i>PWP-Residential or PWP-Commercial street lighting</i>		
Public Works Permit - Street Lighting (Option B) - <i>Per light, stand alone street light or non-city utility poles</i>	\$ 833.00	\$ 875.00
Public Works Permit - Street Lighting (South Waterfront) - <i>Per block, street lighting systems in</i>	\$ 6,921.00	\$ 7,268.00
Public Works Permit - Street Lighting (CBD, River District, and Lloyd District) - <i>Per block, special design districts</i>	\$ 4,202.00	\$ 4,413.00
Public Works Permit - Street Lighting (Subdivision) - <i>New sub-division street lighting systems</i>	\$ 3,367.00	\$ 3,536.00
<del>minimum</del>	<del>\$ 3,118.00</del>	<del>\$ 3,274.00</del>
Public Works Permit - Type Complex - <i>Improvements significantly more complex or larger in scale; may include special materials or design</i>	Full cost incurred by City	
Public Works Permit - Limited - <i>For design development, plans review, permitting, materials,</i>		
PER	\$ 3,430.00	\$ 3,602.00
plus PWP	\$ 808.00	\$ 849.00
Public Works Permit - Infill Residential - <i>SFR infill street improvements ≤ 150 ft in length, not involving special (or alternative) design, structural, traffic, or signal improvements (or changes) with an and defined stormwater disposal point</i>		
PER	\$ 5,596.00	\$ 5,876.00
plus PWP	\$ 1,526.00	\$ 1,603.00
Public Works Permit - Interim Improvement - <i>Improvements not to City standards. This may involve alternative design. Residential or commercial developments.</i>	Full cost incurred by City	
Public Works Permit - Gravel Grading Review/Permit - <i>Gravel review limited to basic plan review and field inspection</i>	\$ 1,158.00	\$ 1,216.00
Public Works Permit - Reactivation - <i>Cost to reactivate a PW permit dormant for ≥ one year to current and future costs, phase of the review, and design standards or site changes.</i>		
PER	\$ 1,071.00	\$ 1,125.00
plus PWP	\$ -	\$ 500.00

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Construction and Improvement Permits		Current Fee	Proposed Fee
Rain Drain - each		\$ 35.00	\$ 37.00
Sewer Connection - connection to an existing lateral, or extension of lateral from sewer main to property line; sewer or lateral extension more than 100 feet in length shall be deemed a public improvement under permit. Contact Bureau of Environmental Services (BES) for sewer and drainage rates and charges.			
Sidewalk and Driveway - Additional fees may be assessed per Portland Bureau of Transportation (PBOT) Exhibit D Temporary Street Use Permit Fee Schedule for Parking Closures (Reservations)			
Sidewalk/Driveway Repair Permit - Construction or Reconstruction - <i>per square foot of area repaired</i>		\$ 2.00	\$ 2.10
	<i>Minimum</i>	\$ 71.00	\$ 75.00
Sidewalk Repair Permit - Voluntary, Before a Posted Notice - <i>per square foot</i>		\$ 2.00	\$ 2.10
	<i>Minimum</i>	\$ 71.00	\$ 75.00
	<i>Maximum</i>	\$ 236.00	\$ 248.00
Sidewalk Repair Permit - After a Posted Notice - <i>per square foot</i>		\$ 2.00	\$ 2.10
	<i>Minimum</i>	\$ 100.00	\$ 105.00
	<i>Maximum</i>	\$ 750.00	\$ 788.00
Tree Well - each		\$ 41.00	\$ 44.00
Public Right-of-Way Use Permits - Long Term		Current Fee	Proposed Fee
Double Fees: The PP&D Director may, if work in the street area is commenced without first securing the proper permit, double any fee prescribed below, unless the Director determines that it is not reasonably possible to obtain the permit before commencing.			
Encroachments, Permit for Private Encroachment in Public Right-of-Way			
Basement Vault	\$ 946.00	\$ 994.00	
Bench (non-advertising)	No Charge	No Charge	
Fence	\$ 946.00	\$ 994.00	
Irrigation - Government	\$ 946.00	\$ 994.00	
Irrigation - Private - No Permit Required	No Charge	No Charge	
Landscaping - No Permit Required	No Charge	No Charge	
Loading Dock	\$ 946.00	\$ 994.00	
Planter Box - No Permit Required	No Charge	No Charge	
Public Art	No Charge	No Charge	
Public Litter Receptacle	No Charge	No Charge	
Public Memorial, Historic Marker, Plaque	\$ 871.00	\$ 915.00	
Retaining Wall	\$ 946.00	\$ 994.00	
Stairs & Hand Railings	\$ 946.00	\$ 994.00	
Street Tree Light Electrical Receptacle	\$ 946.00	\$ 994.00	
Structural Driveways	\$ 946.00	\$ 994.00	
Structural Review	\$ 230.00	\$ 242.00	
Temporary Tie-Back Shoring	\$ 946.00	\$ 994.00	
Tree Tub	No Charge	No Charge	

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Miscellaneous Permits, Fees and Assessments		Current Fee	Proposed Fee	
<b>Building Plan Review Fees - Residential</b>				
One or two family residential structure - <i>per plan</i>		\$ 675.00	\$ 709.00	
Structures auxilliary to a one or two family residential dwelling unit submitted on a separate application - <i>per plan</i>		\$ 675.00	\$ 709.00	
<b>Building Plan Review Fees - Commercial</b>				
Commercial buildings (value \$0-\$249,999) - <i>per permit</i>		\$ 1,315.00	\$ 1,381.00	
Commercial buildings (value \$250,000 - \$999,999) - <i>per permit</i>		\$ 2,747.00	\$ 2,885.00	
Commercial buildings (value \$1,000,000 +) - <i>per permit</i>		\$ 10,978.00	\$ 11,527.00	
Assessment Review - <i>per permit</i>		\$ 295.00	\$ 310.00	
Major Projects Group - <i>per project</i>		\$ 34,008.00	\$ 35,709.00	
<b>Development or Design Advice</b> - <i>per meeting (approx 1 hour); approx 1 hour additional staff time for preparation and review of materials</i>		\$ 401.00	\$ 422.00	
<b>House and Building Moves</b>				
Non-refundable permit application, investigation fee, and issuance fee - <i>each</i>		\$ 1,227.00	\$ 1,289.00	
<b>Street Renaming</b>				
Application fee deposit for streets proposed for rename 10 and under City blocks; Auditor shall return any unused portion of deposit to applicant		\$ 5,900.00	\$ 6,195.00	
Application fee deposit for streets proposed for rename over 10 City blocks; Auditor shall return any unused portion of deposit to applicant		\$ 5,900.00	\$ 6,195.00	
Land Use Reviews		Type	Current Fee	Proposed Fee
<b>Adjustment review</b>				
Residential - Fences/Decks/Eaves	II	\$ 320.00	\$ 336.00	
Residential - Lots with existing single dwelling	II	\$ 603.00	\$ 634.00	
All other residential adjustments	II	\$ 603.00	\$ 634.00	
<b>Central City Master Plan Review</b>	III	\$ 28,393.00	\$ 29,813.00	
<b>Central City Parking Review</b>				
Type Ix	Ix	\$ 2,775.00	\$ 2,914.00	
Type II	II	\$ 5,502.00	\$ 5,778.00	
<b>Comprehensive Plan &amp; Zone Map Amendment</b>				
Tier A	III	\$ 9,180.00	\$ 9,639.00	
Tier B	III	\$ 9,180.00	\$ 9,639.00	
Tier C	III	\$ 16,584.00	\$ 17,414.00	
<b>Conditional Use</b>				
Type Ix	Ix	\$ 2,775.00	\$ 2,914.00	
Type II	II	\$ 2,775.00	\$ 2,914.00	
Type III - New	III	\$ 10,235.00	\$ 10,747.00	
Type III - Existing	III	\$ 10,235.00	\$ 10,747.00	
Type III - Radio Frequency Facilities	III	\$ 1,536.00	\$ 1,613.00	

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<b>Design/Historic Resource Review</b>			
Tier A - Signs Only	Ix, II, or III	\$ -	\$ -
Tier B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$ -	\$ -
Tier C - Sites with an existing house or duplex	Ix, II, or III	\$ -	\$ -
Tier D - Sites with an existing house or duplex	Ix, II, or III	\$ 658.00	\$ 691.00
Tier E - Sites with other existing development	Ix, II, or III	\$ -	\$ -
Tier F - Sites with other existing development	Ix, II, or III	\$ 1,397.00	\$ 1,467.00
Tier G - All other projects	Ix or II	\$ 4,771.00	\$ 5,010.00
Tier G - All other projects	III	\$ 7,415.00	\$ 7,786.00
<b>Design Advice Request</b>	III	\$ 778.00	\$ 817.00
<b>Environmental Review</b>			
Resource Enhancement/PLA/Public Rec Trails	Ix	\$ -	\$ -
Residential Use (only)	II	\$ 952.00	\$ 1,000.00
Non-residential or mixed use	II	\$ 952.00	\$ 1,000.00
<b>Environmental Review Protection Zone</b>	III	\$ 923.00	\$ 970.00
<b>Environmental Violation Review</b>			
Type III Required	III	\$ 658.00	\$ 691.00
Columbia South Shore Plan District (CSSPD)	II	\$ 923.00	\$ 970.00
CSSPD, undividable lot with existing single dwelling unit	II	\$ 658.00	\$ 691.00
Undividable lot with existing single dwelling unit	III	\$ 658.00	\$ 691.00
<b>Final Plat Review/Final Development Plant Review</b>			
If preliminary was Type Ix with no street		\$ 2,421.00	\$ 2,543.00
If preliminary was Type Ix or IIx with a street	Admin	\$ 3,009.00	\$ 3,160.00
If preliminary was Type IIx with no street	Review	\$ 2,421.00	\$ 2,543.00
If preliminary was Type III		\$ 5,671.00	\$ 5,955.00
Additional review beyond second review	N/A	\$ 867.00	\$ 911.00
<b>Greenway</b>			
Residential or Simple Non-Residential or Mixed Use	II	\$ 658.00	\$ 691.00
Non-Residential or Mixed Use	II	\$ 4,361.00	\$ 4,580.00
<b>Historic Landmark Designation</b>			
Individual properties	III	\$ 339.00	\$ 356.00
Multiple properties or districts	III	\$ 867.00	\$ 911.00
<b>Historic Landmark Demolition Review</b>	IV	\$ 867.00	\$ 911.00
<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 6,993.00	\$ 7,343.00
Implementation	II	\$ 2,859.00	\$ 3,002.00
New/Amendment (Major)	III	\$ 21,870.00	\$ 22,964.00
Amendment (Use)	III	\$ 10,960.00	\$ 11,508.00

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<b>Land Division Review</b>			
Type Ix	Ix	\$ 3,388.00	\$ 3,558.00
Type IIx	IIx	\$ 5,502.00	\$ 5,778.00
Type III	III	\$ 9,971.00	\$ 10,470.00
<b>2-3 Lot Land Division w/Concurrent Environmental Review</b>	III	\$ 5,671.00	\$ 5,955.00
<b>4 or More Lot Land Division w/Concurrent Environmental Review</b>	III	\$ 9,971.00	\$ 10,470.00
<b>Land Division Amendment Review</b>			
Type Ix	Ix	\$ 2,246.00	\$ 2,359.00
Type IIx	IIx	\$ 2,246.00	\$ 2,359.00
Type III	III	\$ 2,246.00	\$ 2,359.00
<b>Lot Consolidation</b>	Ix	\$ 2,246.00	\$ 2,359.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	II	\$ 10,960.00	\$ 11,508.00
New Master Plans or Major Amendments to Master Plans	III	\$ 27,495.00	\$ 28,870.00
<b>Non-Conforming Situation Review</b>	II	\$ 4,361.00	\$ 4,580.00
<b>Non-Conforming Status Review</b>	II	\$ 365.00	\$ 384.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	IIx	\$ 1,246.00	\$ 1,309.00
New or Major Amendment	III	\$ 7,063.00	\$ 7,417.00
<b>Planned Development Review - All Other</b>			
Type IIx	IIx	\$ 3,304.00	\$ 3,470.00
Type III	III	\$ 8,651.00	\$ 9,084.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type IIx	IIx	\$ 1,540.00	\$ 1,617.00
Type III	III	\$ 3,009.00	\$ 3,160.00
<b>River Review</b>			
Existing House/Duplex	IIx	\$ 251.00	\$ 264.00
All other projects	III	\$ 2,859.00	\$ 3,002.00
<b>River Review Violation</b>	II or III	\$ 365.00	\$ 384.00
<b>Statewide Planning goal Exception</b>	III	\$ 6,728.00	\$ 7,065.00
<b>Transportation Demand Management Review</b>	II	\$ 2,421.00	\$ 2,543.00
<b>Transportation Impact Analysis - Campus</b>	II	\$ 11,821.00	\$ 12,413.00
<b>Zoning Map Amendment</b>	III	\$ 11,126.00	\$ 11,683.00
<b>Other Unassigned Reviews</b>			
Type I/Ix	I or Ix	\$ 603.00	\$ 634.00
Type II/IIx	II or IIx	\$ 1,160.00	\$ 1,218.00
Type III	III	\$ 4,446.00	\$ 4,669.00

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Appointment for Early LUR Assistance (per hour)	N/A	\$ 201.00	\$ 212.00
Property Line Adjustment	N/A	\$ 828.00	\$ 870.00
Pre-Application Conference	N/A	\$ 2,329.00	\$ 2,446.00
Early Assistance - Meeting & Written Information	N/A	\$ 1,246.00	\$ 1,309.00
Early Assistance - Written Information Only	N/A	\$ 952.00	\$ 1,000.00
Early Assistance - Meeting & Written Information (Street Vacation Required)	N/A	\$ 2,251.00	\$ 2,364.00
Early Assistance - Written Information Only (Street Vacation Required)	N/A	\$ 1,497.00	\$ 1,572.00