

City of Portland
 Bureau of Development Services
PROPOSED
Land Use Services Fee Schedule
 Effective Date: May 1, 2013
 Revised: March 22, 2013

AS AMENDED
3-20-13
185946

Land Use Reviews	Process Type	Amount
Adjustment Review		
Residential - Fences / Decks / Eaves	II	\$900
Existing House/Duplex	II	\$1,300
All Other Projects	II	\$1,700
Cascade Station / Portland International Center Transportation Impact Analysis Review	II	\$1,300
Central City Parking Review	III	\$7,300
Comprehensive Natural Resource Management Plan and Amendments		
Type Ix	Ix	\$2,000
Type II	II	\$4,500
Type III	III	\$10,200
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	\$6,180
a. Site abuts or is within 200 feet of 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.		
Tier B - Residential to Residential Upzoning	III	\$12,300
Tier C - All Other Proposals	III	\$18,000
Conditional Use		
Type Ix	Ix	\$2,700
Type II	II	\$2,800
Type II - Radio Frequency Facilities	II	\$7,000
Type III - New	III	\$10,500
Type III - Existing	III	\$4,000
Type III - Radio Frequency	III	\$14,000
Design / Historic Resource Review		
Type A - Signs only (If 2 or more signs are proposed, if any of them are larger than 20 sq ft, the higher base fee must be paid. Then an additional \$100 for each additional sign, up to \$1,000 of additional charges.)	I, Ix, II, or III	
Sign 20 sq ft or smaller		\$900
Sign > 20 sq ft		\$1,300
Each additional sign		\$100 (maximum \$1,000) for signs
Type B - Radio Frequency/Wireless Facilities	I, Ix, II, or III	\$4,600

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Sites With An Existing House/Duplex:		
Type C - exterior alterations to building or site with no change to existing footprint or exterior development area, and no change to stormwater facility, and no increase in floor area.	I, IX, II, or III	\$0.03 of valuation minimum \$900 maximum \$5,000
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	I, IX, II, or III	\$0.03 of valuation minimum \$1,200 maximum \$5,000
Sites With Other Existing Development:		
Type E - including only changes to exterior of a building(s) with no increase in building footprint, floor area or impervious surface, and no change to stormwater facility. Examples: windows; awnings; lighting; mechanical equipment; etc.	I, IX, II, or III	\$0.03 of valuation minimum \$1,200 maximum \$5,000
Each Sign		\$100 (maximum \$1,000) for signs
Type 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 or impervious surface < 500 sq ft.	I, IX, II, or III	\$0.03 of valuation minimum \$1,200 maximum \$15,000
Each Sign		\$100 (maximum \$1,000) for signs
Type G - All other projects not described above	I, IX, II, or III	\$0.03 of valuation minimum \$1,200 maximum \$27,000
Each Sign		\$100 (maximum \$1,000) for signs
Historic Resource Review	I	\$250
Modifications	n/a	\$900
Environmental Review		
Resource Enhancement/Property Line Adjustment	IX	\$1,050
Existing House/Duplex	II	\$1,350
All Other Projects	II	\$2,500
Environmental Review Protection Zone	III	\$3,500
Environmental Violation Review		
Type II required	II	\$2,625
Type III required	III	\$7,200
Columbia South Shore Plan District (CSSPD)	II	\$2,600
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$1,270
Undividable lot with existing single dwelling unit	III	\$2,500
Greenway		
Existing House/Duplex or Simple Non-Residential or Mixed Use	II	\$1,370
All Other Projects	II	\$4,300
Historic Landmark Designation		
Individual properties	III	\$2,000
Multiple properties or districts	III	\$4,200
Historic Landmark Demolition Review	IV	\$7,250

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Impact Mitigation Plan		
Amendment (Minor)	II	\$4,000
Implementation	II	\$4,000
New / Amendment (Major)	III	\$19,000
Amendment (Use)	III	\$5,250
Land Division Review		
Type Ix	Ix	Base fee of \$2,000, plus
Type Iix	Iix	\$500 per lot, (maximum per lot total
Type III	III	\$12,500), plus \$1,000 for new street Maximum fee: \$15,500
2 - 3 lot Land Division with Concurrent Environmental Review	III	Base fee of \$2,500, plus \$1,500 per lot (maximum per lot total \$16,500), plus \$1,500 for new street.
4 or more lot Land Division with Concurrent Environmental Review	III	Maximum fee: \$20,500
Land Division Amendment Review		
Type Ix	Ix	\$1,300
Type Iix	Iix	\$1,400
Type III	III	\$3,300
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review	\$800 per lot, (maximum per lot total \$5,600), plus \$600 if new street Maximum fee: \$6,200
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		
Additional Review of Final Plat	n/a	\$275
A fee will be charged for each review after the second review.		
Lot Consolidation	Ix	\$1,350
Master Plan		
Minor Amendments to Master Plans	II	\$4,725
New Master Plans or Major Amendments to Master Plans	III	\$12,500
Non-conforming Situation Review	II	\$4,400
Non-conforming Status Review	II	\$1,260
Parking Review - Marquam Hill		
Type Ix	Ix	\$1,365
Type III	III	\$5,250
Planned Development Review		
Type Iix	Iix	\$2,625
Type III	III	\$4,300
Planned Development Amendment / Planned Unit Development Amendment		
Type Iix	Iix	\$2,300
Type III	III	\$3,900
Statewide Planning Goal Exception	III	\$9,100

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Land Use Reviews	Process Type	Amount
Tree Preservation Violation Review		
Type II	II	\$2,100
Type III	III	\$4,200
Tree Review		
Type II	II	\$1,300
Zoning Map Amendment		
	III	\$5,600
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$1,350
Type II / IIx	II / IIx	\$1,680
Type III	III	\$5,350

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Early Assistance Services	
Appointment for Early Land Use Assistance	
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning or Other Design, Environmental or Greenway review	\$475
Design Advice Request	\$2,400
Early Zoning Standards Review	
House or Duplex	\$200
All Other Development	\$450
Hourly Rate for Land Use Services	\$141
Pre-Application Conference	\$1,700
Remedial Action Exempt Review - Conference	\$375
Other Planning Services	
Additional Copies of Recording Documents	\$15
Appeals	
Type II / IIx	\$250
Recognized Organizations as defined in Zoning Code Chapter 33.910.	No Charge
Type III	50% of Bureau of Development Services Application Fee (maximum \$5,000)
Demolition Delay Review	\$230
DMV New / Renewal	\$65
Expedited Industrial Lands Review	\$7,350
Expert Outside Consultation (above base fee)	\$110 per hour
Inspections	
Design/Historic (charged at time of Plan Review; as required by Land Use Conditions)	\$200
Environmental (charged at time of Plan Review for any work in an Environmental Zone)	\$100
Landscaping (charged at time of Plan Review; as required by Land Use Conditions)	\$100
Tree Inspection (charged at time of Plan Review for all lots/sites with a Tree Preservation Plan)	\$200
Lot Confirmation	
Sites Without Buildings	\$650
Sites With House(s) or Duplex(es)	\$700
Sites With Other Development	\$700
Mural Permit Fee	\$50
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.	\$142

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Other Planning Services (continued)

Plan Check	
Maximum number of allowable checksheets: 2	
Any additional checksheets will be charged at the rate of \$175 per checksheet.	
Commercial and Residential	\$2.02 per \$1,000 valuation, \$95 minimum
Community Design Standards Plan Check	\$0.0075 of valuation, (add to base fee) maximum \$5,000
Environmental Standards Plan Check	\$130 (add to base fee)
Environmental Violation Plan Check	\$750 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$125 (flat fee)
Radio Frequency Facilities Plan Check	\$675 (flat fee)
Property Line Adjustment	
Site Without Buildings	\$600
Sites With Houses(s) or Duplex(es)	\$650
Sites With Other Development	\$700
Remedial Action Exempt Review	
Simple	\$2,200
Complex	\$2,950
Renotification Fee - Any Review	
\$425	
Transcripts	
Actual cost	
Zoning Confirmation	
Tier A (Bank Letter, Land Use Compatibility Statements, ODOT Advertising Sign Permit)	\$250
Tier B (Zoning/Development Analysis, Non-conforming Standard Evidence, Non-conforming Upgrades Option 2 Notice of Use Determination)	\$850