

**City of Portland
Bureau of Development Services**

**PROPOSED
Building and Other Permits Fee Schedule**

Effective Date: July 1, 2013

Revised: 5/1/2013

BUILDING PERMIT FEE

Total Value of Construction Work to be Performed:

\$1 - \$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$95.00 for the first \$500, plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	\$131.60 for the first \$2,000, plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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DEVELOPMENT SERVICES FEE - COMMERCIAL

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$17.42 <u>\$18.29</u> minimum fee
\$501 - \$2,000	\$17.42 <u>\$18.29</u> for the first \$500, plus plus \$0.79 <u>\$0.83</u> for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$29.27 <u>\$30.74</u> for the first \$2,000, plus plus \$3.07 <u>\$3.22</u> for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$99.88 <u>\$104.80</u> for the first \$25,000, plus \$2.29 <u>\$2.40</u> for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$167.43 <u>\$164.80</u> for the first \$50,000, plus \$1.64 <u>\$1.59</u> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$232.63 <u>\$244.30</u> for the first \$100,000, plus \$1.28 <u>\$1.34</u> for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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DEVELOPMENT SERVICES FEE - RESIDENTIAL

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$13.92 <u>\$14.62</u> minimum fee
\$501 - \$2,000	\$13.92 <u>\$14.62</u> for the first \$500, plus \$0.63 <u>\$0.66</u> for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$23.37 <u>\$24.52</u> for the first \$2,000, plus \$2.45 <u>\$2.57</u> for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$79.72 <u>\$83.63</u> for the first \$25,000, plus \$1.83 <u>\$1.92</u> for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$126.47 <u>\$131.63</u> for the first \$50,000, plus \$1.23 <u>\$1.29</u> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$186.97 <u>\$196.13</u> for the first \$100,000, plus \$1.02 <u>\$1.07</u> for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Miscellaneous Fees

Additional Plan Review Fee	
For changes, additions, or revisions to approved plans.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Address Assignment Fee	
Address Change	\$66 for each address
Address Confirmation	\$66
Appeal Fees (per appeal)	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Plus, for each appeal item over 4	\$113
Approved Testing Agency Certification Fee	
Initial Certification	\$1,224
Annual Renewal - without modifications	\$307
Annual Renewal - with modifications	\$612
Field audits and inspections	\$147 per hour or fraction of an hour Minimum - 1 hour
Whenever an inspection is conducted by BDS staff at a facility more than 50 miles from the City of Portland's BDS office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.	
Change of Occupancy or Use Review Fee	\$368
Circus Tent Fee	\$525
Deferred Submittal Fee	
For processing and reviewing deferred plan submittals	10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project.
The fee is in addition to the project plan review fee based on the total project value.	Minimum fee - \$123 for 1 & 2 family dwelling projects, \$307 for commercial and all other projects.
Demolition/Deconstruction Fee	
For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately.	
With Basement - Commercial	\$365
With Basement - Residential	\$345
Without Basement - Commercial	\$340
Without Basement - Residential	\$320
Energy Plan Review	
Applies to all building permits with valuation over \$2.5 million and to any subsequent tenant improvements.	Actual plan review costs, plus 10% administrative processing fee.
Express Start Program Fee	
Fee for accelerated plan review and the issuance of an authorization to proceed with construction prior to completion of the full plan review process.	\$147 per hour or fraction of an hour

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Facility Permit/Master Permit Program	
Annual Registration Fee:	
Site with one building	\$175
Site with two buildings	\$292
Site with three buildings	\$408
Site with four buildings	\$496
Site with five or more buildings	\$583
For projects valued at \$600,000 or less:	
Building orientations, inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection
For projects exceeding \$600,000 value:	
Building inspection and plan review	Fee based on project valuation and building permit fee schedule
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Field Issuance Remodel Program	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and project management activities.	\$177 per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Fire and Life Safety Review Fee	40% of the building permit fee
Home Occupation Permit	
Initial Permit	\$147
Annual Renewal	\$147
Late charge for delinquent permits	\$5.95 per month
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Intake Fee	
For 1 & 2 family dwellings with engineer/architect certified as plans examiner	\$337
Investigation Fee	
For commencement of work before obtaining a permit	Equal to the permit fee
Limited Consultation Fee	
For an optional meeting held prior to application for building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes). The meeting will be limited to two City staff members.	\$284
Life Safety	\$284
Fire Marshal	\$75
Fee for each additional staff in attendance.	\$152

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Major Projects Group Fee - \$50,000 per project The Bureau of Development Services' fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.	
Manufactured Dwelling Installation on Individual Lot Installation and set up \$385 Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit \$104 Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Manufactured Dwelling Installation in a Park Installation and set up \$385 Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit \$104 Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Manufactured Dwelling Park (Development or enlargement of a manufactured dwelling park) Permit Fee: 10 spaces or fewer \$56 each space 11 - 20 spaces \$551 plus \$30 for each space over 10 more than 20 spaces \$857 plus \$25 for each space over 20 Plan review 65% of the permit fee Zoning inspection 20% of the permit fee Cabana installation \$123 Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Minor Structural Labels	\$362 per set of 10 labels
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Extension/Completion Processing Fee Fee for extension of a permit that has been inactive and a customer is requesting any action to extend or change the permit status. This would include but not be limited to an extension request, or when a permit requires an administrative action to return the permit from Final status to an active status.	\$142 per hour Minimum - \$142
Permit Reinstatement Processing Fee Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Phased Project Plan Review Fee For plan review on each phase of a phased project	10% of the total project building permit fee not to exceed \$1,838 for each phase, plus \$307

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Plan Review / Process Fee	
For the original submittal	65% of the building permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$175 per checksheet.
For value-added revisions:	65% of the additional building permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Process Management Fees	
Program Initiation Fee	\$525 (covers the first three hours of assistance, then \$142 per hour or fraction of an hour)
Early Assistance Meeting	\$263
Pre-Development Meeting	\$525 plus \$152 per additional staff member present
Continuing Process Management Assistance	
Pre-submittal	\$142 per hour
Submitted Projects Valued Above \$10 Million	Waived
Submitted Projects Valued \$10 Million and below	\$142 per hour
Process management is intended to assist customers navigate the permit review system for large and/or complex projects.	
Recreational Park (Development or enlargement of a recreational park)	
Permit Fee:	
10 spaces or fewer	\$32 each space
11 - 20 spaces	\$318 plus \$19 for each space over 10
21 - 50 spaces	\$515 plus \$15 for each space over 20
more than 50 spaces	\$954 plus \$12 for each space over 50
Plan review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$123
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Reinspection Fee	\$97 per inspection
Reproduction Fees	\$2.45 per plan sheet and \$0.61 per page of correspondence
Requested Inspection Fee	
One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three

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Re-roof Permit and Inspection Fee Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the City of Portland Bureau of Development Services. For each packet of 5 permits: <div style="text-align: right;"> Permit fee \$1,356.25 Plan review / process fee \$226 </div>	
Special Program Processing Fee	\$307
Street Use Fees	\$0.18 per square foot per week
Structural Advisory Board Fee	\$454
Structural Advisory Board Fee - Minor	\$150
The Structural Advisory Board advises the Director and/or Appeals Board in structural matters relative to reasonable interpretation and to alternate materials and methods of construction. This fee covers a portion of the costs associated with organizing and conducting the Board meeting.	
Sustainable Development Early Assistance Meeting	\$91
Temporary Certificate of Occupancy, per Month	\$214
Temporary Stage Seating and Superstructure Permit Applies to permits for temporary structures like tents, reviewing stands, temporary office trailers, scaffolding structures, and similar portable structures. Temporary structure permits must also be reviewed for compliance with code requirements for fire, life safety, and structural elements. Permit and review fees are based on the value of construction work to be performed utilizing the building permit fee schedule.	
Zoning Inspection Fee Applies to all new construction and any other permit requiring Planning/Zoning approval. <div style="text-align: right;"> For 1 & 2 family dwellings: \$104 For commercial and all other: 20% of the building permit or \$104 whichever is greater. </div>	
Zoning Permit Fee Fee for ensuring conformance of zoning code standards. <div style="text-align: right;"> For 1 & 2 family dwellings: \$41 For commercial and all other: Fee is based on project valuation and the commercial building permit fee table plus 65% plan review / process fee. Minimum commercial zoning permit fee is \$132 </div>	

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**PROPOSED
Plumbing Permit Fee Schedule**

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New 1 & 2 Family Dwellings Only		
(Includes 100 feet for each utility connection)		
SFR (1) bath	\$495	<u>\$520</u>
SFR (2) bath	\$743	<u>\$780</u>
SFR (3) bath	\$867	<u>\$910</u>
Each additional bath/kitchen	\$208	<u>\$218</u>
Site Utilities		
Catch basin/area drain inside building	\$37	<u>\$39</u>
Manufactured home utilities	\$88	<u>\$92</u>
The following fees for exterior lines are in addition to the unit fixture fees. The prices listed below are for the first 100 feet.		
Rain drain (no. of linear feet)	\$140	<u>\$116</u>
Sanitary sewer (no. of linear feet)	\$140	<u>\$116</u>
Storm sewer (no. of linear feet)	\$140	<u>\$116</u>
Water service (no. of linear feet)	\$140	<u>\$116</u>
Each additional 100 feet or portion thereof	\$83	<u>\$87</u>
Interior Mainline Piping		
Water Piping Piping - first 100 feet	\$140	<u>\$116</u>
Drainage Piping - first 100 feet	\$140	<u>\$116</u>
	\$83	<u>\$87</u>
Fixture or Item		
Back flow preventer	\$37	<u>\$39</u>
Backwater valve	\$37	<u>\$39</u>
Basins/lavatory	\$37	<u>\$39</u>
Clothes washer	\$37	<u>\$39</u>
Dishwasher	\$37	<u>\$39</u>
Drinking fountains	\$37	<u>\$39</u>
Ejectors/Sump	\$37	<u>\$39</u>
Expansion tank	\$37	<u>\$39</u>
Fixture/sewer cap	\$37	<u>\$39</u>
Floor drains/floor sinks/hub	\$37	<u>\$39</u>
Garbage disposal	\$37	<u>\$39</u>
Hose bibb	\$37	<u>\$39</u>
Ice maker	\$37	<u>\$39</u>
Interceptor/grease trap	\$37	<u>\$39</u>
Primer(s)	\$37	<u>\$39</u>
Replacing in-building water supply lines:		
Residential:		
First floor	\$79	<u>\$83</u>
Each additional floor	\$30	<u>\$32</u>
Commercial:		
First 5 branches	\$79	<u>\$83</u>
Each fixture branch over five	\$19	<u>\$20</u>

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Fixture or Item (continued)	
Roof drain (commercial)	\$37 <u>\$39</u>
Sewer cap	\$98 <u>\$103</u>
Sink(s) Basin(s) Lav(s)	\$37 <u>\$39</u>
Solar units (potable water)	\$86 <u>\$89</u>
Storm water retention/detention tank/facility	\$99 <u>\$104</u>
Sump	\$37 <u>\$39</u>
Tubs/shower/shower pan	\$37 <u>\$39</u>
Urinal	\$37 <u>\$39</u>
Water closet	\$37 <u>\$39</u>
Water heater	\$37 <u>\$39</u>
Other:	\$37 <u>\$39</u>
Plan Review Fee	
For commercial and multi-family structures with new outside installations and/or more than five fixtures, food service <u>complex systems as defined by OAR 918-780-0040</u> or for medical gas systems.	25% of the permit fee
Miscellaneous Fees	
Additional Plan Review	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to approved plans.	Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Appeal Fees (per appeal)	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Each appeal item over 4	\$113
Field Issuance Remodel Program	
For 1 & 2 family dwelling alterations/remodels.	
One-time Registration Fee:	\$240 per contractor
Inspection, plan review, administrative and project management activities.	\$177 per hour or fraction of an hour Minimum - 1 hour for each inspection
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee	
For commencement of work before obtaining a permit.	Equal to the permit fee
Master Permit/Facility Permit Program	
Inspection, plan review, and administrative activities	\$201 per hour or fraction of an hour Minimum - 1 hour for each inspection

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Medical Gas Systems	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$95.00 minimum fee
\$501 - \$2,000	\$95.00 for the first \$500, plus \$6.47 <u>\$6.79</u> for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$192.05 <u>\$196.85</u> for the first \$2,000, plus \$24.55 <u>\$25.78</u> for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$756.70 <u>\$789.79</u> for the first \$25,000, plus \$19.39 <u>\$20.36</u> for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$1,241.45 <u>\$1,298.79</u> for the first \$50,000, plus \$11.63 <u>\$12.21</u> for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$1,822.95 <u>\$1,909.29</u> for the first \$100,000, plus \$10.34 <u>\$10.86</u> for each additional \$1,000 or fraction thereof
Minimum Fee	\$95
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Rainwater Harvesting Systems	
Total Value of Construction Work to be Performed:	
\$1 - \$500	\$95.00 minimum fee
\$501 - \$2,000	\$95.00 for the first \$500, plus \$6.47 <u>\$6.79</u> for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$192.05 <u>\$196.85</u> for the first \$2,000, plus \$24.55 <u>\$25.78</u> for each additional \$1,000 or fraction thereof, to and including \$25,000
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Reinspection Fee	\$97 per inspection
Requested Inspection Fee	
One and Two-Family Dwellings	\$159
Apartment Houses	\$209 + \$14 for each dwelling unit in excess of three
Hotels/Motels	\$209 + \$9 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$209 + \$14 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$209 + \$26 for each story in excess of three
Residential Fire Suppression Systems	
Residential multi-purpose and stand alone fire suppression system fees are based on the square footage of the structure as follows:	
0 to 2,000 sq ft	\$95
2,001 to 3,600 sq ft	\$140 <u>\$116</u>
3,601 to 7,200 sq ft	\$147 <u>\$154</u>
7,201 sq ft and greater	\$183 <u>\$192</u>

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PROPOSED
Land Use Services Fee Schedule

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Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex Residential - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$900
Site With Existing House/Duplex	II	\$1,300
All Other Projects	II	\$1,700 <u>\$1,800</u>
Cascade Station / Portland International Center Transportation Impact Analysis Review	II	\$1,300
Central City Parking Review	III	\$7,300 <u>\$7,665</u>
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 <u>\$6,500</u>
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 <u>\$12,915</u>
Tier C - All Other Proposals	III	\$18,000 <u>\$18,900</u>
Conditional Use		
Type Ix	Ix	\$2,700 <u>\$2,835</u>
Type II	II	\$2,800 <u>\$2,940</u>
Type II - Radio Frequency Facilities	II	\$7,000 <u>\$7,450</u>
Type III - New	III	\$10,500
Type III - Existing	III	\$4,000 <u>\$4,200</u>
Type III - Radio Frequency	III	\$14,000 <u>\$14,700</u>
Design / Historic Resource Review		
(If the applicant does not provide the valuation, the maximum fee will be charged.)		
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.)	Ix, II, or III	
Sign 20 sq ft or smaller		\$900 <u>\$945</u>
Sign > 20 sq ft		\$1,300 <u>\$1,365</u>
Each additional sign		\$100 (maximum \$1,000) for signs
Type B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$4,600 <u>\$5,000</u>

City of Portland
Bureau of Development Services
PROPOSED
Land Use Services Fee Schedule

Effective Date: July 1, 2013

Revised: 5/7/2013

Land Use Reviews	Process Type	Amount
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.	Ix, II, or III	\$0.03 \$0.032 of valuation minimum \$900 <u>\$925</u> , maximum \$5,000
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$0.03 \$0.032 of valuation minimum \$1,200 <u>\$1,260</u> , 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.	Ix, II, or III	\$0.03 \$0.032 of valuation minimum \$1,200 <u>\$1,260</u> maximum \$5,000 <u>\$5,250</u>
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.	Ix, II, or III	\$0.03 \$0.032 of valuation minimum \$1,200 <u>\$1,260</u> maximum \$15,000 <u>\$15,750</u>
Each Sign		\$100 (maximum \$1,000) for signs
Type G - All other projects not described above	Ix, or II, or III	\$0.03 \$0.032 of valuation minimum \$1,200 <u>\$1,260</u> maximum \$27,000 <u>\$5,250</u>
Type G - All other projects not described above	III	<u>\$0.032 of valuation, minimum \$5,250, maximum \$27,000</u>
Each Sign		\$100 (maximum \$1,000) for signs
Historic Resource Review	I	\$250
Modifications	n/a	\$900 <u>\$945</u>
Environmental Review		
Resource Enhancement/Property Line Adjustment	Ix	\$1,050 <u>\$1,100</u>
Existing House/Duplex	II	\$1,350 <u>\$1,450</u>
All Other Projects	II	\$2,500 <u>\$2,700</u>
Environmental Review Protection Zone	III	\$3,500 <u>\$3,675</u>
Environmental Violation Review		
Type II required	II	\$2,625 <u>\$2,900</u>
Type III required	III	\$7,200 <u>\$7,560</u>
Columbia South Shore Plan District (CSSPD)	II	\$2,600 <u>\$2,900</u>
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$1,270 <u>\$1,500</u>
Undividable lot with existing single dwelling unit	III	\$2,500 <u>\$2,700</u>
Greenway		
Existing House/Duplex or Simple Non-Residential or Mixed-Use (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$1,370 <u>\$1,450</u>
All Other Projects	II	\$4,300 <u>\$4,830</u>
Historic Landmark Designation		
Individual properties	III	\$2,000
Multiple properties or districts	III	\$4,200
Historic Landmark Demolition Review	IV	\$7,250 <u>\$8,500</u>

City of Portland
Bureau of Development Services
PROPOSED
Land Use Services Fee Schedule

Effective Date: July 1, 2013

Revised: 5/7/2013

Land Use Reviews	Process Type	Amount
Impact Mitigation Plan		
Amendment (Minor)	II	\$4,000 <u>\$4,200</u>
Implementation	II	\$4,000 <u>\$4,200</u>
New / Amendment (Major)	III	\$19,000 <u>\$19,950</u>
Amendment (Use)	III	\$5,250 <u>\$5,550</u>
Land Division Review		
Type Ix	Ix	Base fee of \$2,000 <u>\$2,200</u> , plus \$500 per lot and tract, (maximum per lot and tract total
Type IIx	IIx	\$12,500), plus \$1,000 <u>\$1,200</u> for new street
Type III	III	Maximum fee: \$15,500 <u>\$15,950</u>
2 - 3 lot Land Division with Concurrent Environmental Review	III	Base fee of \$2,500 <u>\$2,900</u> , plus \$1,500 per lot and tract, (maximum per lot and tract total
4 or more lot Land Division with Concurrent Environmental Review	III	\$16,500 <u>\$18,000</u> plus \$1,500 <u>\$1,800</u> for new street. Maximum fee: \$20,500 <u>\$22,700</u>
Land Division Amendment Review		
Type Ix	Ix	\$1,300 <u>\$1,365</u>
Type IIx	IIx	\$1,400 <u>\$1,470</u>
Type III	III	\$3,300 <u>\$3,465</u>
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 <u>\$280</u>
A fee will be charged for each review after the second review.		
Lot Consolidation	Ix	\$1,350 <u>\$1,418</u>
Master Plan		
Minor Amendments to Master Plans	II	\$4,725 <u>\$4,961</u>
New Master Plans or Major Amendments to Master Plans	III	\$12,500 <u>\$13,125</u>
Non-conforming Situation Review	II	\$4,400 <u>\$4,620</u>
Non-conforming Status Review	II	\$1,260 <u>\$1,323</u>
Parking Review - Marquam Hill		
Type Ix	Ix	\$1,365
Type III	III	\$5,250
Planned Development Review		
Type IIx	IIx	\$2,625 <u>\$2,756</u>
Type III	III	\$4,300 <u>\$4,515</u>
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$2,300 <u>\$2,415</u>
Type III	III	\$3,900 <u>\$4,095</u>
Statewide Planning Goal Exception	III	\$9,100 <u>\$9,555</u>
Tree Preservation Violation Review		
Type II	II	\$2,100 <u>\$2,205</u>
Type III	III	\$4,200 <u>\$4,410</u>

City of Portland
Bureau of Development Services
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Land Use Services Fee Schedule
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Land Use Reviews	Process Type	Amount
Tree Review		
Type II	II	\$1,300 <u>\$1,365</u>
Zoning Map Amendment	III	\$5,600 <u>\$5,880</u>
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$1,350 <u>\$1,418</u>
Type II / IIx	II / IIx	\$1,680 <u>\$1,764</u>
Type III	III	\$5,350 <u>\$5,618</u>
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning or Other Design, Environmental or Greenway review		\$475 <u>\$500</u>
Appointment for Early Land Use Assistance with Planner		<u>\$500</u>
Design Advice Request		\$2,400 <u>\$2,520</u>
Early Pre-Permit Zoning Plan Check Standards Review- (Planning and Zoning review of plans prior to building permit submittal.)		
House or Duplex		\$200
All Other Development		\$450
Hourly Rate for Land Use Services		\$141 <u>\$148</u>
Pre-Application Conference		\$1,700 <u>\$1,785</u>
Written Comments from Infrastructure Bureaus and Planner		<u>\$450</u>
Written Comments from Planner		<u>\$400</u>
Remedial Action Exempt Review - Conference		\$375 <u>\$394</u>
Other Land Use Services		
Additional Copies of Recording Documents		\$16 <u>\$16</u>
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 LUS Application Fee (maximum \$5,000)
Demolition Delay Review		\$230 <u>\$242</u>
DMV New / Renewal		\$65
Expedited Industrial Lands Review		\$7,350
Expert Outside Consultation (above base fee)		\$110 <u>\$116</u> per hour
(Fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.)		
Inspections Field Verification By Land Use Staff (except for environmental plan checks)		
Design/Historic (charged at time of Plan Review; as required by Land Use Conditions)		\$200 <u>\$142</u>
Environmental (charged at time of Plan Review for any work in an Environmental Zone)		\$200
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)		\$100
		\$200

City of Portland
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Land Use Services Fee Schedule

Effective Date: July 1, 2013

Revised: 5/7/2013

Other Land Use Services	
Lot Confirmation	
(A Site Development fee of \$77 is charged when review is required.)	
Sites Without Buildings	\$650 \$683
Sites With House(s) or Duplex(es)	\$700 \$735
Sites With Other Development	\$700 \$735
Mural Permit Fee	
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 \$149
Plan Check	
(If the applicant does not provide the valuation, the maximum will be charged.)	
Maximum number of allowable checksheets: 2	
Any additional checksheets will be charged at the rate of \$175 \$184 per checksheet.	
Commercial and Residential	\$2.02 \$2.12 per \$1,000 valuation, \$95 minimum
Community Design Standards Plan Check	\$0.0075 of valuation, (add to base fee), maximum \$5,000, maximum \$2,000 for house or duplex
Convenience Store/Amenity Bonus Plan Check	\$250 (add to base fee)
Environmental Standards Plan Check and Field Verification	\$130 \$279 (add to base fee)
Environmental Violation Plan Check	\$750 \$788 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$125 \$130 (flat fee)
Radio Frequency Facilities Plan Check	\$675 \$720 (flat fee)
(This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed.)	
Property Line Adjustment	
Site Without Buildings	\$600 \$630
Sites With Houses(s) or Duplex(es)	\$650 \$683
Sites With Other Development	\$700 \$735
Property Line Adjustment With Lot Confirmation	
Site Without Buildings	\$1,313
Sites With Houses(s) or Duplex(es)	\$1,418
Sites With Other Development	\$1,470
Remedial Action Exempt Review	
Simple	\$2,200 \$2,310
Complex	\$2,950 \$3,098
Renotification Fee - Any Review	\$425 \$430
Street Vacation	\$100
Transcripts	Actual cost
Zoning Confirmation	
Tier A 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, Bank Letter, Land Use Compatibility Statements, ODOT Advertising Sign Permit)	\$250 \$65
Tier B 2 (LUCS, Bank Letter Zoning/Development Analysis, Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination)	\$250
Tier 3 (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination, Complex Zoning Analysis)	\$850

City of Portland
Bureau of Development Services

PROPOSED
Life Safety Review Fee on Land Use Cases
Effective Date: July 1, 2013
Revised: 5/1/2013

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex Residential - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$66
All Other Projects	II	\$100
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier B - Residential to Residential Upzoning	III	\$100
Tier C - All Other Proposals	III	\$100
Conditional Use		
Type II	II	\$66
Type III - New	III	\$100
Type III - Existing	III	\$100
Design / Historic Resource Review (If the applicant does not provide the valuation, the maximum fee will be charged.)		
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.	† Ix, II, or III	\$66
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	† Ix, II, or III	\$100
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.	† Ix, II, or III	\$100
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.	† Ix, II, or III	\$100
Type G - All other projects not described above	† Ix, or II, or III	\$100
Type G - All other projects not described above	III	\$100
Environmental Review		
Existing House/Duplex	II	\$66
All Other Projects	II	\$100
Environmental Review Protection Zone	III	\$66
Greenway		
Existing House/Duplex or Simple Non-Residential or Mixed Use (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback; c) herbicide use to remove non-native plants.	II	\$66
All Other Projects	II	\$100
Land Division Review		
Type Ix	Ix	\$66
Type IIx	IIx	\$100
Type III	III	\$100

City of Portland
Bureau of Development Services

PROPOSED
Life Safety Review Fee on Land Use Cases
Effective Date: July 1, 2013
Revised: 5/1/2013

Land Use Reviews	Process Type	Amount
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$100
4 or more lot Land Division with Concurrent Environmental Review	III	\$100
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street	Admin	\$66
If preliminary was Type I, Ix, or Iix with a street	Review	\$66
If preliminary was Type Iix with no street		\$66
If preliminary was Type III		\$66
Non-conforming Situation Review	II	\$66
Planned Development Review		
Type Iix	Iix	\$66
Type III	III	\$66
Planned Development Amendment / Planned Unit Development Amendment		
Type Iix	Iix	\$33
Type III	III	\$66
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$66
Type II / Iix	II / Iix	\$66
Other Planning Services		
Lot Confirmation		
Sites With House(s) or Duplex(es)		\$33
Sites With Other Development		\$33
Property Line Adjustment		
Sites With Houses(s) or Duplex(es)		\$33
Sites With Other Development		\$33
Property Line Adjustment With Lot Confirmation		
<u>Sites With Houses(s) or Duplex(es)</u>		<u>\$66</u>
<u>Sites With Other Development</u>		<u>\$66</u>

**City of Portland
Bureau of Development Services**

**PROPOSED
Enforcement Fee and Penalty Schedule**

Effective Date: July 1, 2013

Revised: 5/6/2013

Owner Requested Inspections	
Housing Maintenance & Dangerous Buildings	
One & two family dwellings	\$459 <u>\$167</u>
Apartment Houses	\$209 <u>\$219</u> , plus \$14 <u>\$15</u> for each dwelling unit in excess of three
Hotels/Motels	\$209 <u>\$219</u> , plus \$9 <u>\$10</u> for each dwelling unit in excess of five
House Move	\$459 <u>\$167</u>
Adult Care Home Safety Inspection	\$307 <u>\$322</u>
Occupancy of Property After Notice of Housing Violation	\$674 <u>\$708</u> per structure or portion thereof, per occurrence, per month
Failure to Allow Enhanced Complaint Inspection	\$567 <u>\$595</u> per occurrence, per month
Occupancy of Property After Notice of Dangerous Building Violation	\$1,194 <u>\$1,251</u> per structure or portion thereof, per occurrence, per month
Chapter 13 Systematic Inspection Fee	\$264 <u>\$277</u>
Code Enforcement Fees	
1 - 2 Units	\$245 <u>\$257</u> per month, per unit
3 - 10 Units	\$368 <u>\$386</u> per month, per unit
11 - 19 Units	\$490 <u>\$515</u> per month, per unit
20 or more Units	\$612 <u>\$643</u> per month, per unit
Residential Properties With Any Non-Residential Use	\$612 <u>\$643</u> per month, per unit
Properties With Only Non-Residential Use	\$612 <u>\$643</u> per month
Properties in violation for 3 months from initial notice of violation	Twice the amount stated above
Enforcement Reinspection Fee	\$153 <u>\$161</u>
Nuisance Fees and Penalties	
Abatement Charges	Costs to remove nuisance
Additional Penalty	50% of the cost of abatement (minimum \$202 <u>\$212</u>)
Administrative Charges	40% of the cost of abatement (minimum \$245 <u>\$257</u>)
Civil Penalty	\$403 <u>\$423</u>
Work Order Inspection Fee	\$438 <u>\$460</u>
Demolition or Repair	
Administrative Charges	40% of the demolition or repair cost
Civil Penalty	\$643 <u>\$675</u>
Demolition or Repair Charge	Cost to demolish or repair building
Disabled Vehicle Fees and Penalties	
Administrative Charges	40% of the cost of removal
Civil Penalty	\$270 <u>\$284</u> for each vehicle removed
Removal of Vehicle	Cost to remove vehicle
Tow Warrant Inspection Fee	\$368 <u>\$386</u>
Chronic Offender Fees	
First Occurrence	\$567 <u>\$595</u>
Second or Additional Occurrence	\$1,134 <u>\$1,191</u>
Additional Fees	
Administrative Review Appeal Fee	\$1,245 <u>\$1,288</u>
County Recording Fee	Equal to the cost of recording charges
Hearing Filing Penalty	\$342 <u>\$359</u>
Temporary Recording Program Charge	\$196 <u>\$206</u> per attempt
Title Reports	Equal to the cost of acquiring a title report
Administrative Review Fee	\$106 <u>\$110</u>
Search Warrant Abatement Fee	\$227 <u>\$238</u>

City of Portland
Bureau of Development Services

**PROPOSED
Noise Variance Fee Schedule**

Effective Date: July 1, 2013

Revised: 5/1/2013

REVIEW FEES - 10 or more business days prior to date of event	
High Noise Impact Events	\$332 <u>\$349</u>
Construction	
One week in duration	\$463 <u>\$486</u>
More than one week in duration	\$463 <u>\$486</u> for the first week, plus \$154 <u>\$162</u> for each additional week up to a total maximum of \$770 <u>\$810</u> per 12 month period.
Motor Vehicle Racing	\$2,370 <u>\$2,489</u> for the first year, plus \$770 <u>\$810</u> per additional year of request.
Noise Review Board Variances	\$2,370 <u>\$2,489</u> plus \$770 <u>\$810</u> per additional year of request
All Other Applications	\$75 <u>\$79</u>
ACCELERATED REVIEW FEES - Less than 10 business days prior to the date of the event*	
High Noise Impact Events	\$664 <u>\$698</u>
Construction	
One week in duration	\$618 <u>\$649</u>
More than one week in duration	\$618 <u>\$649</u> for the first week, plus \$308 <u>\$323</u> for each additional week up to a total maximum of \$1,540 <u>\$1,620</u> per 12 month period.
Motor Vehicle Racing	\$4,740 <u>\$4,978</u> for the first year, plus \$1,540 <u>\$1,620</u> per additional year of request.
Noise Review Board Variances	\$4,740 <u>\$4,978</u> plus \$1,540 <u>\$1,620</u> per additional year of request
All Other Applications	\$150 <u>\$158</u>
*Variance applications submitted less than four business days prior to the date of the noise variance event, shall be charged a review fee equal to one and a half times the accelerated review fees listed above.	
ADDITIONAL FEES AFTER INITIAL APPROVAL	
Scope of Work Revision	
All Other Applications	\$37 <u>\$39</u>
High Noise Impact Events	\$72 <u>\$76</u>
Construction, Motor Vehicle Racing	\$150 <u>\$158</u>
Noise Review Board Variances	\$375 <u>\$394</u>
Date Change Only	
All Other Applications, High Noise Impact Events	\$37 <u>\$39</u>
Construction, Motor Vehicle Racing	\$75 <u>\$79</u>
Noise Review Board Variances	\$150 <u>\$158</u>

**City of Portland
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**PROPOSED
Sign, Awning Permit and Registration Fee Schedule**

Effective Date: July 1, 2013

Revised: 5/1/2013

Illuminated (electric) Signs	
Fascia, freestanding or projecting signs with direct (neon), internal or changing image lighting or other electrical components.	
Up to 20 square feet	\$200 <u>\$205</u>
Over 20 square feet and up to 40 square feet	\$247 <u>\$253</u>
Over 40 square feet and up to 60 square feet	\$286 <u>\$293</u>
Over 60 square feet and up to 80 square feet	\$313 <u>\$321</u>
Over 80 square feet and up to 100 square feet	\$342 <u>\$351</u>
Over 100 square feet and up to 120 square feet	\$381 <u>\$391</u>
Over 120 square feet and up to 140 square feet	\$400 <u>\$410</u>
Over 140 square feet and up to 160 square feet	\$419 <u>\$429</u>
Over 160 square feet and up to 180 square feet	\$439 <u>\$450</u>
Over 180 square feet	\$457 <u>\$468</u>
Non-illuminated Signs	
Fascia, freestanding or projecting signs without direct or internal lighting or other electrical components.	
Up to 20 square feet	\$153 <u>\$157</u>
Over 20 square feet and up to 40 square feet	\$240 <u>\$215</u>
Over 40 square feet and up to 60 square feet	\$247 <u>\$253</u>
Over 60 square feet and up to 80 square feet	\$258 <u>\$264</u>
Over 80 square feet and up to 100 square feet	\$266 <u>\$273</u>
Over 100 square feet and up to 120 square feet	\$286 <u>\$293</u>
Over 120 square feet and up to 140 square feet	\$296 <u>\$303</u>
Over 140 square feet and up to 160 square feet	\$313 <u>\$321</u>
Over 160 square feet and up to 180 square feet	\$342 <u>\$351</u>
Over 180 square feet	\$363 <u>\$372</u>
Wall painted or adhered signs (i.e. vinyl, paper or similar material)	\$0.99 <u>\$1.01</u> per square foot Minimum Fee - \$32 <u>\$33</u>
Additional Plan Review Fee	
Charged for changes, additions or revisions to approved plans and for review of proposed "pre-approved" structural designs.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
Alternate methods appeal fees - Chapter 32.44	
Per appeal	\$245 <u>\$251</u>
Awnings	
Awnings without signs	\$8.48 <u>\$8.69</u> per linear foot of awning
Sign and awning combinations	Awning fee plus \$1.42 <u>\$1.46</u> per square foot of sign area
Signs added to existing awning	Fee as required for non-illuminated sign
Early Assistance for Sign Permits	
Early assistance sign code meeting	\$74 <u>\$73</u>
Fee for each additional staff in attendance	\$84 <u>\$86</u>

**City of Portland
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**PROPOSED
Sign, Awning Permit and Registration Fee Schedule**

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Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee For commencement of work before obtaining a permit. Signs and awnings	Equal to the permit fee
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Portable Signs (A-Board) Registration	\$68 <u>\$70</u> for 1 year \$124 <u>\$127</u> for 2 years \$222 <u>\$228</u> for 4 years \$685 <u>\$702</u> one-time fee
Reinspection Fee	\$97 per inspection
Structural Alteration to Existing Sign	Same fee as for new sign
Structural Plan Review Fee Required for: Fascia signs over 400 pounds All projecting signs All freestanding signs over 6 feet in height All pitched roof signs All awnings	65% of the permit fee Minimum fee - \$142
Temporary Balloon Registration Maximum of once, per lot, per calendar year	\$32 <u>\$33</u>
Temporary Banner Registration Maximum of six (6) months, per lot, per calendar year	\$32 <u>\$33</u> per month
Temporary Fascia or Temporary Freestanding Sign Registration	Per Sign \$67 <u>\$69</u> per year

**City of Portland
Bureau of Development Services**

**PROPOSED
Site Development Fee Schedule**

Effective Date: July 1, 2013

Revised: 5/1/2013

APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW AND SITE DEVELOPMENT PROJECTS:

Commercial Site Review Fee

Applies to commercial building, development review and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.

For Commercial Building, Development Review	15% of the permit fee
and, Site Development Permits:	Minimum fee is \$131

APPLIES TO RESIDENTIAL PROJECTS:

Residential Fees

Residential Site Review and Inspection Fee for Simple Sites:

Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$526 \$473
Additions, alterations, garages, and carports	\$249 \$197
Decks, fences and demolitions	\$460 \$144

Residential Site Review and Inspection Fee for Complex Sites:

Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	\$690 \$621
Additions, alterations, garages, and carports	\$345 \$311
Decks, fences and demolitions	\$239 \$215

APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW, and SITE DEVELOPMENT PROJECTS:

Erosion Control Fees

Commercial, Development Review and Site Development Permits:

Located in an Environmental Zone: Base fee (up to one acre) \$592 plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)

Located in any other zone: Base fee (up to one acre) \$396 plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)

Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)	\$35 for the first 100 feet of line. \$26 for each additional 100 feet of line, or portion thereof.
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Exterior Alterations and Additions

Located in an Environmental Zone: Base fee (up to one acre) \$231 plus \$38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

Located in any other zone: Base fee (up to one acre) \$153 plus \$38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

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Site Development Fee Schedule

Effective Date: July 1, 2013

Revised: 5/1/2013

APPLIES TO COMMERCIAL, RESIDENTIAL AND SITE DEVELOPMENT PROJECTS:**Clearing Fee**

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre	\$90
Over 1 acre	\$90 plus \$16 per additional acre or fraction of an acre.

Clearing with Tree Cutting Fee

For vegetation removal only with no other permitted activity.

(on slopes over 10% gradient)

2,500 square feet - 1 acre	\$130
1 acre and up	\$130 plus \$44 per additional acre or fraction of an acre.

APPLIES TO SITE DEVELOPMENT PERMITS ONLY:**Site Development Permit Fee**

Applies to site work when no building permit is issued, including grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$95.00 for the first \$500, plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	\$131.60 for the first \$2,000, plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.

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Site Development Plan Review Fee	
For the original submittal:	65% of the permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$175 per checksheet.
For value-added revisions:	65% of the additional permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
APPLIES TO COMMERCIAL, RESIDENTIAL, DEVELOPMENT REVIEW and SITE DEVELOPMENT PROJECTS:	
Miscellaneous Fees	
Additional Plan Review Fee For changes, additions, or revisions to to approved plans.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets.	
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee	
For commencement of work before obtaining a permit.	Equal to the permit fee
Limited Site Development Consultation Fee	
For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.	\$284
The meeting will be limited to two City staff members. Fee for each additional staff in attendance.	\$152
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee	
Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Reinspection Fee	
When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	\$97 per inspection

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PROPOSED
Site Development Fee Schedule for Land Use Reviews
APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES
Effective Date: July 1, 2013

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Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex Residential - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$77
All Other Projects	II	\$116
Comprehensive Natural Resource Management Plan Review		
Type Ix	Ix	\$96
Type II	II	\$230
Type III	III	\$774
Comprehensive Plan Map Amendment		
With Zone Map Amendment		
Tier B - Residential to Residential Upzoning	III	\$309
Tier C - All Other Proposals	III	\$578
Conditional Use		
Type Ix	Ix	\$77
Type II	II	\$96
Type III - New	III	\$309
Type III - Existing	III	\$154
Design / Historic Resource Review		
(If the applicant does not provide the valuation, the maximum fee will be charged.)		
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$77
Sites With An Existing House/Duplex:		
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.	Ix, II, or III	\$154
Type G - All other projects not described above	Ix, II, or III	\$578
Type G - All other projects not described above	III	\$578
Environmental Review		
Resource Enhancement/Property Line Adjustment	Ix	\$230
Existing House/Duplex	II	\$463
All Other Projects	II	\$578
Environmental Review Protection Zone	III	\$578
Environmental Violation Review		
Type II required	II	\$309
Type III required	III	\$309
Columbia South Shore Plan District (CSPD)	II	\$309
Columbia South Shore Plan District (CSPD), undividable lot with existing single dwelling unit	II	\$309
Undividable lot with existing single dwelling unit	III	\$309

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PROPOSED

Site Development Fee Schedule for Land Use Reviews

APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES

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Land Use Reviews	Process Type	Amount
Greenway		
Existing House/Duplex or Simple Non-Residential or Mixed-Use (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$309
All Other Projects	II	\$463
Impact Mitigation Plan		
Amendment (Minor)	II	\$771
Implementation	II	\$771
New / Amendment (Major)	III	\$771
Amendment (Use)	III	\$771
Land Division Review		
Type Ix	Ix	\$193
Type IIx	IIx	\$463
Type III	III	\$1,347
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$463
4 or more lot Land Division with Concurrent Environmental Review	III	\$1,927
Land Division Amendment Review		
Type Ix	Ix	\$96
Type IIx	IIx	\$96
Type III	III	\$96
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street		\$96
If preliminary was Type I, Ix or IIx with a street		\$230
If preliminary was Type IIx with no street		\$116
If preliminary was Type III		\$463
Lot Consolidation	Ix	\$116
Master Plan		
Minor Amendments to Master Plans	II	\$230
New Master Plans or Major Amendments to Master Plans	III	\$771
Non-conforming Situation Review	II	\$77
Planned Development Review		
Type IIx	IIx	\$963
Type III	III	\$963
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$154
Type III	III	\$154
Tree Preservation Violation Review		
Type II	II	\$116
Type III	III	\$116
Tree Review		
Type II	II	\$96
Zoning Map Amendment	III	\$487

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Other Unassigned Reviews		
Type I / Ix	I / Ix	\$58
Type II / IIx	II / IIx	\$116
Type III	III	\$193
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$12
Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning, or Other Design, Environmental or Greenway review		
Pre-Application Conference		\$463
Remedial Action Exempt Review - Conference		\$243
Other Planning Services		
Property Line Adjustment		
Site Without Buildings		\$77
Sites With Houses(s) or Duplex(es)		\$77
Sites With Other Development		\$77
Property Line Adjustment With Lot Confirmation		
Site Without Buildings		\$77
Sites With Houses(s) or Duplex(es)		\$77
Sites With Other Development		\$77
Remedial Action Exempt Review		
Simple		\$708
Complex		\$1,887