

AS AMENDED

Exhibit A

187799

**City of Portland  
Bureau of Development Services  
PROPOSED**

**Building and Other Permits Fee Schedule**

Effective Date: July 1, 2016

Revised: 5/18/2016

**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 <del>\$2.44</del> <u>\$2.37</u> for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	<del>\$434.60</del> <u>\$130.55</u> for the first \$2,000, plus <del>\$9.54</del> <u>\$9.25</u> for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	<del>\$354.02</del> <u>\$343.30</u> for the first \$25,000, plus <del>\$7.02</del> <u>\$6.81</u> for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	<del>\$526.52</del> <u>\$513.55</u> for the first \$50,000, plus <del>\$4.65</del> <u>\$4.51</u> for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	<del>\$759.02</del> <u>\$739.05</u> for the first \$100,000, plus <del>\$3.83</del> <u>\$3.72</u> 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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**Building and Other Permits Fee Schedule**

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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	\$18.29 minimum fee
\$501 - \$2,000	\$18.29 for the first \$500, plus plus \$0.83 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$30.74 for the first \$2,000, plus plus \$3.22 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$104.80 for the first \$25,000, plus \$2.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$164.80 for the first \$50,000, plus \$1.59 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$244.30 for the first \$100,000, plus \$1.34 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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**PROPOSED  
Building and Other Permits Fee Schedule**

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**Revised: 5/18/2016**

**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	\$14.62 minimum fee
\$501 - \$2,000	\$14.62 for the first \$500, plus \$0.66 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$24.52 for the first \$2,000, plus \$2.57 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$83.63 for the first \$25,000, plus \$1.92 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$131.63 for the first \$50,000, plus \$1.29 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$196.13 for the first \$100,000, plus \$1.07 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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**Building and Other Permits Fee Schedule**

Effective Date: July 1, 2016

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**Miscellaneous Fees**

<b>Additional Plan Review Fee</b>	
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
<b>Address Assignment Fee</b>	
Address Change	\$66 for each address
Address Confirmation	\$66
<b>Appeal Fees (per appeal)</b>	
One and Two-Family Dwellings	\$227
All other occupancies	\$454
Plus, for each appeal item over 4	\$113
<b>Approved Testing Agency Certification Fee</b>	
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.	
<b>Change of Occupancy or Use Review Fee</b>	
	\$368
<b>Circus Tent Fee</b>	
	\$525
<b>Deferred Submittal Fee</b>	
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.
<b>Demolition/Deconstruction Fee</b>	
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



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<b>Facility Permit/Master Permit Program</b>	
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.	
<b>Field Issuance Remodel Program</b>	
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.	
<b>Fire and Life Safety Review Fee</b>	40% of the building permit fee
<b>Home Occupation Permit</b>	
Initial Permit	\$147
Annual Renewal	\$147
Late charge for delinquent permits	\$5.95 per month
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Intake Fee</b>	
For 1 & 2 family dwellings with engineer/architect certified as plans examiner	\$337
<b>Investigation Fee</b>	
For commencement of work before obtaining a permit	\$95 per hour or fraction of an hour Minimum - \$95
<b>Limited Consultation Fee</b>	
For an optional meetings held prior to application for or during the permitting process to address projects with issues in one or more areas of plan review building permits for projects with complex and fairly detailed issues in one or two areas of expertise (e.g., building and fire codes). Meeting will be limited to two City staff.	
Base meeting fee (one hour) Life Safety	\$284
Add Fire Marshal	\$75
Fee for each additional staff in attendance.	\$152

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<b>Major Projects Group Fee - \$50,000 per project</b> 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.	
<b>Manufactured Dwelling Installation on Individual Lot</b> <div style="text-align: right;">Installation and set up   \$385</div> <div style="text-align: right;">Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit   \$104</div> 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.	
<b>Manufactured Dwelling Installation in a Park</b> <div style="text-align: right;">Installation and set up   \$385</div> <div style="text-align: right;">Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit   \$104</div> 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.	
<b>Manufactured Dwelling Park</b> (Development or enlargement of a manufactured dwelling park) Permit Fee: <div style="text-align: right;">10 spaces or fewer   \$56 each space</div> <div style="text-align: right;">11 - 20 spaces   <del>\$554</del> <del>\$560</del> plus \$30 for each space over 10</div> <div style="text-align: right;">more than 20 spaces   <del>\$857</del> <del>\$860</del> plus \$25 for each space over 20</div> <div style="text-align: right;">Plan review   65% of the permit fee</div> <div style="text-align: right;">Zoning inspection   20% of the permit fee</div> <div style="text-align: right;">Cabana installation   \$123</div> 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.	
<b>Occupant Load Sign Fee</b> <u>For replacement or new occupant load signs in other than new construction.</u> <div style="text-align: right;"><u>Simple   \$50</u></div> <div style="text-align: right;"><u>Complex   \$368</u></div> <u>Additional fees are required for separate permits which may include but are not limited to the following:</u> <u>building, plumbing, electrical, water, sewage and plan review.</u>	
<b>Other Inspections Not Specifically Identified Elsewhere</b> <div style="text-align: right;">\$142 per hour or fraction of hour</div> <div style="text-align: right;">Minimum - \$142</div>	
<b>Peer Review Fee</b> Applies to building permit applications employing Alternate Lateral Force Resisting Systems using Performance Based Design per section 1.3.1.3 of ASCE 7-10 and section 104-11 of the Oregon Structural Specialty Code (OSSC).  The actual cost of Peer Review Services charged to the City plus a contract management fee equal to 3% of the cost of Peer Review Services.	
<b>Permit Extension/Completion Processing Fee</b> 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. <div style="text-align: right;">\$142 per hour</div> <div style="text-align: right;">Minimum - \$142</div>	

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<b>Permit Reinstatement Processing Fee</b>	
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
<b>Phased Project Plan Review Fee</b> 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
<b>Plan Review / Process Fee</b> 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
<b>Process Management Fees</b>	
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
<b>Continuing Process Management Assistance</b>	
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.	
<b>Recreational Park</b> (Development or enlargement of a recreational park)	
Permit Fee:	
10 spaces or fewer	\$32 each space
11 - 20 spaces	<del>\$348</del> <u>\$320</u> plus \$19 for each space over 10
21 - 50 spaces	<del>\$545</del> <u>\$510</u> plus \$15 for each space over 20
more than 50 spaces	<del>\$954</del> <u>\$810</u> 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.	
<b>Reinspection Fee</b>	\$97 per inspection
<b>Reproduction Fees</b>	\$2.45 per plan sheet and \$0.61 per page of correspondence

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**Building and Other Permits Fee Schedule**

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<b>Requested Inspection Fee</b>	
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
<b>Re-roof Permit and Inspection Fee</b>	
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:	
Permit fee	\$1,356.25
Plan review / process fee	\$226
<b>Special Program Processing Fee</b>	\$307
<b>Street Use Fees</b>	\$0.18 per square foot per week
<b>Structural Advisory Board Fee</b>	\$454
<b>Structural Advisory Board Fee - Minor</b>	\$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.	
<b>Sustainable Development Early Assistance Meeting</b>	\$91
<b>Temporary Certificate of Occupancy, per Month</b>	\$214
<b>Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement</b>	
<u>If a Phased Seismic Agreement proposal is acceptable to the City of Portland, the building owner will be required to obtain a Temporary Certificate of Occupancy for the periods between the initial and final phases or work. The fee will be paid on an annual bases, and extended as necessary to cover the period of the agreement.</u>	
<u>The Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement fee will be equal to one half of the monthly Temporary Certificate of Occupancy, and may have a duration of no less than one month, and no greater than 12 months.</u>	
<b>Temporary Stage Seating and Superstructure Permit</b>	
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.	
<b>Zoning Inspection Fee</b>	
Applies to all new construction and any other permit requiring Planning/Zoning approval.	
For 1 & 2 family dwellings:	\$104
For commercial and all other:	20% of the building permit or \$104 whichever is greater.
<b>Zoning Permit Fee</b>	
Fee for ensuring conformance of zoning code standards.	
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



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**PROPOSED  
Site Development Fee Schedule**

**Effective Date: July 1, 2016**

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**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.

	<u>Plan Review</u>	<u>Inspection</u>
New Construction	\$262	\$211
Additions, alterations, garages, and carports	\$110	\$87
Decks, fences and demolitions	\$80	\$64

**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.

	<u>Plan Review</u>	<u>Inspection</u>
New Construction	\$346	\$275
Additions, alterations, garages, and carports	\$173	\$138
Decks, fences and demolitions	\$120	\$95



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**Site Development Fee Schedule**  
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**APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW, and SITE DEVELOPMENT PROJECTS:**

**Erosion Control Fees**

**Commercial, Development Review and Site Development Permits:**

		<u>Plan Review</u>	<u>Inspection</u>
Located in an Environmental Zone:	Base fee (up to one acre)	\$326	\$266
	plus, for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)	\$36	\$30

		<u>Plan Review</u>	<u>Inspection</u>
Located in any other zone:	Base fee (up to one acre)	\$218	\$178
	plus, for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)	\$36	\$30

		<u>Plan Review</u>	<u>Inspection</u>
<b>Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)</b>	For the first 100 feet of line,	\$19	\$16
	for each additional 100 feet of line, or portion thereof.	\$14	\$12

**Exterior Alterations and Additions**

		<u>Plan Review</u>	<u>Inspection</u>
Located in an Environmental Zone:	Base fee (up to one acre)	\$127	\$104
	plus 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.)	\$21	\$17

		<u>Plan Review</u>	<u>Inspection</u>
Located in any other zone:	Base fee (up to one acre)	\$84	\$69
	plus 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.)	\$21	\$17

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**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 <del>\$2.44</del> <u>\$2.37</u> for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	<del>\$131.60</del> <u>\$130.55</u> for the first \$2,000, plus <del>\$9.54</del> <u>\$9.25</u> for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	<del>\$351.02</del> <u>\$343.30</u> for the first \$25,000, plus <del>\$7.02</del> <u>\$6.81</u> for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	<del>\$526.52</del> <u>\$513.55</u> for the first \$50,000, plus <del>\$4.65</del> <u>\$4.51</u> for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	<del>\$759.02</del> <u>\$739.05</u> for the first \$100,000, plus <del>\$3.83</del> <u>\$3.72</u> 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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<b>Site Development Plan Review Fee</b>	
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
<b>APPLIES TO COMMERCIAL, RESIDENTIAL, DEVELOPMENT REVIEW and SITE DEVELOPMENT PROJECTS:</b>	
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b>	Plan review time 1/2 hour or less: \$71
For changes, additions, or revisions to to approved plans.	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.	
<b>Inspections Outside of Normal Business Hours</b>	\$194 per hour or fraction of an hour Minimum - \$194
<b>Investigation Fee</b>	
For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour Minimum - \$95
<b>Limited Site Development Consultation Fee</b>	
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
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$142 per hour or fraction of hour Minimum - \$142
<b>Permit Reinstatement Processing Fee</b>	
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.	The renewal fee shall be one half the amount required for a new permit.
A permit may be renewed only once.	Minimum Fee - \$95
<b>Reinspection Fee</b>	
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