

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Adjustment Review</b>			
Site with <u>Review for</u> Existing House/Duplex - Fences/Decks/Eaves (This category also includes small accessory building that don't require a building permit: trellises, and storage sheds.)	II	\$ 1,822.00	\$ 1,914.00
Site with <u>Review for</u> Existing House/Duplex -	II	\$ 2,337.00	\$ 2,454.00
All Other Projects	II	\$ 3,570.00	\$ 3,749.00
<b>Central City Master Plan Review</b>			
<u>Amendment to Master Plan</u>	II		\$ 23,096.00
<u>New Master Plans or Amendments to Master Plan</u>	III	\$ 21,996.00	\$ 31,257.00
<b>Central City parking Review</b>			
	Ix	\$ 1,644.00	\$ 1,727.00
	II	\$ 2,046.00	\$ 2,149.00
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>			
<b>Tier A -</b> a. Site abuts or is within 200 feet or property zoned the same as what is proposed, b. Site and ownership no larger than 5,000 square feet, c. No Environmental or Greenway Zoning on site, and d. Application is accompanied by documentation from the Neighborhood Association stating that they are not opposed.	III	\$ 7,525.00	\$ 8,056.00
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 14,950.00	\$ 15,852.00
<b>Tier C - All Other Proposals</b>	III	\$ 21,879.00	\$ 23,127.00
<b>Conditional Use</b>			
Type Ix	Ix	\$ 3,281.00	\$ 3,446.00
Type II	II	\$ 3,528.00	\$ 3,705.00
Type II - Radio Frequency Facilities	II	\$ 8,622.00	\$ 9,054.00
Type III - New	III	\$ 11,577.00	\$ 12,310.00
Type III - Existing	III	\$ 5,513.00	\$ 5,943.00
Type III - Radio Frequency	III	\$ 17,018.00	\$ 18,023.00
<b>Design/Historic Resource Reviews</b> (If the applicant does not provide the valuation, the maximum fee will be			
Each additional sign - <i>maximum \$1,800 for <u>additional</u> signs</i>		\$ 172.00	\$ 180.00
<b>Tier A - Signs only</b>	<del>I, Ix, II, or III</del>		
Sign 20 sq. ft. or smaller		<del>\$ 1,285.00</del>	<del>\$ 1,350.00</del>
<u>1</u> Sign > 20 sq. ft.		\$ 1,505.00	\$ 1,581.00
<b>Tier B - Radio Frequency/Wireless Facilities</b>	I, Ix, II, or III	\$ 5,513.00	\$ 5,789.00
<b>Sites with an Existing House/Duplex</b>			
<b>Tier C - <u>Design/Historic Reviews - Type I</u></b> 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.	<del>I, Ix, II, or III</del>		
Fee per dollar of valuation		\$ 0.036	\$ 0.038
<u>Minimum - Historic Review</u>			\$ 581.40
Minimum - <u>Design Review</u>		\$ 1,390.00	\$ 1,460.00
Maximum		\$ 17,167.00	\$ 18,026.00

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Design/Historic Resource Reviews</b> (If the applicant does not provide the valuation, the maximum fee will be Each additional sign - <i>maximum \$1,800 for <u>additional</u> signs</i> )		\$ 172.00	\$ 180.00
<b>Tier D - <u>Design/Historic Reviews - New Structures</u></b> exterior alterations to building or site with increase in building footprint, floor area, or impervious surface < 500 sq. ft.	<b>I, II, or III</b>		
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.038</del>
<i>Minimum</i>		<del>\$ 1,390.00</del>	<del>\$ 1,460.00</del>
<i>Maximum</i>		<del>\$ 17,167.00</del>	<del>\$ 18,026.00</del>
<b>Type Ix</b>	<b>Ix</b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 2,027.00
<i>Maximum</i>			\$ 18,026.00
<b>Type II</b>	<b>II</b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 3,198.00
<i>Maximum</i>			\$ 18,026.00
<b>Type III</b>	<b>III</b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 5,789.00
<i>Maximum</i>			\$ 31,257.00
<b>Sites with Other Existing Development</b>			
<b>Tier E - <u>Design/Historic Reviews - All Other Reviews</u></b> 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	<b>I, Ix, II, or III</b>		
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.038</del>
<i>Minimum</i>		<del>\$ 1,390.00</del>	<del>\$ 1,460.00</del>
<i>Maximum</i>		<del>\$ 17,167.00</del>	<del>\$ 18,026.00</del>
Each additional sign - <i>maximum \$1,800 for signs</i>		<del>\$ 172.00</del>	<del>\$ 180.00</del>
<b>Type Ix</b>	<b>Ix</b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 1,460.00
<i>Maximum</i>			\$ 18,026.00
<b>Type II</b>	<b>II</b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 3,198.00
<i>Maximum</i>			\$ 18,026.00
<b>Type III</b>	<b>III</b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 5,789.00
<i>Maximum</i>			\$ 31,257.00
<b>Tier F</b> - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area impervious surface < 500 sq. ft.	<b>I, Ix, II, or III</b>		
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.038</del>
<i>Minimum</i>		<del>\$ 1,390.00</del>	<del>\$ 1,460.00</del>
<i>Maximum</i>		<del>\$ 17,167.00</del>	<del>\$ 18,026.00</del>
Each additional sign - <i>maximum \$1,800 for signs</i>		<del>\$ 172.00</del>	<del>\$ 180.00</del>
<b>Tier G</b> - All other projects not described above	<b>Ix or II</b>		
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.038</del>
<i>Minimum</i>		<del>\$ 1,390.00</del>	<del>\$ 1,460.00</del>
<i>Maximum</i>		<del>\$ 17,167.00</del>	<del>\$ 18,026.00</del>

City of Portland  
Bureau of Development Services  
**Land Use Services Fee Schedule**  
Effective Date: July 1, 2022

Each additional sign — <i>maximum \$1,800 for signs</i>		\$ 172.00	<del>\$ 180.00</del>
<b><del>Tier G</del></b> — All other projects not described above	III		
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.038</del>
<i>Minimum</i>		<del>\$ 5,789.00</del>	<del>\$ 6,079.00</del>
<i>Maximum</i>		<del>\$ 29,768.00</del>	<del>\$ 31,257.00</del>
Each additional sign — <i>maximum \$1,800 for signs</i>		<del>\$ 172.00</del>	<del>\$ 180.00</del>
<b>Historic Resource Review</b>			
Tier A — Restoration and Replacement in kind	I	<del>\$ 331.00</del>	<del>\$ 581.00</del>
Tier B — Exterior Alterations	I	<del>\$ 331.00</del>	<del>\$ 581.00</del>
Tier C — New Accessory Structures or Additions of floor Area to Structures	I	<del>\$ 1,930.00</del>	<del>\$ 2,027.00</del>
<b>Modifications <u>and Oriel Window Exceptions</u></b>	n/a	\$ 1,710.00	\$ 1,796.00
<b>Environmental Review</b>			
If more than 1 house is proposed, each additional house		\$ 927.00	\$ 974.00
Resource Enhancement/Public Rec Trails	Ix	\$ 2,867.00	\$ 3,011.00
Existing House/Duplex	II	\$ 2,867.00	\$ 3,011.00
All Other Projects	II	\$ 3,308.00	\$ 3,474.00
<b>Environmental Review Protection Zone</b>	III	\$ 4,256.00	\$ 4,623.00

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Environmental Violation Review</b>			
Type II required	II	\$ 3,198.00	\$ 3,358.00
Type III required	III	\$ 8,335.00	\$ 8,906.00
Columbia South Shore Plan District (CSSPD)	II	\$ 3,198.00	\$ 3,358.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 1,737.00	\$ 1,824.00
Undividable lot with existing single dwelling unit	III	\$ 3,126.00	\$ 3,437.00
<b>Greenway</b>			
Existing House/Duplex or one new residential dock (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$ 3,350.00	\$ 3,518.00
All Other Projects	II	\$ 5,596.00	\$ 5,876.00
<b>Historic Landmark Designation Review</b>	I		\$ 1,460.00
Individual properties	II	<del>\$ 4,410.00</del>	<del>\$ 4,631.00</del>
Multiple properties or districts	III	<del>\$ 10,143.00</del>	<del>\$ 10,651.00</del>
	II		\$ 3,010.00
	III		\$ 4,631.00
<b>Historic Designation Removal Review</b>	II		\$ 4,631.00
	III		\$ 10,650.00
<b>Historic Landmark Demolition Review</b>	II		\$ 6,985.00
	III		\$ 18,026.00
	IV	\$ 9,840.00	\$ 31,257.00
<b>Historic Relocation Review</b>	Ix		\$ 3,389.00
	II		\$ 3,711.00
	III		\$ 7,027.00
<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 4,863.00	\$ 5,107.00
Implementation	II	\$ 4,863.00	\$ 5,107.00
New/Amendment (Major)	III	\$ 21,996.00	\$ 23,250.00
Amendment (Use)	III	\$ 7,569.00	\$ 8,102.00
<b>Land Division Review</b>			
Type Ix	Ix		
Type IIx	IIx		
Type III	III		
Base Fee		\$ 2,426.00	\$ 2,548.00
plus, per lot and tract		\$ 552.00	\$ 580.00
maximum per lot and tract total		\$ 13,800.00	\$ 14,500.00
plus, for new street		\$ 1,323.00	\$ 1,390.00
maximum per lot and tract total		\$ 17,549.00	\$ 18,438.00
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>			\$ 2,548.00
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>			\$ 3,708.00
<b>2 -3 lot Land Division with Concurrent Environmental/River Review</b>	III		
<b>4 or more lot Land Division with Concurrent Environmental/River Review</b>	III		
Base Fee		\$ 3,198.00	\$ 3,512.00
plus, per lot and tract		\$ 1,654.00	\$ 1,737.00

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

<i>maximum per lot and tract total</i>			\$ 19,848.00	\$ 20,844.00
<i>plus, for new street</i>			\$ 1,985.00	\$ 2,085.00
<i>maximum per lot and tract total</i>			\$ 25,031.00	\$ 26,441.00
<b>Land Division Amendment Review</b>				
Type Ix	Ix	\$	1,583.00	\$ 1,663.00
Type IIx	IIx	\$	1,710.00	\$ 1,796.00
Type III	III	\$	4,014.00	\$ 4,369.00

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)</b>	<b>Admin Review</b>		
If preliminary was Type I or Ix with no street			
If preliminary was Type I, Ix, or IIX with a street			
If preliminary was Type IIX with no street			
If preliminary was Type III			
Per lot		\$ 927.00	\$ 974.00
<i>maximum per lot total</i>		\$ 6,489.00	\$ 6,818.00
plus, if new street		\$ 696.00	\$ 731.00
<i>maximum fee</i>		\$ 7,185.00	\$ 7,549.00
<u>If Preliminary was a Middle Housing Land Division</u>			\$ 2,300.00
<b>Additional review of Final Plat or for a Final Plat resign - a fee will be charged for each review after the second review</b>	<b>n/a</b>	\$ 326.00	\$ 343.00
<b>Replat</b>	<b>Ix</b>	\$ 2,867.00	\$ 3,011.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	<b>II</b>	\$ 5,470.00	\$ 5,744.00
New Master Plans or Major Amendments to Master Plans	<b>III</b>	\$ 14,471.00	\$ 15,349.00
<b>Non-conforming Situation Review</b>	<b>II</b>	\$ 5,094.00	\$ 5,349.00
<b>Non-conforming Status Review</b>	<b>II</b>	\$ 1,533.00	\$ 1,610.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	<b>IIX</b>	\$ 6,064.00	\$ 6,368.00
New or Major Amendment	<b>III</b>	\$ 21,996.00	\$ 23,096.00
<b>Planned Development Review - all other</b>			
Type IIX	<b>IIX</b>	\$ 3,198.00	\$ 3,358.00
Type III	<b>III</b>	\$ 5,238.00	\$ 5,654.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type IIX	<b>IIX</b>	\$ 2,823.00	\$ 2,965.00
Type III	<b>III</b>	\$ 4,741.00	\$ 5,133.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	<b>IIX</b>	\$ 2,867.00	\$ 3,011.00
Existing House/Duplex or one new residential dock	<b>IIX</b>	\$ 2,867.00	\$ 3,011.00
All Other Projects	<b>IIX</b>	\$ 3,308.00	\$ 3,474.00
<b>River Violation Review</b>			
Type II	<b>II</b>	\$ 3,198.00	\$ 3,358.00
Type III	<b>III</b>	\$ 8,335.00	\$ 8,906.00
<b>Statewide Planning Goal Exception</b>	<b>III</b>	\$ 11,062.00	\$ 11,770.00
<b>Transportation Demand Management Review</b>	<b>II</b>	\$ 1,714.00	\$ 1,800.00
<b>Transportation Impact Analysis - campus</b>	<b>II</b>	\$ 1,714.00	\$ 1,800.00

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Tree Preservation Violation Review</b>			
Type II	II	\$ 2,757.00	\$ 2,895.00
Type III	III	\$ 4,863.00	\$ 5,261.00
<b>Tree Review</b>	II	\$ 1,583.00	\$ 1,663.00
<b>Zoning Map Amendment</b>	III	\$ 6,483.00	\$ 6,962.00
<b>Other Unassigned Reviews</b>			
Type I / Ix	I / Ix	\$ 2,867.00	\$ 3,011.00
Type II / Iix	II / Iix	\$ 3,198.00	\$ 3,358.00
Type III	III	\$ 6,505.00	\$ 6,985.00
<b>Early Assistance Services</b>		<b>Current Fee</b>	<b>Proposed Fee</b>
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner</b>		\$ 1,407.00	\$ 1,478.00
<b>Appointment for Early Land Use Assistance with Planner</b>		\$ 1,407.00	\$ 1,478.00
<b>Design Advice Request - per meeting with commission</b>		\$ 4,536.00	\$ 5,006.00
<b>Pre-Permit Zoning Plan Check - Planning and Zoning review of plans prior to building permit submittal</b>			
House or Duplex		\$ 940.00	\$ 987.00
All Other Development		\$ 940.00	\$ 987.00
<b>Pre-Application conference</b>		\$ 1,968.00	\$ 2,067.00
<b>Written Comments from Infrastructure Bureaus and Planner</b>		\$ 1,166.00	\$ 1,225.00
<b>Written Comments from Planner</b>		\$ 1,166.00	\$ 1,225.00
<b>Remedial Action Exempt Review - Conference</b>		\$ 767.00	\$ 806.00
<b>Other Land Use Services</b>		<b>Current Fee</b>	<b>Proposed Fee</b>
<b>Appeals</b>			
Type II / Iix	II / Iix	\$ 250.00	\$ 250.00
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge	No Charge
Type III - 50% of Bureau of Development Services LUS Application Fee maximum	III	\$ 5,513.00	\$ 5,789.00
<b><u>Middle Housing Land Division</u></b>			\$ 300.00
<b>120-day Delay / HRI Removal (ranked structures only)</b>		\$ 489.00	\$ 514.00
<b>Expert Outside Consultation (above base fee) - fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews</b>			
per hour		\$ 135.00	\$ 142.00
<b>Field Verification by Land Use Staff - except for environmental plan checks</b>		\$ 172.00	\$ 180.00
<b>Hourly Rate for Land Use Services</b>		\$ 172.00	\$ 180.00

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Other Land Use Services	Current Fee	Proposed Fee
<b>Landscape Monitoring Report Review</b> - <i>per annual report</i>	\$ 228.00	\$ 240.00
<b>Lot Confirmation</b> - Site Development fee is charged when review is required.		
Additional checksheet - per checksheet after 2 checksheets	\$ 326.00	\$ 342.00
If confirmation is for more than one lot on a site, each additional lot	\$ 376.00	\$ 395.00
Sites Without Building	\$ 753.00	\$ 791.00
Sites with House(s) or Duplex(es)	\$ 811.00	\$ 852.00
Sites with Other Development	\$ 899.00	\$ 944.00
<b>Mural Permit Fee</b>	\$ 56.00	\$ 59.00
<i>Structural Plan Review Fee - required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule</i>	\$ 164.00	\$ 172.00
<b>Plan Check</b> - if the applicant does not provide the valuation, the maximum will be charged - maximum number of allowable checksheets: 2		
Additional checksheets - <i>per checksheet</i>	\$ 203.00	\$ 213.00
Commercial and Residential		
<i>per \$1,000 valuation</i>	\$ 2.49	\$ 2.62
<i>minimum</i>	\$ 172.00	\$ 180.00
Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation (add to base fee)</i>	\$ 0.0083	\$ 0.0087
<i>Minimum</i>	\$ 516.00	\$ 542.00
<i>Maximum for house or duplex</i>	\$ 2,205.00	\$ 2,316.00
<i>Maximum for all other</i>	\$ 5,513.00	\$ 5,789.00
Convenience Store/Amenity Bonus Plan Check - <i>add to base fee</i>	\$ 300.00	\$ 315.00
Deferred Submittal	\$ 344.00	\$ 361.00
Environmental Standards Plan check and Field Verification - <i>add to base fee</i>	\$ 324.00	\$ 340.00
Environmental Violation Plan Check - <i>add to base fee</i>	\$ 916.00	\$ 962.00
Sign Permit Plan Check After Land Use Review - <i>flat fee</i>	\$ 152.00	\$ 160.00
Radio Frequency Facilities Plan Check - <i>flat fee</i>	\$ 834.00	\$ 876.00
(This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed)		
<b>Property Line Adjustment</b>		
Additional checksheet - per checksheet after 2 checksheets	\$ 326.00	\$ 342.00
Site Without Building	\$ 696.00	\$ 731.00
Sites With House(s) or Duplex(es)	\$ 753.00	\$ 791.00
Site With Other Development	\$ 811.00	\$ 852.00



**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Other Land Use Services		Current Fee	Proposed Fee
<b>Property Line Adjustment with Lot Confirmation</b>			
Additional checksheet - per checksheet after 2 checksheets		\$ 326.00	\$ 342.00
Site Without Building		\$ 1,448.00	\$ 1,521.00
Sites WithHouse(s) or Duplex(es)		\$ 1,564.00	\$ 1,643.00
Site With Other Development		\$ 1,622.00	\$ 1,704.00
<b>Remedial Action Exempt Review</b>			
Simple		\$ 2,680.00	\$ 2,814.00
Complex		\$ 3,589.00	\$ 3,769.00
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>		\$ 497.00	\$ 522.00
<del><b>Street Vacation</b></del>		<del>\$ 116.00</del>	<del>\$ 122.00</del>
<b>Transcripts</b>		Actual Cost	Actual Cost
<b>Zoning Confirmation</b>			
Tier 1 - DMV New/Renewal, OLCC for Non-conforming Use		\$ 75.00	\$ 79.00
Tier 2 - LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit		\$ 309.00	\$ 325.00
Tier 3 - Documenting Non-conforming Situation, Non-conforming Upgrades Option2, Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants, Archeological Evaluation		\$ 1,297.00	\$ 1,362.00