

**City of Portland**  
**Bureau of Development Services**  
**Land Use Services Fee Schedule for the Hearings Office**  
**Effective Date: July 1, 2024**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Central City parking Review</b>	II	\$ 229.00	\$ 279.00
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>			
<b>Tier A -</b>	III	\$ 2,345.00	\$ 2,848.00
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.			
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 2,345.00	\$ 2,848.00
<b>Tier C - All Other Proposals</b>	III	\$ 2,345.00	\$ 2,848.00
<b>Conditional Use</b>			
Type II	II	\$ 229.00	\$ 279.00
Type II - Radio Frequency Facilities	II	\$ 229.00	\$ 279.00
Type III - New	III	\$ 2,345.00	\$ 2,848.00
Type III - Existing	III	\$ 2,345.00	\$ 2,848.00
Type III - Radio Frequency	III	\$ 2,345.00	\$ 2,848.00
<b>Environmental Review</b>			
Existing House/Duplex	II	\$ 229.00	\$ 279.00
All Other Projects	II	\$ 229.00	\$ 279.00
<b>Environmental Review Protection Zone</b>	III	\$ 2,345.00	\$ 2,848.00
<b>Environmental Violation Review</b>			
Type II required	II	\$ 229.00	\$ 279.00
Type III required	III	\$ 2,345.00	\$ 2,848.00
Columbia South Shore Plan District (CSSPD)	II	\$ 229.00	\$ 279.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 229.00	\$ 279.00
Undividable lot with existing single dwelling unit	III	\$ 2,345.00	\$ 2,848.00
<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	\$ 229.00	\$ 279.00
All Other Projects	II	\$ 229.00	\$ 279.00
<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 229.00	\$ 279.00
Implementation	II	\$ 229.00	\$ 279.00
New/Amendment (Major)	III	\$ 2,345.00	\$ 2,848.00
Amendment (Use)	III	\$ 2,345.00	\$ 2,848.00

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<b>Land Division Review</b>			
Type IIx	IIx	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>		\$ 229.00	\$ 279.00
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>		\$ 229.00	\$ 279.00
<b>2 -3 lot Land Division with Concurrent Environmental/River Review</b>	III	\$ 2,345.00	\$ 2,848.00
<b>4 or more lot Land Division with Concurrent Environmental/River Review</b>	III	\$ 2,345.00	\$ 2,848.00
<b>Land Division Amendment Review</b>			
Type IIx	IIx	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	II	\$ 229.00	\$ 279.00
New Master Plans or Major Amendments to Master Plans	III	\$ 2,345.00	\$ 2,848.00
<b>Non-conforming Situation Review</b>	II	\$ 229.00	\$ 279.00
<b>Non-conforming Status Review</b>	II	\$ 229.00	\$ 279.00
<b>Planned Development Review - all other</b>			
Type IIx	IIx	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type IIx	IIx	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	IIx	\$ 229.00	\$ 279.00
Existing House/Duplex or one new residential dock	IIx	\$ 229.00	\$ 279.00
All Other Projects	IIx	\$ 229.00	\$ 279.00
<b>River Violation Reivew</b>			
Type II	II	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00
<b>Statewide Planning goal Exception</b>	III	\$ 2,345.00	\$ 2,848.00
<b>Transportation Demand Management Review</b>	II	\$ 229.00	\$ 279.00
<b>Transportation Impact Analysis - campus</b>	II	\$ 229.00	\$ 279.00

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<b>Tree Preservation Violation Review</b>			
Type II	II	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00
<b>Tree Review</b>			
	II	\$ 229.00	\$ 279.00
<b>Zoning Map Amendment</b>			
	III	\$ 2,345.00	\$ 2,848.00
<b>Other Unassigned Reviews</b>			
Type II / IIx	II / IIx	\$ 229.00	\$ 279.00
Type III	III	\$ 2,345.00	\$ 2,848.00

