



ENB-4.20 - Sewer and Drainage Rates and Charges

Binding City Policies (BCP)

Policy category: [Sewer, Stormwater & Erosion Control](#)

Policy number: ENB-4.20

SEWER AND DRAINAGE RATES AND CHARGES

Binding City Policy

BCP-ENB-4.20

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Keywords

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[FY 2024-25 Sewer and Stormwater Rates, Charges, and Fees](#) 315.39 KB

[Ordinance 191731, Exhibit A](#)

History

Ordinance No. 181846, passed by City Council May 28, 2008 and effective July 1, 2008.

Amended by Ordinance No. 182841, passed by City Council May 27, 2009 and effective July 1, 2009.

Amended by Emergency Ordinance No. 183307, passed by City Council and effective November 4, 2009.

Amended by Ordinance No. 183513, passed by City Council February 3, 2010 and effective March 5, 2010.

Amended by Emergency Ordinance No. 183684, passed by City Council and effective April 14, 2010.

Amended by Ordinance No. 183830, passed by City Council May 26, 2010 and effective July 1, 2010.

Amended by Ordinance No. 184625, passed by City Council May 25, 2011 and effective June 24, 2011.

Amended by Ordinance No. 185350, passed by City Council May 23, 2012 and effective June 22, 2012.

Amended by Ordinance No. 186039, passed by City Council May 22, 2013 and effective June 21, 2013.

Amended by Ordinance No. 186337, passed by City Council November 20, 2013 and effective December 20, 2013.

Amended by Ordinance No. 186338, passed by City Council November 20, 2013 and effective December 20, 2013.

Amended by Ordinance No. 186605, passed by City Council May 28, 2014 and effective June 27, 2014.

Amended by Ordinance No. 187145, passed by City Council May 27, 2015 and effective June 26, 2015.

Amended by Ordinance No. 187772, passed by City Council June 1, 2016 and effective July 1, 2016.

Amended by Ordinance No. 188397, passed by City Council May 24, 2017 and effective June 23, 2017.

Amended by Ordinance No. 188951, passed by City Council May 23, 2018 and effective June 22, 2018.

Amended by Ordinance No. 189513, passed by City Council May 22, 2019 and effective June 21, 2019.

Amended by Ordinance No. 189972, passed by City Council May 27, 2020. Rates effective July 1, 2020.

Amended by Ordinance No. 190423, passed by City Council May 26, 2021. Rates effective July 1, 2021.

Amended by Ordinance No. 190843, passed by City Council May 25, 2022. Rates effective July 1, 2022.

Amended by Ordinance No. 191293, passed by City Council May 31, 2023. Rates effective July 1, 2023.

FY 2023-24 rates corrected by Ordinance No. 191431, passed by City Council August 30, 2023. Rates effective July 1, 2023.

Amended by Ordinance No. 191658, passed by City Council March 13, 2024. Rates effective July 1, 2024.

FY 2024-25 rates corrected by Ordinance No. 191731, passed by City Council May 29, 2024. Rates effective July 1, 2024.

City of Portland Environmental Services Fiscal Year 2024-2025 Rate Ordinance Exhibit

A

The following table shows sewer and stormwater rates for FY 2024-2025. The table shows rates by service category and user type with rates provided by unit.



ENVIRONMENTAL SERVICES
CITY OF PORTLAND
working for clean rivers

Rate Name	FY 2024-25 Rate	Unit Type
A) Sanitary Sewer User Charges		
1) Sanitary Sewer Services		
1a) Residential Users	\$12.69	per 100 cubic feet of water consumption
1b) Nonresidential Users (including Commercial, Industrial, and Institutional Users)	\$13.000	per 100 cubic feet of water consumption
2) Special Meter Charge	\$25.00	per special meter bill
3) Extra-Strength Charges		
3a) Biochemical Oxygen Demand	\$0.950	per pound
3b) Suspended Solids	\$1.200	per pound
4) Batch Discharges and Construction Dewatering	\$13.000	per 100 cubic feet of water consumption
5) Publicly-Owned Drinking Fountain or Single-Pass Waste Fountain	\$0.001	per 100 cubic feet
B) Stormwater Management User Charges		
1) All customers	\$5.760	Per Stormwater service unit per 30 days
2) Residential users		
2a) All users except those listed below	\$13.680	per 1,000 square feet of stormwater billable area per 30 days
2b) Within the drainage district	\$10.746	per 1,000 square feet of stormwater billable area per 30 days
2c) Overwater structures	\$0.00	per 1,000 square feet of stormwater billable area per 30 days
3) Nonresidential users		
3a) All users except those listed below	\$14.252	per 1,000 square feet of stormwater billable area per 30 days
3b) Within the drainage district	\$11.032	per 1,000 square feet of stormwater billable area per 30 days
3c) Overwater structures	\$0.00	per 1,000 square feet of stormwater billable area per 30 days
4) Non-stormwater Discharges to the MS4 (Clean to Storm)	\$1.654	per 100 cubic feet of discharged water
C) Discounts		
1) Single Family Financial Assistance		
1a) Low Income Discount	-\$44.32	Per 30 days for eligible single-dwelling ratepayers only
1b) Extremely Low Income Discount	-\$70.93	per 30 days for eligible single-dwelling ratepayers only
2) Clean River Rewards – PPD item		
ENB- 4.16 - Clean River Rewards		



Rate Name	FY 2024-25 Rate	Unit Type						
discounts are available for ratepayers that manage stormwater on their properties. Discounts are limited to 35% of the total stormwater management user charge.								
3) Regulated Affordable Multifamily Assistance Program (RAMP) – discounts charges according to property tier. <div><table><tr><th>Tier</th><th>Sanitary and Stormwater Discount</th></tr><tr><td>A</td><td>50%</td></tr><tr><td>B</td><td>35%</td></tr></table></div>	Tier	Sanitary and Stormwater Discount	A	50%	B	35%		
Tier	Sanitary and Stormwater Discount							
A	50%							
B	35%							
4) Smart Discount Program – The Program will offer targeted, percentage-based discounts using the factors and data analyzed. Discounts will range from five percent (5%) to eighty percent (80%).								
D) Portland Harbor Superfund Charges								
1) Sanitary Volume Component	\$0.04	per 100 cubic feet of water consumption						
2) Impervious Area Component	\$0.237	per 1,000 square feet of stormwater billable area per 30 days						
E) Administrative Fees and Penalties								
1) Special tax assessment penalty	20%	Of ratepayer’s balance subject to assessment						
F) System Development Charges (SDCs)								
1) Sanitary SDCs								
1a) Tier 1 Occupancies	\$545	per drainage fixture unit						
1b) Tier 2 Occupancies	\$726	per drainage fixture unit						
1c) Tier 3 Occupancies	\$1,245	per drainage fixture unit						
2) Stormwater SDCs	\$507	per 1,000 square feet of stormwater billable area						

Fee Name	Unit Fee	Unit Type
G. Development Review Fees: Building Plan Review		
1) One or Two Family Residential Structures	\$795	per application
2) Revisions/Recheck Fees for Residential Permits	\$305	per application
3) Structures Auxiliary to or Interior Modifications of One or Two Family Residential Dwelling Units Submitted on a Separate Application	\$305	per application
4) Tenant Improvements in and Additions to Commercial Buildings		
4a) Environmental Review	\$525	per application
4b) Source Control Review	\$525	per application
5) Commercial Buildings (other than those listed in other categories above)		
5a) Environmental Review	\$1,580	per application
5b) Source Control Review	\$795	per application



Fee Name	Unit Fee	Unit Type
6) Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet Required)		
6a) Environmental Review	\$525	per review
6b) Source Control Review	\$525	per review
7) Over-the-Counter Hourly Rate, Billable in 15 Minute Increments for a Maximum of One Hour.		
7a) Environmental Review	\$320	per hour
7b) Source Control Review	\$320	per hour
8) Commercial Stormwater Facility Inspection		
8a) Up to Two Facilities	\$1,450	per application
8b) Each Additional Facility	\$320	per facility
9) Residential Stormwater Facility Inspection	\$725	per application
10) Fee for Major Projects Group (Assigned by Bureau of Development Services)	\$20,000	per project
11) Recording Fee	\$90	per recording
H. Development Review Fees: Land Use and Early Assistance Review		
1) Adjustment Review		
1a) Review for Existing House/Duplex (Not Fence/Decks/Eaves)	\$455	per application
1b) All Other Projects	\$565	per application
2) Central City Master Plan Review		
2a) Type II Amendment	\$915	per application
2b) Type III New Master Plan or Amendment	\$3,410	per application
3) Comprehensive Plan Map Amendment w/Zone Map Amendment		
3a) Tier A	\$1,430	per application
3b) Tier B	\$1,430	per application
3c) Tier C	\$2,220	per application
4) Conditional Use		
4a) Type Ix	\$335	per application
4b) Type II	\$450	per application
4c) Type III – New	\$1,180	per application
4d) Type III – Existing	\$685	per application
5) Design/Historic Resource		
5a) Type Ix	\$620	per application
5b) Type II	\$620	per application
5c) Type III	\$2,070	per application
6) Environmental Review/River Review		
6a) Resource Enhancement/PLA/Public Rec Trails	\$840	per application
6b) Existing House/Duplex, or one new residential dock (River Review)	\$880	per application
6c) All Other Projects	\$2,070	per application
7) Environmental Review Protection Zone	\$2,220	per application
8) Environmental Violation Review/River Review Violation		
8a) Type II Required	\$1,180	per application
8b) Type III Required	\$1,180	per application
8c) Columbia South Shore Plan District (CSSPD)	\$1,180	per application



Fee Name	Unit Fee	Unit Type
8d) CSSPD, Undividable Lot with Existing Single Dwelling Unit	\$1,180	per application
8e) Undividable Lot with Existing Single Dwelling Unit	\$1,180	per application
9) Greenway		
9a) Existing House/Duplex or One New Residential Dock	\$875	per application
9b) All Other Projects	\$2,070	per application
10) Impact Mitigation Plan		
10a) Amendment (Minor)	\$2,960	per application
10b) Implementation	\$2,960	per application
10c) New/Amendment (Major)	\$2,960	per application
10d) Amendment (Use)	\$2,960	per application
11) Land Division Review		
11a) Type Ix	\$840	per application
11b) Type IIx	\$1,775	per application
11c) Type III	\$5,130	per application
12) Middle Housing Land Division Review		
12a) Partitions (2-3 Lots/Tracts)	\$1,125	per application
12b) Subdivision (4 or More Lots/Tracts)	\$1,125	per application
13) 2 to 3 Lot Land Division with Concurrent Environmental/River Review	\$1,775	per application
14) 4 or More Lot Land Division with Concurrent Environmental/River Review	\$7,395	per application
15) Land Division Amendment Review (All Types)	\$450	per application
16) Land Division Final Plat Review/Final Development Plan Review		
16a) If Preliminary Was Type I or Ix with No Street	\$450	per application
16b) If Preliminary Was Type I, Ix, or IIx with a Street	\$915	per application
16c) If Preliminary Was Type IIx with No Street	\$515	per application
16d) If Preliminary Was Type III	\$1,775	per application
16e) If Preliminary Was a Middle Housing Land Division	\$915	per application
17) Replat	\$515	per application
18) Master Plan		
18a) Minor Amendments to Master Plans	\$915	per application
18b) New Master Plans or Major Amendments to Master Plans	\$2,960	per application
19) Non-Conforming Situation Review	\$335	per application
20) Planned Development Bonus Review	\$3,750	per application
21) Planned Development Review – All Other	\$3,750	per application
22) Planned Development/Planned Unit Development Amendment	\$685	per application
23) Statewide Planning Goal Exception	\$985	per application
24) Zoning Map Amendment	\$1,875	per application
25) Other Unassigned Reviews		
25a) Type I/Ix	\$810	per application
25b) Type II/IIx	\$1,445	per application
25c) Type III	\$2,225	per application
26) Early Assistance, Written Info Only	\$450	per application
27) Early Assistance, Meeting and Written Info	\$685	per application
28) Pre-Application Conference	\$1,340	per conference
29) Public Works Inquiry (Written Info Only)	\$50	per inquiry



Fee Name	Unit Fee	Unit Type
30) Hourly Rate for Land Use Services	\$230	per hour
31) Lot Confirmation		
31a) Sites without Buildings	\$195	per application
31b) Sites with House(s) or Duplex(es)	\$335	per application
31c) Sites with Other Development	\$335	per application
32) Property Line Adjustment (With or Without Lot Confirmation)		
32a) Site without Buildings	\$335	per application
32b) Sites with House(s) or Duplex(es)	\$765	per application
32c) Sites with Other Development	\$1,430	per application
33) Remedial Action Exempt Review		
33a) Remedial Action Exempt Review - Conference	\$1,340	per conference
33b) Remedial Action Exempt Review - Simple	\$1,180	per review
33c) Remedial Action Exempt Review - Complex	\$3,155	per review
I. Wastewater Permit and Authorization Fees		
1) Industrial Wastewater Permit Fees*		
1a) Categorical Industrial Users (CIU)	\$4,075	per year
1b) Significant Industrial Users (SIU)	\$3,395	per year
1c) Non-Significant Industrial Users (NSIU)	\$1,945	per year
1d) Non-Discharging Categorical Industrial Users (NDCIU and ZDCIU)	\$290	per year
2) Alternative Discharge Control Mechanism	\$180	per year
3) Batch Discharge Authorization	\$195	per unit
4) Construction Dewatering Permit	\$335	per unit
*The total permit fee is comprised of the base fee plus actual costs for enforcement and monitoring as well as a DEQ SIU fee, if applicable.		
J. Stormwater Discharge Permit and Authorization Fees		
1) Discharge Authorization	\$50	per unit
2) Discharge Permit	\$250	per unit
K. Street Use Permit Fees		
1) Sewer Lateral Connection or Repair Fee	\$335	per permit
2) Sewer Main Connection Fees		
2a) PBOT BOM Tap or Tee Fitting	\$510	per tap
2b) Install Standard Maintenance Hole	\$600	per installation
2c) Sewer Main or Maintenance Hole Connection Fee	\$295	per connection
2d) Engineered Sewer Connection Permit	\$2,105	per connection
3) Short Sewer Extension		
3a) Up to and including 50 Feet	\$630	per permit
3b) 51 to 100 Feet	\$1,050	per permit
4) Residential Infill Permit	\$3,625	per permit
5) Basic Sewer Extension	\$3,625	per permit
6) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4.11.5		
6a) Project Manager (Per Hour)	\$210	per hour
6b) Construction Manager (Per Hour)	\$180	per hour
6c) Engineering Technician (Per Hour)	\$160	per hour
6d) Inspector (Per Hour)	\$170	per hour
6e) Green Infrastructure (Per Hour)	\$180	per hour



Fee Name	Unit Fee	Unit Type
6f) Maintenance (Per Hour)	\$230	per hour
7) Complex Permit	Full Cost Recovery	per permit
8) Green Infrastructure Inspection		
8a) One to Five Facilities	\$1,455	per permit
8b) Six or More Facilities	\$2,035	per permit
9) Construction Warranty Fee	\$1,090	per permit
10) Permit Reactivation Fee	\$605	per application
11) Street Vacation	Full Cost Recovery	per application
12) Hourly Rate for Natural Area Ecologist Services	\$185	per hour
L. Source Control Manual and FOG Fees		
1) Source Control Manual Fees - Special Circumstances Review Application Fee	\$105	per application
2) FOG Variance Request Processing Fee	\$250	per application
3) Extra Strength Additional Sample	\$310	per sample
M. Stormwater Management Manual Fees		
1) Special Circumstances Application Fee	\$100	per application
2) Offsite Management Fee	\$5.15	per SF
3) Manufactured Stormwater Treatment Technologies Application Review Fee	\$7,285	per application

