

# 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
<b>A) Sanitary Sewer User Charges</b>		
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>B) Stormwater Management User Charges</b>		
1) All customers	\$5.760	Per Equivalent 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 day
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
<b>C) Discounts</b>		
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
Clean River Rewards – PPD item ENB-4.16 - Clean River Rewards discounts are available for ratepayers that manage		



Rate Name	FY 2024-25 Rate	Unit Type						
stormwater on their properties. Discounts are limited to 35% of the total stormwater management user charge.								
Regulated Affordable Multifamily Assistance Program (RAMP) – discounts charges according to property tier.								
<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>	Tier	Sanitary and Stormwater Discount	A	50%	B	35%		
Tier	Sanitary and Stormwater Discount							
A	50%							
B	35%							
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	\$0.10	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	\$506	per drainage fixture unit (DFU)						
	\$319	Per pound of BOD						
	\$296	Per pound of TSS						
1b) Tier 2 Occupancies	\$675	per DFU						
	\$425	Per pound of BOD						
	\$394	Per pound of TSS						
1c) Tier 3 Occupancies	\$1,157	per DFU						
	\$729	Per pound of BOD						
	\$676	Per pound of TSS						
2) Stormwater SDCs	\$507	per square feet of stormwater billable area						

Fee Name	Unit Fee	Unit Type
<b>G. Development Review Fees: Building Plan Review</b>		
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



Fee Name	Unit Fee	Unit Type
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
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
<b>H. Development Review Fees: Land Use and Early Assistance Review</b>		
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



Fee Name	Unit Fee	Unit Type
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
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



Fee Name	Unit Fee	Unit Type
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
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
<b>I. Wastewater Permit and Authorization Fees</b>		
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.		
<b>J. Stormwater Discharge Permit and Authorization Fees</b>		
1) Discharge Authorization	\$50	per unit
2) Discharge Permit	\$250	per unit
<b>K. Street Use Permit Fees</b>		
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



Fee Name	Unit Fee	Unit Type
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
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
<b>L. Source Control Manual and FOG Fees</b>		
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
<b>M. Stormwater Management Manual Fees</b>		
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

