

City of Portland
Portland Permitting & Development
Enforcement Fee and Penalty Schedule
Effective Date: July 1, 2025

Enforcement Fees and Penalties		Current Fee	Proposed Fee
Type A Accessory Short-Term Rental Fee for 1 & 2 Dwelling Structures			
Business Operation Validation Fee - <i>renews every 2 years</i>	\$	378.00	\$ 400.00
Reinspection Fee	\$	378.00	\$ 400.00
Delinquent Renewal Fee	\$	140.00	\$ 147.00
Type A Accessory Short-Term Rental Fee for Multi-Dwelling Structures			
Initial Application Fee - <i>valid for two years</i>	\$	378.00	\$ 400.00
Renewal Application Fee - <i>every two years</i>	\$	378.00	\$ 400.00
Delinquent Renewal Fee	\$	140.00	\$ 147.00
Type B Accessory Short-Term Rental Fee for 1 & 2 Dwelling Structures			
Inspection Verification Fee	\$	233.00	\$ 245.00
Accessory Short-Term Rental Citation Fines			
First Offense	\$	1,381.00	\$ 1,451.00
Second Offense	\$	4,138.00	\$ 4,345.00
Third Offense	\$	6,894.00	\$ 7,239.00
Additional violations after the third offense - <i>each offense</i>	\$	6,894.00	\$ 7,239.00
Asbestos and Lead-Based Paint and Site Control Demolitions Citation Fees			
Violations that CANNOT be corrected			
First Non-Correctable Violation - <i>1st Citation and fine</i>	\$	10,000.00	\$ 10,000.00
Second Non-Correctable Violation - <i>2nd Citation and fine</i>	\$	15,000.00	\$ 15,000.00
Third Non-Correctable Violation - <i>3rd Citation and fine</i>	\$	20,000.00	\$ 20,000.00
Fourth Non-Correctable Violation - <i>4th Citation and fine</i>	\$	25,000.00	\$ 25,000.00
All Subsequent Non-Correctable Violations - <i>fine</i>	\$	25,000.00	\$ 25,000.00
Violations that CAN be corrected			
First Correctable Violation - <i>Correction Notice Only</i>			
Second Correctable Violation - <i>1st Citation and fine</i>	\$	5,000.00	\$ 5,000.00
Third Correctable Violation - <i>2nd Citation and fine</i>	\$	5,000.00	\$ 5,000.00
Fourth Correctable Violation - <i>3rd Citation and fine</i>	\$	5,000.00	\$ 5,000.00
All Subsequent Correctable Violations - <i>fine, each violation</i>	\$	5,000.00	\$ 5,000.00

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#200 - Pre-Construction Erosion Control Inspection (ESCM 2.6.2) *			
When #200 Inspections are requested PRIOR to Ground Disturbing Activity			
Initial #200 Inspection result Not approved	No fee		
1st Reinspection	No fee		
2nd and Subsequent Reinspection(s) - <i>each inspection</i>	\$ 145.00	\$ 153.00	
When #200 Inspections are requested AFTER to Ground Disturbing Activity			
Initial #200 Inspection result Approved	\$ 114.00	\$ 120.00	
Initial #200 Inspection result Not Approved	\$ 227.00	\$ 239.00	
1st Reinspection	\$ 227.00	\$ 239.00	
2nd Reinspection	\$ 454.00	\$ 477.00	
Subsequent Reinspection(s) - <i>each inspection</i>	\$ 681.00	\$ 716.00	
#205 - Interim Erosion Control Inspection(s)*			
<i>(Includes contractor requested, BDS <u>PP&D</u> scheduled & Complaint Referrals) (ESCM 2.6.3)</i>			
Category 1 Violations (<i>Major</i>)			
Initial #205 Inspection result Not Approved	No fee		
1st Reinspection	\$ 227.00	\$ 239.00	
2nd Reinspection	\$ 454.00	\$ 477.00	
Subsequent Reinspection(s) - <i>each inspection</i>	\$ 681.00	\$ 716.00	
2nd & Subsequent #205 Inspection(s) Not Approved	\$ 227.00	\$ 239.00	
1st Reinspection	\$ 454.00	\$ 477.00	
2nd Reinspection Not Approved = Stop Work Order	\$ 691.00	\$ 726.00	
Subsequent Correction Reinspection(s) Not Approved = Stop Work Order & Civil Penalty	\$ 691.00	\$ 726.00	
Category 2 Violations (<i>Minor</i>)			
Initial #205 Inspection result Not Approved	No fee		
1st Reinspection	\$ 114.00	\$ 120.00	
2nd Reinspection	\$ 227.00	\$ 239.00	
Subsequent Reinspection(s) - <i>each inspection</i>	\$ 341.00	\$ 359.00	
2nd & Subsequent #205 Inspection(s) Not Approved	\$ 114.00	\$ 120.00	
1st Reinspection	\$ 227.00	\$ 239.00	
2nd Reinspection Not Approved = Stop Work Order	\$ 454.00	\$ 477.00	
Subsequent Correction Reinspection(s) Not Approved = Stop Work Order & Civil Penalty	\$ 691.00	\$ 726.00	
NOTE: If Violations are found from both Categories at the time of inspection, the fee rates for Category 1 violations will be used.			

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#210 - Final Erosion Control Inspection & #509 Inspection (ESCM 2.6.4) *			
Inspection with no cited violations			
Initial #210 Inspection result Not Approved	No fee		
1st Reinspection	No fee		
2nd Reinspection	\$ 145.00	\$ 153.00	
Subsequent Correction Reinspection(s) - <i>each inspection</i>	\$ 145.00	\$ 153.00	
Inspection with cited violations - Category 1 (<i>Major</i>)			
Initial #210 Inspection result Not Approved	No fee		
1st Reinspection	\$ 227.00	\$ 239.00	
2nd Reinspection	\$ 454.00	\$ 477.00	
Subsequent Correction Reinspection(s) - <i>each inspection</i>	\$ 681.00	\$ 716.00	
Inspection with cited violations - Category 2 (<i>Minor</i>)			
Initial #210 Inspection result Not Approved	No fee		
1st Reinspection	\$ 114.00	\$ 120.00	
2nd Reinspection	\$ 227.00	\$ 239.00	
Subsequent Correction Reinspection(s) - <i>each inspection</i>	\$ 341.00	\$ 359.00	
* Verified OFFSITE DISCHARGE from a Permitted Site: Discharge Fines are in addition to permit fees/fines when applicable. - <i>In addition, if any Offsite Discharge from a permitted site also enters the City's Stormwater system you will be subject to PCC 17.38 and 17.39 enforcement provisions by the Bureau of Environmental Services</i>			
1st verified Offsite Discharge	\$ 227.00	\$ 239.00	
2nd verified Offsite Discharge	\$ 567.00	\$ 596.00	
3rd and Subsequent verified Offsite Discharge(s) - <i>per occurrence</i>	\$ 1,134.00	\$ 1,191.00	
Owner Requested Inspections - Housing Maintenance & Dangerous Buildings			
One & Two Family Dwellings	\$ 220.00	\$ 231.00	
Apartment Houses	\$ 305.00	\$ 321.00	
<i>plus, for each dwelling unit in excess of three</i>	\$ 22.00	\$ 24.00	
Hotels/Motels	\$ 305.00	\$ 321.00	
<i>plus, for each dwelling unit in excess of three</i>	\$ 17.00	\$ 18.00	
House Move	\$ 220.00	\$ 231.00	
Adult Care Home Safety inspection	\$ 445.00	\$ 468.00	
Occupancy of Property After Notice of Housing Violation			
<i>per structure or portion thereof, per occurrence, per month</i>	\$ 976.00	\$ 1,025.00	
Occupancy of Property After Notice of Dangerous Building Violation			
<i>per structure or portion thereof, per occurrence, per month</i>	\$ 1,727.00	\$ 1,814.00	
Chapter 13 Systematic Inspection Fee			
	\$ 305.00	\$ 321.00	

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Code Enforcement Fees			
1 - 2 Units - <i>per month</i>		\$ 357.00	\$ 375.00
3 - 10 Units - <i>per month</i>		\$ 534.00	\$ 561.00
11 - 19 Units - <i>per month</i>		\$ 712.00	\$ 748.00
20 or more Units - <i>per month</i>		\$ 889.00	\$ 934.00
Residential Properties With Any Non-Residential Use - <i>per month</i>		\$ 889.00	\$ 934.00
Properties With Only Non-Residential Use - <i>per month</i>		\$ 889.00	\$ 934.00
Properties in violations for 3 months from initial notice of violation - <i>twice the amount stated above</i>			
<i>*Residential Rental properties still in violation at 3 year point - the current monthly fee rate will double</i>			
Enforcement Reinspection Fee		\$ 220.00	\$ 231.00
Investigation Fee - For commencement of work before obtaining a permit			
Minimum		\$ 145.00	\$ 153.00
Hourly Rate - <i>per hour or fraction of an hour</i>		\$ 145.00	\$ 153.00
Noise Enforcement Citations, Penalties & Fees (per 18.18.030)			
1st Violation			
Residential		\$ 150.00	\$ 200.00
Commercial		\$ 300.00	\$ 350.00
2nd Violation			
Residential		\$ 300.00	\$ 350.00
Commercial		\$ 1,000.00	\$ 1,000.00
3rd Violation			
Residential		\$ 1,500.00	\$ 1,500.00
Commercial		\$ 3,000.00	\$ 3,000.00
Additional Violations			
Residential		\$ 5,000.00	\$ 5,000.00
Commercial		\$ 5,000.00	\$ 5,000.00
Nuisance Fees and Penalties			
Abatement Charges - <i>actual cost of abatement</i>			
Additional Penalty - <i>50% of the cost of abatement</i>			
<i>Minimum</i>		\$ 294.00	\$ 309.00
Administrative Charges - <i>40% of the cost of abatement</i>			
<i>Minimum</i>		\$ 357.00	\$ 375.00
<i>Civil Penalty</i>		\$ 585.00	\$ 615.00
Work Order inspection Fee		\$ 660.00	\$ 693.00
Demolition or Repair for Dangerous Buildings			
Administrative Charges - <i>40% of the demolition or repair cost</i>			
Civil Penalty		\$ 934.00	\$ 981.00
Demolition or Repair Charge - <i>Actual cost of demolitions or repair</i>			
Planned Development Bonus Energy Use Intensity (EUI) Standard Penalty			
Monthly Penalty	<i>per square foot of total building floor area, up to maximum</i>	\$ 0.10	\$ 0.10
<u>Percentage of EUI Reduction</u>	<u>Total Maximum Penalty</u>		
95 to less than 100	0.5% of project valuation		
90 to less than 95	1.0% of project valuation		
85 to less than 90	1.5% of project valuation		
80 to less than 85	2.0% of project valuation		
75 to less than 80	2.5% of project valuation		
70 to less than 75	3.0% of project valuation		
65 to less than 70	3.5% of project valuation		
60 to less than 65	4.0% of project valuation		
less than 60	4.5% of project valuation		

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Disabled Vehicle Fees and Penalties			
Administrative Charges - <i>40% of cost of removal</i>			
Civil Penalty - <i>for each vehicle removed</i>	\$ 394.00	\$ 414.00	
Removal of Vehicle - <i>Cost to remove vehicle</i>			
Tow Warrant Inspection Fee	\$ 660.00	\$ 693.00	
Chronic Offender Fees			
First Occurrence	\$ 822.00	\$ 864.00	
Second or Additional Occurrence	\$ 1,644.00	\$ 1,727.00	
Stop Work Order Penalty	\$ 691.00	\$ 726.00	
Portable Sign Fines/Penalties			
First Occurrence	\$ 108.00	\$ 114.00	
Second Occurrence	\$ 194.00	\$ 204.00	
Third Occurrence	\$ 291.00	\$ 306.00	
Fines/Penalties not paid by the 15th day of the fine date - <i>twice the amount as stated above</i>			
Administrative costs of impounding a portable sign - <i>cost of removal</i>			
Additional Fees			
Administrative Review Appeal Fee	\$ 1,888.00	\$ 1,888.00	
County Recording Fee - <i>equal to the cost of recording charges</i>			
Hearing Filing Penalty	\$ 496.00	\$ 521.00	
Temporary Recording Program Charge - <i>per attempt</i>	\$ 286.00	\$ 301.00	
Title Reports - <i>equal to the cost of acquiring a title report</i>			
Administrative Review Fee	\$ 174.00	\$ 183.00	
Search Warrant Abatement Fee	\$ 331.00	\$ 348.00	