

**City of Portland**  
**Portland Permitting & Development**  
**Environmental Review**  
**Effective Date: July 1, 2025**

Development Review Fees: Building Plan Review		Current Fee	Proposed Fee
<b>One or Two Family Residential Structures - per application</b>		\$ 795.00	\$ 835.00
<b>Revisions/Recheck Fees for Residential Permits - per application</b>		\$ 305.00	\$ 321.00
<b>Structures Auxillary to or Interior Modifications of One or Two Family</b>			
Residential Dwelling Units Submitted on a Separate Application - per application		\$ 305.00	\$ 321.00
<b>Tenant Improvements in and Additions to Commercial Buildings</b>			
Environmental Review - per application		\$ 525.00	\$ 552.00
Source Control Review - per application		\$ 525.00	\$ 552.00
<b>Commercial Buildings (other than those listed in other categories above)</b>			
Environmental Review - per application		\$ 1,580.00	\$ 1,659.00
Source Control Review - per application		\$ 795.00	\$ 835.00
<b>Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet</b>			
Environmental Review - per review		\$ 525.00	\$ 552.00
Source Control Review - per review		\$ 525.00	\$ 552.00
<b>Over-the-Counter Hourly Rate (Billable in 15 Minute Increments for a Maximum of One Hour)</b>			
Environmental Review - per hour		\$ 320.00	\$ 336.00
Source Control Review - per hour		\$ 320.00	\$ 336.00
<b>Commercial Stormwater Facility Inspection</b>			
Up to Two Facilities - per application		\$ 1,450.00	\$ 1,523.00
Each Additional Facility - per facility		\$ 320.00	\$ 336.00
<b>Residential Stormwater Facility Inspection - per application</b>		\$ 725.00	\$ 762.00
<b>Fee for Major Projects Group - per project</b>		\$ 20,000.00	\$ 21,000.00
Development Review Fees: Land Use and Early Assistance Review		Current Fee	Proposed Fee
<b>Adjustment Review</b>			
Review for Existing House/Duplex - Not Fence/Decks/Eaves - per application		\$ 455.00	\$ 478.00
All Other Projects - per application		\$ 565.00	\$ 594.00
<b>Central City Master Plan Review</b>			
Type II Amendment - per application		\$ 915.00	\$ 961.00
Type III New Master Plan or Amendment - per application		\$ 3,410.00	\$ 3,581.00
<b>Comprehensive Plan Map Amendment w/Zone Map Amendment</b>			
Tier A - per application		\$ 1,430.00	\$ 1,502.00
Tier B - per application		\$ 1,430.00	\$ 1,502.00
Tier C - per application		\$ 2,220.00	\$ 2,331.00
<b>Conditional Use</b>			
Type Ix - per application		\$ 335.00	\$ 352.00
Type II - per application		\$ 450.00	\$ 473.00
Type III (New) - per application		\$ 1,180.00	\$ 1,239.00
Type III (Existing) - per application		\$ 685.00	\$ 720.00

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Development Review Fees: Land Use and Early Assistance Review	Current Fee	Proposed Fee
<b>Design/Historic Resource</b>		
Type Ix - <i>per application</i>	\$ 620.00	\$ 651.00
Type II - <i>per application</i>	\$ 620.00	\$ 651.00
Type III - <i>per application</i>	\$ 2,070.00	\$ 2,174.00
<b>Environmental review/River Review</b>		
Resource Enhancement/PLA/Public Rec Trails - <i>per application</i>	\$ 840.00	\$ 882.00
Existing House/Duplex, or one new residential dock (River Review) - <i>per application</i>	\$ 880.00	\$ 924.00
All Other Projects - <i>per application</i>	\$ 2,070.00	\$ 2,174.00
<b>Environmental Review Protection Zone - <i>per application</i></b>	\$ 2,220.00	\$ 2,331.00
<b>Environmental Violation Review/River Review Violation</b>		
Type II Required - <i>per application</i>	\$ 1,180.00	\$ 1,239.00
Type III Required - <i>per application</i>	\$ 1,180.00	\$ 1,239.00
Columbia South Shore Plan District (CSSPD) - <i>per application</i>	\$ 1,180.00	\$ 1,239.00
CSSPD, Undividable Lot with Existing Single Dwelling Unit - <i>per application</i>	\$ 1,180.00	\$ 1,239.00
Undividable Lot with Existing Single Dwelling Unit - <i>per application</i>	\$ 1,180.00	\$ 1,239.00
<b>Greenway</b>		
Existing House/Duplex or One New Residential Dock - <i>per application</i>	\$ 875.00	\$ 919.00
All Other Projects - <i>per application</i>	\$ 2,070.00	\$ 2,174.00
<b>Impact Mitigation Plan</b>		
Amendment (Minor) - <i>per application</i>	\$ 2,960.00	\$ 3,108.00
Implementation - <i>per application</i>	\$ 2,960.00	\$ 3,108.00
New/Amendment (Major) - <i>per application</i>	\$ 2,960.00	\$ 3,108.00
Amendment (Use) - <i>per application</i>	\$ 2,960.00	\$ 3,108.00
<b>Land Division Review</b>		
Type Ix - <i>per application</i>	\$ 840.00	\$ 882.00
Type II - <i>per application</i>	\$ 1,775.00	\$ 1,864.00
Type III - <i>per application</i>	\$ 5,130.00	\$ 5,387.00
<b>Middle Housing Land Division Review</b>		
Partitions (2-3 Lots/Tracts) - <i>per application</i>	\$ 1,125.00	\$ 1,182.00
Subdivision (4 or More Lots/Tracts) - <i>per application</i>	\$ 1,125.00	\$ 1,182.00
<b>2 to 3 Lot Land Division with Concurrent Environmental/River Review - <i>per application</i></b>	\$ 1,775.00	\$ 1,864.00
<b>4 or More Lot Land Division with Concurrent Environmental/River Review - <i>per application</i></b>	\$ 7,395.00	\$ 7,765.00
<b>Land Division Amendment Review (All Types) - <i>per application</i></b>	\$ 450.00	\$ 473.00
<b>Land Division Final Plat Review/Final Development Plan Review</b>		
If Preliminary was Type I or Ix with No Street - <i>per application</i>	\$ 450.00	\$ 473.00
If Preliminary was Type I or Ix with No Street - <i>per application</i>	\$ 915.00	\$ 961.00
If Preliminary was Type IIx with No Street - <i>per application</i>	\$ 515.00	\$ 541.00
If Preliminary was Type III - <i>per application</i>	\$ 1,775.00	\$ 1,864.00
If Preliminary was Middle Housing Land Division - <i>per application</i>	\$ 915.00	\$ 961.00

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<b>Replat - per application</b>		\$ 515.00	\$ 541.00
<b>Master Plan</b>			
Minor Amendments to Master Plans - per application		\$ 915.00	\$ 961.00
New Master Plans or Major Amendments to Master Plans - per application		\$ 2,960.00	\$ 3,108.00
<b>Non-Conforming Situation Review - per application</b>		\$ 335.00	\$ 352.00
<b>Planned Development Bonus Review - per application</b>		\$ 3,750.00	\$ 3,938.00
<b>Planned Development Review (All Other) - per application</b>		\$ 3,750.00	\$ 3,938.00
<b>Planned Development/Planned Unit Development Amendment - per application</b>		\$ 685.00	\$ 720.00
<b>Statewide Planning Goal Exception - per application</b>		\$ 985.00	\$ 1,035.00
<b>Zoning Map Amendment - per application</b>		\$ 1,875.00	\$ 1,969.00
<b>Other Unassigned Reviews</b>			
Type I/Ix - per application		\$ 810.00	\$ 851.00
Type II/IIx - per application		\$ 1,445.00	\$ 1,518.00
Type III - per application		\$ 2,225.00	\$ 2,337.00
<b>Early Assistance</b>			
Written Info Only - per application		\$ 450.00	\$ 473.00
Meeting and Written Info - per application		\$ 685.00	\$ 720.00
<b>Pre-Application Conference - per conference</b>		\$ 1,340.00	\$ 1,407.00
<b>Public Works Inquiry (Written Info Only) - per inquiry</b>		\$ 50.00	\$ 53.00
<b>Public Works Appeal - Administrative Review Committee</b>		\$ 88.50	\$ 93.00
<b>Public Works Appeal - Panel &amp; Appeal Board</b>		\$ 98.33	\$ 104.00
<b>Hourly Rate for Land Use Services - per hour</b>		\$ 230.00	\$ 242.00
<b>Lot Confirmation</b>			
Sites without Buildings - per application		\$ 195.00	\$ 205.00
Sites with House(s) or Duplex(es) - per application		\$ 335.00	\$ 352.00
Sites with Other Development - per application		\$ 335.00	\$ 352.00
<b>Property Line Adjustments (With or Without Lot Confirmation)</b>			
Sites without Buildings - per application		\$ 335.00	\$ 352.00
Sites with House(s) or Duplex(es) - per application		\$ 765.00	\$ 804.00
Sites with Other Development - per application		\$ 1,430.00	\$ 1,502.00
<b>Remedial Action Exempt Review</b>			
Conference - per conference		\$ 1,340.00	\$ 1,407.00
Simple - per review		\$ 1,180.00	\$ 1,239.00
Complex - per review		\$ 3,155.00	\$ 3,313.00

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Street Use Permit Fees		Current Fee	Proposed Fee
<b>Sewer Lateral Connection or Repair Fee - per permit</b>		\$ 335.00	\$ 352.00
<b>Sewer main connection Fees</b>			
PBOT BOM Tap or Tee Fitting - per tap		\$ 510.00	\$ 536.00
Install Standard Maintenance Hole - per installation		\$ 600.00	\$ 630.00
Sewer Main or Maintenance Hole Connection Fee - per connection		\$ 295.00	\$ 310.00
Engineered Sewer connection Permit - per connection		\$ 2,105.00	\$ 2,211.00
<b>Short Sewer Extension</b>			
Up to and Including 50 Feet - per permit		\$ 630.00	\$ 662.00
51 to 100 Feet - per permit		\$ 1,050.00	\$ 1,103.00
<b>Residential Infill Permit - per permit</b>		\$ 3,625.00	\$ 3,807.00
<b>Basic Sewer Extension - per permit</b>		\$ 3,625.00	\$ 3,807.00
<b>PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4.11.5</b>			
Project Manager - per hour		\$ 210.00	\$ 221.00
Construction Manager - per hour		\$ 180.00	\$ 189.00
Engineering Technician - per hour		\$ 160.00	\$ 168.00
Inspector - per hour		\$ 170.00	\$ 179.00
Green Infrastructure - per hour		\$ 180.00	\$ 189.00
Maintenance - per hour		\$ 230.00	\$ 242.00
<b>Complex Permit - per permit</b>		Full Cost Recovery	
<b>Permit Reactivation Fee - per application</b>		\$ 605.00	\$ 636.00
<b>Street Vacation - per application</b>		Full Cost Recovery	
Source Control Manual and FOG Fees		Current Fee	Proposed Fee
<b>Source Control Manual Fees - Special Circumstances Review Application Fee - per application</b>		\$ 105.00	\$ 111.00
Stormwater Management Manual Fees		Current Fee	Proposed Fee
<b>Special Circumstances Application Fee - per application</b>		\$ 100.00	\$ 105.00