

**City of Portland**  
**Portland Permitting & Development**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2025**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Adjustment Review - LUS fee charged per each discrete standard requested - maximum \$22,800</b>			
Review for Existing House/Duplex - Fences/Decks/Eaves (This category also includes <del>small accessory building proposals</del> that don't require a building permit: trellises, <u>parking in setback</u> , and storage sheds, <u>etc.</u> )	II	\$ 2,171.00	\$ 2,280.00
Review for Existing House/Duplex -	II	\$ 2,784.00	\$ 2,924.00
All Other Projects	II	\$ 4,252.00	\$ 4,465.00
<b>Central City Master Plan Review</b>			
Amendment to Master Plan	II	\$ 26,192.00	\$ 27,502.00
New Master Plans or Amendments to Master Plan	III	\$ 35,446.00	\$ 37,219.00
<b>Central City parking Review</b>			
	Ix	\$ 1,960.00	\$ 2,058.00
	II	\$ 2,438.00	\$ 2,560.00
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>			
<b>Tier A -</b> 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.	III	\$ 9,136.00	\$ 9,593.00
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 17,977.00	\$ 18,876.00
<b>Tier C - All Other Proposals</b>	III	\$ 26,227.00	\$ 27,539.00
<b>Conditional Use</b>			
Type Ix	Ix	\$ 3,909.00	\$ 4,105.00
Type II	II	\$ 4,203.00	\$ 4,414.00
Type II - Radio Frequency Facilities	II	\$ 10,268.00	\$ 10,782.00
Type III - New	III	\$ 13,961.00	\$ 14,660.00
Type III - Existing	III	\$ 6,741.00	\$ 7,079.00
Type III - Radio Frequency	III	\$ 20,439.00	\$ 21,461.00
<b>Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)</b>			
Each additional sign - <del>maximum \$ 2,060</del> <u>2,170</u> for additional signs		\$ 206.00	\$ 217.00
<b>Tier A - Signs only</b> 1 Sign	I, II	\$ 1,794.00	\$ 1,884.00
<b>Tier B - Radio Frequency/Wireless Facilities</b>	I, Ix, II, or III	\$ 6,566.00	\$ 6,895.00
<b>Tier C - Design/Historic Reviews - Type I</b>	I		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum - Historic Review		\$ 1,082.20	\$ 1,332.60
Minimum - Design Review		\$ 1,656.00	\$ 1,739.00
Maximum		\$ 20,443.00	\$ 21,466.00

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Each additional sign - <del>maximum \$ 2,060</del> <b>2,170</b> for additional signs		\$ 206.00	\$ 217.00
<b>Tier D - Design/Historic Reviews - New Structures</b>			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum		\$ 2,300.00	\$ 2,415.00
Maximum		\$ 35,446.00	\$ 37,219.00
Type II	II		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum		\$ 3,627.00	\$ 3,809.00
Maximum		\$ 35,446.00	\$ 37,219.00
Type III	III		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum		\$ 6,566.00	\$ 6,895.00
Maximum		\$ 35,446.00	\$ 37,219.00
If more than one structure <del>structure</del> <b>multi-dwelling building</b> is proposed, each additional <del>structure</del> <b>multi-dwelling building</b>		\$ 6,566.00	\$ 6,895.00
<b>Tier E - Design/Historic Reviews - All Other Reviews</b>			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum		\$ 1,656.00	\$ 1,739.00
Maximum		\$ 20,443.00	\$ 21,466.00
Type II	II		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum		\$ 3,627.00	\$ 3,809.00
Maximum		\$ 20,443.00	\$ 21,466.00
Type III	III		
Fee per dollar of valuation		\$ 0.044	\$ 0.047
Minimum		\$ 6,566.00	\$ 6,895.00
Maximum		\$ 35,446.00	\$ 37,219.00
<b>Modifications and Oriel Window Exceptions</b>	n/a	\$ 2,784.00	\$ 2,924.00
<b>Environmental Review</b>			
If more than 1 house is proposed, each additional house		\$ 1,105.00	\$ 1,161.00
Resource Enhancement/Public Rec Trails	Ix	\$ 3,415.00	\$ 3,586.00
Existing House/Duplex	II	\$ 3,415.00	\$ 3,586.00
All Other Projects	II	\$ 3,940.00	\$ 4,137.00
<b>Environmental Review Protection Zone</b>	III	\$ 5,244.00	\$ 5,507.00

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Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Environmental Violation Review</b>			
Type II required	II	\$ 3,809.00	\$ 4,000.00
Type III required	III	\$ 10,101.00	\$ 10,607.00
Columbia South Shore Plan District (CSSPD)	II	\$ 3,809.00	\$ 4,000.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 2,070.00	\$ 2,174.00
Undividable lot with existing single dwelling unit	III	\$ 3,898.00	\$ 4,093.00
<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	\$ 3,415.00	\$ 3,586.00
All Other Projects	II	\$ 3,940.00	\$ 4,137.00
<b>Historic Designation Review</b>	I	\$ 1,656.00	\$ 1,739.00
	II	\$ 3,414.00	\$ 3,585.00
	III	\$ 5,253.00	\$ 5,516.00
<b>Historic Designation Removal Review</b>	II	\$ 5,253.00	\$ 5,516.00
	III	\$ 12,078.00	\$ 12,682.00
<b>Historic Demolition Review</b>	II	\$ 7,922.00	\$ 8,319.00
	III	\$ 20,443.00	\$ 21,466.00
	IV	\$ 35,446.00	\$ 37,219.00
<b>Historic Relocation Review</b>	Ix	\$ 3,844.00	\$ 4,037.00
	II	\$ 4,209.00	\$ 4,420.00
	III	\$ 7,970.00	\$ 8,369.00
<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 5,793.00	\$ 6,083.00
Implementation	II	\$ 5,793.00	\$ 6,083.00
New/Amendment (Major)	III	\$ 26,367.00	\$ 27,686.00
Amendment (Use)	III	\$ 9,189.00	\$ 9,649.00
<b>Land Division Review</b>			
Type Ix	Ix		
Type IIx	IIx		
Type III	III		
Base Fee		\$ 2,891.00	\$ 3,036.00
plus, per lot and tract		\$ 658.00	\$ 691.00
maximum per lot and tract total		\$ 16,450.00	\$ 17,275.00
plus, for new street		\$ 1,577.00	\$ 1,656.00
maximum per lot and tract total		\$ 20,918.00	\$ 21,967.00
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>		\$ 2,891.00	\$ 3,036.00
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>		\$ 4,206.00	\$ 4,417.00

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<b>2 -3 lot Land Division with Concurrent Environmental/River Review</b>	<b>IIx</b>		
<b>4 or more lot Land Division with Concurrent Environmental/River Review</b>	<b>III</b>		
Base Fee		\$ 3,984.00	\$ 4,184.00
<i>plus, per lot and tract</i>		\$ 1,970.00	\$ 2,069.00
<i>maximum per lot and tract total</i>		\$ 23,640.00	\$ 24,828.00
<i>plus, for new street</i>		\$ 2,366.00	\$ 2,485.00
<i>maximum per lot and tract total</i>		\$ 29,990.00	\$ 31,497.00
<b>Land Division Amendment Review</b>			
Type Ix	<b>Ix</b>	\$ 1,887.00	\$ 1,982.00
Type IIx	<b>IIx</b>	\$ 2,037.00	\$ 2,139.00
Type III	<b>III</b>	\$ 4,956.00	\$ 5,204.00
<b>Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)</b>	<b>Admin Review</b>		
If preliminary was Type I or Ix with no street			
If preliminary was Type I, Ix, or IIx with a street			
If preliminary was Type IIx with no street			
If preliminary was Type III			
Per lot		\$ 1,105.00	\$ 1,161.00
<i>maximum per lot total</i>		\$ 7,735.00	\$ 8,127.00
plus, if new street		\$ 830.00	\$ 872.00
<i>maximum fee</i>		\$ 8,565.00	\$ 8,999.00
If Preliminary was a Middle Housing Land Division		\$ 2,609.00	\$ 2,740.00
<b>Additional review of Final Plat or for a Final Plat resign</b> - a fee will be charged for each review after the second review	<b>n/a</b>	\$ 390.00	\$ 410.00
<b>Replat</b>	<b>Ix</b>	\$ 3,415.00	\$ 3,586.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	<b>II</b>	\$ 6,515.00	\$ 6,841.00
New Master Plans or Major Amendments to Master Plans	<b>III</b>	\$ 17,407.00	\$ 18,278.00
<b>Non-conforming Situation Review</b>	<b>II</b>	\$ 6,067.00	\$ 6,371.00
<b>Non-conforming Status Review</b>	<b>II</b>	\$ 1,827.00	\$ 1,919.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	<b>IIx</b>	\$ 7,222.00	\$ 7,584.00
New or Major Amendment	<b>III</b>	\$ 26,192.00	\$ 27,502.00
<b>Planned Development Review - all other</b>			
Type IIx	<b>IIx</b>	\$ 3,809.00	\$ 4,000.00
Type III	<b>III</b>	\$ 6,412.00	\$ 6,733.00

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<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type IIx	IIx	\$ 3,364.00	\$ 3,533.00
Type III	III	\$ 5,822.00	\$ 6,114.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	II	\$ 3,415.00	\$ 3,586.00
Existing House/Duplex or one new residential dock	II	\$ 3,415.00	\$ 3,586.00
All Other Projects	II	\$ 3,940.00	\$ 4,137.00
<b>River Violation Review</b>			
Type II	II	\$ 3,809.00	\$ 4,000.00
Type III	III	\$ 10,101.00	\$ 10,607.00
<b>Statewide Planning Goal Exception</b>	III	\$ 13,348.00	\$ 14,016.00
<b>Transportation Demand Management Review</b>	II	\$ 2,042.00	\$ 2,145.00
<b>Transportation Impact Analysis - campus</b>	II	\$ 2,042.00	\$ 2,145.00
<b>Tree Preservation Violation Review</b>			
Type II	II	\$ 3,284.00	\$ 3,449.00
Type III	III	\$ 5,967.00	\$ 6,266.00
<b>Tree Review</b>	II	\$ 1,887.00	\$ 1,982.00
<b>Zoning Map Amendment</b>	III	\$ 7,896.00	\$ 8,291.00
<b>Other Unassigned Reviews</b>			
Type I / Ix	I / Ix	\$ 3,415.00	\$ 3,586.00
Type II / IIx	II / IIx	\$ 3,809.00	\$ 4,000.00
Type III	III	\$ 7,922.00	\$ 8,319.00
<b>Early Assistance Services</b>		<b>Current Fee</b>	<b>Proposed Fee</b>
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner</b>		\$ 1,677.00	\$ 1,761.00
<b>Appointment for Early Land Use Assistance with Planner</b>		\$ 1,677.00	\$ 1,761.00
<b>Design Advice Request - per meeting with commission</b>		\$ 5,678.00	\$ 5,962.00
<b>Pre-Permit Zoning Plan Check - Planning and Zoning review of plans prior to building permit submittal</b>			
House or Duplex		\$ 1,120.00	\$ 1,176.00
All Other Development		\$ 1,120.00	\$ 1,176.00
<b>Pre-Application conference</b>		\$ 2,345.00	\$ 2,463.00
<b>Written Comments from Infrastructure Bureaus and Planner</b>		\$ 1,390.00	\$ 1,460.00
<b>Written Comments from Planner</b>		\$ 1,390.00	\$ 1,460.00
<b>Remedial Action Exempt Review - Conference</b>		\$ 915.00	\$ 961.00

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Other Land Use Services		Current Fee	Proposed Fee
<b>Appeals</b>			
Type II / IIx	II / IIx	\$ 250.00	\$ 250.00
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge	No Charge
Type III - 50% of <del>Bureau of Development Services</del> <u>Portland Permitting &amp; Development</u> LUS maximum	III	\$ 6,566.00	\$ 6,895.00
Middle Housing Land Division		\$ 300.00	\$ 300.00
<b>120-day Delay / HRI Removal (ranked structures only)</b>		\$ 584.00	\$ 614.00
<b>Expert Outside Consultation (above base fee)</b> - fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews			
per hour		\$ 162.00	\$ 171.00
<b>Field Verification by Land Use Staff</b> - except for environmental plan checks		\$ 206.00	\$ 217.00
<b>Hourly Rate for Land Use Services</b>		\$ 206.00	\$ 217.00
<b>Landscape Monitoring Report Review</b> - per annual report		\$ 273.00	\$ 287.00
<b>Lot Confirmation</b> - Site Development fee is charged when review is required.			
Additional checksheet - per checksheet after 2 checksheets		\$ 389.00	\$ 434.00
If confirmation is for more than <del>one</del> <u>two</u> lots on a site, each additional lot		\$ 449.00	\$ 472.00
Sites Without Building		\$ 898.00	\$ 1,415.00
Sites with House(s) or Duplex(es)		\$ 967.00	\$ 1,488.00
Sites with Other Development		\$ 1,072.00	\$ 1,598.00
<b>Mural Permit Fee</b>		\$ 67.00	\$ 71.00
Structural Plan Review Fee - required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule		\$ 196.00	\$ 206.00
<b>Plan Check</b> - if the applicant does not provide the valuation, the maximum will be charged - maximum number of allowable checksheets: 2			
Additional checksheets - per checksheet		\$ 242.00	\$ 325.00
Commercial and Residential			
per \$1,000 valuation		\$ 2.99	\$ 3.14
minimum		\$ 206.00	\$ 217.00
Community Design Standards or Design Standards Plan Check, per dollar of valuation (add to base fee)		\$ 0.0100	\$ 0.0105
Minimum		\$ 616.00	\$ 647.00
Maximum for house or duplex		\$ 2,627.00	\$ 2,759.00
Maximum for all other		\$ 6,566.00	\$ 6,895.00
Convenience Store/Amenity Bonus Plan Check - add to base fee		\$ 358.00	\$ 376.00
Deferred Submittal		\$ 411.00	\$ 434.00
Environmental Standards Plan check and Field Verification - add to base fee		\$ 386.00	\$ 434.00
Environmental Violation Plan Check - add to base fee		\$ 1,092.00	\$ 1,147.00
Sign Permit Plan Check After Land Use Review - flat fee		\$ 182.00	\$ 192.00
Radio Frequency Facilities Plan Check - flat fee		\$ 994.00	\$ 1,044.00
(This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed)			

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Other Land Use Services		Current Fee	Proposed Fee
<b>Property Line Adjustment</b>			
Additional checksheet - per checksheet after 2 checksheets	\$	389.00	\$ 434.00
Site Without Building	\$	830.00	\$ 872.00
Sites WithHouse(s) or Duplex(es)	\$	898.00	\$ 943.00
Site With Other Development	\$	967.00	\$ 1,016.00
<b>Property Line Adjustment with Lot Confirmation</b>			
Additional checksheet - per checksheet after 2 checksheets	\$	389.00	\$ 434.00
Site Without Building	\$	1,726.00	\$ 1,813.00
Sites WithHouse(s) or Duplex(es)	\$	1,865.00	\$ 1,959.00
Site With Other Development	\$	1,934.00	\$ 2,031.00
<b>Remedial Action Exempt Review</b>			
Simple	\$	3,192.00	\$ 3,352.00
Complex	\$	4,275.00	\$ 4,489.00
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>	\$	593.00	\$ 623.00
<b>Transcripts</b>		Actual Cost	Actual Cost
<b>Zoning Confirmation</b>			
Tier 1 - DMV New/Renewal for auto dealer licenses, OLCC for Non-conforming Use	\$	90.00	\$ 95.00
Tier 2 - DMV New/Renewal for auto dismantler license, LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit	\$	370.00	\$ 389.00
Tier 3 - Documenting Non-conforming Situation, Non-conforming Upgrades Option2, Use Determination, Complex Zoning Analysis, <del>Convenience Store</del> , Review of Covenants, <u>Release of Covenants</u> , Archeological Evaluation	\$	1,546.00	\$ 1,624.00