

City of Portland
Portland Permitting & Development
Site Development Fee Schedule for Land Use Reviews
Effective Date: July 1, 2025

Land Use Reviews	Process Type	Current Fee	Proposed Fee
Adjustment Review			
Review for Existing House/Duplex -	II	\$ 108.00	\$ 114.00
All Other Projects	II	\$ 162.00	\$ 171.00
Central City Master Plan Review			
Amendment to Master Plan	II	\$ 761.00	\$ 800.00
New Master Plans or Amendments to Master Plan	III	\$ 1,065.00	\$ 1,119.00
Comprehensive Plan Map Amendment with Zone Map Amendment			
Tier B - Residential to Residential Upzoning	III	\$ 408.00	\$ 429.00
Tier C - All Other Proposals	III	\$ 761.00	\$ 800.00
Conditional Use			
Type Ix	Ix	\$ 108.00	\$ 114.00
Type II	II	\$ 133.00	\$ 139.00
Type III - New	III	\$ 426.00	\$ 448.00
Type III - Existing	III	\$ 214.00	\$ 225.00
Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)			
Tier D - Design/Historic Reviews - New Structures	Ix, II, or III	\$ 108.00	\$ 114.00
Environmental Review			
Resource Enhancement/Public Rec Trails	Ix	\$ 320.00	\$ 336.00
Existing House/Duplex	II	\$ 640.00	\$ 672.00
All Other Projects	II	\$ 799.00	\$ 839.00
Environmental Review Protection Zone	III	\$ 799.00	\$ 839.00
Environmental Violation Review			
Type II required	II	\$ 426.00	\$ 448.00
Type III required	III	\$ 426.00	\$ 448.00
Columbia South Shore Plan District (CSSPD)	II	\$ 426.00	\$ 448.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 426.00	\$ 448.00
Undividable lot with existing single dwelling unit	III	\$ 426.00	\$ 448.00
Greenway			
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	\$ 426.00	\$ 448.00
All Other Projects	II	\$ 640.00	\$ 672.00

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Impact Mitigation Plan			
Amendment (Minor)	II	\$ 1,065.00	\$ 1,119.00
Implementation	II	\$ 1,065.00	\$ 1,119.00
New/Amendment (Major)	III	\$ 1,065.00	\$ 1,119.00
Amendment (Use)	III	\$ 1,065.00	\$ 1,119.00
Land Division Review			
Type Ix	Ix	\$ 268.00	\$ 282.00
Type IIx	IIx	\$ 640.00	\$ 672.00
Type III	III	\$ 1,858.00	\$ 1,951.00
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		\$ 640.00	\$ 218.00
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		\$ 925.00	\$ 325.00
2 -3 lot Land Division with Concurrent Environmental /River Review	III	\$ 640.00	\$ 672.00
4 or more lot Land Division with Concurrent Environmental /River Review	III	\$ 2,658.00	\$ 2,791.00
Land Division Amendment Review			
Type Ix	Ix	\$ 133.00	\$ 139.00
Type IIx	IIx	\$ 133.00	\$ 139.00
Type III	III	\$ 133.00	\$ 139.00
Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Unit Development)	Admin Review		
If preliminary was Type I or Ix with no street		\$ 133.00	\$ 139.00
If preliminary was Type I, Ix, or IIx with a street		\$ 320.00	\$ 336.00
If preliminary was Type IIx with no street		\$ 162.00	\$ 171.00
If preliminary was Type III		\$ 640.00	\$ 672.00
If preliminary was a Middle Housing Land Division		\$ 162.00	\$ 162.00
Replat	Ix	\$ 162.00	\$ 171.00
Master Plan			
Minor Amendments to Master Plans	II	\$ 320.00	\$ 336.00
New Master Plans or Major Amendments to Master Plans	III	\$ 1,065.00	\$ 1,119.00
Non-conforming Situation Review	II	\$ 108.00	\$ 114.00
Planned Development Bonus Review			
Minor Amendment	IIx	\$ 1,266.00	\$ 1,330.00
New or Major Amendment	III	\$ 1,266.00	\$ 1,330.00
Planned Development Review - all other			
Type IIx	IIx	\$ 1,266.00	\$ 1,330.00
Type III	III	\$ 1,266.00	\$ 1,330.00
Planned Development Amendment/Planned Unit Development Amendment			
Type IIx	IIx	\$ 214.00	\$ 225.00
Type III	III	\$ 214.00	\$ 225.00
River Review			
Resource Enhancement/PLA/Public Rec Trails	II	\$ 320.00	\$ 336.00
Existing House/Duplex or one new residential dock	II	\$ 640.00	\$ 672.00
All Other Projects	II	\$ 799.00	\$ 839.00

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Land Use Reviews	Process Type	Current Fee	Proposed Fee
River Violation Reivew			
Type II	II	\$ 426.00	\$ 448.00
Type III	III	\$ 426.00	\$ 448.00
Tree Preservation Violation Review			
Type II	II	\$ 162.00	\$ 171.00
Type III	III	\$ 162.00	\$ 171.00
Tree Review	II	\$ 133.00	\$ 139.00
Zoning Map Amendment	III	\$ 673.00	\$ 707.00
Other Unassigned Reviews			
Type I / Ix	I / Ix	\$ 83.00	\$ 88.00
Type II / IIx	II / IIx	\$ 162.00	\$ 171.00
Type III	III	\$ 267.00	\$ 281.00
Early Assistance Services		Current Fee	Proposed Fee
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		\$ 61.00	\$ 65.00
Pre-Application conference		\$ 610.00	\$ 641.00
Remedial Action Exempt Review - Conference		\$ 336.00	\$ 353.00
Property Line Adjustment			
Site Without Building		\$ 108.00	\$ 114.00
Sites WithHouse(s) or Duplex(es)		\$ 108.00	\$ 114.00
Site With Other Development		\$ 108.00	\$ 114.00
Property Line Adjustment with Lot Confirmation			
Site Without Building		\$ 108.00	\$ 114.00
Sites WithHouse(s) or Duplex(es)		\$ 108.00	\$ 114.00
Site With Other Development		\$ 108.00	\$ 114.00
Remedial Action Exempt Review			
Simple		\$ 930.00	\$ 977.00
Complex		\$ 2,479.00	\$ 2,603.00