

City of Portland
Portland Permitting & Development
Land Use Services Fee Schedule for the Hearings Office
Effective Date: July 1, 2025

Land Use Reviews	Process Type	Current Fee	Proposed Fee
Central City parking Review	II	\$ 279.00	\$ 293.00
Comprehensive Plan Map Amendment with Zone Map Amendment			
Tier A -	III	\$ 2,848.00	\$ 2,991.00
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.			
Tier B - Residential to Residential Upzoning	III	\$ 2,848.00	\$ 2,991.00
Tier C - All Other Proposals	III	\$ 2,848.00	\$ 2,991.00
Conditional Use			
Type II	II	\$ 279.00	\$ 293.00
Type II - Radio Frequency Facilities	II	\$ 279.00	\$ 293.00
Type III - New	III	\$ 2,848.00	\$ 2,991.00
Type III - Existing	III	\$ 2,848.00	\$ 2,991.00
Type III - Radio Frequency	III	\$ 2,848.00	\$ 2,991.00
Environmental Review			
Existing House/Duplex	II	\$ 279.00	\$ 293.00
All Other Projects	II	\$ 279.00	\$ 293.00
Environmental Review Protection Zone	III	\$ 2,848.00	\$ 2,991.00
Environmental Violation Review			
Type II required	II	\$ 279.00	\$ 293.00
Type III required	III	\$ 2,848.00	\$ 2,991.00
Columbia South Shore Plan District (CSSPD)	II	\$ 279.00	\$ 293.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 279.00	\$ 293.00
Undividable lot with existing single dwelling unit	III	\$ 2,848.00	\$ 2,991.00
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	\$ 279.00	\$ 293.00
All Other Projects	II	\$ 279.00	\$ 293.00
Impact Mitigation Plan			
Amendment (Minor)	II	\$ 279.00	\$ 293.00
Implementation	II	\$ 279.00	\$ 293.00
New/Amendment (Major)	III	\$ 2,848.00	\$ 2,991.00
Amendment (Use)	III	\$ 2,848.00	\$ 2,991.00

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Land Division Review			
Type IIx	IIx	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		\$ 279.00	\$ 293.00
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		\$ 279.00	\$ 293.00
2 -3 lot Land Division with Concurrent Environmental /River Review	III	\$ 2,848.00	\$ 2,991.00
4 or more lot Land Division with Concurrent Environmental /River Review	III	\$ 2,848.00	\$ 2,991.00
Land Division Amendment Review			
Type IIx	IIx	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00
Master Plan			
Minor Amendments to Master Plans	II	\$ 279.00	\$ 293.00
New Master Plans or Major Amendments to Master Plans	III	\$ 2,848.00	\$ 2,991.00
Non-conforming Situation Review	II	\$ 279.00	\$ 293.00
Non-conforming Status Review	II	\$ 279.00	\$ 293.00
Planned Development Review - all other			
Type IIx	IIx	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00
Planned Development Amendment/Planned Unit Development Amendment			
Type IIx	IIx	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00
River Review			
Resource Enhancement/PLA/Public Rec Trails	IIx	\$ 279.00	\$ 293.00
Existing House/Duplex or one new residential dock	IIx	\$ 279.00	\$ 293.00
All Other Projects	IIx	\$ 279.00	\$ 293.00
River Violation Reivew			
Type II	II	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00
Statewide Planning goal Exception	III	\$ 2,848.00	\$ 2,991.00
Transportation Demand Management Review	II	\$ 279.00	\$ 293.00
Transportation Impact Analysis - campus	II	\$ 279.00	\$ 293.00

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Tree Preservation Violation Review			
Type II	II	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00
Tree Review	II	\$ 279.00	\$ 293.00
Zoning Map Amendment	III	\$ 2,848.00	\$ 2,991.00
Other Unassigned Reviews			
Type II / IIx	II / IIx	\$ 279.00	\$ 293.00
Type III	III	\$ 2,848.00	\$ 2,991.00