



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds



Land Use Services Fee Schedule Effective July 1, 2014 through June 30, 2015

Land Use Reviews	Type	LUS	Site Dev	Life Safety	Water	BES	PBOT	Fire	Hearings Officer	TOTAL
Adjustment Review										
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	900	-	-	-	-	103	-	-	1,003
Site With Existing House/Duplex	II	1,300	77	66	110	163	206	-	-	1,922
All Other Projects	II	1,800	116	100	110	205	206	50	-	2,587
Central City Parking Review	III	7,665	-	-	-	-	1,636	-	1,679	10,980
Comprehensive Plan Map Amendment With Zone Map Amendment										
Tier A -	III	6,500	-	-	110	589	2,560	-	1,679	11,438
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 sq ft,										
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	12,915	309	100	110	589	2,560	-	1,679	18,262
Tier C - All Other Proposals	III	18,900	578	100	110	930	6,145	-	1,679	28,442
Conditional Use										
Type Ix	Ix	2,835	77	-	-	122	619	-	-	3,653
Type II	II	2,940	96	66	110	165	619	50	159	4,205
Type II - Radio Frequency Facilities	II	7,450	-	-	-	-	-	-	159	7,609
Type III - New	III	10,500	309	100	110	502	3,073	50	1,679	16,323
Type III - Existing	III	4,200	154	100	110	244	3,073	50	1,679	9,610
Type III - Radio Frequency Facilities	III	14,700	-	-	-	-	2,035	-	1,679	18,414
Design / Historic Resource Review²	Ix, II, or III									
Tier A - Signs only										
Sign 20 sq ft or smaller		945	-	-	-	-	-	-	-	945
Sign > 20 sq ft		1,365	-	-	-	-	-	-	-	1,365
Each additional sign \$100 (maximum \$1,000) for signs										
Tier B - Radio Frequency/Wireless Facilities	Ix, II, or III	5,000	-	-	-	-	-	-	-	5,000
Tier C - Sites with an existing house/duplex: dormer projects; or exterior alterations to building or site with:	Ix, II, or III	0.032 of valuation min. 925 max. 5,000	-	66	-	-	-	-	-	LUS Fee + 66
• no change to footprint or exterior development area;										
• no change to stormwater facility; and										
• no increase in floor area, or impervious surface area.										
(Examples: adding a dormer, changing windows, door locations, etc.)										
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:	Ix, II, or III	0.032 of valuation min. 1,260 max. 5,000	77	100	110	223	256	-	-	LUS Fee + 766
• a change to footprint or exterior development area;										
• a change to stormwater facility;										
• an increase in footprint, floor area, or impervious surface area < 500 sq ft										
(Examples: adding a porch, or other small addition, etc.)										
Tier E - Sites with other existing development: dormer projects or exterior alterations to building or site with:	Ix, II, or III	0.032 of valuation min. 1,260 5,250	-	100	-	-	-	-	-	LUS Fee + 100
• no change to footprint or exterior development area;										
• no change to stormwater facility; and										
• no increase in floor area, or impervious surface area.										
(Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical equipment; etc.)										
Project may include one or more signs.										
Each additional sign \$100 (maximum \$1,000) for signs										
Tier F - Sites with other existing development: projects involving:	Ix, II, or III	0.032 of valuation min. 1,260 max. 15,750	154	100	110	223	455	-	-	LUS Fee + 1,042
• parking areas;										
• fences/walls/gates;										
• a change to the footprint or exterior development area;										
• a change to stormwater facility; and/or										
• increase in building footprint, floor area, or impervious surface < 500 sq ft.										
(Example: small addition on a 6-plex)										
Project may include one or more signs.										
Each additional sign \$100 (maximum \$1,000) for signs										
Tier G - All other projects not described above	Ix or II	0.032 of valuation min. 1,260 5,250	578	100	110	861	1,999	-	-	LUS Fee + 3,648
(Examples: a new house, a new 10-story mixed-use building, etc.)										
Project may include one or more signs.										
Each additional sign \$100 (maximum \$1,000) for signs	III	0.032 of valuation min. 5,250 max. 27,000	578	100	110	861	1,999	-	-	LUS Fee + 3,648
Historic Resource Review	I	250	-	-	-	-	-	-	-	250
Modifications	n/a	945	-	-	-	-	-	-	-	945
Environmental Review										
Resource Enhancement/PLA	Ix	1,100	230	-	-	60	-	-	-	1,390
Existing House/Duplex	II	1,450	463	66	-	345	206	50	159	2,739
All Other Projects	II	2,700	578	100	-	863	206	50	159	4,656
Environmental Review Protection Zone	III	3,675	578	66	-	914	405	-	1,679	7,317
Environmental Violation Review										
Type II required	II	2,900	309	-	-	488	-	-	159	3,856
Type III required	III	7,560	309	-	-	488	256	-	1,679	10,292
Columbia South Shore Plan District (CSSPD)	II	2,900	309	-	-	488	413	-	159	4,269
CSSPD, undividable lot w/exist single dwelling unit	II	1,500	309	-	-	488	256	-	159	2,712
Undividable lot w/existing single dwelling unit	III	2,700	309	-	-	488	256	-	1,679	5,432
Greenway										
Existing House/Duplex ³	II	1,450	309	66	-	345	206	-	159	2,535
All Other Projects	II	4,830	463	100	-	860	1,601	-	159	8,013
Historic Landmark Designation										
Individual properties	III	2,000	-	-	-	-	106	-	-	2,106
Multiple properties or districts	III	4,200	-	-	-	-	256	-	-	4,456
Historic Landmark Demolition Review	IV	8,500	-	-	-	-	355	-	-	8,855
Impact Mitigation Plan										
Amendment (Minor)	II	4,200	771	-	110	1,219	1,636	-	159	8,095
Implementation	II	4,200	771	-	110	1,219	639	-	159	7,098
New/Amendment (Major)	III	19,950	771	-	110	1,219	8,010	-	1,679	31,739
Amendment (Use)	III	5,550	771	-	110	1,219	4,026	-	1,679	13,355
Land Division Review										
Type Ix	Ix	2,200 + 500 per lot & tract (max. per lot & tract total 12,500) +	193	66	110	325	1,238	100	-	LUS Fee + 2,032
Type Iix	Iix	1,200 for new street, Max. 15,900	463	100	110	731	1,636	150	159	3,349
Type III	III		1,347	100	110	2,113	2,873	200	1,679	8,422
2 - 3 lot Land Division with Concurrent Environmental Review	III	2,900 + 1,500 per lot & tract (max. per lot & tract total 18,000) +	463	100	110	731	1,678	90	1,679	LUS Fee + 4,851
4 or more lot Land Division with Concurrent Environmental Review	III	1,800 for new street, Max. 22,700	1,927	100	110	3,047	2,873	180	1,679	LUS Fee + 9,916

Land Use Services Fee Schedule
Effective July 1, 2014 through June 30, 2015

Land Use Reviews (continued)	Type	LUS	Site Dev	Life Safety	Water	BES	PBOT	Fire	Hearings Officer	TOTAL
Land Division Amendment Review	Ix	1,365	96	-	110	163	818	50	-	2,602
	IIx	1,470	96	-	110	163	818	50	159	2,866
	III	3,465	96	-	110	163	818	50	1,679	6,381
Land Division Final Plat Review/Final Dev Plan Review										LUS Fee +
If preliminary was Type I or Ix with no street	Admin Review	800 per lot (max. 5,600), plus 600 if new street, Max. 6,200	96	-	85	163	1,238	50	-	1,632
If preliminary was Type I, Ix or IIx with a street			230	-	85	366	1,636	50	-	2,367
If preliminary was Type IIx with no street			116	-	85	183	1,238	50	-	1,672
If preliminary was Type III			463	-	85	731	2,873	100	-	4,252
Additional Review of Final Plat	n/a	280	-	-	-	-	306	-	-	586
A fee will be charged for each review after the second review										
Lot Consolidation	Ix	1,418	116	-	110	183	818	-	-	2,645
Master Plan										
Minor Amendments to Master Plans	II	4,961	230	-	110	366	4,068	90	159	9,984
New Master Plans or Major Amds to Master Plans	III	13,125	771	-	110	1,219	10,129	90	1,679	27,123
Non-conforming Situation Review	II	4,620	77	66	-	129	1,216	-	159	6,267
Non-conforming Status Review	II	1,323	-	-	-	-	121	-	159	1,603
Planned Development Review	IIx	2,756	963	66	110	1,544	818	180	159	6,596
	III	4,515	963	66	110	1,544	1,657	180	1,679	10,714
Planned Development Amendment / Planned Unit Development Amendment	IIx	2,415	154	33	110	244	413	50	159	3,578
	III	4,095	154	66	110	244	619	50	1,679	7,017
Statewide Planning Goal Exception	III	9,555	-	-	-	406	2,475	-	1,679	14,115
Tree Preservation Violation Review	II	2,205	116	-	-	-	-	-	159	2,480
	III	4,410	116	-	-	-	-	-	1,679	6,205
Tree Review	II	1,365	96	-	-	-	-	-	159	1,620
Zoning Map Amendment	III	5,880	487	-	110	776	4,110	50	1,679	13,092
Other Unassigned Reviews	I / Ix	1,418	58	66	-	102	106	-	n/a	1,750
	II / IIx	1,764	116	66	110	183	214	-	159	2,612
	III	5,618	193	-	110	305	839	-	1,679	8,744
EARLY ASSISTANCE SERVICES		LUS	Site Dev	Life Safety	Water	BES	PBOT	FIRE	Total	
Design Commission Advice Request		2,520	-	-	-	-	-	-	-	2,520
Early Assistance - Zoning										
Written Info Only		400	-	-	-	-	-	-	-	400
Meeting and Written Info		500	-	-	-	-	-	-	-	500
Early Assistance - Zoning & Infrastructure Bureaus										
Written Info Only		450	-	-	100	200	324	-	-	1,074
Meeting & Written Info		500	12	-	150	300	540	-	-	1,502
Pre-Application Conference		1,785	463	-	210	716	1,015	100	-	4,289
Pre-Permit Zoning Plan Check⁴										
House or Duplex		200	-	-	-	-	-	-	-	200
All Other Development		450	-	-	-	-	-	-	-	450
Public Works Inquiry (Written Info Only) 1-2 housing units (No Land Use Review or PLA expected)		-	-	-	50	50	50	-	-	150
Remedial Action Exempt Review - Conference (BDS)		394	243	-	-	716	-	-	-	1,353
OTHER LAND USE SERVICES		LUS	Site Dev	Life Safety	Water	BES	PBOT	FIRE	Total	
Additional Copies of Recording Documents		16	-	-	-	-	-	-	-	16
Appeals: Type II / IIx		250	-	-	-	-	-	-	-	250
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge	-	-	-	-	-	-	-	
Type III; 50% of LUS application fee (Max. 5,000)										
Demolition Delay Review		242	-	-	-	-	-	-	-	242
Expert Outside Consultation⁵ (Per hour above base fee)		116	-	-	-	-	-	-	-	116
Field Verification By Land Use Staff (except for environmental plan checks)		142	-	-	-	-	-	-	-	142
Hourly Rate for Land Use Services		148	-	-	-	77	-	50	-	275
Lot Confirmation⁶										
Sites Without Buildings		683	-	-	85	122	-	-	-	890
Sites With House(s) or Duplex(es)		735	-	33	85	122	-	-	-	975
Sites With Other Development		735	-	33	85	122	-	-	-	975
Mural Permit Fee		50	-	-	-	-	-	-	-	50
Structural Plan Review fee		149	-	-	-	-	-	-	-	149
Plan Check²		2.12 per 1,000 valuation								
Commercial and Residential		95 min.								
Maximum number of allowable checksheets: 2										
Rate per additional checksheet		184	-	-	-	-	-	-	-	184
Community Design Standards Plan Check (add to base fee; maximum 2,000 for house or duplex; maximum 5,000 for all other projects)		0.0075 of valuation								
Convenience Store/Amenity Bonus Plan Check (add to base fee)		250	-	-	-	-	-	-	-	250
Environmental Standards Plan Check and Field Verification (add to base fee)		279	-	-	-	-	-	-	-	279
Environmental Violation Plan Check (add to base fee)		788	-	-	-	-	-	-	-	788
Sign Permit Plan Check After Land Use Review (flat fee)		130	-	-	-	-	-	-	-	130
Radio Frequency Facilities Plan Check ⁷ (flat fee)		720	-	-	-	-	-	-	-	720
Property Line Adjustment										
Site Without Buildings		630	77	-	110	81	262	-	-	1,160
Sites With House(s) or Duplex(es)		683	77	33	110	284	262	-	-	1,449
Sites With Other Development		735	77	33	110	589	262	-	-	1,806
Property Line Adjustment With Lot Confirmation:										
Site Without Buildings		1,313	77	-	195	81	262	-	-	1,928
Sites With Houses(s) or duplex(es)		1,418	77	66	195	284	262	-	-	2,302
Sites With Other Development		1,470	77	66	195	589	262	-	-	2,659
Remedial Action Exempt Review - Simple		2,310	708	-	-	-	-	-	-	3,018
Remedial Action Exempt Review - Complex		3,098	1,887	-	-	-	-	-	-	4,985
Remedial Action Exempt Review - BES Land Use Exemption		-	-	-	-	863	-	-	-	863
Remedial Action Exempt Review - BES LU and Bldg Permit Exemption		-	-	-	-	1,926	-	-	-	1,926
Remedial Action Exempt Review - BES Bldg Permit/Dev Permit Exemption Hourly Fee		-	-	-	-	106	-	-	-	106
Renotification Fee - Any Review		430	-	-	-	-	-	-	-	430
Street Vacation		100	-	-	-	300	-	-	-	400
Transcripts		Actual cost								
Zoning Confirmation										
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Outdoor Advertising Sign Permit)		65	-	-	-	-	-	-	-	65
Tier 2 (LUCS, Bank Letter)		250	-	-	-	-	-	-	-	250
Tier 3 (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis)		850	-	-	-	-	-	-	-	850

Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.