A. Sanitary Sewer System User Service Charges and Discounts

1. Residential Users
   - a. Sanitary Sewer Services — $9.19 — per 100 cubic feet of water consumption
   - b. Low Income Discount — $28.98 — per month for eligible ratepayers only

2. Non-Residential, Commercial, Industrial and Institutional Users
   - a. Special Meter Charge — $30.12 — per special meter per bill
   - b. Sanitary Sewer Services — $9.057 — per 100 cubic feet of water consumption
   - c. Clean Water Discharges — $.924 — per 100 cubic feet of discharged clean water to a storm sewer other than a combined sewer.
   - d. Publicly-Owned Drinking Fountain — $0.001 — per 100 cubic feet of discharged water

3. Industrial Extra-Strength Discharger
   - a. Biochemical Oxygen Demand — $0.622 — per pound (allowable concentration – 300 mg/liter)
   - b. Suspended Solids — $0.770 — per pound (allowable concentration – 350 mg/liter)
   - c. Extra Strength Resample — $298.00 — per composite sample

B. Drainage/Stormwater Management User Service Charges and Discounts

1. Residential Users
   - a. Single Family and Duplexes
     - i. Off-site charge — $16.72 — per user account per month
     - ii. On-site charge — 9.00
   - b. 3-Plex and 4-Plex Residences
     - i. Off-site charge — $6.97 — per dwelling unit per month
     - ii. On-site charge — 3.75 — per dwelling unit per month
   - c. Developments of 5 or more units
     - i. Off-site charge — $6.97 — per 1,000 square feet of impervious area per month
     - ii. On-site charge — 3.75 — per 1,000 square feet of impervious area per month

2. Non-Residential Users
   - a. Off-site charge — $7.27 — per 1,000 square feet of impervious area per month
   - b. On-site charge — 3.92 — per 1,000 square feet of impervious area per month

C. Discounts

Clean River Rewards – user fee discounts of as much as 100% of the monthly stormwater management charge for private on-site facilities that manage stormwater runoff, and 100% of the monthly on-site stormwater management charge for Drainage District residents and businesses.

D. Willamette River/Portland Harbor Superfund Charges

1. Sanitary Volume Component — $0.04 — per 100 cubic feet of water consumption
2. Impervious Area Component — $0.10 — per 1000 square feet of impervious area per month

Note: These rates apply to all users, residential and non-residential. The impervious area component is calculated for the following classes of residential user based on the following class-average values of impervious area:

Single Family and Duplex Residences	2,400 square feet of impervious area per parcel
3-Plex and 4-Plex Residences	1,000 square feet of impervious area per unit

E. System Development and Connection Charges

1. Sanitary System
   a. Development Charge — $4,779.00 — per equivalent dwelling unit

2. Stormwater Management System
   a. Single Family or Duplex Residence — $854.00 — per parcel
   b. 3-Plex Residential Development — $988.00 — per parcel
   c. 4-Plex Residential Development — $1,355.00 — per parcel
   d. All Other Developments
      i. Impervious Area Component — $176.00 — per 1000 square feet of impervious area
      ii. Frontage Component — $5.66 — per linear foot of frontage
      iii. Trip Generation Component — $3.04 — per daily vehicle trip

3. Connection Charges
   a. Line Charge — $1.55 — per square foot within the zone of benefit
   b. Branch Charge — $5,732.00 — per branch used
   c. Wyes and Tees — $272.00 — per wye or tee used

4. Sanitary Sewer Conversion Charges
   a. Residential (single family, duplex, 3-plex, and 4-plex)
      i. Branch Charge — $5,732.00 — per branch used
   b. Commercial (all other users)
      i. Simple Sewer Extensions — $2.65 — per square foot
      ii. Complex Sewer Extensions — $5.68 — per square foot

5. System Development Charge Exemptions
   a. Affordable Housing — Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges.

      i. Auxiliary Dwelling Units — Sanitary and stormwater development charges will be suspended for accessory dwelling units (ADU's) until July 31, 2016 provided that an occupancy permit is obtained no later than June 30, 2017.

F. Building Plan Review Fees based on Type of Review

	Unit Fee	Minimum
1) One or two family residential structures or each dwelling unit of a row house development.	$248	$248
a) Revisions/Recheck Fees for Residential Permits	$83	
2) Structures auxiliary to or interior modifications of one or two family residential dwelling units submitted on a separate application	$83	
3) Tenant improvements in and additions to commercial buildings	$166	

4) Commercial Buildings (other than those listed in 1, 2, and 3 above)	$497	
a) Revisions/Recheck Fees for Commercial Permits	$166	
5) Private stormwater facilities for development that does not include structures (such as private streets and parking lots)		
a) For impervious areas up to 5,000 square feet	$331	$331
b) For impervious areas over 5,000 square feet	$414	$414
c) Hourly rate for complex plan review by agreement with applicant	$83	
6) Commercial Stormwater Facility Inspection (one to two facilities)	$455	$445
a) Each additional facility	$83	
7) Residential Stormwater Facility	$228	$228
8) Additional Charge for Plans Reviewed by Bureau of Environmental Services		
a) Review Fee – per hour with one hour minimum (recheck fees do apply and total time is tracked and assessed per permit)	$106	$106
b) Recheck Fee (incomplete corrections/revisions were made and an additional check sheet is generated)	$70	
9) Fee for Major Projects Group (assigned by Bureau of Development Services)	$20,000	

G. Land Use Review Fees

1) Adjustment Review	
a) Existing House/Duplex	$163
b) All Other Projects	$205
2) Comprehensive Natural Resource Management Plan & Amendments	
a) Type I	$366
b) Type II	$731
c) Type III	$1,225
3) Comprehensive Plan Map Amendment w/Zone Map Amendment	
a) Tier A	$589
b) Tier B	$589
c) Tier C	$930
4) Conditional Use	
a) Type I	$122
b) Type II	$165
c) Type III – new	$502
d) Type III – existing	$244

5) Design/Historic Review	
a) Type D	$223
b) Type F	$223
c) Type G	$861
6) Environmental Review	
a) Resource Enhancement/PLA	$60
b) Existing House/Duplex	$345
c) All Other Projects	$863
7) Environmental Review Protection Zone	$914
8) Environmental Violation Review	
a) Type II Required	$488
b) Type III Required	$488
c) Columbia South Shore Plan District (CSSPD)	$488
d) CSSPD, undividable lot with existing single dwelling unit	$488
e) Undividable lot with existing single dwelling unit	$488
9) Greenway	
a) Existing House Duplex or Simple Non-Residential or Mixed Use	$345
b) All Other Projects	$860
10) Impact Mitigation Plan	
a) Amendment (minor)	$1,219
b) Implementation	$1,219
c) New/Amendment (major)	$1,219
d) Amendment (use)	$1,219
11) Land Division Review	
a) Type I	$325
b) Type IIx	$731
c) Type III	$2,113
12) 2 to 3 Lot Land Division with Concurrent Environmental Review	$731
13) 4 or More Lot Land Division with Concurrent Environmental Review	$3,047
14) Land Division Amendment Review (all types)	$163
15) Land Division Final Plat Review/Final Development Plan Review	
a) If preliminary was Type I with no street	$163
b) If preliminary was Type I or IIx with a street	$366
c) If preliminary was Type IIx with no street	$183
d) If preliminary was Type III	$731
16) Lot Consolidation	$183
17) Master Plan	
a) Minor Amendments to Master Plans	$366
b) New Master Plans or Major Amendments to Master Plans	$1,219

18) Non-conforming Situation Review	$129
19) Planned Development Review (all types)	$1,544
20) Planned Development Amendment	$244
21) Planned Unit Development Amendment	$244
22) Statewide Planning Goal Exception	$406
23) Zoning Map Amendment	$776
24) Other Unassigned Reviews	
a) Type I	$102
b) Type II/IIx	$183
c) Type III	$305
25) Written Comments from Infrastructure Bureau and Planner	$200
26) Appointment for Early Land Use Assistance with Bureau and Planner	$300
27) Pre-Application Conference	$716
28) Conference Public Works Inquiry (Written Info Only)	$50
29) Remedial Action Exempt Review - Conference	$716
30) Hourly Rate for Land Use Services	$77
31) Lot Confirmation (suspended until 07/01/14)	
a) Sites without Buildings	$122
b) Sites with House(s) or Duplex(es)	$122
c) Sites with Other Development	$122
32) Property Line Adjustment	
a) Site without Buildings	$81
b) Sites with House(s) or Duplex(es)	$284
c) Sites with Other Development	$589
33) Property Line Adjustment with Lot Confirmation	
a) Site without Buildings	$81
b) Sites with House(s) or Duplex(es)	$284
c) Sites with Other Development	$589
34) Remedial Action Exempt Review of Development Permit	
a) Remedial Action Land Use Exempt Review - BES	$863
b) Remedial Action Land Use and Building Permit Exemption - BES	$1,926
c) Remedial Action Exempt Review of Development Permit (Hourly)	$106
35) Street Vacation	$300

H. Industrial Waste Discharge – Annual Permit Fees

1. Annual Fee based on Point Range
   a. > 124 — $10,797
   b. 75-124 — $5,612
   c. 50-74 — $3,887
   d. 25-49 — $2,606
   e. 1-24 — $1,364
   f. Alternative Discharge Control Mechanism — $273
   g. Categorical Non-Discharger — $0

2. Service Fee per Occurrence — $67
   This fee is applied to such discharges not otherwise addressed in an industrial wastewater discharge permit, in addition to other applicable charges.

I. Septage Discharge Permit Fees

1. Qualified Septage Haulers Annual Permit Fee — $149.00
2. Discharge Rates per gallon of discharge — $0.139
3. Treatment Plant After-Hours Fee — $50.00

J. Street Use Permit Fees

	Minimum	Per Unit
1) Access Permit		
a) Type 1	n/a	n/a
b) Type 2	$1,120	plus $383 per day
2) Sewer Connection Fees: Connections to existing laterals or extensions of laterals from sewer mains to property lines; Sewer or lateral extensions more than 100 feet in length are deemed a public improvement.	$198	$198
3) Sewer Tap Fees		
a) Mainline Sewer and Manhole Tap	$344	$344
b) Wye and Tee, and Standard Manhole (rate per installation, all materials provided by the contractor)	$670	$670
c) City Inspection of Insert-A-Tee installed by Permittee	$100	$100
4) Short Sewer Extension (up to 50 feet)	$600	$600
a) additional 51 to 100 feet.	$400	$400
5) Residential Infill Permit	$3,000	$3,000
6) Basic Sewer Extension	$3,000	$3,000

7) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4		
a) Project Manager (per hour)	*	$141
b) Construction Manager (per hour)	*	$114
c) Engineering Technician (per hour)	*	$100
d) Inspector (per hour)	*	$120
e) Revegetation (per hour)	*	$119
f) Maintenance (per hour)	*	$163
8) Complex Permit		full cost recovery
9) Revegetation Inspection/Warranty Fee	$715	$715
10) Construction Warranty Fee	$300	$300
11) Permit Reactivation Fee	$500	$500

K. Other Fees

1. Stormwater Management Manual Special Circumstances Application Fee — $100
2. Stormwater Management Manual Appeal Fee — $250
3. Stormwater Management Manual Offsite Management Fee[1] — $3.70/sf
4. Source Control Advanced Review Application Fee — $100
5. Source Control Special Circumstances Appeal Fee — $250
6. Fee for Hardcopy Publications, if in print — $35
7. Manufactured Stormwater Treatment Technologies Application Fee — $8,000
8. Manufactured Stormwater Treatment Technologies Appeal Fee — $250
9. FOG Variance Processing Fee — $250
10. Code Hearings — up to $1,318

[1] If building or other construction permit or public works permit applicant submits a Special Circumstances application following permit issuance, BES may apply a multiplier of 2 in calculating the Offsite Management Fee.