



City of Portland, Oregon - Bureau of Development Services



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Land Use Services Fee Schedule Effective July 1, 2016 through June 30, 2017

Land Use Reviews	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review											
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	900	-	-	-	-	144	-	-	-	1,044
Site With Existing House/Duplex	II	1,300	77	66	115	270	278	-	-	-	2,106
All Other Projects ⁸	II	1,800	116	100	115	344	278	50	-	-	2,803
Central City Parking Review	III	7,665	-	-	-	-	2,591	-	-	1,679	11,935
Comprehensive Plan Map Amendment With Zone Map Amendment											
Tier A -	III	6,500	-	-	115	979	4,372	-	150	1,679	13,795
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	115	979	4,372	-	150	1,679	20,619
Tier C - All Other Proposals	III	18,900	578	100	115	1,550	7,843	-	150	1,679	30,915
Conditional Use											
Type Ix	Ix	2,835	77	-	-	202	1,303	-	-	-	4,417
Type II	II	2,940	96	66	115	307	1,303	50	150	159	5,186
Type II - Radio Frequency Facilities	II	7,450	-	-	-	-	-	-	-	159	7,609
Type III - New	III	10,500	309	100	115	889	4,672	50	150	1,679	18,464
Type III - Existing	III	4,200	154	100	115	405	4,672	50	-	1,679	11,375
Type III - Radio Frequency Facilities	III	14,700	-	-	-	-	732	-	-	1,679	17,111
Design / Historic Resource Review²											
Each additional sign \$100 (maximum \$1,000) for signs											
Tier A - Signs only											
Sign 20 sq ft or smaller	Ix, II	945	-	-	-	-	-	-	-	-	945
	III	945	-	-	-	-	-	-	150	-	1,095
Sign > 20 sq ft	Ix, II	1,365	-	-	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	150	-	1,515
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000	-	-	-	-	-	-	-	-	5,000
	III	5,000	-	-	-	-	-	-	150	-	5,150
Tier C - Sites with an existing house/duplex: dormer projects; or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 925	-	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.)											
	III	max. 5,000	-	66	-	-	-	-	150	-	LUS Fee + 216
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260	77	100	115	371	311	-	-	-	LUS Fee + 974
• 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.)											
	III	max. 5,000	77	100	115	371	311	-	150	-	LUS Fee + 1,124
Tier E - Sites with other existing development: dormer projects or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260	-	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											
	III	max. 5,250	-	100	-	-	-	-	150	-	LUS Fee + 250
Tier F - Sites with other existing development: projects involving:	Ix, II	0.032 of valuation min. 1,260	154	100	115	371	650	-	-	-	LUS Fee + 1,390
• 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											
	III	max. 15,750	154	100	115	371	650	-	150	-	LUS Fee + 1,540
Tier G - All other projects not described above	Ix or II	0.032 of valuation min. 1,260	578	100	115	1,453	2,389	-	-	-	LUS Fee + 4,635
(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	max. 5,250	578	100	115	1,453	3,080	-	150	-	LUS Fee + 5,476
Historic Resource Review	I	250	-	-	-	-	-	-	-	-	250
Modifications	n/a	945	-	-	-	-	-	-	-	-	945
Environmental Review											
Resource Enhancement/PLA	Ix	1,100	230	-	-	270	-	-	150	-	1,750
Existing House/Duplex	II	1,450	463	66	-	574	154	50	150	159	3,066
All Other Projects	II	2,700	578	100	-	1,447	154	50	150	159	5,338
Environmental Review Protection Zone	III	3,675	578	66	-	1,518	402	-	150	1,679	8,068
Environmental Violation Review											
Type II required	II	2,900	309	-	-	810	-	-	150	159	4,328
Type III required	III	7,560	309	-	-	810	278	-	150	1,679	10,786
Columbia South Shore Plan District (CSSPD)	II	2,900	309	-	-	810	420	-	150	159	4,748
CSSPD, undividable lot w/existing single dwelling unit	II	1,500	309	-	-	810	278	-	150	159	3,206
Undividable lot w/existing single dwelling unit	III	2,700	309	-	-	810	278	-	150	1,679	5,926
Greenway											
Existing House/Duplex ³	II	1,450	309	66	-	574	278	-	150	159	2,986
All Other Projects	II	4,830	463	100	-	1,463	2,013	-	150	159	9,178
Historic Landmark Designation											
Individual properties	III	2,000	-	-	-	-	154	-	-	-	2,154
Multiple properties or districts	III	4,200	-	-	-	-	402	-	-	-	4,602
Historic Landmark Demolition Review	IV	8,500	-	-	-	-	402	-	-	-	8,902
Impact Mitigation Plan											
Amendment (Minor)	II	4,200	771	-	115	2,025	2,591	-	150	159	10,011
Implementation	II	4,200	771	-	115	2,025	1,352	-	150	159	8,772
New/Amendment (Major)	III	19,950	771	-	115	2,025	10,028	-	150	1,679	34,718
Amendment (Use)	III	5,550	771	-	115	2,025	5,070	-	150	1,679	15,360
Land Division Review											
Type Ix	Ix	2,200 + 500 per lot & tract (max. per lot	193	66	115	541	1,600	100	150	-	LUS Fee + 2,765
Type IIx	IIx	& tract total 12,500) +	463	100	115	1,215	2,591	150	150	159	4,943
Type III	III	1,200 for new street, Max. 15,900	1,347	100	115	3,509	4,176	200	150	1,679	11,276
2 - 3 lot Land Division with Concurrent Environmental Review	III	2,900 + 1,500 per lot & tract (max. per lot & tract total 18,000) + 1,800 for new street, Max. 22,700	463	100	115	1,215	2,689	90	150	1,679	LUS Fee + 6,501
4 or more lot Land Division with Concurrent Environmental Review	III		1,927	100	115	5,061	4,176	180	150	1,679	LUS Fee + 13,388

Land Use Services Fee Schedule

Effective July 1, 2016 through June 30, 2017

Land Use Reviews (continued)	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Land Division Amendment Review	Ix	1,365	96	-	115	270	1,055	50	-	-	2,951
	IIx	1,470	96	-	115	270	1,055	50	-	159	3,215
	III	3,465	96	-	115	270	1,055	50	-	1,679	6,730
Land Division Final Plat Review/Final Dev Plan Review											LUS Fee +
If preliminary was Type Ix with no street	Admin Review	800 per lot (max. 5,600), plus	96	-	85	270	1,203	50	150	-	1,854
If preliminary was Type Ix or IIx with a street		600 if new street, Max. 6,200	230	-	85	607	1,450	50	150	-	2,572
If preliminary was Type IIx with no street			116	-	85	304	1,202	50	150	-	1,907
If preliminary was Type III			463	-	85	1,215	2,689	100	150	-	4,702
Additional Review of Final Plat	n/a	280	-	-	-	-	402	-	-	-	682
A fee will be charged for each review after the second review											
Lot Consolidation	Ix	1,418	116	-	115	304	1,055	-	-	-	3,008
Master Plan											
Minor Amendments to Master Plans	II	4,961	230	-	115	607	5,168	90	150	159	11,480
New Master Plans or Major Amnds to Master Plans	III	13,125	771	-	115	2,096	12,801	90	150	1,679	30,827
Non-conforming Situation Review	II	4,620	77	66	-	264	2,047	-	-	159	7,233
Non-conforming Status Review	II	1,323	-	-	-	-	187	-	-	159	1,669
Planned Development Review	IIx	2,756	963	66	115	2,564	1,551	180	150	159	8,504
	III	4,515	963	66	115	2,564	3,136	180	150	1,679	13,368
Planned Development Amendment / Planned Unit Development Amendment	IIx	2,415	154	33	115	405	543	50	-	159	3,874
	III	4,095	154	66	115	405	1,055	50	-	1,679	7,619
Statewide Planning Goal Exception	III	9,555	-	-	-	675	3,185	-	-	1,679	15,094
Tree Preservation Violation Review	II	2,205	116	-	-	-	-	-	150	159	2,630
	III	4,410	116	-	-	-	-	-	150	1,679	6,355
Tree Review	II	1,365	96	-	-	-	-	-	150	159	1,770
Zoning Map Amendment	III	5,880	487	-	115	1,304	5,266	50	150	1,679	14,931
Other Unassigned Reviews	I / Ix	1,418	58	66	-	169	278	-	-	n/a	1,989
	II / IIx	1,764	116	66	115	316	543	-	-	159	3,079
	III	5,618	193	-	115	506	2,095	-	-	1,679	10,206
EARLY ASSISTANCE SERVICES		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Design Commission Advice Request		2,520	-	-	-	-	541	-	-	3,061	Footnotes: 1 This category also includes small accessory buildings that don't require a building permit, storage sheds, mechanical equipment, and trellises. 2 If the applicant does not provide the valuation, the maximum fee will be charged.
Early Assistance - Zoning											
Written Info Only		400	-	-	-	-	-	-	-	400	
Meeting and Written Info		500	-	-	-	-	-	-	-	500	
Early Assistance - Zoning & Infrastructure Bureaus											
Written Info Only		450	-	-	100	341	383	-	150	1,424	
Meeting & Written Info		500	12	-	155	499	608	-	300	2,074	
Written Info Only (Street Vacation requested)		450	-	-	100	341	583	-	150	1,624	
Meeting & Written Info (Street Vacation requested)		500	12	-	155	499	1,008	-	300	2,474	
Pre-Application Conference		1,785	463	-	210	1,291	1,104	100	300	5,253	
Pre-Application Conference (Street Vacation requested)		1,785	463	-	210	1,291	1,504	100	300	5,653	
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		394	243	-	-	1,291	-	-	-	1,928	
OTHER LAND USE SERVICES		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Additional Copies of Recording Documents		16	-	-	-	-	-	-	-	16	3 a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants. 4 Planning and Zoning review of plans prior to building permit submittal. 5 Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews. 6 A Site Development fee of \$77 is charged when a review is required. 7 This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed. 8 The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A fee.
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	-	-	-	135	-	50	-	333	
Lot Confirmation⁶											
Sites Without Buildings		683	-	-	85	202	-	-	-	970	
Sites With House(s) or Duplex(es)		735	-	33	85	202	-	-	-	1,055	
Sites With Other Development		735	-	33	85	202	-	-	-	1,055	
Mural Permit Fee											
Structural Plan Review fee		50	-	-	-	-	-	-	-	50	
		149	-	-	-	-	-	-	-	149	
Plan Check²		2.12 per 1,000 valuation									
Commercial and Residential		95 Minimum									
<u>Maximum number of allowable checksheets: 2</u>											
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	-	115	202	409	-	-	1,433	
Sites With House(s) or Duplex(es)		683	77	33	115	472	409	-	-	1,789	
Sites With Other Development		735	77	33	115	979	409	-	-	2,348	
Property Line Adjustment With Lot Confirmation:											
Site Without Buildings		1,313	77	-	200	202	409	-	-	2,201	
Sites With Houses(s) or duplex(es)		1,418	77	66	200	472	409	-	-	2,642	
Sites With Other Development		1,470	77	66	200	979	409	-	-	3,201	
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		-	-	-	-	810	-	-	-	810	
Remedial Action Exempt Review - BES LU and Bldg Permit Exemption		-	-	-	-	1,930	-	-	-	1,930	
Remedial Action Exempt Review - BES Bld											