

City of Portland
Bureau of Development Services
Proposed for July 1, 2015
Site Development Fee Schedule
Last Effective Date: January 1, 2014
Revised: 5/4/2015

APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW AND SITE DEVELOPMENT PROJECTS:

Commercial Site Review Fee

Applies to commercial building, development review and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.

For Commercial Building, Development Review and, Site Development Permits: 15% of the permit fee
 Minimum fee is \$131

APPLIES TO RESIDENTIAL PROJECTS:

Residential Fees

Residential Site Review and Inspection Fee for Simple Sites:

Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.

		<u>Plan Review</u>	<u>Inspection</u>
New Construction	\$473	\$262	\$211
Additions, alterations, garages, and carports	\$497	\$110	\$87
Decks, fences and demolitions	\$144	\$80	\$64

Residential Site Review and Inspection Fee for Complex Sites:

Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.

		<u>Plan Review</u>	<u>Inspection</u>
New Construction	\$624	\$346	\$275
Additions, alterations, garages, and carports	\$344	\$173	\$138
Decks, fences and demolitions	\$245	\$120	\$95

APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW, and SITE DEVELOPMENT PROJECTS:

Erosion Control Fees

Commercial, Development Review and Site Development Permits:

		<u>Plan Review</u>	<u>Inspection</u>
Located in an Environmental Zone:	Base fee (up to one acre)	\$326	\$266
	plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)	\$36	\$30
Located in any other zone:	Base fee (up to one acre)	\$218	\$178
	plus, \$66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)	\$36	\$30
Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)	\$35 for the first 100 feet of line.	\$19	\$16
	\$26 for each additional 100 feet of line, or portion thereof.	\$14	\$12
Exterior Alterations and Additions	Located in an Environmental Zone: Base fee (up to one acre) \$234 plus \$38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)	<u>\$127</u>	<u>\$104</u>
		\$21	\$17
Located in any other zone:	Base fee (up to one acre)	\$84	\$69
	plus \$38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)	\$21	\$17

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APPLIES TO COMMERCIAL, RESIDENTIAL AND SITE DEVELOPMENT PROJECTS:

Clearing Fee

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre	\$90
Over 1 acre	\$90 plus \$16 per additional acre or fraction of an acre.

Clearing with Tree Cutting Fee

For vegetation removal only with no other permitted activity.
 (on slopes over 10% gradient)

2,500 square feet - 1 acre	\$130
1 acre and up	\$130 plus \$44 per additional acre or fraction of an acre.

APPLIES TO SITE DEVELOPMENT PERMITS ONLY:

Site Development Permit Fee

Applies to site work when no building permit is issued, including grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$95.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$95.00 for the first \$500, plus \$2.44 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 2
\$2,001 - \$25,000	\$131.60 for the first \$2,000, plus \$9.54 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$351.02 for the first \$25,000, plus \$7.02 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$526.52 for the first \$50,000, plus \$4.65 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$759.02 for the first \$100,000, plus \$3.83 for each additional \$1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$97 per inspection.

Site Development Plan Review Fee

For the original submittal:

65% of the permit fee
 Maximum number of allowable checksheets: 2
 Any additional checksheets will be charged at the rate of \$175 per checksheet.

For value-added revisions:

65% of the additional permit fee
 (based on the additional valuation)

For all other revisions:

Plan review time 1/2 hour or less: \$71
 Plan review time greater than 1/2 hour:
 \$142 per hour or fraction thereof

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APPLIES TO COMMERCIAL, RESIDENTIAL, DEVELOPMENT REVIEW and SITE DEVELOPMENT PROJECTS:	
Miscellaneous Fees	
Additional Plan Review Fee For changes, additions, or revisions to approved plans.	Plan review time 1/2 hour or less: \$71 Plan review time greater than 1/2 hour: \$142 per hour or fraction thereof
For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets.	
Inspections Outside of Normal Business Hours	\$194 per hour or fraction of an hour Minimum - \$194
Investigation Fee For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour Minimum - \$95
Limited Site Development Consultation Fee For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.	\$284
The meeting will be limited to two City staff members. Fee for each additional staff in attendance.	\$152
Other Inspections Not Specifically Identified Elsewhere	\$142 per hour or fraction of hour Minimum - \$142
Permit Reinstatement Processing Fee Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - \$95
Reinspection Fee When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	\$97 per inspection

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Proposed for July 1, 2015
Enforcement Fee and Penalty Schedule
Last Effective Date: January 2, 2015
Revised: 4/30/2015

<u>Type A Accessory Short-Term Rental Fee for 1 & 2 Dwelling Structures</u>	
Inspection Verification Fee (and every 6 years)	\$159
Renewal Application Fee (intervening years - or year 2, 4, 8, 10, etc)	\$62
Reinspection Fee	\$97
Delinquent Renewal Fee	\$100
<u>Type A Accessory Short-Term Rental Fee for Multi-Dwelling Structures</u>	
Initial application fee (valid for two years)	\$100
Renewal Application Fee (every two years)	\$62
Delinquent Renewal Fee	\$100
<u>Type B Accessory Short-Term Rental Fee for 1 & 2 Dwelling Structures</u>	
Inspection Verification Fee (and every 6 years)	\$159
Owner Requested Inspections	
Housing Maintenance & Dangerous Buildings	
One & two family dwellings	\$467 \$159
Apartment Houses	\$219, plus \$15 for each dwelling unit in excess of three
Hotels/Motels	\$219, plus \$10 for each dwelling unit in excess of five
House Move	\$467 \$159
Adult Care Home Safety Inspection	\$322
Occupancy of Property After Notice of Housing Violation	\$708 per structure or portion thereof, per occurrence, per month
Occupancy of Property After Notice of Dangerous Building Violation	\$1,251 per structure or portion thereof, per occurrence, per month
Chapter 13 Systematic Inspection Fee	\$277 \$159
Code Enforcement Fees	
1 - 2 Units	\$257 per month, per unit
3 - 10 Units	\$386 per month, per unit
11 - 19 Units	\$515 per month, per unit
20 or more Units	\$643 per month, per unit
Residential Properties With Any Non-Residential Use	\$643 per month, per unit
Properties With Only Non-Residential Use	\$643 per month
Properties in violation for 3 months from initial notice of violation	Twice the amount stated above
Enforcement Reinspection Fee	\$464 \$159
Investigation Fee	
For commencement of work before obtaining a permit.	\$95 per hour or fraction of an hour Minimum - \$95
Nuisance Fees and Penalties	
Abatement Charges	Costs to remove nuisance
Additional Penalty	50% of the cost of abatement (minimum \$212)
Administrative Charges	40% of the cost of abatement (minimum \$257)
Civil Penalty	\$423
Work Order Inspection Fee	\$460 \$477
<u>Demolition or Repair for Dangerous Buildings</u>	
Administrative Charges	40% of the demolition or repair cost
Civil Penalty	\$675
Demolition or Repair Charge	Cost to demolish or repair building
Disabled Vehicle Fees and Penalties	
Administrative Charges	40% of the cost of removal
Civil Penalty	\$284 for each vehicle removed
Removal of Vehicle	Cost to remove vehicle
Tow Warrant Inspection Fee	\$460 \$477

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Chronic Offender Fees	
First Occurrence	\$595
Second or Additional Occurrence	\$1,191
Stop Work Order Penalty	\$500
<u>Portable Sign Fines/Penalties</u>	
<u>First Occurrence</u>	<u>\$70</u>
<u>Second Occurrence</u>	<u>\$140</u>
<u>Third Occurrence</u>	<u>\$210</u>
<u>Fines/Penalties not paid by the</u>	<u>Twice the amount as stated above</u>
<u>15th day of the fine date</u>	
<u>Administrative costs of impounding a portable sign</u>	<u>Cost of Removal</u>
Additional Fees	
Administrative Review Appeal Fee	\$1,318 <u>\$1,368</u>
County Recording Fee	Equal to the cost of recording charges
Hearing Filing Penalty	\$359
Temporary Recording Program Charge	\$206 per attempt
Title Reports	Equal to the cost of acquiring a title report
Administrative Review Fee	\$140 <u>\$125</u>
Search Warrant Abatement Fee	\$238