

**City of Portland
Bureau of Development Services**

**Site Development Fee Schedule for Land Use Reviews
APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES
Effective Date: July 1, 2013**

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.)	II	\$77
All Other Projects	II	\$116
Comprehensive Plan Map Amendment		
With Zone Map Amendment		
Tier B - Residential to Residential Upzoning	III	\$309
Tier C - All Other Proposals	III	\$578
Conditional Use		
Type Ix	Ix	\$77
Type II	II	\$96
Type III - New	III	\$309
Type III - Existing	III	\$154
Design / Historic Resource Review (If the applicant does not provide the valuation, the maximum fee will be charged.)		
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$77
Sites With An Existing House/Duplex:		
Type F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	Ix, II, or III	\$154
Type G - All other projects not described above	Ix, II, or III	\$578
Type G - All other projects not described above	III	\$578
Environmental Review		
Resource Enhancement/Property Line Adjustment	Ix	\$230
Existing House/Duplex	II	\$463
All Other Projects	II	\$578
Environmental Review Protection Zone	III	\$578
Environmental Violation Review		
Type II required	II	\$309
Type III required	III	\$309
Columbia South Shore Plan District (CSSPD)	II	\$309
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$309
Undividable lot with existing single dwelling unit	III	\$309
Greenway		
Existing House/Duplex (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$309
All Other Projects	II	\$463

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Impact Mitigation Plan		
Amendment (Minor)	II	\$771
Implementation	II	\$771
New / Amendment (Major)	III	\$771
Amendment (Use)	III	\$771
Land Division Review		
Type Ix	Ix	\$193
Type IIx	IIx	\$463
Type III	III	\$1,347
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$463
4 or more lot Land Division with Concurrent Environmental Review	III	\$1,927
Land Division Amendment Review		
Type Ix	Ix	\$96
Type IIx	IIx	\$96
Type III	III	\$96
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street		\$96
If preliminary was Type I, Ix or IIx with a street		\$230
If preliminary was Type IIx with no street		\$116
If preliminary was Type III		\$463
Lot Consolidation	Ix	\$116
Master Plan		
Minor Amendments to Master Plans	II	\$230
New Master Plans or Major Amendments to Master Plans	III	\$771
Non-conforming Situation Review	II	\$77
Planned Development Review		
Type IIx	IIx	\$963
Type III	III	\$963
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$154
Type III	III	\$154
Tree Preservation Violation Review		
Type II	II	\$116
Type III	III	\$116
Tree Review		
Type II	II	\$96
Zoning Map Amendment		
	III	\$487
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$58
Type II / IIx	II / IIx	\$116
Type III	III	\$193

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Early Assistance Services	
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner	\$12
Pre-Application Conference	\$463
Remedial Action Exempt Review - Conference	\$243
Other Planning Services	
Property Line Adjustment	
Site Without Buildings	\$77
Sites With Houses(s) or Duplex(es)	\$77
Sites With Other Development	\$77
Property Line Adjustment With Lot Confirmation	
Site Without Buildings	\$77
Sites With Houses(s) or Duplex(es)	\$77
Sites With Other Development	\$77
Remedial Action Exempt Review	
Simple	\$708
Complex	\$1,887