



City of Portland, Oregon - Bureau of Development Services

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Unincorporated Multnomah County Land Use Fee Schedule Effective July 1, 2019 through June 30, 2020

Land Use Reviews	Type	BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
Adjustment Review⁹									
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	1,365	-	-	-	-	158	-	1,523
Site With Existing House/Duplex	II	1,950	81	66	120	311	308	-	2,836
All Other Projects ⁸	II	2,700	122	100	120	389	307	-	3,738
Comprehensive Plan Map Amendment With Zone Map Amendment									
Tier A -	III	10,500	-	-	120	1,128	4,823	1,852	18,423
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 sf,									
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	13,650	309	100	120	1,128	4,823	1,852	21,982
Tier C - All Other Proposals	III	19,845	578	100	120	1,750	8,735	1,852	32,980
Conditional Use									
Type Ix	Ix	2,975	81	-	-	233	1,453	-	4,742
Type II	II	3,200	101	66	120	311	1,453	176	5,427
Type II - Radio Frequency Facilities	II	7,820	-	-	-	-	-	176	7,996
Type III - New	III	10,500	324	100	120	933	5,213	1,852	19,042
Type III - Existing	III	5,000	162	100	120	467	5,213	1,852	12,914
Type III - Radio Frequency Facilities	III	15,435	-	0	0	0	797	1,852	18,084
Design / Historic Resource Review²									
Each additional sign \$155 (maximum \$1,550) for signs									
Tier A - Signs only									
Sign 20 sq ft or smaller	Ix, II	1,165	-	-	-	-	-	-	1,165
	III	1,165	-	-	-	-	-	-	1,165
Sign > 20 sq ft	Ix, II	1,365	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	1,365
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000	-	-	-	-	-	-	5,000
	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	0.032 of valuation min. 1,260 max. 15,750	-	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.	III		-	66	-	-	-	-	LUS Fee + 66
(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	0.032 of valuation min. 1,260 max. 15,750	81	100	120	428	335	-	LUS Fee + 1,064
• 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	III		81	100	120	428	335	-	LUS Fee + 1,064
(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	0.032 of valuation min. 1,260 max. 15,750	-	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.	III		-	100	-	-	-	-	LUS Fee + 100
(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 \$155 (maximum \$1,550) for signs									
Tier F - Sites with other existing development: projects involving:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	162	100	120	428	726	-	LUS Fee + 1,536
• parking areas;									
• fences/walls/gates;									
• a change to the footprint or exterior development area;									
• a change to stormwater facility; and/or	III		162	100	120	428	726	-	LUS Fee + 1,536
• 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 \$155 (maximum \$1,550) for signs									
Tier G - All other projects not described above	Ix or II	0.032 of valuation min. 1,260 max. 15,750	578	100	120	1,633	2,588	-	LUS Fee + 5,019
(Examples: a new house, a new 10-story mixed-use building, etc.)									
Project may include one or more signs.	III	0.032 of valuation min. 5,250 max. 27,000	578	100	120	1,633	3,316	-	LUS Fee + 5,747
Each additional sign \$155 (maximum \$1,550) for signs									
Modifications	n/a	1,550	-	-	-	-	-	-	1,550
Environmental Review									
Resource Enhancement/PLA/Public Rec Trails	Ix	1,300	242	-	-	622	-	-	2,164
Existing House/Duplex	II	2,600	486	0	-	661	167	176	4,090
All Other Projects	II	3,675	607	0	-	1,633	167	176	6,258
Environmental Review Protection Zone	III	4,201	607	0	-	1,750	446	1,852	8,856
Environmental Violation Review									
Type II required	II	3,232	324	-	-	933	-	176	4,665
Type III required	III	7,560	324	-	-	933	307	1,852	10,976
Undividable lot w/existing single dwelling unit	III	3,442	324	-	-	933	307	1,852	6,858
Greenway									
Existing House/Duplex ³	II	1,943	324	66	-	661	307	176	3,477
All Other Projects	II	5,075	486	100	-	1,633	2,263	176	9,733
Historic Landmark Designation									
Individual properties	III	4,000	-	-	-	-	167	-	4,167
Multiple properties or districts	III	9,200	-	-	-	-	446	-	9,646
Historic Landmark Demolition Review	IV	8,925	-	-	-	-	446	-	9,371
Impact Mitigation Plan									
Amendment (Minor)	II	4,410	810	-	120	2,333	2,893	176	10,742
Implementation	II	4,410	810	-	120	2,333	1,495	176	9,344
New/Amendment (Major)	III	21,840	810	-	120	2,333	11,276	1,852	38,231
Amendment (Use)	III	6,865	810	-	120	2,333	5,687	1,852	17,667
Land Division Review									
Type Ix	Ix	6,038 + 263 per lot and tract + 1,260 if new street	203	66	120	622	1,775	-	LUS Fee + 2,786
Type IIx	IIx	6,825 + 263 per lot and tract + 1,260 if new street	486	100	120	1,400	2,893	176	LUS Fee + 5,175
Type III	III	7,875 + 263 per lot and tract + 1,260 if new street	1,414	100	120	4,044	4,654	1,852	LUS Fee + 12,184
2 - 3 lot Land Division with Concurrent Environmental Review	III	6,825 + 420 per lot and tract + 2,100 if new street	486	100	120	1,400	2,977	1,852	LUS Fee + 6,935
4 or more lot Land Division with Concurrent Environmental Review	III	8,925 + 420 per lot and tract + 2,100 if new street	2,023	100	120	5,832	4,654	1,852	LUS Fee + 14,581

