

Summary to DRAC of development-related changes since July 1, 2015

A. Code Change List

Lead	Title/ Admin Rule	Project Name	Next Steps & Key Dates	Effective Date
Council	Ordinance	ADU SDC Fee Waiver	Effective for permits issued through July 31, 2018.	4/13/2016
BDS	Admin Rule	Accessory Short Term Rental (ASTR) Enforcement	Administrative Rules signed 2/8/17; fee schedule effective 7/17.	7/1/2017
	Title 11	Large Trees in Development Situations	Effective 5/13/16	5/13/2016
	Title 28	Floating Structures Code Amendments	Drafted ordinance making minor housekeeping amendments to Title 28; adopted by Council April 6, 2016; effective 5/6/16	5/6/2016
	Title 24	Demolition Ordinance/HRI Delay	Ordinance ensuring that non-ranked properties on the Historic Resources Inventory list are subject to the Title 24 Demolition Ordinance delay passed by Council as emergency ordinance 5-4-16	5/4/2016
	Title 3, Chapter 3.30	Stop Work Order Appeals	Add provision to Chapter 3.30 codifying the right to appeal a stop work order to the Code Hearings Officer; adopted by Council 11/4/15	11/4/2015
	Admin Rule	Fees for Land Use Services Applications	Amend to include fee waiver and refund policies for Early Assistance and Public Registry applications; Effective 10/19/15	10/19/2015
	Admin Rule	Permitting Original Art Murals	Amend to provide inspections flexibility, clarify when structural review required. Effective 10/19/15	10/19/2015
BES	ENB-4.33, Cured in Place Pipe Lining Rules	Rulemaking to make existing temporary rules permanent.	Public comment period closed June 1; final rules to be adopted in June or July 2017	6/27/2017
	Update to the Stormwater Management Manual (including moving Chapter 4 into a new freestanding rule, the Source Control Manual)	2016 SWMM and 2016 Source Control Manual	The 2016 Stormwater Management Manual (SWMM) and 2016 Source Control Manual took effect August 19, 2016, but the 2014 SWMM will also be in effect through November 20, 2016. As of November 21, 2016, the regulated community must comply with the 2016 SWMM and the 2016 SCM to the extent each is applicable.	8/19/2016
	New rule to increase the transparency of existing policy.	Monitoring Access Structure ("MAS") Rulemaking	Environmental Services developed administrative rules for monitoring access structures to provide clarity and improve awareness of requirements for appropriate and safe access structures. After a public comment period this July/August, the rules took effect in September 2016.	9/1/2016
BPS	Zoning Map/Title 33/Title 17/Others	Comp Plan Early Implementation (Employment, Institutions, Mixed Use, Residential & OS, Community Involvement, TSP, and Misc. Zoning Amendments)	Submitted to LCDC to be reviewed with updated Comp Plan. Anticipated effective date extended to May 23 per Council Ordinance 188695 approval on 11/29/2017.	5/23/2018
	Assessment report for future Title 33 Amendments	Design Overlay Zoning Assessment (DOZA)	Council accepted recommendations April 26. BPS/BDS scoping project to implement recommendations (zoning amendments, updates to design guidelines and standards)	4/26/2017
	Title 33, Title 11	RICAP 8	Adopted by City Council. Title 17, 24 and 33 amendments effective March 31; Title 11 amendments effective April 14.	4/14/2017
	Title 33	Fossil Fuel Terminals	Adopted by City Council. Ordinance 188142	1/13/2017
	Title 33	Mass Shelters and Housing		12/9/2016
	Title 33	Central City Maps		8/19/2016
	Title 33	Multnomah County Courthouse		7/1/2016

Lead	Title/ Admin Rule	Project Name	Next Steps & Key Dates	Effective Date
BPS	Title 33	Accessory Structures	Approved Dec. 2. Effective date January 1, 2016.	1/1/2016
	Policy direction and community/economic development funding (in coordination w/Tri-met, METRO, Gresham)	Powell-Division Transit and Development Project	Phase I documents from consultants posted on website (peer city review, assessment of Portland's design regulations); workshop to present consultant's findings in Nov. Design Commission and PSC briefings in Dec.	n/a
BPS/ PBOT	Title 33	NW Parking Update Project	City Council approved on July 6.	7/6/2016
BPS/PHB	Title 33, Title 30, Title 3	Inclusionary Housing	Adopted by City Council. Ordinance 188162	2/1/2017
Parks	Admin Rule ARB-PRK-4.02	SDCs for Residential Additions	Amended by Director on 12/19/17. Originally filed 6/30/2016	12/19/2017
	Title 17	Parks and Recreation SDC Update		7/1/2016
PBOT	Title 17 and Admin Rules	TSDC Update		1/1/2018
	Admin Rule TRN-8.12	Safe Accommodations for Pedestrians and Cyclists In and around Work Zones		10/21/2016
	Title 17 and Admin Rules	Local Transportation Infrastructure Charge	City Council adopted ordinance 187681	4/13/2016
PBOT / BES / Water	New permanent rules to replace temporary rules in TRN-9.07, TRN-10.43, and ENB-4.11	PW Permit Fees	Public comment period closed October 26, 2016 at 5 p.m. Final rules have been adopted.	4/6/2017
PHB	Title 5, Title 6	Affordable Housing Construction Excise Tax	Went into effect 8/1/2016, amended 9/7/2016.	9/7/2016

B. BDS Fee Changes

New Fees for Accessory Short-Term Rentals (ASTRs) (as of July 1, 2015)

Fee Description	Amount
Type A ASTR	
1 & 2 Dwelling Structures - Reinspection Fee	\$97.00
1 & 2 Dwelling Structures - Delinquent Renewal Fee	\$100.00
Multi-Dwelling Structures - Initial application fee (valid for two years)	\$100.00
Multi-Dwelling Structures - Renewal Application Fee (every two years)	\$62.00
Multi-Dwelling Structures - Delinquent Renewal Fee	\$100.00
Type B ASTR Fee for 1 & 2 Dwelling Structures - Renewal Application Fee (every two years)	\$159.00

New Fees for Portable Sign Fines/Penalties (as of July 1, 2015)

Fee Description	Amount
First Occurrence	\$70.00
Second Occurrence	\$140.00
Third Occurrence	\$210.00
Fines/Penalties not paid by the 15th day of the fine date	2x initial fee
Administrative costs of Impounding a portable sign	Cost of Removal

3 percent fee reduction (as of July 1, 2016):

- Building Permits
- Side Development Permits

New Fees for Occupant Load Signs (as of July 1, 2016)

For replacement or new occupant load signs in other than new construction

Fee Description	Amount
Simple	\$50.00
Complex	\$368.00

New Fee for Temporary Certificate of Occupancy (as of July 1, 2016)

If a Phased Seismic Agreement proposal is acceptable to the City of Portland, the building owner will be required to obtain a Temporary Certificate of Occupancy for the periods between the initial and final phases of work. The fee will be paid on an annual basis, and extended as necessary to cover the period of the agreement. The Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement fee will be equal to one half of the monthly Temporary Certificate of Occupancy, and may have a duration of no less than one month, and no greater than 12 months.

Fee Description	Amount
Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement (cost is half of monthly Temporary Certificate of Occupancy)	\$107.00

New Fees for Accessory Short-Term Rental (ASTR) Citations (as of July 1, 2017)

Fee Description	Amount
First Offense	\$1,000.00
Second Offense	\$3,000.00
Third Offense	\$5,000.00
Additional violations after the third offense	\$5,000.00

C. Fire Fee Changes (as of August 1, 2016)

New Fees for Fire Code Plan Review and Inspections

Fee Description	Fee Amount
Single family residential review	\$50
Street vacation plan review, rounded to the nearest 1/2 hour (minimum charge - 1 hour)	\$50 per hour
Professional, technical and expert services	Third party costs plus 10%
Site development review	\$50
CUSTOMER REQUESTED INSPECTIONS (When additional inspections are requested by the customer)	
During normal business hours, rounded to nearest 1/2 hour (minimum charge - 1 hour)	\$50 per hour
After normal business hours, rounded to nearest 1/2 hour (minimum charge - 1 hour)	\$100 per hour

D. Parks SDC Fee Schedule Changes (as of July 1, 2016)

Used a new Council-adopted methodology and fee structure. Notably, SDCs for dwelling units inside and outside the Central City were changed to reflect size instead of type (single family, multi-family, etc.).

E. New Urban Forestry Fees (as of July 1, 2016)

- Development review fees were added for Land Use Review, Early Assistance, and Pre-Application Conference.
- Replaced flat Preservation Fee in Lieu (per tree) with a variable fee based on tree diameter.

Fee Description	FY17	FY18
Trees ≥12 and <20 inches diameter	\$1,200.00	\$1,300.00
Trees ≥20 and <36 inches diameter	\$2,400.00	\$2,600.00
Trees ≥36 inches diameter	\$300 per inch	\$325 per inch

F. Transportation

New Fee (as of July 1, 2017)

Fee Description	Amount
Public Works Design Exception - Residential Driveway, each	\$250.00

TSDC Update (as of January 1, 2018)

- Shifts from categorizing trips by mode (auto, bike, transit, etc.) to “person-trip” model
- Updates list of transportation projects eligible for TSDC funding
- Updates rates paid by developers

G. Bureau of Environmental Services (as of July 1, 2016)

Added Private Stormwater facilities for development that does not include structures.

Fee Description	Amount
For impervious areas up to 5,000 square feet	\$861.00
For impervious areas over 5,000 square feet	\$1076.00

G. Water

No significant fee changes.