

City of Portland
Bureau of Development Services
Proposed
Site Development Fee Schedule for Land Use Reviews
APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES
Effective Date: April 01, 2019

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 \$81
All Other Projects	II	\$116 \$122
Central City Master Plan Review		
	III	\$578
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 \$81
Type II	II	\$96 \$101
Type III - New	III	\$309 \$324
Type III - Existing	III	\$154 \$162
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 \$81
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 \$162
Type G - All other projects not described above	Ix, II, or III	\$578
Environmental Review		
Resource Enhancement/Public Rec Trails	Ix	\$230 \$242
Existing House/Duplex	II	\$463 \$486
All Other Projects	II	\$578 \$607
Environmental Review Protection Zone		
	III	\$578 \$607
Environmental Violation Review		
Type II required	II	\$309 \$324
Type III required	III	\$309 \$324
Columbia South Shore Plan District (CSSPD)	II	\$309 \$324
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$309 \$324
Undividable lot with existing single dwelling unit	III	\$309 \$324
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 \$324
All Other Projects	II	\$463 \$486

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Impact Mitigation Plan		
Amendment (Minor)	II	\$774 \$810
Implementation	II	\$774 \$810
New / Amendment (Major)	III	\$774 \$810
Amendment (Use)	III	\$774 \$810
Land Division Review		
Type Ix	Ix	\$493 \$203
Type Iix	Iix	\$463 \$486
Type III	III	\$1,347 \$1414
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$463 \$486
4 or more lot Land Division with Concurrent Environmental Review	III	\$1,927 \$2023
Land Division Amendment Review		
Type Ix	Ix	\$96 \$101
Type Iix	Iix	\$96 \$101
Type III	III	\$96 \$101
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type Ix with no street		\$96 \$101
If preliminary was Type Ix or Iix with a street		\$230 \$242
If preliminary was Type Iix with no street		\$116 \$122
If preliminary was Type III		\$463 \$486
Lot Consolidation	Ix	\$116 \$122
Master Plan		
Minor Amendments to Master Plans	II	\$230 \$242
New Master Plans or Major Amendments to Master Plans	III	\$774 \$810
Non-conforming Situation Review	II	\$77 \$81
Planned Development Bonus Review		
Minor Amendment	Iix	\$963
New or Major Amendment	III	\$963
Planned Development Review - all other		
Type Iix	Iix	\$963
Type III	III	\$963
Planned Development Amendment / Planned Unit Development Amendment		
Type Iix	Iix	\$154 \$162
Type III	III	\$154 \$162
River Review		
Resource Enhancement/PLA/Public Rec Trails	Iix	\$230 \$242
Existing House/Duplex	Iix	\$463 \$486
All Other Projects	Iix	\$578 \$607
River Review Violation		
	II	\$309 \$324
	III	\$309 \$324

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Tree Preservation Violation Review		
Type II	II	\$116 \$122
Type III	III	\$116 \$122
Tree Review		
Type II	II	\$96 \$101
Zoning Map Amendment		
	III	\$487 \$511
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$58 \$61
Type II / IIx	II / IIx	\$116 \$122
Type III	III	\$193 \$203
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner		12 \$45
Pre-Application Conference		\$463
Remedial Action Exempt Review - Conference		\$243 \$255
Other Planning Services		
Property Line Adjustment		
Site Without Buildings		\$77 \$81
Sites With Houses(s) or Duplex(es)		\$77 \$81
Sites With Other Development		\$77 \$81
Property Line Adjustment With Lot Confirmation		
Site Without Buildings		\$77 \$81
Sites With Houses(s) or Duplex(es)		\$77 \$81
Sites With Other Development		\$77 \$81
Remedial Action Exempt Review		
Simple		\$708
Complex		\$1,887