

**City of Portland
Bureau of Development Services**

Building and Other Permits Fee Schedule

Effective Date: July 1, 2019

BUILDING PERMIT FEE

Total Value of Construction Work to be Performed:

\$1 - \$500	\$110.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$110.00 for the first \$500, plus \$2.37 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 3
\$2,001 - \$25,000	\$145.55 for the first \$2,000, plus \$9.25 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$358.30 for the first \$25,000, plus \$6.81 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$528.55 for the first \$50,000, plus \$4.51 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$754.05 for the first \$100,000, plus \$3.72 for each additional \$1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$110 per inspection.

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

**City of Portland
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Building and Other Permits Fee Schedule

Effective Date: July 1, 2019

DEVELOPMENT SERVICES FEE - COMMERCIAL

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$18.29 minimum fee
\$501 - \$2,000	\$18.29 for the first \$500, plus plus \$0.83 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$30.74 for the first \$2,000, plus plus \$3.22 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$104.80 for the first \$25,000, plus \$2.40 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$164.80 for the first \$50,000, plus \$1.59 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$244.30 for the first \$100,000, plus \$1.34 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

**City of Portland
Bureau of Development Services**

Building and Other Permits Fee Schedule

Effective Date: July 1, 2019

DEVELOPMENT SERVICES FEE - RESIDENTIAL

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$14.62 minimum fee
\$501 - \$2,000	\$14.62 for the first \$500, plus \$0.66 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$24.52 for the first \$2,000, plus \$2.57 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$83.63 for the first \$25,000, plus \$1.92 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$131.63 for the first \$50,000, plus \$1.29 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$196.13 for the first \$100,000, plus \$1.07 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Miscellaneous Fees	
Additional Plan Review Fee For changes, additions, or revisions to approved plans.	Plan review time 1/2 hour or less: \$78 Plan review time greater than 1/2 hour: \$155 per hour or fraction thereof
Address Assignment Fee Address Change Address Confirmation	\$98 for each address \$98 \$98
Appeal Fees (per appeal) One and Two-Family Dwellings All other occupancies Plus, for each appeal item over 4	\$238 \$477 \$119
Approved Testing Agency Certification Fee Initial Certification Annual Renewal - without modifications Annual Renewal - with modifications Field audits and inspections	\$1,285 \$322 \$643 \$154 per hour or fraction of an hour Minimum - 1 hour
Whenever an inspection is conducted by BDS staff at a facility more than 50 miles from the City of Portland's BDS office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.	
Change of Occupancy or Use Review Fee	\$465
Circus Tent Fee	\$551
Deferred Submittal Fee For processing and reviewing deferred plan submittals The fee is in addition to the project plan review fee based on the total project value.	10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project. Minimum fee - \$195 for 1 & 2 family dwelling projects, \$510 for commercial and all other projects.
Demolition/Deconstruction Fee For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately.	
With Basement - Commercial With Basement - Residential	\$571 \$551
Without Basement - Commercial Without Basement - Residential	\$545 \$525

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Facility Permit/Master Permit Program

Annual Registration Fee:

Site with one building	\$184
Site with two buildings	\$307
Site with three buildings	\$428
Site with four buildings	\$521
Site with five or more buildings	\$612

For projects valued at \$600,000 or less:

Building orientations, inspection, plan review, and administrative activities	\$220 per hour or fraction of an hour Minimum - 1 hour for each inspection
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For projects exceeding \$600,000 value:

Building inspection and plan review	Fee based on project valuation and building permit fee schedule
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Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

Field Issuance Remodel Program

For 1 & 2 family dwelling alterations/remodels.

Registration Fee:	\$350 per contractor
Annual Renewal Fee:	\$100 per contractor
Inspection, plan review, administrative and, project management activities.	\$220 per hour or fraction of an hour Minimum - 1 hour for each inspection
One and Two Family Dwellings and Accessory: Dwelling Units Consultation Fee	\$800 for permit valuations up to \$100,000 \$1,000 for permit valuations over \$100,000

Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.

Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.

Fire and Life Safety Review Fee 40% of the building permit fee

Home Occupation Permit

Initial Permit	\$154
Annual Renewal	\$154
Late charge for delinquent permits	\$6.25 per month

Inspections Outside of Normal Business Hours \$210 per hour or fraction of an hour
Minimum - \$210

Intake Fee

For 1 & 2 family dwellings with engineer/architect certified as plans examiner \$354

Investigation Fee

For commencement of work before obtaining a permit \$110 per hour or fraction of an hour
Minimum - \$110

**City of Portland
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Key Milestones Meeting and Other Hourly Meeting Fees

For a collaborative discussion with City staff regarding building design and permitting.

(applicant to request reviewers)

Process Manager (Mandatory for Key Milestone Meeting)	\$155 per hour or fraction thereof
Electrical	\$155 per hour or fraction thereof
Land Use Planner	\$155 per hour or fraction thereof
Life Safety	\$155 per hour or fraction thereof
Mechanical	\$155 per hour or fraction thereof
Planning and Zoning	\$155 per hour or fraction thereof
Plumbing	\$155 per hour or fraction thereof
Site Development	\$155 per hour or fraction thereof
Structural	\$155 per hour or fraction thereof

Limited Consultation Fee

For meetings held prior to application or during the permitting process to address projects with issues in one or more areas of plan review expertise (e.g., building and fire codes).

Base meeting fee new building (one hour)	\$360
Base meeting fee existing building (one hour)	\$450
Add Fire Marshal	\$75
Fee for each additional staff in attendance.	\$160

Major Projects Group Fee - \$75,000 per project

The Bureau of Development Services' fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.

Manufactured Dwelling Installation on Individual Lot

Installation and set up	\$404
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit	\$109

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

Manufactured Dwelling Installation in a Park

Installation and set up	\$404
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit	\$109

Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.

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<p>Manufactured Dwelling Park (Development or enlargement of a manufactured dwelling park)</p> <p style="text-align: center;">Permit Fee:</p> <p style="text-align: center;">10 spaces or fewer \$59 each space 11 - 20 spaces \$590 plus \$32 for each space over 10 more than 20 spaces \$910 plus \$26 for each space over 20</p> <p style="text-align: center;">Plan review 65% of the permit fee Zoning inspection 20% of the permit fee Cabana installation \$129</p> <p>Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.</p>	
<p>Occupant Load Sign Fee For replacement or new occupant load signs in other than new construction.</p> <p style="text-align: center;">Simple \$53 Complex \$386</p> <p>Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage and plan review.</p>	
<p>Other Inspections Not Specifically Identified Elsewhere</p>	<p style="text-align: center;">\$155 per hour or fraction of hour Minimum - \$155</p>
<p>Peer Review Fee Applies to building permit applications employing Alternate Lateral Force Resisting Systems using Performance Based Design per section 1.3.1.3 of ASCE 7-10 and section 104-11 of the Oregon Structural Specialty Code (OSSC).</p> <p>The actual cost of Peer Review Services charged to the City plus a contract management fee equal to 3% of the cost of Peer Review Services.</p>	
<p>Permit Extension/Completion Processing Fee Fee for extension of a permit that has been inactive and a customer is requesting any action to extend or change the permit status. This would include but not be limited to an extension request, or when a permit requires an administrative action to return the permit from Final status to an active status.</p>	<p style="text-align: center;">\$155 per hour Minimum - \$155</p>
<p>Permit Reactivation Processing Fee Fee for renewal of a permit that has been expired, provided no changes have been made to the original plans and specifications for such work. A permit may be renewed only once.</p>	<p style="text-align: center;">The renewal fee shall be one half the amount required for a new permit.</p> <p style="text-align: center;">Minimum Fee - \$155</p>
<p>Phased Project Plan Review Fee For plan review on each phase of a phased project</p>	<p style="text-align: center;">10% of the total project building permit fee not to exceed \$2,500 for each phase, plus \$322</p>

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Plan Review / Process Fee	
For the original submittal	65% of the building permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$184 per checksheet.
For value-added revisions:	65% of the additional building permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$78 Plan review time greater than 1/2 hour: \$155 per hour or fraction thereof
Process Management Fees	
Program Initiation Fee	\$1,200 (covers the first five hours of assistance, then \$155 per hour or fraction of an hour)
Early Assistance Meeting	\$276
Pre-Development Meeting	\$1,200 plus \$160 per additional staff member present
Continuing Process Management Assistance	
Pre-submittal	\$155 per hour
Submitted Projects Valued Above \$10 Million	Waived
Submitted Projects Valued \$10 Million and below	\$155 per hour
Process management is intended to assist customers navigate the permit review system for large and/or complex projects.	
Recreational Park (Development or enlargement of a recreational park)	
Permit Fee:	
10 spaces or fewer	\$35 each space
11 - 20 spaces	\$350 plus \$21 for each space over 10
21 - 50 spaces	\$560 plus \$17 for each space over 20
more than 50 spaces	\$1,070 plus \$14 for each space over 50
Plan review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$135
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Reinspection Fee	\$110 per inspection
Reproduction Fees	\$2.57 per plan sheet and \$0.64 per page of correspondence

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Requested Inspection Fee	
One and Two-Family Dwellings	\$167
Apartment Houses	\$219 + \$15 for each dwelling unit in excess of three
Hotels/Motels	\$219 + \$10 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$219 + \$15 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$219 + \$27 for each story in excess of three
Re-roof Permit and Inspection Fee	
Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the City of Portland Bureau of Development Services.	
For each packet of 5 permits:	
Permit fee	\$1,424
Plan review / process fee	\$237
Special Program Processing Fee	\$322
Street Use Fees	\$0.19 per square foot per week
Structural Advisory Board Fee	\$477
Structural Advisory Board Fee - Minor	\$158
The Structural Advisory Board advises the Director and/or Appeals Board in structural matters relative to reasonable interpretation and to alternate materials and methods of construction.	
This fee covers a portion of the costs associated with organizing and conducting the Board meeting.	
Sustainable Development Early Assistance Meeting	\$155
Temporary Certificate of Occupancy, per Month	\$225
Temporary Certificate of Occupancy - Associated with Phased Seismic Agreement	
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 or work. The fee will be paid on an annual bases, 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.	
Temporary Stage Seating and Superstructure Permit	
Applies to permits for temporary structures like tents, reviewing stands, temporary office trailers, scaffolding structures, and similar portable structures. Temporary structure permits must also be reviewed for compliance with code requirements for fire, life safety, and structural elements. Permit and review fees are based on the value of construction work to be performed utilizing the building permit fee schedule.	

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Zoning Inspection Fee

Applies to all new construction and any other permit requiring Planning/Zoning approval.

For 1 & 2 family dwellings: \$104

For commercial and all other: 20% of the building permit or \$104
whichever is greater.

Zoning Permit Fee

Fee for ensuring conformance of zoning code standards.

For 1 & 2 family dwellings: \$41

For commercial and all other: Fee is based on project valuation and the
commercial building permit fee table plus 65%
plan review / process fee.

Minimum commercial zoning permit fee is \$132