



Land Use Services Fee Schedule
Effective July 1, 2019 through June 30, 2020

Land Use Reviews	Process Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review⁹ 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.) Site With Existing House/Duplex All Other Projects ⁸	II II II	900 1,950 2,700	- 81 122	- 66 100	- 120 120	- 311 389	187 351 351	- - 50	- - -	- - -	1,087 2,879 3,832
Central City Master Plan Review	III	19,950	578	-	1,315	2,333	19,582	180	328	1,852	46,118
Central City Parking Review	Ix II	1,490 1,855	- -	- -	- -	- -	1,616 3,205	- -	- -	- 176	1,490 2,031
Comprehensive Plan Map Amendment With Zone Map Amendment Tier A - 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 sq ft, 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 Tier C - All Other Proposals	III III III	6,825 13,560 19,845	- 309 578	- 100 100	120 120 120	1,128 1,128 1,750	5,346 5,346 9,658	- - -	328 328 328	1,852 1,852 1,852	15,599 22,743 34,231
Conditional Use Type Ix Type II Type II - Radio Frequency Facilities Type III - New Type III - Existing Type III - Radio Frequency Facilities	Ix II II III III III	2,975 3,200 7,820 10,500 5,000 15,435	81 101 - 324 162 -	- 66 - 100 100 -	- 120 - 120 120 -	233 311 - 933 467 -	1,616 1,616 - 5,962 5,962 895	- 50 - 50 50 -	- 328 - 328 - -	- 176 176 1,852 1,852 1,852	4,905 5,968 7,996 20,169 13,713 18,182
Design / Historic Resource Review² Each additional sign \$155 (maximum \$1,550) for signs Tier A - Signs only Sign 20 sq ft or smaller Sign > 20 sq ft Tier B - Radio Frequency/Wireless Facilities	Ix, II III Ix, II III Ix, II III	1,165 1,165 1,365 1,365 5,000 5,000	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - 328 - 328	- - - - - -	1,165 1,493 1,365 1,693 5,000 5,328
Tier C - Sites with an existing house/duplex: dormer projects; or exterior alterations to building or site with: • no change to footprint or exterior development area; • no change to stormwater facility; and • no increase in floor area, or impervious surface area. (Examples: adding a dormer, changing windows, door locations, etc.)	Ix, II III	0.032 of valuation minimum 1,260 maximum 15,750	- -	66 66	- -	- -	- -	- -	- 328	- -	LUS Fee + 66 LUS Fee + 394
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with: • 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 (Examples: adding a porch, or other small addition, etc.)	Ix, II III	0.032 of valuation min. 1,260 max. 15,750	81 81	100 100	120 120	428 428	384 384	- -	- 328	- -	LUS Fee + 1,113 LUS Fee + 1,441
Tier E - Sites with other existing development: dormer projects or exterior alterations to building or site with: • no change to footprint or exterior development area; • no change to stormwater facility; and • no increase in floor area, or impervious surface area. (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	Ix, II III	0.032 of valuation min. 1,260 max. 5,250	- -	100 100	- -	- -	- -	- -	- 328	- -	LUS Fee + 100 LUS Fee + 428
Tier F - Sites with other existing development: projects involving: • parking areas; • fences/walls/gates; • a change to the footprint or exterior development area; • a change to stormwater facility; and/or • 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	Ix, II III	0.032 of valuation min. 1,260 max. 15,750	162 162	100 100	120 120	428 428	813 813	- -	- 328	- -	LUS Fee + 1,623 LUS Fee + 1,951
Tier G - All other projects not described above (Examples: a new house, a new 10-story mixed-use building, etc.) Project may include one or more signs. Each additional sign \$155 (maximum \$1,550) for signs	Ix or II III	0.032 of valuation min. 1,260 max. 15,750 0.032 of valuation min. 5,250 max. 27,000	578 578	100 100	120 120	1,633 1,633	2,882 4,855	- -	- 328	- -	LUS Fee + 5,313 LUS Fee + 7,614
Historic Resource Review Tier A - Restoration and Replacement in-kind Tier B - Exterior Alterations Tier C - New Accessory Structures or Additions of Floor Area to Structures	I I I	300 300 1,750	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	300 300 1,750
Modifications	n/a	1,550	-	-	-	-	-	-	-	-	1,550
Environmental Review Resource Enhancement/PLA/Public Rec Trails Existing House/Duplex All Other Projects	Ix II II	1,300 2,600 2,700	242 486 607	- 0 0	- - -	622 661 1,633	- 685 685	- 50 50	328 328 328	- 176 176	2,492 4,986 6,179
Environmental Review Protection Zone	III	3,860	607	0	-	1,750	538	-	328	1,852	8,935
Environmental Violation Review Type II required Type III required Columbia South Shore Plan District (CSSPD) CSSPD, undividable lot w/existing single dwelling unit Undividable lot w/existing single dwelling unit	II III II II III	2,900 7,560 2,900 1,575 2,835	324 324 324 324 324	- - - - -	- - - - -	933 933 933 933 933	- 384 538 384 384	- - - - -	328 328 328 328 328	176 1,852 176 176 1,852	4,661 11,381 5,199 3,720 6,656
Greenway Existing House/Duplex ³ All Other Projects	II II	1,525 5,075	324 486	66 100	- -	661 1,633	384 2,540	- -	328 328	176 176	3,464 10,338
Historic Landmark Designation Individual properties Multiple properties or districts	III III	4,000 9,200	- -	- -	- -	- -	197 505	- -	- -	- -	4,197 9,705
Historic Landmark Demolition Review	IV	8,925	-	-	-	-	505	-	-	-	9,430



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Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Impact Mitigation Plan											
Amendment (Minor)	II	4,410	810	-	120	2,333	4,073	-	328	176	12,250
Implementation	II	4,410	810	-	120	2,333	1,665	-	328	176	9,842
New/Amendment (Major)	III	19,950	810	-	120	2,333	12,738	-	328	1,852	38,131
Amendment (Use)	III	6,865	810	-	120	2,333	6,383	-	328	1,852	18,691
Land Division Review											LUS Fee +
Type Ix	Ix	2,200 + 500 per lot & tract (max. per lot	203	66	120	622	1,973	100	328	-	3,412
Type Iix	Iix	& tract total 12,500) +	486	100	120	1,400	3,205	150	328	176	5,965
Type III	III	1,200 for new street, Max. 15,900	1,414	100	120	4,044	5,808	200	328	1,852	13,866
2 - 3 lot Land Division with Concurrent Environmental Review	III	2,900 + 1,500 per lot & tract (max. per lot & tract total	486	100	120	1,400	3,303	90	328	1,852	LUS Fee + 7,679
4 or more lot Land Division with Concurrent Environmental Review	III	18,000) + 1,800 for new street, Max. 22,700	2,023	100	120	5,832	5,808	180	328	1,852	LUS Fee + 16,243
Land Division Amendment Review											
	Ix	1,435	101	-	120	311	1,308	50	-	-	3,325
	Iix	1,550	101	-	120	311	1,308	50	-	176	3,616
	III	3,640	101	-	120	311	1,308	50	-	1,852	7,382
Land Division Final Plat Review/Final Dev Plan Review											LUS Fee +
If preliminary was Type Ix with no street	Admin Review	840 per lot (max. 5,880), plus	101	-	80	311	1,455	50	328	-	2,325
If preliminary was Type Ix or Iix with a street		630 if new street, Max. 6,510	242	-	80	700	1,763	50	328	-	3,163
If preliminary was Type Iix with no street			122	-	80	350	1,455	50	328	-	2,385
If preliminary was Type III			486	-	80	1,400	3,303	100	328	-	5,697
Additional Review of Final Plat	n/a	295	-	-	-	-	505	-	-	-	800
A fee will be charged for each review after the second review											
Lot Consolidation	Ix	2,600	122	-	120	350	1,308	-	-	-	4,500
Master Plan											
Minor Amendments to Master Plans	II	4,961	242	-	120	700	6,383	90	328	176	13,000
New Master Plans or Major Amds to Master Plans	III	13,125	810	-	120	2,333	16,014	90	328	1,852	34,672
Non-conforming Situation Review	II	4,620	81	66	-	233	2,540	-	-	176	7,716
Non-conforming Status Review	II	1,390	-	-	-	-	230	-	-	176	1,796
Planned Development Bonus Review											
Minor Amendment	Iix	5,550	963	66	-	2,955	839	180	328	176	11,057
New or Major Amendment	III	19,950	963	66	-	2,955	4,114	180	-	1,852	30,080
Planned Development Review - all other											
	Iix	2,900	963	66	120	2,955	1,924	180	328	176	9,612
	III	4,750	963	66	120	2,955	5,038	180	328	1,852	16,252
Planned Development Amendment / Planned Unit Development Amendment											
	Iix	2,560	162	33	120	467	993	50	-	176	4,561
	III	4,300	162	66	120	467	1,763	50	-	1,852	8,780
River Review											
Resource Enhancement/PLA/Public Rec Trails	Iix	1,155	242	-	-	622	-	-	328	176	2,523
Existing House/Duplex	Iix	1,523	486	-	-	661	433	-	328	176	3,607
All Other Projects	Iix	2,835	607	-	-	1,633	1,665	-	328	176	7,244
River Review Violation											
	II	3,045	324	-	-	933	230	-	328	176	5,036
	III	7,560	324	-	-	933	230	-	-	1,852	10,899
Statewide Planning Goal Exception	III	10,033	-	-	-	778	3,919	-	-	1,852	16,582
Transportation Demand Management Review	II	1,554	-	-	-	-	1,455	-	-	176	3,185
Transportation Impact Analysis - campus	II	1,554	-	-	-	-	6,969	-	-	176	8,699
Tree Preservation Violation Review											
	II	2,500	122	-	-	-	-	-	328	176	3,126
	III	4,410	122	-	-	-	-	-	328	1,852	6,712
Tree Review	II	1,435	101	-	-	-	-	-	328	176	2,040
Zoning Map Amendment	III	5,880	511	-	120	1,477	6,480	50	328	1,852	16,698
Other Unassigned Reviews											
	I / Ix	1,490	61	66	-	194	351	-	-	-	2,162
	II / Iix	1,855	122	66	120	350	676	-	-	176	3,365
	III	5,900	203	-	120	583	2,589	-	-	1,852	11,247
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Design Advice Request - (per meeting with commission)		3,500	-	-	-	-	598	-	-	4,098	Footnotes: 1 This category also includes small accessory buildings that don't require a building permit, storage sheds, mechanical equipment, and trellises. 2 If the applicant does not provide the valuation, the maximum fee will be charged.
Early Assistance - Zoning											
Written Info Only		450	-	-	-	-	-	-	-	450	
Meeting and Written Info		700	-	-	-	-	-	-	-	700	
Early Assistance - Zoning & Infrastructure Bureaus											
Written Info Only		500	-	-	165	311	587	-	328	1,891	
Meeting & Written Info		700	45	-	495	467	741	-	547	2,995	
Written Info Only (Street Vacation requested)		500	-	-	165	311	872	-	328	2,176	
Meeting & Written Info (Street Vacation requested)		700	45	-	495	467	1,311	-	547	3,565	
Pre-Application Conference		1,785	463	-	495	1,400	1,357	100	547	6,147	
Pre-Application Conference (Street Vacation requested)		1,785	463	-	495	1,400	1,927	100	547	6,717	
Pre-Permit Zoning Plan Check*											
House or Duplex		210	-	-	-	-	-	-	-	210	
All Other Development		473	-	-	-	-	-	-	-	473	
Public Works Inquiry (Written Info Only) 1-2 housing units (No Land Use Review or PLA expected)		-	-	-	50	50	50	-	-	150	
Remedial Action Exempt Review - Conference		415	255	-	-	1,400	-	-	-	2,070	



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OTHER LAND USE SERVICES	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Additional Copies of Recording Documents	16	-	-	-	-	-	-	-	16	
Appeals: Type II / IIX Recognized Organizations as defined by Zoning Code Chapter 33.910 Type III; 50% of LUS application fee (Max. 5,000)	250 No Charge	-	-	-	-	-	-	-	250	
120-day delay / HRI Removal (ranked structures only)	255	-	-	-	-	-	-	-	255	
Expert Outside Consultation⁵ (Per hour above base fee)	122	-	-	-	-	-	-	-	122	
Field Verification By Land Use Staff (except for environmental plan checks)	155	-	-	-	-	-	-	-	155	
Hourly Rate for Land Use Services	155	-	-	-	156	154	50	-	515	
Lot Confirmation⁶										
Sites Without Buildings	683	-	-	80	233	-	-	-	996	
Sites With House(s) or Duplex(es)	735	-	33	80	233	-	-	-	1,081	
Sites With Other Development	735	-	33	80	233	-	-	-	1,081	
Mural Permit Fee	50	-	-	-	-	-	-	-	50	
Structural Plan Review fee	149	-	-	-	-	-	-	-	149	
Plan Check²										
Commercial and Residential	2.12 per 1,000 valuation 155 minimum	-	-	80	-	-	-	-		
Maximum number of allowable checksheets: 2										
Rate per additional checksheet	184	-	-	-	-	-	-	-	184	
Community Design Standards Plan Check (add to base fee; maximum 2,000 for house or duplex; maximum 5,000 for all other projects)	0.0075 of valuation	-	-	-	-	-	-	-		
Convenience Store/Amenity Bonus Plan Check (add to base fee)	263	-	-	-	-	-	-	-	263	
Environmental Standards Plan Check and Field Verification (add to base fee)	293	-	-	-	-	-	-	-	293	
Environmental Violation Plan Check (add to base fee)	830	-	-	-	-	-	-	-	830	
Sign Permit Plan Check After Land Use Review (flat fee)	137	-	-	-	-	-	-	-	137	
Radio Frequency Facilities Plan Check ⁷ (flat fee)	756	-	-	330	-	-	-	-	1,086	
Property Line Adjustment										
Site Without Buildings	630	81	-	120	233	482	-	-	1,546	
Sites With House(s) or Duplex(es)	683	81	33	120	544	482	-	-	1,943	
Sites With Other Development	735	81	33	120	1,128	482	-	-	2,579	
Property Line Adjustment With Lot Confirmation:										
Site Without Buildings	1,313	81	-	200	233	482	-	-	2,309	
Sites With Houses(s) or duplex(es)	1,418	81	66	200	544	482	-	-	2,791	
Sites With Other Development	1,470	81	66	200	1,128	482	-	-	3,427	
Remedial Action Exempt Review - Simple	2,430	708	-	-	933	-	-	-	4,071	
Remedial Action Exempt Review - Complex	3,255	1,887	-	-	2,488	-	-	-	7,630	
Renotification Fee - Any Review & DAR Reschedule	450	-	-	-	-	-	-	-	450	
Street Vacation	105	-	-	-	-	-	-	-	105	
Transcripts	Actual cost								Actual cost	
Zoning Confirmation										
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	68	-	-	-	-	-	-	-	68	
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	280	-	-	-	-	-	-	-	280	
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants)	1,125	-	-	-	-	-	-	-	1,125	

Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.