



## Unincorporated Multnomah County Land Use Fee Schedule Effective July 7, 2017 through June 30, 2018

Land Use Reviews	Type	LUS	Site Dev	Life Safety	Hearings Officer	TOTAL
<b>Adjustment Review</b>						
Site With Existing House/Duplex - Fences / Decks / Eaves <sup>1</sup>	II	1,300	-	-	-	1,300
Site With Existing House/Duplex	II	1,850	77	66	-	1,993
All Other Projects <sup>8</sup>	II	2,400	116	100	-	2,616
<b>Comprehensive Plan Map Amendment With Zone Map Amendment</b>						
<b>Tier A -</b>	III	10,000	-	-	1,679	11,679
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.						
<b>Tier B - Residential to Residential Upzoning</b>	III	13,000	309	100	1,679	15,088
<b>Tier C - All Other Proposals</b>	III	18,900	578	100	1,679	21,257
<b>Conditional Use</b>						
Type Ix	Ix	2,835	77	-	-	2,912
Type II	II	3,143	96	66	159	3,464
Type II - Radio Frequency Facilities	II	7,450	-	-	159	7,609
Type III - New	III	10,500	309	100	1,679	12,588
Type III - Existing	III	4,200	154	100	1,679	6,133
Type III - Radio Frequency Facilities	III	14,700	-	n/a	1,679	16,379
<b>Design / Historic Resource Review<sup>2</sup></b>						
<b>Tier A - Signs only</b>						
Sign 20 sq ft or smaller		945	-	-	-	945
Sign > 20 sq ft		1,365	-	-	-	1,365
Each additional sign \$100 (maximum \$1,000) for signs						
<b>Tier B - Radio Frequency/Wireless Facilities</b>						
	Ix, II, or III	5,000	-	-	-	5,000
<b>Tier C - Sites with an existing house/duplex:</b> dormer projects; <u>or</u> exterior alterations to building or site with:						
• no change to footprint or exterior development area;		min. 925	-	66	-	LUS Fee + 66
• no change to stormwater facility; and		max. 5,000	-	-	-	
• no increase in floor area, or impervious surface area.						
(Examples: adding a dormer, changing windows, door locations, etc.)						
<b>Tier D - Sites with an existing house/duplex:</b> exterior alterations to building or site with:						
• a change to footprint or exterior development area;	Ix, II, or III	0.032 of valuation	77	100	-	LUS Fee + 177
• a change to stormwater facility;		min. 1,260				
• an increase in footprint, floor area, or impervious surface area < 500 sq ft		max. 5,000				
(Examples: adding a porch, or other small addition, etc.)						
<b>Tier E - Sites with other existing development:</b> dormer projects <u>or</u> exterior alterations to building or site with:						
• no change to footprint or exterior development area;	Ix, II, or III	0.032 of valuation	-	100	-	LUS Fee + 100
• no change to stormwater facility; and		min. 1,260				
• no increase in floor area, or impervious surface area.		max. 5,250				
(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 sign \$100 (maximum \$1,000) for signs						
<b>Tier F - Sites with other existing development:</b> projects involving:						
• parking areas;	Ix, II, or III	0.032 of valuation	154	100	-	LUS Fee + 254
• fences/walls/gates;		min. 1,260				
• a change to the footprint or exterior development area;		max. 15,750				
• 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 sign \$100 (maximum \$1,000) for signs						
<b>Tier G - All other projects not described above</b>						
(Examples: a new house, a new 10-story mixed-use building, etc.)	Ix, II	0.032 of valuation	578	100	-	LUS Fee + 678
Project may include one or more signs.		min. 1,260				
Each sign \$100 (maximum \$1,000) for signs		max. 5,250				
	III	0.032 of valuation	578	100	-	LUS Fee + 678
		min. 5,250				
		max. 27,000				
<b>Modifications</b>						
	n/a	945	-	-	-	945
<b>Environmental Review / River review</b>						
Resource Enhancement/PLA	Ix	1,300	230	-	-	1,530
Existing House/Duplex	II	2,000	463	66	159	2,688
All Other Projects	II	3,500	578	100	159	4,337
<b>Environmental Review Protection Zone</b>						
	III	4,001	578	66	1,679	6,324
<b>Environmental Violation Review / River Review Violation</b>						
Type II required	II	3,078	309	-	159	3,546
Type III required	III	7,560	309	-	1,679	9,548
Undividable lot w/existing single dwelling unit	III	3,278	309	-	1,679	5,266
<b>Greenway</b>						
Existing House/Duplex <sup>3</sup>	II	1,850	309	66	159	2,384
All Other Projects	II	4,830	463	100	159	5,552
<b>Historic Landmark Designation</b>						
Individual properties	III	3,973	-	-	-	3,973
Multiple properties or districts	III	4,774	-	-	-	4,774
<b>Historic Landmark Demolition Review</b>						
	IV	8,500	-	-	-	8,500
<b>Impact Mitigation Plan</b>						
Amendment (Minor)	II	4,200	771	-	159	5,130
Implementation	II	4,200	771	-	159	5,130
New/Amendment (Major)	III	20,800	771	-	1,679	23,250
Amendment (Use)	III	5,550	771	-	1,679	8,000
<b>Land Division Review</b>						
Type Ix	Ix	5,750 + 250 per lot and tract + 1,200 if new street	193	66	-	LUS Fee + 259
Type IIx	IIx	6,500 + 250 per lot and tract + 1,200 if new street	463	100	159	LUS Fee + 722
Type III	III	7,500 + 250 per lot and tract + 1,200 if new street	1,347	100	1,679	LUS Fee + 3,126

**Unincorporated Multnomah County Land Use Fee Schedule**  
**Effective July 1, 2017 through June 30, 2018**

Land Use Reviews (continued)	Type	LUS	Site Dev	Life Safety	Hearings Officer	TOTAL
<b>2 - 3 lot Land Division with Concurrent Environmental Review</b>	III	6,500 + 400 per lot and tract + 2,000 if new street	463	100	1,679	<b>LUS Fee + 2,242</b>
<b>4 or more lot Land Division with Concurrent Environmental Review</b>	III	8,500 + 400 per lot and tract + 2,000 if new street	1,927	100	1,679	<b>LUS Fee + 3,706</b>
<b>Land Division Amendment Review</b>	Ix IIX III	1,916 2,516 7,177	96 96 96	- - -	- 159 1,679	2,012 2,771 8,952
<b>Land Division Final Plat Review/Final Dev Plan Review</b>						
If preliminary was Type I or Ix with no street	Admin Review	2,500	96	66	-	2,662
If preliminary was Type I, Ix or IIX with a street		3,800	230	66	-	4,096
If preliminary was Type IIX with no street		3,800	116	66	-	3,982
If preliminary was Type III		5,800	463	66	-	6,329
<b>Additional Review of Final Plat</b> A fee will be charged for each review after the second review	n/a	280	-	-	-	280
<b>Lot Consolidation</b>	Ix	1,418	116	-	-	1,534
<b>Master Plan</b>						
Minor Amendments to Master Plans	II	7,040	230	-	159	7,429
New Master Plans or Major Amds to Master Plans	III	13,125	771	-	1,679	15,575
<b>Non-conforming Situation Review</b>	II	4,620	77	66	159	4,922
<b>Non-conforming Status Review</b>	II	2,100	-	-	159	2,259
<b>Planned Development Review</b>	IIX III	4,500 6,500	963 963	66 66	159 1,679	5,688 9,208
<b>Planned Development Amendment / Planned Unit Development Amendment</b>	IIX III	2,590 6,897	154 154	33 66	159 1,679	2,936 8,796
<b>Statewide Planning Goal Exception</b>	III	29,033	-	-	1,679	30,712
<b>Tree Preservation Violation Review</b>	II III	2,498 5,741	116 116	- -	159 1,679	2,773 7,536
<b>Tree Review</b>	II	2,516	96	-	159	2,771
<b>Zoning Map Amendment</b>	III	5,880	487	-	1,679	8,046
<b>Other Unassigned Reviews</b>	I / Ix II / IIX III	2,500 2,740 5,700	58 116 193	66 66 n/a	n/a 159 1,679	2,624 3,081 7,572
<b>EARLY ASSISTANCE SERVICES</b>		<b>Land Use</b>	<b>Site Dev</b>	<b>Life Safety</b>	<b>TOTAL</b>	
<b>Design Commission Advice Request</b>		2,520	-	-	2,520	<b>Footnotes:</b> 1 This category also includes small accessory buildings that don't require a building permit, storage sheds, mechanical equipment, and trellises.
<b>Early Assistance - Zoning</b>						
Written Info Only		400	-	-	400	
Meeting & Written Info		500	-	-	500	
<b>Pre-Application Conference</b>		1,900	463	-	2,363	
<b>Pre-Permit Zoning Plan Check<sup>4</sup></b>						
House or Duplex		200	-	-	200	
All Other Development		450	-	-	450	
<b>Remedial Action Exempt Review - Conference</b>		394	243	-	637	
<b>OTHER LAND USE SERVICES</b>		<b>Land Use</b>	<b>Site Dev</b>	<b>Life Safety</b>	<b>TOTAL</b>	
<b>Additional Copies of Recording Documents</b>		16	-	-	16	2 If the applicant does not provide the valuation, the maximum fee will be charged. 3 a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants. 4 Planning and Zoning review of plans prior to building permit submittal. 5 Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews. 6 A Site Development fee of \$77 is charged when a review is required. 7 This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed. 8 The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A Fee.
<b>Appeals: Type II / IIX</b>		250	-	-	250	
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge	-	-	-	
<b>Type III; 50% of LUS application fee (Max. 5,000)</b>						
<b>120-day delay / HRI Removal (ranked structures only)</b>		242	-	-	242	
<b>Expert Outside Consultation<sup>5</sup></b> (Per hour above base fee)		116	-	-	116	
<b>Field Verification By Land Use Staff</b> (except for environmental plan checks)		200	-	-	200	
<b>Hourly Rate for Land Use Services</b>		148	-	-	148	
<b>Lot Confirmation<sup>6</sup></b>						
Sites Without Buildings		683	-	-	683	
Sites With House(s) or Duplex(es)		735	-	33	768	
Sites With Other Development		735	-	33	768	
<b>Mural Permit Fee</b>						
Structural Plan Review fee		263	-	-	263	
		149	-	-	149	
<b>Plan Check<sup>2</sup></b>		2.12 per 1,000 val.				
Commercial and Residential		95 minimum				
<b>Maximum number of allowable checksheets: 2</b>						
Rate per additional checksheet		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)		250	-	-	250	
Environmental Standards Plan Check and Field Verification (add to base fee)		727	-	-	727	
Environmental Violation Plan Check (add to base fee)		850	-	-	850	
Sign Permit Plan Check After Land Use Review (flat fee)		150	-	-	150	
Radio Frequency Facilities Plan Check <sup>7</sup> (flat fee)		720	-	-	720	
<b>Property Line Adjustment</b>						
Site Without Buildings		630	77	-	707	
Sites With House(s) or Duplex(es)		683	77	33	793	
Sites With Other Development		735	77	33	845	
<b>Property Line Adjustment with Lot Confirmation</b>						
Site Without Buildings		1,313	77	-	1,390	
Sites With House(s) or Duplex(es)		1,418	77	66	1,561	
Sites With Other Development		1,470	77	66	1,613	
<b>Remedial Action Exempt Review - Simple</b>		2,310	708	-	3,018	
<b>Remedial Action Exempt Review - Complex</b>		3,098	1,887	-	4,985	
<b>Renotification Fee - Any Review</b>		493	-	-	493	
<b>Transcripts</b>			Actual cost			
<b>Zoning Confirmation</b>						
<b>Tier 1</b> (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Outdoor Advertising Sign Permit)		65	-	-	65	
<b>Tier 2</b> (LUCS, Bank Letter)		250	-	-	250	
<b>Tier 3</b> (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis)		850	-	-	850	

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