



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7300 • www.portlandoregon.gov/bds



Land Use Services Fee Schedule Effective July 1, 2015 through June 30, 2016

Land Use Reviews	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review											
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	900	-	-	-	-	118	-	-	-	1,018
Site With Existing House/Duplex	II	1,300	77	66	115	169	237	-	-	-	1,964
All Other Projects ⁸	II	1,800	116	100	115	214	237	50	-	-	2,632
Central City Parking Review	III	7,665	-	-	-	-	1,881	-	-	1,679	11,225
Comprehensive Plan Map Amendment With Zone Map Amendment											
Tier A -	III	6,500	-	-	115	613	3,200	-	136	1,679	12,243
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	III	12,915	309	100	115	613	3,200	-	136	1,679	19,067
Tier C - All Other Proposals	III	18,900	578	100	115	984	7,681	-	136	1,679	30,173
Conditional Use											
Type Ix	Ix	2,835	77	-	-	127	712	-	-	-	3,751
Type II	II	2,940	96	66	115	189	712	50	136	159	4,463
Type II - Radio Frequency Facilities	II	7,450	-	-	-	-	-	-	-	159	7,609
Type III - New	III	10,500	309	100	115	558	3,841	50	136	1,679	17,288
Type III - Existing	III	4,200	154	100	115	259	3,841	50	-	1,679	10,338
Type III - Radio Frequency Facilities	III	14,700	-	-	-	-	1,730	-	-	1,679	18,109
Design / Historic Resource Review⁴											
Each additional sign \$100 (maximum \$1,000) for signs											
Tier A - Signs only											
Sign 20 sq ft or smaller	Ix, II	945	-	-	-	-	-	-	-	-	945
	III	945	-	-	-	-	-	-	136	-	1,081
Sign > 20 sq ft	Ix, II	1,365	-	-	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	136	-	1,501
Tier B - Radio Frequency/Wireless Facilities											
	Ix, II	5,000	-	-	-	-	-	-	-	-	5,000
	III	5,000	-	-	-	-	-	-	136	-	5,136
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;	Ix, II	0.032 of valuation min. 925 max. 5,000	-	66	-	-	-	-	-	-	LUS Fee + 66
• no change to stormwater facility; and											
• no increase in floor area, or impervious surface area.	III		-	66	-	-	-	-	136	-	LUS Fee + 202
(Examples: adding a dormer, changing windows, door locations, etc.)											
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:											
• a change to footprint or exterior development area;	Ix, II	0.032 of valuation min. 1,260 max. 5,000	77	100	115	232	294	-	-	-	LUS Fee + 818
• a change to stormwater facility;											
• an increase in footprint, floor area, or impervious surface area < 500 sq ft	III		77	100	115	232	294	-	136	-	LUS Fee + 954
(Examples: adding a porch, or other small addition, etc.)											
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;	Ix, II	0.032 of valuation min. 1,260 max. 5,250	-	100	-	-	-	-	-	-	LUS Fee + 100
• no change to stormwater facility; and											
• no increase in floor area, or impervious surface area.	III		-	100	-	-	-	-	136	-	LUS Fee + 236
(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 \$100 (maximum \$1,000) for signs											
Tier F - Sites with other existing development: projects involving:											
• parking areas;	Ix, II	0.032 of valuation min. 1,260 max. 15,750	154	100	115	232	523	-	-	-	LUS Fee + 1,124
• fences/walls/gates;											
• a change to the footprint or exterior development area;	III		154	100	115	232	523	-	136	-	LUS Fee + 1,260
• 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 \$100 (maximum \$1,000) for signs											
Tier G - All other projects not described above											
(Examples: a new house, a new 10-story mixed-use building, etc.)	Ix or II	0.032 of valuation min. 1,260 max. 5,250	578	100	115	906	2,296	-	-	-	LUS Fee + 3,995
Project may include one or more signs.											
Each additional sign \$100 (maximum \$1,000) for signs	III	0.032 of valuation min. 5,250 max. 27,000	578	100	115	906	2,296	-	136	-	LUS Fee + 4,131
Historic Resource Review	I	250	-	-	-	-	-	-	-	-	250
Modifications	n/a	945	-	-	-	-	-	-	-	-	945
Environmental Review											
Resource Enhancement/PLA	Ix	1,100	230	-	-	169	-	-	136	-	1,635
Existing House/Duplex	II	1,450	463	66	-	359	175	50	136	159	2,858
All Other Projects	II	2,700	578	100	-	908	175	50	136	159	4,806
Environmental Review Protection Zone	III	3,675	578	66	-	951	369	-	136	1,679	7,454
Environmental Violation Review											
Type II required	II	2,900	309	-	-	507	-	-	136	159	4,011
Type III required	III	7,660	309	-	-	507	256	-	136	1,679	10,447
Columbia South Shore Plan District (CSSPD)	II	2,900	309	-	-	507	384	-	136	159	4,395
CSSPD, undividable lot w/exist single dwelling unit	II	1,600	309	-	-	507	256	-	136	159	2,867
Undividable lot w/existing single dwelling unit	III	2,700	309	-	-	507	256	-	136	1,679	5,587
Greenway											
Existing House/Duplex ³	II	1,450	309	66	-	359	237	-	136	159	2,716
All Other Projects	II	4,830	463	100	-	907	1,836	-	136	159	8,431
Historic Landmark Designation											
Individual properties	III	2,000	-	-	-	-	143	-	-	-	2,143
Multiple properties or districts	III	4,200	-	-	-	-	294	-	-	-	4,494
Historic Landmark Demolition Review	IV	8,500	-	-	-	-	369	-	-	-	8,869
Impact Mitigation Plan											
Amendment (Minor)	II	4,200	771	-	115	1,268	1,881	-	136	159	8,530
Implementation	II	4,200	771	-	115	1,268	735	-	136	159	7,384
New/Amendment (Major)	III	19,950	771	-	115	1,268	9,174	-	136	1,679	33,093
Amendment (Use)	III	5,550	771	-	115	1,268	4,630	-	136	1,679	14,149
Land Division Review											
Type Ix	Ix	2,200 + 500 per lot & tract (max. per lot & tract total 12,500) + 1,200 for new street, Max. 15,900	193	66	115	339	1,473	100	136	-	LUS Fee + 2,422
Type Iix	Iix		463	100	115	762	2,045	150	136	159	3,930
Type III	III		1,347	100	115	2,197	3,591	200	136	1,679	9,365
2 - 3 lot Land Division with Concurrent Environmental Review	III	2,900 + 1,500 per lot & tract (max. per lot & tract total 18,000) + 1,800 for new street, Max. 22,700	463	100	115	762	1,930	90	136	1,679	LUS Fee + 5,275
4 or more lot Land Division with Concurrent Environmental Review	III		1,927	100	115	3,170	3,304	180	136	1,679	LUS Fee + 10,611

Land Use Services Fee Schedule
Effective July 1, 2015 through June 30, 2016

Land Use Reviews (continued)	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Land Division Amendment Review	Ix	1,365	96	-	115	169	941	50	-	-	2,736
	Ilx	1,470	96	-	115	169	941	50	-	159	3,000
	III	3,465	96	-	115	169	941	50	-	1,679	6,515
Land Division Final Plat Review/Final Dev Plan Review											LUS Fee +
If preliminary was Type Ix with no street	Admin Review	800 per lot (max. 5,600), plus	96	-	85	169	1,052	50	136	-	1,588
If preliminary was Type Ix or Ilx with a street		600 if new street, Max. 6,200	230	-	85	380	1,391	50	136	-	2,272
If preliminary was Type Ilx with no street			116	-	85	190	1,052	50	136	-	1,629
If preliminary was Type III			463	-	85	761	2,442	100	136	-	3,987
Additional Review of Final Plat	n/a	280	-	-	-	-	352	-	-	-	632
A fee will be charged for each review after the second review											
Lot Consolidation	Ix	1,418	116	-	115	190	965	-	-	-	2,804
Master Plan	II	4,961	230	-	115	380	4,678	90	136	159	10,749
Minor Amendments to Master Plans	III	13,125	771	-	115	1,301	11,648	90	136	1,679	28,565
New Master Plans or Major Amnds to Master Plans											
Non-conforming Situation Review	II	4,620	77	66	-	170	1,398	-	-	-	6,490
Non-conforming Status Review	II	1,323	-	-	-	-	139	-	-	-	159
Planned Development Review	Ilx	2,756	963	66	115	1,614	941	180	136	159	6,930
	III	4,515	963	66	115	1,614	1,906	180	136	1,679	11,174
Planned Development Amendment / Planned Unit Development Amendment	Ilx	2,415	154	33	115	254	475	50	-	-	3,655
	III	4,095	154	66	115	254	712	50	-	-	6,341
Statewide Planning Goal Exception	III	9,555	-	-	-	423	2,846	-	-	-	14,503
Tree Preservation Violation Review	II	2,205	116	-	-	-	-	-	136	159	2,616
	III	4,410	116	-	-	-	-	-	136	1,679	6,341
Tree Review	II	1,365	96	-	-	-	-	-	136	159	1,756
Zoning Map Amendment	III	5,880	487	-	115	825	4,727	50	136	1,679	13,899
Other Unassigned Reviews	I / Ix	1,418	58	66	-	106	122	-	-	-	1,770
	II / Ilx	1,764	116	66	115	198	246	-	-	-	2,664
	III	5,618	193	-	115	317	965	-	-	-	8,887
EARLY ASSISTANCE SERVICES		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Design Commission Advice Request		2,520	-	-	-	-	-	-	-	-	2,520
Early Assistance - Zoning											
Written Info Only		400	-	-	-	-	-	-	-	-	400
Meeting and Written Info		500	-	-	-	-	-	-	-	-	500
Early Assistance - Zoning & Infrastructure Bureaus											
Written Info Only		450	-	-	100	208	340	-	136	1,234	
Meeting & Written Info		500	12	-	150	312	567	-	227	1,768	
Pre-Application Conference		1,785	463	-	210	811	944	100	273	4,586	
Pre-Permit Zoning Plan Check⁴											
House or Duplex		200	-	-	-	-	-	-	-	200	
All Other Development		450	-	-	-	-	-	-	-	450	
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 (BDS)		394	243	-	-	811	-	-	-	1,448	
OTHER LAND USE SERVICES		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Additional Copies of Recording Documents		16	-	-	-	-	-	-	-	-	16
Appeals: Type II / Ilx		250	-	-	-	-	-	-	-	-	250
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge	-	-	-	-	-	-	-	-	-
Type III; 50% of LUS application fee (Max. 5,000)											
Demolition Delay Review		242	-	-	-	-	-	-	-	-	242
Expert Outside Consultation⁵ (Per hour above base fee)		116	-	-	-	-	-	-	-	-	116
Field Verification By Land Use Staff (except for environmental plan checks)		142	-	-	-	-	-	-	-	-	142
Hourly Rate for Land Use Services		148	-	-	-	85	-	50	-	-	283
Lot Confirmation⁶											
Sites Without Buildings		683	-	-	85	127	-	-	-	-	895
Sites With House(s) or Duplex(es)		735	-	33	85	127	-	-	-	-	980
Sites With Other Development		735	-	33	85	127	-	-	-	-	980
Mural Permit Fee		50	-	-	-	-	-	-	-	-	50
Structural Plan Review fee		149	-	-	-	-	-	-	-	-	149
Plan Check²		2.12 per 1,000 valuation									
Commercial and Residential		95 min.									
Maximum number of allowable check sheets: 2											
Rate per additional check sheet		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)		250	-	-	-	-	-	-	-	-	250
Environmental Standards Plan Check and Field Verification (add to base fee)		279	-	-	-	-	-	-	-	-	279
Environmental Violation Plan Check (add to base fee)		788	-	-	-	-	-	-	-	-	788
Sign Permit Plan Check After Land Use Review (flat fee)		130	-	-	-	-	-	-	-	-	130
Radio Frequency Facilities Plan Check ⁷ (flat fee)		720	-	-	-	-	-	-	-	-	720
Property Line Adjustment											
Site Without Buildings		630	77	-	115	127	301	-	-	-	1,250
Sites With House(s) or Duplex(es)		683	77	33	115	296	301	-	-	-	1,505
Sites With Other Development		735	77	33	115	613	301	-	-	-	1,874
Property Line Adjustment With Lot Confirmation:											
Site Without Buildings		1,313	77	-	200	127	301	-	-	-	2,018
Sites With House(s) or duplex(es)		1,418	77	66	200	296	301	-	-	-	2,358
Sites With Other Development		1,470	77	66	200	613	301	-	-	-	2,727
Remedial Action Exempt Review - Simple		2,310	708	-	-	-	-	-	-	-	3,018
Remedial Action Exempt Review - Complex		3,098	1,887	-	-	-	-	-	-	-	4,985
Remedial Action Exempt Review - BES Land Use Exemption		-	-	-	-	488	-	-	-	-	488
Remedial Action Exempt Review - BES LU and Bldg Permit Exemption		-	-	-	-	1,568	-	-	-	-	1,568
Remedial Action Exempt Review - BES Bldg Permit/Dev Permit Exemption Hourly Fee		-	-	-	-	108	-	-	-	-	108
Renotification Fee - Any Review		430	-	-	-	-	-	-	-	-	430
Street Vacation		100	-	-	-	-	-	-	-	-	100
Transcripts		Actual cost									
Zoning Confirmation											
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Outdoor Advertising Sign Permit)		65	-	-	-	-	-	-	-	-	65
Tier 2 (LUCS, Bank Letter)		250	-	-	-	-	-	-	-	-	250
Tier 3 (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.