

City of Portland
Bureau of Development Services

Land Use Services Fee Schedule

Effective Date: July 7, 2017
Revised: 5/12/17

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	900
Site With Existing House/Duplex	II	1,300
All Other Projects ⁸	II	1,800
Central City Parking Review	III	7,665
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	6,500
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
Tier C - All Other Proposals	III	18,900
Conditional Use		
Type Ix	Ix	2,835
Type II	II	2,940
Type II - Radio Frequency Facilities	II	7,450
Type III - New	III	10,500
Type III - Existing	III	4,200
Type III - Radio Frequency Facilities	III	14,700
Design / Historic Resource Review²		
Each additional sign \$100 (maximum \$1,000) for signs		
Tier A - Signs only		
Sign 20 sq ft or smaller	Ix, II	945
	III	945
Sign > 20 sq ft	Ix, II	1,365
	III	1,365
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000
	III	5,000
Tier C - Sites with an existing house/duplex: dormer projects; <u>or</u> exterior alterations to building or site with: <ul style="list-style-type: none"> no change to footprint or exterior development area; no change to stormwater facility; and no increase in floor area, or impervious surface area. <i>(Examples: adding a dormer, changing windows, door locations, etc.)</i>	Ix, II	0.032 of valuation min. 925 max. 5,000
	III	
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with: <ul style="list-style-type: none"> 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 <i>(Examples: adding a porch, or other small addition, etc.)</i>	Ix, II	0.032 of valuation min. 1,260 max. 5,000
	III	

Tier E - Sites with other existing development: dormer projects <u>or</u> exterior alterations to building or site with: <ul style="list-style-type: none"> no change to footprint or exterior development area; no change to stormwater facility; and no increase in floor area, or impervious surface area. <i>(Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical equipment; etc.)</i> Project may include one or more signs. Each additional sign \$100 (maximum \$1,000) for signs	Ix, II	0.032 of valuation min. 1,260 max. 5,250
	III	
Tier F - Sites with other existing development: projects involving: <ul style="list-style-type: none"> 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. <i>(Example: small addition on a 6-plex)</i> Project may include one or more signs. Each additional sign \$100 (maximum \$1,000) for signs	Ix, II	0.032 of valuation min. 1,260 max. 15,750
	III	
Tier G - All other projects not described above <i>(Examples: a new house, a new 10-story mixed-use building, etc.)</i> Project may include one or more signs. Each additional sign \$100 (maximum \$1,000) for signs	Ix or II	0.032 of valuation min. 1,260 max. 5,250
	III	0.032 of valuation min. 5,250 max. 27,000
Historic Resource Review	I	250
Modifications	n/a	945
Environmental Review / <u>River Review</u>		
Resource Enhancement/PLA	Ix, IIx	1,100
Existing House/Duplex	II, IIx	1,450
All Other Projects	II, IIx	2,700
Environmental Review Protection Zone	III	3,675
Environmental Violation Review / <u>River Review Violation</u>		
Type II required	II	2,900
Type III required	III	7,560
Columbia South Shore Plan District (CSSPD)	II	2,900
CSSPD, undividable lot w/existing single dwelling unit	II	1,500
Undividable lot w/existing single dwelling unit	III	2,700
Greenway		
Existing House/Duplex ³	II	1,450
All Other Projects	II	4,830
Historic Landmark Designation		
Individual properties	III	2,000
Multiple properties or districts	III	4,200
Historic Landmark Demolition Review	IV	8,500
Impact Mitigation Plan		
Amendment (Minor)	II	4,200
Implementation	II	4,200
New/Amendment (Major)	III	19,950
Amendment (Use)	III	5,550
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
Type IIx	IIx	
Type III	III	

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
4 or more lot Land Division with Concurrent Environmental Review	III	
Land Use Reviews (continued)		LUS Fee
Land Division Amendment Review	Ix	1,365
	IIx	1,470
	III	3,465
Land Division Final Plat Review/Final Dev Plan Review If preliminary was Type Ix with no street If preliminary was Type Ix or IIx with a street If preliminary was Type IIx with no street If preliminary was Type III	Admin Review	800 per lot (max. 5,600), plus 600 if new street, Max. 6,200
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	280
Lot Consolidation	Ix	1,418
Master Plan Minor Amendments to Master Plans New Master Plans or Major Amds to Master Plans	II III	4,961 13,125
Non-conforming Situation Review	II	4,620
Non-conforming Status Review	II	1,323
Planned Development Review	IIx	2,756
	III	4,515
Planned Development Amendment / Planned Unit Development Amendment	IIx	2,415
	III	4,095
Statewide Planning Goal Exception	III	9,555
Tree Preservation Violation Review	II	2,205
	III	4,410
Tree Review	II	1,365
Zoning Map Amendment	III	5,880
Other Unassigned Reviews	I / Ix	1,418
	II / IIx	1,764
	III	5,618
EARLY ASSISTANCE SERVICES		LUS Fee
Design Commission Advice Request		2,520
Early Assistance - Zoning Written Info Only Meeting and Written Info		400 500
Early Assistance - Zoning & Infrastructure Bureaus Written Info Only Meeting & Written Info Written Info Only (Street Vacation requested) Meeting & Written Info (Street Vacation requested)		450 500 450 500
Pre-Application Conference		1,785
Pre-Application Conference (Street Vacation requested)		1,785
Pre-Permit Zoning Plan Check⁴ House or Duplex All Other Development		200 450
Public Works Inquiry (Written Info Only) 1-2 housing units Land Use Review or PLA expected)	(No)	-
Remedial Action Exempt Review - Conference		394

OTHER LAND USE SERVICES	LUS Fee
Additional Copies of Recording Documents	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
Demolition Delay Review 120-day delay / HRI Removal (ranked structures only)	242
Expert Outside Consultation ⁵ (Per hour above base fee)	116
Field Verification By Land Use Staff (except for environmental plan checks)	142
Hourly Rate for Land Use Services	148
Lot Confirmation ⁶ Sites Without Buildings Sites With House(s) or Duplex(es) Sites With Other Development	683 735 735
Mural Permit Fee Structural Plan Review fee	50 149
Plan Check ² Commercial and Residential <u>Maximum number of allowable checksheets: 2</u> Rate per additional checksheet Community Design Standards Plan Check (add to base fee; maximum 2,000 for house or duplex; maximum 5,000 for all other projects) Convenience Store/Amenity Bonus Plan Check (add to base fee) Environmental Standards Plan Check and Field Verification (add to base fee) Environmental Violation Plan Check (add to base fee) Sign Permit Plan Check After Land Use Review (flat fee) Radio Frequency Facilities Plan Check ⁷ (flat fee)	2.12 per 1,000 valuation 95 Minimum 184 0.0075 of valuation 250 279 788 130 720
Property Line Adjustment Site Without Buildings Sites With House(s) or Duplex(es) Sites With Other Development	630 683 735
Property Line Adjustment With Lot Confirmation: Site Without Buildings Sites With Houses(s) or duplex(es) Sites With Other Development	1,313 1,418 1,470
Remedial Action Exempt Review - Simple	2,310
Remedial Action Exempt Review - Complex	3,098
Remedial Action Exempt Review - BES Land Use Exemption	-
Remedial Action Exempt Review - BES LU and Bldg Permit Exemption	-
Remedial Action Exempt Review - BES Bldg Permit/Dev Permit Exemption Hourly Fee	-
Renotification Fee - Any Review	430
Street Vacation	100
Transcripts	Actual cost
Zoning Confirmation Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Outdoor Advertising Sign Permit) Tier 2 (LUCS, Bank Letter) Tier 3 (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis)	65 250 850