



# 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, 2017 through June 30, 2018

Land Use Reviews	Process Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
<b>Adjustment Review</b>											
Site With Existing House/Duplex - Fences / Decks / Eaves <sup>1</sup>	II	900	-	-	-	-	150	-	-	-	1,050
Site With Existing House/Duplex	II	1,300	77	66	125	260	290	-	-	-	2,118
All Other Projects <sup>8</sup>	II	1,800	116	100	125	332	290	50	-	-	2,813
<b>Central City Parking Review</b>	III	7,665	-	-	-	-	2,702	-	-	1,679	12,046
<b>Comprehensive Plan Map Amendment With Zone Map Amendment</b>											
<b>Tier A -</b>	III	6,500	-	-	125	942	4,554	-	170	1,679	13,970
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.											
<b>Tier B - Residential to Residential Upzoning</b>	III	12,915	309	100	125	942	4,554	-	170	1,679	20,794
<b>Tier C - All Other Proposals</b>	III	18,900	578	100	125	1,498	8,177	-	170	1,679	31,227
<b>Conditional Use</b>											
Type Ix	Ix	2,835	77	-	-	195	1,359	-	-	-	4,466
Type II	II	2,940	96	66	125	302	1,303	50	170	159	5,211
Type II - Radio Frequency Facilities	II	7,450	-	-	-	-	-	-	-	-	7,609
Type III - New	III	10,500	309	100	125	870	4,872	50	170	1,679	18,675
Type III - Existing	III	4,200	154	100	125	390	4,872	50	-	1,679	11,570
Type III - Radio Frequency Facilities	III	14,700	-	-	-	-	762	-	-	1,679	17,141
<b>Design / Historic Resource Review<sup>2</sup></b>											
Each additional sign \$100 (maximum \$1,000) for signs											
<b>Tier A - Signs only</b>											
<b>Sign 20 sq ft or smaller</b>	Ix, II	945	-	-	-	-	-	-	-	-	945
	III	945	-	-	-	-	-	-	170	-	1,115
<b>Sign &gt; 20 sq ft</b>	Ix, II	1,365	-	-	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	170	-	1,535
<b>Tier B - Radio Frequency/Wireless Facilities</b>	Ix, II	5,000	-	-	-	-	-	-	-	-	5,000
	III	5,000	-	-	-	-	-	-	170	-	5,170
<b>Tier C - Sites with an existing house/duplex:</b> dormer projects; or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 925 max. 5,000	-	66	-	-	-	-	-	-	LUS Fee + 66
• 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.)	III		-	66	-	-	-	-	170	-	LUS Fee + 236
<b>Tier D - Sites with an existing house/duplex:</b> exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 5,000	77	100	125	357	324	-	-	-	LUS Fee + 983
• 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	III		77	100	125	357	324	-	170	-	LUS Fee + 1,153
(Examples: adding a porch, or other small addition, etc.)											
<b>Tier E - Sites with other existing development:</b> dormer projects or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 5,250	-	100	-	-	-	-	-	-	LUS Fee + 100
• 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.)	III		-	100	-	-	-	-	170	-	LUS Fee + 270
Project may include one or more signs.											
Each additional sign \$100 (maximum \$1,000) for signs											
<b>Tier F - Sites with other existing development:</b> projects involving:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	154	100	125	357	678	-	-	-	LUS Fee + 1,414
• 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.	III		154	100	125	357	678	-	170	-	LUS Fee + 1,584
(Example: small addition on a 6-plex)											
Project may include one or more signs.											
Each additional sign \$100 (maximum \$1,000) for signs											
<b>Tier G - All other projects not described above</b>	Ix or II	0.032 of valuation min. 1,260 max. 5,250	578	100	125	1,405	2,485	-	-	-	LUS Fee + 4,693
(Examples: a new house, a new 10-story mixed-use building, etc.)											
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	125	1,405	3,202	-	170	-	LUS Fee + 5,580
<b>Historic Resource Review</b>	I	250	-	-	-	-	-	-	-	-	250
<b>Modifications</b>	n/a	945	-	-	-	-	-	-	-	-	945
<b>Environmental Review / River Review</b>											
Resource Enhancement/PLA	Ix, IIx	1,100	230	-	-	260	-	-	170	-	1,760
Existing House/Duplex	II, IIx	1,450	463	66	-	552	160	50	170	159	3,070
All Other Projects	II, IIx	2,700	578	100	-	1,398	160	50	170	159	5,315
<b>Environmental Review Protection Zone</b>	III	3,675	578	66	-	1,462	419	-	170	1,679	8,049
<b>Environmental Violation Review / River Review Violation</b>											
Type II required	II	2,900	309	-	-	780	-	-	170	159	4,318
Type III required	III	7,560	309	-	-	780	290	-	170	1,679	10,788
Columbia South Shore Plan District (CSSPD)	II	2,900	309	-	-	780	437	-	170	159	4,755
CSSPD, undividable lot w/existing single dwelling unit	II	1,500	309	-	-	780	290	-	170	159	3,208
Undividable lot w/existing single dwelling unit	III	2,700	309	-	-	780	290	-	170	1,679	5,928
<b>Greenway</b>											
Existing House/Duplex <sup>3</sup>	II	1,450	309	66	-	552	290	-	170	159	2,996
All Other Projects	II	4,830	463	100	-	1,417	2,101	-	170	159	9,240
<b>Historic Landmark Designation</b>											
Individual properties	III	2,000	-	-	-	-	160	-	-	-	2,160
Multiple properties or districts	III	4,200	-	-	-	-	419	-	-	-	4,619
<b>Historic Landmark Demolition Review</b>	IV	8,500	-	-	-	-	419	-	-	-	8,919
<b>Impact Mitigation Plan</b>											
Amendment (Minor)	II	4,200	771	-	125	1,949	2,702	-	170	159	10,076
Implementation	II	4,200	771	-	125	1,949	1,409	-	170	159	8,783
New/Amendment (Major)	III	19,950	771	-	125	1,949	10,464	-	170	1,679	35,108
Amendment (Use)	III	5,550	771	-	125	1,949	5,289	-	170	1,679	15,533
<b>Land Division Review</b>											
Type Ix	Ix	2,200 + 500 per lot & tract (max. per lot	193	66	125	521	1,667	100	170	-	LUS Fee + 2,842
Type IIx	IIx	& tract total 12,500) +	463	100	125	1,169	2,702	150	170	159	5,038
Type III	III	1,200 for new street, Max. 15,900	1,347	100	125	3,378	4,354	200	170	1,679	11,353
<b>2 - 3 lot Land Division with Concurrent Environmental Review</b>	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	125	1,169	2,802	90	170	1,679	LUS Fee + 6,598
<b>4 or more lot Land Division with Concurrent Environmental Review</b>	III		1,927	100	125	4,872	4,354	180	170	1,679	LUS Fee + 13,407



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Land Use Reviews (continued)	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
<b>Land Division Amendment Review</b>	Ix	1,365	96	-	125	260	1,100	50	-	-	2,996
	IIx	1,470	96	-	125	260	1,100	50	-	159	3,260
	III	3,465	96	-	125	260	1,100	50	-	1,679	6,775
<b>Land Division Final Plat Review/Final Dev Plan Review</b>											LUS Fee +
If preliminary was Type Ix with no street	Admin Review	800 per lot (max. 5,600), plus 600 if new street, Max. 6,200	96	-	90	260	1,250	50	170	-	1,916
If preliminary was Type Ix or IIx with a street			230	-	90	585	1,509	50	170	-	2,634
If preliminary was Type IIx with no street			116	-	90	292	1,250	50	170	-	1,968
If preliminary was Type III			463	-	90	1,169	2,802	100	170	-	4,794
<b>Additional Review of Final Plat</b>	n/a	280	-	-	-	-	419	-	-	-	699
A fee will be charged for each review after the second review											
<b>Lot Consolidation</b>	Ix	1,418	116	-	125	292	1,100	-	-	-	3,051
<b>Master Plan</b>											
Minor Amendments to Master Plans	II	4,961	230	-	125	585	5,389	90	170	159	11,709
New Master Plans or Major Amnds to Master Plans	III	13,125	771	-	125	2,031	13,351	90	170	1,679	31,342
<b>Non-conforming Situation Review</b>	II	4,620	77	66	-	265	2,135	-	-	159	7,322
<b>Non-conforming Status Review</b>	II	1,323	-	-	-	-	194	-	-	159	1,676
<b>Planned Development Review</b>	IIx	2,756	963	66	125	2,469	1,617	180	170	159	8,505
	III	4,515	963	66	125	2,469	3,270	180	170	1,679	13,437
<b>Planned Development Amendment / Planned Unit Development Amendment</b>	IIx	2,415	154	33	125	390	566	50	-	159	3,892
	III	4,095	154	66	125	390	1,100	50	-	1,679	7,659
<b>Statewide Planning Goal Exception</b>	III	9,555	-	-	-	650	3,320	-	-	1,679	15,204
<b>Tree Preservation Violation Review</b>	II	2,205	116	-	-	-	-	-	170	159	2,650
	III	4,410	116	-	-	-	-	-	170	1,679	6,375
<b>Tree Review</b>	II	1,365	96	-	-	-	-	-	170	159	1,790
<b>Zoning Map Amendment</b>	III	5,880	487	-	125	1,259	5,489	50	170	1,679	15,139
<b>Other Unassigned Reviews</b>	I / Ix	1,418	58	66	-	162	290	-	-	n/a	1,994
	II / IIx	1,764	116	66	125	306	566	-	-	159	3,102
	III	5,618	193	-	125	487	2,185	-	-	1,679	10,287
<b>EARLY ASSISTANCE SERVICES</b>											
		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
<b>Design Commission Advice Request</b>		2,520	-	-	-	-	551	-	-	-	3,071
<b>Early Assistance - Zoning</b>											
Written Info Only		400	-	-	-	-	-	-	-	-	400
Meeting and Written Info		500	-	-	-	-	-	-	-	-	500
<b>Early Assistance - Zoning &amp; Infrastructure Bureaus</b>											
Written Info Only		450	-	-	105	342	398	-	150	-	1,445
Meeting & Written Info		500	12	-	165	498	632	-	320	-	2,127
Written Info Only (Street Vacation requested)		450	-	-	105	342	598	-	150	-	1,645
Meeting & Written Info (Street Vacation requested)		500	12	-	165	498	1,032	-	320	-	2,527
<b>Pre-Application Conference</b>		1,785	463	-	225	1,256	1,150	100	320	-	5,299
<b>Pre-Application Conference (Street Vacation requested)</b>		1,785	463	-	225	1,256	1,550	100	320	-	5,699
<b>Pre-Permit Zoning Plan Check<sup>4</sup></b>											
House or Duplex		200	-	-	-	-	-	-	-	-	200
All Other Development		450	-	-	-	-	-	-	-	-	450
<b>Public Works Inquiry (Written Info Only)</b> 1-2 housing units (No Land Use Review or PLA expected)		-	-	-	50	50	50	-	-	-	150
<b>Remedial Action Exempt Review - Conference</b>		394	243	-	-	1,256	-	-	-	-	1,893
<b>OTHER LAND USE SERVICES</b>											
		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
<b>Additional Copies of Recording Documents</b>		16	-	-	-	-	-	-	-	-	16
<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)		142	-	-	-	-	-	-	-	-	142
<b>Hourly Rate for Land Use Services</b>		148	-	-	-	130	-	50	-	-	328
<b>Lot Confirmation<sup>6</sup></b>											
Sites Without Buildings		683	-	-	90	195	-	-	-	-	968
Sites With House(s) or Duplex(es)		735	-	33	90	195	-	-	-	-	1,053
Sites With Other Development		735	-	33	90	195	-	-	-	-	1,053
<b>Mural Permit Fee</b>		50	-	-	-	-	-	-	-	-	50
Structural Plan Review fee		149	-	-	-	-	-	-	-	-	149
<b>Plan Check<sup>2</sup></b>		2.12 per 1,000 valuation									
Commercial and Residential		95 Minimum									
<b>Maximum number of allowable checksheets: 2</b>											
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)		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 <sup>7</sup> (flat fee)		720	-	-	-	-	-	-	-	-	720
<b>Property Line Adjustment</b>											
Site Without Buildings		630	77	-	125	195	424	-	-	-	1,451
Sites With House(s) or Duplex(es)		683	77	33	125	455	424	-	-	-	1,797
Sites With Other Development		735	77	33	125	942	424	-	-	-	2,336
<b>Property Line Adjustment With Lot Confirmation:</b>											
Site Without Buildings		1,313	77	-	215	195	424	-	-	-	2,224
Sites With Houses(s) or duplex(es)		1,418	77	66	215	455	424	-	-	-	2,655
Sites With Other Development		1,470	77	66	215	942	424	-	-	-	3,194
<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>Remedial Action Exempt Review - BES Land Use Exemption</b>		-	-	-	-	780	-	-	-	-	780
<b>Remedial Action Exempt Review - BES LU and Bldg Permit Exemption</b>		-	-	-	-	1,860	-	-	-	-	1,860
<b>Remedial Action Exempt Review - BES Bldg Permit/Dev Permit Exemption Hourly Fee</b>		-	-	-	-	108	-	-	-	-	108
<b>Renotification Fee - Any Review</b>		430	-	-	-	-	-	-	-	-	430
<b>Street Vacation</b>		100	-	-	-	-	-	-	-	-	100
<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.