



# City of Portland, Oregon - Bureau of Development Services

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## Unincorporated Multnomah County Land Use Fee Schedule Effective July 1, 2018 through June 30, 2019

Land Use Reviews	Type	LUS	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
<b>Adjustment Review</b>									
Site With Existing House/Duplex - Fences / Decks / Eaves <sup>1</sup>	II	1,300	-	-	-	-	158	-	1,458
Site With Existing House/Duplex	II	1,850	77	66	110	280	308	-	2,691
All Other Projects <sup>8</sup>	II	2,400	116	100	110	358	307	-	3,391
<b>Comprehensive Plan Map Amendment With Zone Map Amendment</b>									
<b>Tier A -</b>	III	10,000	-	-	110	1,016	4,823	1,763	17,712
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	110	1,016	4,823	1,763	21,121
<b>Tier C - All Other Proposals</b>	III	18,900	578	100	110	1,614	8,735	1,763	31,800
<b>Conditional Use</b>									
Type Ix	Ix	2,835	77	-	-	210	1,453	-	4,575
Type II	II	3,143	96	66	110	323	1,453	167	5,358
Type II - Radio Frequency Facilities	II	7,450	-	-	-	-	-	167	7,617
Type III - New	III	10,500	309	100	110	932	5,213	1,763	18,927
Type III - Existing	III	4,200	154	100	110	420	5,213	1,763	11,960
Type III - Radio Frequency Facilities	III	14,700	-	0	0	0	797	1,763	17,260
<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	-	-	-	-	-	-	945
<b>Sign &gt; 20 sq ft</b>	Ix, II	1,365	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	1,365
<b>Tier B - Radio Frequency/Wireless Facilities</b>	Ix, II	5,000	-	-	-	-	-	-	5,000
	III	5,000	-	-	-	-	-	-	5,000
<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.	III		-	66	-	-	-	-	LUS Fee + 66
(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:	Ix, II	0.032 of valuation min. 1,260 max. 5,000	77	100	110	385	335	-	LUS Fee + 1,007
• 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	110	385	335	-	LUS Fee + 1,007
(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.	III		-	100	-	-	-	-	LUS Fee + 100
(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:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	154	100	110	385	726	-	LUS Fee + 1,475
• parking areas;									
• fences/walls/gates;									
• a change to the footprint or exterior development area;									
• a change to stormwater facility; and/or	III		154	100	110	385	726	-	LUS Fee + 1,475
• 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>	Ix or II	0.032 of valuation min. 1,260 max. 5,250	578	100	110	1,513	2,588	-	LUS Fee + 4,889
(Examples: a new house, a new 10-story mixed-use building, etc.)									
Project may include one or more signs.	III	0.032 of valuation min. 5,250 max. 27,000	578	100	110	1,513	3,316	-	LUS Fee + 5,617
Each sign \$100 (maximum \$1,000) for signs									
<b>Modifications</b>									
	n/a	945	-	-	-	-	-	-	945
<b>Environmental Review</b>									
Resource Enhancement/PLA/Public Rec Trails	Ix	1,300	230	-	-	280	-	-	1,810
Existing House/Duplex	II	2,000	463	66	-	596	167	167	3,459
All Other Projects	II	3,500	578	100	-	1,506	167	167	6,018
<b>Environmental Review Protection Zone</b>									
	III	4,001	578	66	-	1,577	446	1,763	8,431
<b>Environmental Violation Review</b>									
Type II required	II	3,078	309	-	-	841	-	167	4,395
Type III required	III	7,560	309	-	-	841	307	1,763	10,780
Undividable lot w/existing single dwelling unit	III	3,278	309	-	-	841	307	1,763	6,498
<b>Greenway</b>									
Existing House/Duplex <sup>3</sup>	II	1,850	309	66	-	596	307	167	3,295
All Other Projects	II	4,830	463	100	-	1,525	2,263	167	9,348
<b>Historic Landmark Designation</b>									
Individual properties	III	3,973	-	-	-	-	167	-	4,140
Multiple properties or districts	III	4,774	-	-	-	-	446	-	5,220
<b>Historic Landmark Demolition Review</b>									
	IV	8,500	-	-	-	-	446	-	8,946
<b>Impact Mitigation Plan</b>									
Amendment (Minor)	II	4,200	771	-	110	2,102	2,893	167	10,243
Implementation	II	4,200	771	-	110	2,102	1,495	167	8,845
New/Amendment (Major)	III	20,800	771	-	110	2,102	11,276	1,763	36,822
Amendment (Use)	III	5,550	771	-	110	2,102	5,687	1,763	15,983
<b>Land Division Review</b>									
Type Ix	Ix	5,750 + 250 per lot and tract + 1,200 if new street	193	66	110	562	1,775	-	LUS Fee + 2,706
Type IIx	IIx	6,500 + 250 per lot and tract + 1,200 if new street	463	100	110	1,261	2,893	167	LUS Fee + 4,994
Type III	III	7,500 + 250 per lot and tract + 1,200 if new street	1,347	100	110	3,644	4,654	1,763	LUS Fee + 11,618
<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	110	1,261	2,977	1,763	LUS Fee + 6,674
<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	110	5,256	4,654	1,763	LUS Fee + 13,810

**Unincorporated Multnomah County Land Use Fee Schedule**  
**Effective July 1, 2018 through June 30, 2019**

Land Use Reviews (continued)	Type	LUS	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
<b>Land Division Amendment Review</b>	Ix	1,916	96	-	110	280	1,174	-	3,576
	IIx	2,516	96	-	110	280	1,174	167	4,343
	III	7,177	96	-	110	280	1,174	1,763	10,600
<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	-	70	280	1,301	-	4,247
If preliminary was Type I, Ix or IIx with a street		3,800	230	-	70	631	1,580	-	6,311
If preliminary was Type IIx with no street		3,800	116	-	70	315	1,301	-	5,602
If preliminary was Type III		5,800	463	-	70	1,261	2,977	-	10,571
<b>Additional Review of Final Plat</b>	n/a	280	-	-	-	-	446	-	726
A fee will be charged for each review after the second review									
<b>Lot Consolidation</b>	Ix	1,418	116	-	110	315	1,174	-	3,133
<b>Master Plan</b>									
Minor Amendments to Master Plans	II	7,040	230	-	110	631	5,772	167	13,950
New Master Plans or Major Amds to Master Plans	III	13,125	771	-	110	2,185	14,324	1,763	32,278
<b>Non-conforming Situation Review</b>	II	4,620	77	66	-	282	2,291	167	7,503
<b>Non-conforming Status Review</b>	II	2,100	-	-	-	-	196	167	2,463
<b>Planned Development Bonus Review</b>									
Minor Amendment	IIx	5,550	963	66	-	2,663	1,940	167	11,349
New or Major Amendment	III	20,800	963	66	-	2,663	3,924	1,763	30,179
<b>Planned Development Review - all other</b>	IIx	4,500	963	66	110	2,663	1,733	167	10,202
	III	6,500	963	66	110	2,663	3,494	1,763	15,559
<b>Planned Development Amendment / Planned Unit Development Amendment</b>	IIx	2,590	154	33	110	420	601	167	4,075
	III	6,897	154	66	110	420	1,174	1,763	10,584
<b>River Review</b>									
Resource Enhancement/PLA/Public Rec Trails	IIx	1,300	230	-	-	280	-	167	1,977
Existing House/Duplex	IIx	2,000	463	66	-	596	160	167	3,452
All Other Projects	IIx	3,500	578	100	-	1,506	160	167	6,011
<b>River Review Violation</b>	II	3,078	309	-	-	841	160	167	4,555
	III	7,560	309	-	-	841	160	1,763	10,633
<b>Statewide Planning Goal Exception</b>	III	29,033	-	-	-	701	3,185	1,763	34,682
<b>Transportation Demand Management Review</b>	II	1,480	-	-	-	-	1,184	167	2,831
<b>Transportation Impact Analysis - campus</b>	II	1,480	-	-	-	-	7,656	167	9,303
<b>Tree Preservation Violation Review</b>	II	2,498	116	-	-	-	-	167	2,781
	III	5,741	116	-	-	-	-	1,763	7,620
<b>Tree Review</b>	II	2,516	96	-	-	-	-	167	2,779
<b>Zoning Map Amendment</b>	III	5,880	487	-	110	1,356	5,856	1,763	15,452
<b>Other Unassigned Reviews</b>	I / Ix	2,500	58	66	-	175	307	-	3,106
	II / IIx	2,740	116	66	110	329	601	167	4,129
	III	5,700	193	-	110	526	2,334	1,763	10,626
<b>EARLY ASSISTANCE SERVICES</b>		<b>Land Use</b>	<b>Site Dev</b>	<b>Life Safety</b>	<b>Water</b>	<b>BES</b>	<b>PBOT</b>	<b>TOTAL</b>	
<b>Design Commission Advice Request</b>		2,520	-	-	-	-	541	3,061	<b>Footnotes:</b>
<b>Early Assistance - Zoning</b>									1 This category
Written Info Only		400	-	-	-	-	-	400	also includes small
Meeting & Written Info		500	-	-	-	-	-	500	accessory buildings
<b>Early Assistance - Zoning &amp; Infrastructure Bureaus</b>									that don't require a
Written Info Only		400	-	-	100	363	414	1,277	building permit,
Meeting & Written Info		500	12	-	245	530	657	1,944	storage sheds,
									mechanical
Written Info Only (Street Vacation requested)		400	-	-	100	363	614	1,477	equipment, and
Meeting & Written Info (Street Vacation requested)		500	12	-	245	530	1,057	2,344	trellises.
<b>Pre-Application Conference</b>		1,900	463	-	385	1,350	1,216	5,314	2 If the applicant
<b>Pre-Application Conference (Street Vacation requested)</b>		1,900	463	-	385	1,350	1,616	5,714	does not provide
									the valuation, the
									maximum fee will
									be charged.
<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) 1-2 housing units</b>	(No	-	-	-	50	50	50	150	
<b>Remedial Action Exempt Review - Conference</b>		394	243	-	-	1,350	-	1,987	
<b>OTHER LAND USE SERVICES</b>		<b>Land Use</b>	<b>Site Dev</b>	<b>Life Safety</b>	<b>Water</b>	<b>BES</b>	<b>PBOT</b>	<b>TOTAL</b>	
<b>Additional Copies of Recording Documents</b>		16	-	-	-	-	-	16	3 a) structure (not
<b>Appeals: Type II / IIx</b>		250	-	-	-	-	-	250	building) within
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge						No Charge	existing dock
Type III; 50% of LUS application fee (Max. 5,000)									footprint;
<b>120-day delay / HRI Removal (ranked structures only)</b>		242	-	-	-	-	-	242	b) temporary soil
<b>Expert Outside Consultation<sup>5</sup> (Per hour above base fee)</b>		116	-	-	-	-	-	116	stockpile outside
<b>Field Verification By Land Use Staff (except for environmental plan checks)</b>		200	-	-	-	-	-	200	greenway setback,
<b>Hourly Rate for Land Use Services</b>		148	-	-	-	140	-	288	c) herbicide use to
<b>Lot Confirmation<sup>6</sup></b>									remove non-native
Sites Without Buildings		683	-	-	70	210	-	963	plants.
Sites With House(s) or Duplex(es)		735	-	33	70	210	-	1,048	4 Planning and
Sites With Other Development		735	-	33	70	210	-	1,048	Zoning review of
<b>Mural Permit Fee</b>		263	-	-	-	-	-	263	plans prior to
Structural Plan Review fee		149	-	-	-	-	-	149	building permit
<b>Plan Check<sup>2</sup></b>									submittal.
Commercial and Residential		2.12 per 1,000 val.							5 Expert
Maximum number of allowable checksheets: 2		95 minimum			70			70	consultation fee
Rate per additional checksheet		184	-	-	-	-	-	184	applies to plan
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							checks for cultural
Convenience Store/Amenity Bonus Plan Check (add to base fee)		250	-	-	-	-	-	250	resources in the
Environmental Standards Plan Check and Field Verification (add to base fee)		727	-	-	-	-	-	727	Columbia South
Environmental Violation Plan Check (add to base fee)		850	-	-	-	-	-	850	Shore and
Sign Permit Plan Check After Land Use Review (flat fee)		150	-	-	-	-	-	150	Environmental
Radio Frequency Facilities Plan Check <sup>7</sup> (flat fee)		720	-	-	145	-	-	865	Reviews.
<b>Property Line Adjustment</b>									6 A Site
Site Without Buildings		630	77	-	110	210	420	1,447	Development fee of
Sites With House(s) or Duplex(es)		683	77	33	110	491	420	1,814	\$77 is charged
Sites With Other Development		735	77	33	110	1,016	420	2,391	when a review is
<b>Property Line Adjustment with Lot Confirmation</b>									required.
Site Without Buildings		1,313	77	-	200	210	420	2,220	7 This includes all
Sites With House(s) or Duplex(es)		1,418	77	66	200	491	420	2,672	new wireless
Sites With Other Development		1,470	77	66	200	1,016	420	3,249	facilities as well as
<b>Remedial Action Exempt Review - Simple</b>		2,310	708	-	-	-	-	3,018	existing facilities
<b>Remedial Action Exempt Review - Complex</b>		3,098	1,887	-	-	-	-	4,985	where antennas are
<b>Remedial Action Exempt Review - BES Land Use Exemption</b>		-	-	-	-	841	-	841	added or changed,
<b>Remedial Action Exempt Review - BES LU and Bldg Permit Exemption</b>		-	-	-	-	1,921	-	1,921	or equipment
<b>Remedial Action Exempt Review - BES Bldg Permit/Dev Permit Exemption Hourly Fee</b>		-	-	-	-	108	-	108	cabinets are added
<b>Renotification Fee - Any Review</b>		493	-	-	-	-	-	493	or changed.
<b>Street Vacation</b>		100	-	-	245	-	-	345	8 The fee for Sign
<b>Transcripts</b>		Actual cost	Actual Costs					Actual cost	Adjustments is the
<b>Zoning Confirmation</b>									same as the
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)		65	-	-	-	-	-	65	Design/Historic
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)		250	-	-	-	-	-	250	Resource Review
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store)		850	-	-	-	-	-	850	Tier A fee.

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