City of Portland
Bureau of Development Services

Site Development Fee Schedule

Effective Date: July 1, 2012

APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW AND SITE DEVELOPMENT PROJECTS:

Commercial Site Review Fee

Applies to commercial building, development review and site development permits requiring site development review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards, and geotechnical review.

For Commercial Building, Development Review and, Site Development Permits:	15% of the permit fee Minimum fee is $131

APPLIES TO RESIDENTIAL PROJECTS:

Residential Fees

Residential Site Review and Inspection Fee for Simple Sites:

Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	$525
Additions, alterations, garages, and carports	$219
Decks, fences and demolitions	$160

Residential Site Review and Inspection Fee for Complex Sites:

Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, and compliance with conditions of Land Use Reviews.

New Construction	$690
Additions, alterations, garages, and carports	$345
Decks, fences and demolitions	$239

APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW, and SITE DEVELOPMENT PROJECTS:

Erosion Control Fees

Commercial, Development Review and Site Development Permits:

Located in an Environmental Zone:	Base fee (up to one acre) $592 plus, $66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) $396 plus, $66 for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)
Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)	$35 for the first 100 feet of line. $26 for each additional 100 feet of line, or portion thereof.

Exterior Alterations and Additions

Located in an Environmental Zone:	Base fee (up to one acre) $231 plus $38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)
Located in any other zone:	Base fee (up to one acre) $153 plus $38 for each 0.5 acre (21,780 sq. ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)

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Clearing Fee

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre	$90
Over 1 acre	$90 plus $16 per additional acre or fraction of an acre.

Clearing with Tree Cutting Fee

For vegetation removal only with no other permitted activity.
(on slopes over 10% gradient)

2,500 square feet - 1 acre	$130
1 acre and up	$130 plus $44 per additional acre or fraction of an acre.

APPLIES TO SITE DEVELOPMENT PERMITS ONLY:

Site Development Permit Fee

Applies to site work when no building permit is issued, including grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.

Total Value of Construction Work to be Performed:

$1 - $500	$95.00 minimum fee Maximum number of allowable* inspections: 2
$501 - $2,000	$95.00 for the first $500, plus $2.44 for each additional $100 or fraction thereof, to and including $2,000 Maximum number of allowable* inspections: 2
$2,001 - $25,000	$131.60 for the first $2,000, plus $9.54 for each additional $1,000 or fraction thereof, to and including $25,000 Maximum number of allowable* inspections: 5
$25,001 - $50,000	$351.02 for the first $25,000, plus $7.02 for each additional $1,000 or fraction thereof, to and including $50,000 Maximum number of allowable* inspections: 6
$50,001 - $100,000	$526.52 for the first $50,000, plus $4.65 for each additional $1,000 or fraction thereof, to and including $100,000 Maximum number of allowable* inspections: 7
$100,001 and up	$759.02 for the first $100,000, plus $3.83 for each additional $1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of $97 per inspection.

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Site Development Plan Review Fee	
For the original submittal:	65% of the permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of $175 per checksheet.
For value-added revisions:	65% of the additional permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: $71 Plan review time greater than 1/2 hour: $142 per hour or fraction thereof
APPLIES TO COMMERCIAL, RESIDENTIAL, DEVELOPMENT REVIEW and SITE DEVELOPMENT PROJECTS:	
Miscellaneous Fees	
Additional Plan Review Fee For changes, additions, or revisions to to approved plans. For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets.	Plan review time 1/2 hour or less: $71 Plan review time greater than 1/2 hour: $142 per hour or fraction thereof
Inspections Outside of Normal Business Hours	$194 per hour or fraction of an hour Minimum - $194
Investigation Fee For commencement of work before obtaining a permit.	Equal to the permit fee
Limited Site Development Consultation Fee For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including geotech, environmental zones, or other special sites.	$284
The meeting will be limited to two City staff members. Fee for each additional staff in attendance.	$152
Other Inspections Not Specifically Identified Elsewhere	$142 per hour or fraction of hour Minimum - $142
Permit Reinstatement Processing Fee Fee for renewal of a permit that has been expired for six months or less provided no changes have been made in the original plans and specifications for such work. A permit may be renewed only once.	The renewal fee shall be one half the amount required for a new permit. Minimum Fee - $95
Reinspection Fee When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	$97 per inspection