City of Portland
Bureau of Development Services

Site Development Fee Schedule for Land Use Reviews

APPLIES TO LAND USE REVIEWS, EARLY ASSISTANCE AND OTHER PLANNING SERVICES

Effective Date: July 1, 2012

Land Use Reviews	Process Type	Amount
Adjustment Review		
Existing House/Duplex	II	$77
All Other Projects	II	$116
Comprehensive Natural Resource Management Plan Review		
Type I	I	$96
Type II	II	$230
Type III	III	$771
Comprehensive Plan Map Amendment		
With Zone Map Amendment		
Tier B - Residential to Residential Upzoning	III	$309
Tier C - All Other Proposals	III	$578
Conditional Use		
Type I	I	$77
Type II	II	$96
Type III - New	III	$309
Type III - Existing	III	$154
Design / Historic Review		
Type D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	I, II, or III	$77
Sites With An Existing House/Duplex:		
Type F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	I, II, or III	$154
Type G - All other projects not described above	I, II, or III	$578
Environmental Review		
Resource Enhancement/Property Line Adjustment	I	$230
Existing House/Duplex	II	$463
All Other Projects	II	$578
Environmental Review Protection Zone	III	$578
Environmental Violation Review		
Type II required	II	$309
Type III required	III	$309
Columbia South Shore Plan District (CSSPD)	II	$309
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	$309
Undividable lot with existing single dwelling unit	III	$309
Greenway		
Existing House/Duplex or Simple Non-Residential or Mixed Use	II	$309
All Other Projects	II	$463
Impact Mitigation Plan		
Amendment (Minor)	II	$771
Implementation	II	$771
New / Amendment (Major)	III	$771
Amendment (Use)	III	$771

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Land Use Reviews	Process Type	Amount
Land Division Review		
Type I	I	$193
Type IIx	IIX	$463
Type III	III	$1,347
2 - 3 lot Land Division with Concurrent Environmental Review	III	$463
4 or more lot Land Division with Concurrent Environmental Review	III	$1,927
Land Division Amendment Review		
Type I	I	$96
Type IIx	IIx	$96
Type III	III	$96
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I with no street		$96
If preliminary was Type I or IIx with a street		$230
If preliminary was Type IIx with no street		$116
If preliminary was Type III		$463
Lot Consolidation	I	$116
Master Plan		
Minor Amendments to Master Plans	II	$230
New Master Plans or Major Amendments to Master Plans	III	$771
Non-conforming Situation Review	II	$77
Planned Development Review		
Type IIx	IIx	$963
Type III	III	$963
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	$154
Type III	III	$154
Tree Preservation Violation Review		
Type II	II	$116
Type III	III	$116
Tree Review		
Type II	II	$96
Zoning Map Amendment	III	$487
Other Unassigned Reviews		
Type I	I	$58
Type II / IIx	II / IIx	$116
Type III	III	$193
Early Assistance Services		
Appointment for Early Land Use Assistance Land Division, Conditional Use, Zone Change, Master Plan, Nonconforming Situation, Planning and Zoning, or Other Design, Environmental or Greenway review		$12
Pre-Application Conference		$463
Remedial Action Exempt Review - Conference		$243

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Other Planning Services	
Property Line Adjustment	
Site Without Buildings	$77
Sites With Houses(s) or Duplex(es)	$77
Sites With Other Development	$77
Remedial Action Exempt Review	
Simple	$708
Complex	$1,887