Unincorporated Multnomah County Land Use Fee Schedule

Effective July 1, 2012 through June 30, 2013

Land Use Reviews	Type	LUS	Site Dev	Life Safety	Hearings Officer	TOTAL
Adjustment Review						
Residential-Fences / Decks / Eaves[1]	II	1,300	n/a	n/a	n/a	1,300
Existing House/Duplex	II	1,850	77	66	n/a	1,993
All Other Projects	II	2,400	116	100	n/a	2,616
Comprehensive Natural Resource Management Plan & Amendments						
Type I	I	2,000	96	n/a	n/a	2,096
Type II	II	4,500	230	n/a	154	4,884
Type III	III	10,200	771	n/a	1,630	12,601
Comprehensive Plan Map Amendment With Zone Map Amendment						
Tier A -	III	10,000	n/a	n/a	1,630	11,630
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.						
Tier B - Residential to Residential Upzoning	III	13,000	309	100	1,630	15,039
Tier C - All Other Proposals	III	18,000	578	100	1,630	20,308
Conditional Use						
Type I	I	2,700	77	n/a	n/a	2,777
Type II	II	3,143	96	66	154	3,459
Type II - Radio Frequency Facilities	II	7,000	n/a	n/a	154	7,154
Type III - New	III	10,500	309	100	1,630	12,539
Type III - Existing	III	4,000	154	100	1,630	5,884
Type III - Radio Frequency Facilities	III	14,000	n/a	n/a	1,630	15,630
Design / Historic Review[2]	I, II, or III					
Tier A - Signs only (If 2 or more signs are proposed, if any of them are larger than 20 sq ft, the higher base fee must be paid. Then an additional $100 for each additional sign, up to $1,000 of additional charges.						
Sign 20 sq ft or smaller		900	n/a	n/a	n/a	900
Sign > 20 sq ft		1,300	n/a	n/a	n/a	1,300
Each additional sign $100 (maximum $1,000) for signs						
Tier B - Radio Frequency/Wireless Facilities	I, II, or III	4,600	n/a	n/a	n/a	4,600
Tier C - Sites with an existing house/duplex: dormer projects; <u>or</u> exterior alterations to building or site with:	I, II, or III	0.03 of valuation				
• no change to footprint or exterior development area;		min. 900	n/a	66	n/a	**LUS Fee +**
• no change to stormwater facility; and		max. 5,000	n/a			**66**
• no increase in floor area, or impervious surface area.						
(Examples: adding a dormer, changing windows, door locations, etc.)						
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:	I, II, or III	0.03 of valuation min. 1,200	77	100	n/a	**LUS Fee +**
• a change to footprint or exterior development area;		max. 5,000				**177**
• a change to stormwater facility;						
• an increase in footprint, floor area, or impervious surface area < 500 sq ft						
(Examples: adding a porch, or other small addition, etc.)						
Tier E - Sites with other existing development: dormer projects <u>or</u> exterior alterations to building or site with:	I, II, or III	0.03 of valuation min. 1,200	n/a	100	n/a	**LUS Fee +**
• no change to footprint or exterior development area;		max. 5,000				**100**
• 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.)						
Project may include one or more signs.						
Each sign $100 (maximum $1,000) for signs						
Tier F - Sites with other existing development: projects involving:	I, II, or III	0.03 of valuation min. 1,200	154	100	n/a	**LUS Fee +**
• parking areas;		max. 15,000				**254**
• 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.						
(Example: small addition on a 6-plex)						
Project may include one or more signs.						
Each sign $100 (maximum $1,000) for signs						
Tier G - All other projects not described above	I, II, or III	0.03 of valuation				
(Examples: a new house, a new 10-story mixed-use building, etc.)		min. 1,200	578	100	n/a	**LUS Fee +**
Project may include one or more signs.		max. 27,000				**678**
Each sign $100 (maximum $1,000) for signs						
Modifications Through Design/Historic Review	n/a	900	n/a	n/a	n/a	900
Environmental Review						
Resource Enhancement/PLA	I	1,300	230	n/a	n/a	1,530
Existing House/Duplex	II	2,000	463	66	154	2,683
All Other Projects	II	3,500	578	100	154	4,332
Environmental Review Protection Zone	III	4,001	578	66	1,630	6,275
Environmental Violation Review						
Type II required	II	3,078	309	n/a	154	3,541
Type III required	III	7,200	309	n/a	1,630	9,139
Undividable lot w/existing single dwelling unit	III	3,278	309	n/a	1,630	5,217
Greenway						
Existing House/Duplex or Simple Non-Residential or Mixed Use[3]	II	1,850	309	66	154	2,379
All Other Projects	II	4,300	463	100	154	5,017
Historic Landmark Designation						
Individual properties	III	3,973	n/a	n/a	n/a	3,973
Multiple properties or districts	III	4,774	n/a	n/a	n/a	4,774
Historic Landmark Demolition Review	IV	7,250	n/a	n/a	n/a	7,250
Impact Mitigation Plan						
Amendment (Minor)	II	4,000	771	n/a	154	4,925
Implementation	II	4,000	771	n/a	154	4,925
New/Amendment (Major)	III	20,800	771	n/a	1,630	23,201
Amendment (Use)	III	5,250	771	n/a	1,630	7,651

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Land Use Reviews (continued)	Type	LUS	Site Dev	Life Safety	Hearings Officer	TOTAL
Land Division Review						
Type I	I	5,750 + 250 per lot + 1,200 if new street	193	66	n/a	**LUS Fee + 259**
Type IIx	IIx	6,500 + 250 per lot + 1,200 if new street	463	100	154	**LUS Fee + 717**
Type III	III III	7,500 + 250 per lot + 1,200 if new street	1,347	100	1,630	**LUS Fee + 3,077**
2 - 3 lot Land Division with Concurrent Environmental Review	III	6,500 + 400 per lot + 2,000 if new street	463	100	1,630	**LUS Fee + 2,193**
4 or more lot Land Division with Concurrent Environmental Review	III	8,500 + 400 per lot + 2,000 if new street	1,927	100	1,630	**LUS Fee + 3,657**
Land Division Amendment Review	I	1,916	96	n/a	n/a	2,012
	IIx	2,516	96	n/a	154	2,766
	III	7,177	96	n/a	1,630	8,903
Land Division Final Plat Review/Final Dev Plan Review						
If preliminary was Type I with no street	Admin	2,500	96	n/a	n/a	2,596
If preliminary was Type I or IIx with a street	Review	3,800	230	n/a	n/a	4,030
If preliminary was Type IIx with no street		3,800	116	n/a	n/a	3,916
If preliminary was Type III		5,800	463	n/a	n/a	6,263
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	275	n/a	n/a	n/a	275
Lot Consolidation	I	1,300	116	n/a	n/a	1,416
Master Plan						
Minor Amendments to Master Plans	II	7,040	230	n/a	154	7,424
New Master Plans or Major Amds to Master Plans	III	12,500	771	n/a	1,630	14,901
Non-conforming Situation Review	II	4,400	77	66	154	4,697
Non-conforming Status Review	II	2,100	n/a	n/a	154	2,254
Planned Development Review	IIx	4,500	963	66	154	5,683
	III	6,500	963	66	1,630	9,159
Planned Development Amendment /	IIx	2,590	154	33	154	2,931
Planned Unit Development Amendment	III	6,897	154	66	1,630	8,747
Statewide Planning Goal Exception	III	29,033	n/a	n/a	1,630	30,663
Tree Preservation Violation Review	II	2,498	116	n/a	154	2,768
	III	5,741	116	n/a	1,630	7,487
Tree Review	II	2,516	96	n/a	154	2,766
Zoning Map Amendment	III	5,800	487	n/a	1,630	7,917
Other Unassigned Reviews	I	2,500	58	66	n/a	2,624
	II / IIx	2,740	116	66	154	3,076
	III	5,700	193	n/a	1,630	7,523

EARLY ASSISTANCE MEETING TYPE	Land Use	Site Dev	Life Safety	TOTAL
Design Commission Advice Request	2,400	n/a	n/a	2,400
Hourly Rate for Land Use Services	141	n/a	n/a	141
Pre-Application Conference	1,900	463	n/a	2,363
Pre-Permit Zoning Plan Check[4]				
1 - 2 Housing Units	200	n/a	n/a	200
All Other Development	450	n/a	n/a	450
Remedial Action Exempt Review - Conference	375	243	n/a	618
Zoning and Service Bureau Meeting	500	12	n/a	512
Zoning Meeting	500	12	n/a	512

Miscellaneous Planning Services	Land Use	Site Dev	Life Safety	TOTAL
Additional Copies of Recording Documents	15	-	-	15
Appeals: Type II / IIx	250	-	-	250
Recognized Organizations as defined by Zoning Code Chapter 33.910 **Type III; 50% of LUS application fee (Max. 5,000)**	No Charge			
Demolition Delay Review	230	-	-	230
DMV New/Renewal	65	-	-	65
Expedited Industrial Lands Review	7,350	-	-	7,350
Expert Outside Consultation[5] (Per hour above base fee)	110	-	-	110
LUS Inspections				
Design/Historic (charged at time of Plan Review; as required by Land Use Conditions)	200	-	-	200
Environmental (charged at time of Plan Review for any work in Environmental Zone)	100	-	-	100
Landscaping (charged at time of Plan Review; as required by land Use Conditions)	100	-	-	100
Tree Inspection (charged at time of Plan Rev for all lots/sites with a Tree Preservation Plan)	200	-	-	200
Lot Confirmation[6]				
Sites Without Buildings	675	-	-	675
Sites With House(s) or Duplex(es)	700	-	33	733
Sites With Other Development	700	-	33	733
Mural Permit Fee	263	-	-	263
Structural Plan Review fee	142	-	-	142
Plan Check	2.02 per 1,000 val.			
Maximum number of allowable checksheets: 2				
Any additional checksheets will be charged at the rate of $175 per checksheet.				
Residential and Commercial	95 min.			
Community Design Standards Plan Check (add to base fee)	0.0075 of valuation			
Environmental Standards Plan Check (add to base fee)	727	-	-	727
Environmental Violation Plan Check (add to base fee)	850	-	-	850
Sign Permit Plan Check After Land Use Review (flat fee)	150	-	-	150
Radio Frequency Facilities Plan Check[7]	675	-	-	675
Property Line Adjustment				
Site Without Buildings	873	77	-	950
Sites With House(s) or Duplex(es)	873	77	33	983
Sites With Other Development	873	77	33	983
Property Line Adjustment with Lot Confirmation				
Site Without Buildings	1,548	77	-	1,625
Sites With House(s) or Duplex(es)	1,573	77	66	1,716
Sites With Other Development	1,573	77	66	1,716
Remedial Action Exempt Review - Simple	2,200	708	-	2,908
Remedial Action Exempt Review - Complex	2,950	1,887	-	4,837
Renotification Fee - Any Review	493	-	-	493
Transcripts	Actual cost			
Zoning Confirmation				
Tier A (Bank Letter, LUCS, ODOT Outdoor Advertising Sign Permit)	250	-	-	250
Tier B (Zoning/Development Analysis, Non-conforming Standard Evidence, Nonconforming Upgrades Option 2, Notice of Use Determination)	850	-	-	850

Footnotes:

1 This category also includes small accessory buildings that don't require a building permit, trellises, and storage sheds.

2 If the applicant does not provide the valuation, the maximum fee will be charged.

3 a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.

4 Planning and Zoning review of plans prior to building permit submittal.

5 Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.

6 A Site Development fee of $77 is charged when a review is required.

7 This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed.

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