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, 2015 through June 30, 2016

Land Use Reviews	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review											
Site With Existing House/Duplex - Fences / Decks / Eaves[1]	II	900	-	-	-	-	118	-	-	-	**1,018**
Site With Existing House/Duplex	II	1,300	77	66	115	169	237	-	-	-	**1,964**
All Other Projects[8]	II	1,800	116	100	115	214	237	50	-	-	**2,632**
Central City Parking Review	III	7,665	-	-	-	-	1,881	-	-	1,679	**11,225**
Comprehensive Plan Map Amendment With Zone Map Amendment											
Tier A -	III	6,500	-	-	115	613	3,200	-	136	1,679	**12,243**
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.											
Tier B - Residential to Residential Upzoning	III	12,915	309	100	115	613	3,200	-	136	1,679	**19,067**
Tier C - All Other Proposals	III	18,900	578	100	115	984	7,681	-	136	1,679	**30,173**
Conditional Use											
Type Ix	Ix	2,835	77	-	-	127	712	-	-	-	**3,751**
Type II	II	2,940	96	66	115	189	712	50	136	159	**4,463**
Type II - Radio Frequency Facilities	II	7,450	-	-	-	-	-	-	-	159	**7,609**
Type III - New	III	10,500	309	100	115	558	3,841	50	136	1,679	**17,288**
Type III - Existing	III	4,200	154	100	115	259	3,841	50	-	1,679	**10,398**
Type III - Radio Frequency Facilities	III	14,700	-	-	-	-	1,730	-	-	1,679	**18,109**
Design / Historic Resource Review[2]											
Each additional sign $100 (maximum $1,000) for signs											
Tier A - Signs only											
Sign 20 sq ft or smaller	Ix, II	945	-	-	-	-	-	-	-	-	**945**
	III	945	-	-	-	-	-	-	136	-	**1,081**
Sign > 20 sq ft	Ix, II	1,365	-	-	-	-	-	-	-	-	**1,365**
	III	1,365	-	-	-	-	-	-	136	-	**1,501**
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000	-	-	-	-	-	-	-	-	**5,000**
	III	5,000	-	-	-	-	-	-	136	-	**5,136**
Tier C - Sites with an existing house/duplex: dormer projects; <u>or</u> exterior alterations to building or site with: • 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.)*	Ix, II	0.032 of valuation min. 925 max. 5,000	-	66	-	-	-	-	-	-	**LUS Fee + 66**
	III		-	66	-	-	-	-	136	-	**LUS Fee + 202**
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with: • 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 *(Examples: adding a porch, or other small addition, etc.)*	Ix, II	0.032 of valuation min. 1,260 max. 5,000	77	100	115	232	294	-	-	-	**LUS Fee + 818**
	III		77	100	115	232	294	-	136	-	**LUS Fee + 954**
Tier E - Sites with other existing development: dormer projects <u>or</u> exterior alterations to building or site with: • 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.)* Project may include one or more signs. Each additional sign $100 (maximum $1,000) for signs	Ix, II	0.032 of valuation min. 1,260 max. 5,250	-	100	-	-	-	-	-	-	**LUS Fee + 100**
	III		-	100	-	-	-	-	136	-	**LUS Fee + 236**
Tier F - Sites with other existing development: projects involving: • 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. *(Example: small addition on a 6-plex)* Project may include one or more signs. Each additional sign $100 (maximum $1,000) for signs	Ix, II	0.032 of valuation min. 1,260 max. 15,750	154	100	115	232	523	-	-	-	**LUS Fee + 1,124**
	III		154	100	115	232	523	-	136	-	**LUS Fee + 1,260**
Tier G - All other projects not described above *(Examples: a new house, a new 10-story mixed-use building, etc.)* Project may include one or more signs.	Ix or II	0.032 of valuation min. 1,260 max. 5,250	578	100	115	906	2,296	-	-	-	**LUS Fee + 3,995**
Each additional sign $100 (maximum $1,000) for signs	III	0.032 of valuation min. 5,250 max. 27,000	578	100	115	906	2,296	-	136	-	**LUS Fee + 4,131**
Historic Resource Review	I	250	-	-	-	-	-	-	-	-	**250**
Modifications	n/a	945	-	-	-	-	-	-	-	-	**945**
Environmental Review											
Resource Enhancement/PLA	Ix	1,100	230	-	-	169	-	-	136	-	**1,635**
Existing House/Duplex	II	1,450	463	66	-	359	175	50	136	159	**2,858**
All Other Projects	II	2,700	578	100	-	908	175	50	136	159	**4,806**
Environmental Review Protection Zone	III	3,675	578	66	-	951	369	-	136	1,679	**7,454**
Environmental Violation Review											
Type II required	II	2,900	309	-	-	507	-	-	136	159	**4,011**
Type III required	III	7,560	309	-	-	507	256	-	136	1,679	**10,447**
Columbia South Shore Plan District (CSSPD)	II	2,900	309	-	-	507	384	-	136	159	**4,395**
CSSPD, undividable lot w/exist single dwelling unit	II	1,500	309	-	-	507	256	-	136	159	**2,867**
Undividable lot w/existing single dwelling unit	III	2,700	309	-	-	507	256	-	136	1,679	**5,587**
Greenway											
Existing House/Duplex[3]	II	1,450	309	66	-	359	237	-	136	159	**2,716**
All Other Projects	II	4,830	463	100	-	907	1,836	-	136	159	**8,431**
Historic Landmark Designation											
Individual properties	III	2,000	-	-	-	-	143	-	-	-	**2,143**
Multiple properties or districts	III	4,200	-	-	-	-	294	-	-	-	**4,494**
Historic Landmark Demolition Review	IV	8,500	-	-	-	-	369	-	-	-	**8,869**
Impact Mitigation Plan											
Amendment (Minor)	II	4,200	771	-	115	1,268	1,881	-	136	159	**8,530**
Implementation	II	4,200	771	-	115	1,268	735	-	136	159	**7,384**
New/Amendment (Major)	III	19,950	771	-	115	1,268	9,174	-	136	1,679	**33,093**
Amendment (Use)	III	5,550	771	-	115	1,268	4,630	-	136	1,679	**14,149**
Land Division Review		2,200 + 500 per lot & tract (max. per lot & tract total 12,500) + 1,200 for new street, Max. 15,900									**LUS Fee +**
Type Ix	Ix		193	66	115	339	1,473	100	136	-	**2,422**
Type IIx	IIx		463	100	115	762	2,045	150	136	159	**3,930**
Type III	III		1,347	100	115	2,197	3,591	200	136	1,679	**9,365**
2 - 3 lot Land Division with Concurrent Environmental Review	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	115	762	1,930	90	136	1,679	**LUS Fee + 5,275**
4 or more lot Land Division with Concurrent Environmental Review	III		1,927	100	115	3,170	3,304	180	136	1,679	**LUS Fee + 10,611**

Land Use Services Fee Schedule

Effective July 1, 2015 through June 30, 2016

Land Use Reviews (continued)	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Land Division Amendment Review	Ix	1,365	96	-	115	169	941	50	-	-	**2,736**
	IIx	1,470	96	-	115	169	941	50	-	159	**3,000**
	III	3,465	96	-	115	169	941	50	-	1,679	**6,515**
Land Division Final Plat Review/Final Dev Plan Review											**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	-	85	169	1,052	50	136	-	**1,588**
If preliminary was Type Ix or IIx with a street			230	-	85	380	1,391	50	136	-	**2,272**
If preliminary was Type IIx with no street			116	-	85	190	1,052	50	136	-	**1,629**
If preliminary was Type III			463	-	85	761	2,442	100	136	-	**3,987**
Additional Review of Final Plat	n/a	280	-	-	-	-	352	-	-	-	**632**
A fee will be charged for each review after the second review											
Lot Consolidation	Ix	1,418	116	-	115	190	965	-	-	-	**2,804**
Master Plan											
Minor Amendments to Master Plans	II	4,961	230	-	115	380	4,678	90	136	159	**10,749**
New Master Plans or Major Amds to Master Plans	III	13,125	771	-	115	1,301	11,648	90	136	1,679	**28,865**
Non-conforming Situation Review	II	4,620	77	66	-	170	1,398	-	-	159	**6,490**
Non-conforming Status Review	II	1,323	-	-	-	-	139	-	-	159	**1,621**
Planned Development Review	IIx	2,756	963	66	115	1,614	941	180	136	159	**6,930**
	III	4,515	963	66	115	1,614	1,906	180	136	1,679	**11,174**
Planned Development Amendment /	IIx	2,415	154	33	115	254	475	50	-	159	**3,655**
Planned Unit Development Amendment	III	4,095	154	66	115	254	712	50	-	1,679	**7,125**
Statewide Planning Goal Exception	III	9,555	-	-	-	423	2,846	-	-	1,679	**14,503**
Tree Preservation Violation Review	II	2,205	116	-	-	-	-	-	136	159	**2,616**
	III	4,410	116	-	-	-	-	-	136	1,679	**6,341**
Tree Review	II	1,365	96	-	-	-	-	-	136	159	**1,756**
Zoning Map Amendment	III	5,880	487	-	115	825	4,727	50	136	1,679	**13,899**
Other Unassigned Reviews	I / Ix	1,418	58	66	-	106	122	-	-	n/a	**1,770**
	II / IIx	1,764	116	66	115	198	246	-	-	159	**2,664**
	III	5,618	193	-	115	317	965	-	-	1,679	**8,887**

EARLY ASSISTANCE SERVICES	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL
Design Commission Advice Request	2,520	-	-	-	-	-	-	-	**2,520**
Early Assistance - Zoning									
Written Info Only	400	-	-	-	-	-	-	-	**400**
Meeting and Written Info	500	-	-	-	-	-	-	-	**500**
Early Assistance - Zoning & Infrastructure Bureaus									
Written Info Only	450	-	-	100	208	340	-	136	**1,234**
Meeting & Written Info	500	12	-	150	312	567	-	227	**1,768**
Pre-Application Conference	1,785	463	-	210	811	944	100	273	**4,586**
Pre-Permit Zoning Plan Check[4]									
House or Duplex	200	-	-	-	-	-	-	-	**200**
All Other Development	450	-	-	-	-	-	-	-	**450**
Public Works Inquiry (Written Info Only) 1-2 housing units (No Land Use Review or PLA expected)	-	-	-	50	50	50	-	-	**150**
Remedial Action Exempt Review - Conference (BDS)	394	243	-	-	811	-	-	-	**1,448**

OTHER LAND USE SERVICES	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL
Additional Copies of Recording Documents	16	-	-	-	-	-	-	-	**16**
Appeals: Type II / IIx	250	-	-	-	-	-	-	-	**250**
Recognized Organizations as defined by Zoning Code Chapter 33.910	No Charge								
Type III; 50% of LUS application fee (Max. 5,000)									
Demolition Delay Review	242	-	-	-	-	-	-	-	**242**
Expert Outside Consultation[5] (Per hour above base fee)	116	-	-	-	-	-	-	-	**116**
Field Verification By Land Use Staff (except for environmental plan checks)	142	-	-	-	-	-	-	-	**142**
Hourly Rate for Land Use Services	148	-	-	-	85	-	50	-	**283**
Lot Confirmation[6]									
Sites Without Buildings	683	-	-	85	127	-	-	-	**895**
Sites With House(s) or Duplex(es)	735	-	33	85	127	-	-	-	**980**
Sites With Other Development	735	-	33	85	127	-	-	-	**980**
Mural Permit Fee	50	-	-	-	-	-	-	-	**50**
Structural Plan Review fee	149	-	-	-	-	-	-	-	**149**
Plan Check[2]	**2.12** per 1,000 valuation								
Commercial and Residential	**95** min.								
Maximum number of allowable checksheets: 2									
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[7] (flat fee)	720	-	-	-	-	-	-	-	**720**
Property Line Adjustment									
Site Without Buildings	630	77	-	115	127	301	-	-	**1,250**
Sites With House(s) or Duplex(es)	683	77	33	115	296	301	-	-	**1,505**
Sites With Other Development	735	77	33	115	613	301	-	-	**1,874**
Property Line Adjustment With Lot Confirmation:									
Site Without Buildings	1,313	77	-	200	127	301	-	-	**2,018**
Sites With Houses(s) or duplex(es)	1,418	77	66	200	296	301	-	-	**2,358**
Sites With Other Development	1,470	77	66	200	613	301	-	-	**2,727**
Remedial Action Exempt Review - Simple	2,310	708	-	-	-	-	-	-	**3,018**
Remedial Action Exempt Review - Complex	3,098	1,887	-	-	-	-	-	-	**4,985**
Remedial Action Exempt Review - BES Land Use Exemption	-	-	-	-	488	-	-	-	**488**
Remedial Action Exempt Review - BES LU and Bldg Permit Exemption	-	-	-	-	1,568	-	-	-	**1,568**
Remedial Action Exempt Review - BES Bldg Permit/Dev Permit Exemption Hourly Fee	-	-	-	-	108	-	-	-	**108**
Renotification Fee - Any Review	430	-	-	-	-	-	-	-	**430**
Street Vacation	100	-	-	-	-	-	-	-	**100**
Transcripts	Actual cost								
Zoning Confirmation									
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Outdoor Advertising Sign Permit)	65	-	-	-	-	-	-	-	**65**
Tier 2 (LUCS, Bank Letter)	250	-	-	-	-	-	-	-	**250**
Tier 3 (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis)	850	-	-	-	-	-	-	-	**850**

Footnotes:

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

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.

8 The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A fee.

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