



Land Use Services Fee Schedule Effective July 1, 2017 through June 30, 2018

| Land Use Reviews | Process Type | Amount | 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 | - | - | - | - | 150 | - | - | - | 1,050 |
| Site With Existing House/Duplex | II | 1,300 | 77 | 66 | 125 | 260 | 290 | - | - | - | 2,118 |
| All Other Projects ⁸ | II | 1,800 | 116 | 100 | 125 | 332 | 290 | 50 | - | - | 2,813 |
| Central City Parking Review | | | | | | | | | | | |
| | III | 7,665 | - | - | - | - | 2,702 | - | - | 1,679 | 12,046 |
| Comprehensive Plan Map Amendment With Zone Map Amendment | | | | | | | | | | | |
| Tier A - | | | | | | | | | | | |
| a. Site abuts or is within 200 feet of property zoned the same as what is proposed, | III | 6,500 | - | - | 125 | 942 | 4,554 | - | 170 | 1,679 | 13,970 |
| 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 | 125 | 942 | 4,554 | - | 170 | 1,679 | 20,794 |
| Tier C - All Other Proposals | | | | | | | | | | | |
| | III | 18,900 | 578 | 100 | 125 | 1,498 | 8,177 | - | 170 | 1,679 | 31,227 |
| Conditional Use | | | | | | | | | | | |
| Type Ix | Ix | 2,835 | 77 | - | - | 195 | 1,359 | - | - | - | 4,466 |
| Type II | II | 2,940 | 96 | 66 | 125 | 302 | 1,303 | 50 | 170 | 159 | 5,211 |
| Type II - Radio Frequency Facilities | II | 7,450 | - | - | - | - | - | - | - | - | 7,609 |
| Type III - New | III | 10,500 | 309 | 100 | 125 | 870 | 4,872 | 50 | 170 | 1,679 | 18,675 |
| Type III - Existing | III | 4,200 | 154 | 100 | 125 | 390 | 4,872 | 50 | - | 1,679 | 11,570 |
| Type III - Radio Frequency Facilities | III | 14,700 | - | - | - | - | 762 | - | - | 1,679 | 17,141 |
| Design / Historic Resource Review² | | | | | | | | | | | |
| 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 | - | - | - | - | - | - | 170 | - | 1,115 |
| Sign > 20 sq ft | | | | | | | | | | | |
| | Ix, II | 1,365 | - | - | - | - | - | - | - | - | 1,365 |
| | III | 1,365 | - | - | - | - | - | - | 170 | - | 1,535 |
| Tier B - Radio Frequency/Wireless Facilities | | | | | | | | | | | |
| | Ix, II | 5,000 | - | - | - | - | - | - | - | - | 5,000 |
| | III | 5,000 | - | - | - | - | - | - | 170 | - | 5,170 |
| Tier C - Sites with an existing house/duplex: dormer projects; or exterior alterations to building or site with: | | | | | | | | | | | |
| • no change to footprint or exterior development area; | Ix, II | 0.032 of valuation min. 925 | - | 66 | - | - | - | - | - | - | LUS Fee + 66 |
| • no change to stormwater facility; and | | | | | | | | | | | |
| • no increase in floor area, or impervious surface area. | III | max. 5,000 | - | 66 | - | - | - | - | 170 | - | LUS Fee + 236 |
| <i>(Examples: adding a dormer, changing windows, door locations, etc.)</i> | | | | | | | | | | | |
| Tier D - Sites with an existing house/duplex: exterior alterations to building or site with: | | | | | | | | | | | |
| • a change to footprint or exterior development area; | Ix, II | 0.032 of valuation min. 1,260 | 77 | 100 | 125 | 357 | 324 | - | - | - | LUS Fee + 983 |
| • a change to stormwater facility; | | | | | | | | | | | |
| • an increase in footprint, floor area, or impervious surface area < 500 sq ft | III | max. 5,000 | 77 | 100 | 125 | 357 | 324 | - | 170 | - | LUS Fee + 1,153 |
| <i>(Examples: adding a porch, or other small addition, etc.)</i> | | | | | | | | | | | |
| Tier E - Sites with other existing development: dormer projects or exterior alterations to building or site with: | | | | | | | | | | | |
| • no change to footprint or exterior development area; | Ix, II | 0.032 of valuation min. 1,260 | - | 100 | - | - | - | - | - | - | LUS Fee + 100 |
| • no change to stormwater facility; and | | | | | | | | | | | |
| • no increase in floor area, or impervious surface area. | III | max. 5,250 | - | 100 | - | - | - | - | 170 | - | LUS Fee + 270 |
| <i>(Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical equipment; etc.)</i> | | | | | | | | | | | |
| Project may include one or more signs. | | | | | | | | | | | |
| Each additional sign \$100 (maximum \$1,000) for signs | | | | | | | | | | | |
| Tier F - Sites with other existing development: projects involving: | | | | | | | | | | | |
| • parking areas; | Ix, II | 0.032 of valuation min. 1,260 | 154 | 100 | 125 | 357 | 678 | - | - | - | LUS Fee + 1,414 |
| • 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. | III | max. 15,750 | 154 | 100 | 125 | 357 | 678 | - | 170 | - | LUS Fee + 1,584 |
| <i>(Example: small addition on a 6-plex)</i> | | | | | | | | | | | |
| Project may include one or more signs. | | | | | | | | | | | |
| Each additional sign \$100 (maximum \$1,000) for signs | | | | | | | | | | | |
| Tier G - All other projects not described above | | | | | | | | | | | |
| <i>(Examples: a new house, a new 10-story mixed-use building, etc.)</i> | | | | | | | | | | | |
| Project may include one or more signs. | | | | | | | | | | | |
| | Ix or II | 0.032 of valuation min. 1,260 | 578 | 100 | 125 | 1,405 | 2,485 | - | - | - | LUS Fee + 4,693 |
| | III | 0.032 of valuation min. 5,250 | 578 | 100 | 125 | 1,405 | 3,202 | - | 170 | - | LUS Fee + 5,580 |
| | | max. 27,000 | | | | | | | | | |
| Historic Resource Review | | | | | | | | | | | |
| | I | 250 | - | - | - | - | - | - | - | - | 250 |
| Modifications | | | | | | | | | | | |
| | n/a | 945 | - | - | - | - | - | - | - | - | 945 |
| Environmental Review / River Review | | | | | | | | | | | |
| Resource Enhancement/PLA | Ix, Iix | 1,100 | 230 | - | - | 260 | - | - | 170 | - | 1,760 |
| Existing House/Duplex | II, Iix | 1,450 | 463 | 66 | - | 552 | 160 | 50 | 170 | 159 | 3,070 |
| All Other Projects | II, Iix | 2,700 | 578 | 100 | - | 1,398 | 160 | 50 | 170 | 159 | 5,315 |
| Environmental Review Protection Zone | | | | | | | | | | | |
| | III | 3,675 | 578 | 66 | - | 1,462 | 419 | - | 170 | 1,679 | 8,049 |
| Environmental Violation Review / River Review Violation | | | | | | | | | | | |
| Type II required | II | 2,900 | 309 | - | - | 780 | - | - | 170 | 159 | 4,318 |
| Type III required | III | 7,560 | 309 | - | - | 780 | 290 | - | 170 | 1,679 | 10,788 |
| Columbia South Shore Plan District (CSSPD) | II | 2,900 | 309 | - | - | 780 | 437 | - | 170 | 159 | 4,755 |
| CSSPD, undividable lot w/existing single dwelling unit | II | 1,500 | 309 | - | - | 780 | 290 | - | 170 | 159 | 3,208 |
| Undividable lot w/existing single dwelling unit | III | 2,700 | 309 | - | - | 780 | 290 | - | 170 | 1,679 | 5,928 |
| Greenway | | | | | | | | | | | |
| Existing House/Duplex ³ | II | 1,450 | 309 | 66 | - | 552 | 290 | - | 170 | 159 | 2,996 |
| All Other Projects | II | 4,830 | 463 | 100 | - | 1,417 | 2,101 | - | 170 | 159 | 9,240 |
| Historic Landmark Designation | | | | | | | | | | | |
| Individual properties | III | 2,000 | - | - | - | - | 160 | - | - | - | 2,160 |
| Multiple properties or districts | III | 4,200 | - | - | - | - | 419 | - | - | - | 4,619 |
| Historic Landmark Demolition Review | | | | | | | | | | | |
| | IV | 8,500 | - | - | - | - | 419 | - | - | - | 8,919 |
| Impact Mitigation Plan | | | | | | | | | | | |
| Amendment (Minor) | II | 4,200 | 771 | - | 125 | 1,949 | 2,702 | - | 170 | 159 | 10,076 |
| Implementation | II | 4,200 | 771 | - | 125 | 1,949 | 1,409 | - | 170 | 159 | 8,783 |
| New/Amendment (Major) | III | 19,950 | 771 | - | 125 | 1,949 | 10,464 | - | 170 | 1,679 | 35,108 |
| Amendment (Use) | III | 5,550 | 771 | - | 125 | 1,949 | 5,289 | - | 170 | 1,679 | 15,533 |
| Land Division Review | | | | | | | | | | | |
| Type Ix | Ix | 2,200 + 500 per lot & tract (max. per lot | 193 | 66 | 125 | 521 | 1,667 | 100 | 170 | - | LUS Fee + 2,842 |
| Type Iix | Iix | & tract total 12,500) + | 463 | 100 | 125 | 1,169 | 2,702 | 150 | 170 | 159 | 5,038 |
| Type III | III | 1,200 for new street, Max. 15,900 | 1,347 | 100 | 125 | 3,378 | 4,354 | 200 | 170 | 1,679 | 11,353 |
| 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 | 125 | 1,169 | 2,802 | 90 | 170 | 1,679 | LUS Fee + 6,598 |
| 4 or more lot Land Division with Concurrent Environmental Review | | | | | | | | | | | |
| | III | | 1,927 | 100 | 125 | 4,872 | 4,354 | 180 | 170 | 1,679 | LUS Fee + 13,407 |



City of Portland, Oregon - Bureau of Development Services

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Land Use Services Fee Schedule Effective July 1, 2017 through June 30, 2018

| 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 | - | 125 | 260 | 1,100 | 50 | - | - | 2,996 | |
| | IIx | 1,470 | 96 | - | 125 | 260 | 1,100 | 50 | - | 159 | 3,260 | |
| | III | 3,465 | 96 | - | 125 | 260 | 1,100 | 50 | - | 1,679 | 6,775 | |
| 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 | 96 | - | 90 | 260 | 1,250 | 50 | 170 | - | 1,916 | |
| If preliminary was Type Ix or IIx with a street | | 600 if new street, Max. 6,200 | 230 | - | 90 | 585 | 1,509 | 50 | 170 | - | 2,634 | |
| If preliminary was Type IIx with no street | | | 116 | - | 90 | 292 | 1,250 | 50 | 170 | - | 1,968 | |
| If preliminary was Type III | | | 463 | - | 90 | 1,169 | 2,802 | 100 | 170 | - | 4,794 | |
| Additional Review of Final Plat | n/a | 280 | - | - | - | - | 419 | - | - | - | 699 | |
| A fee will be charged for each review after the second review | | | | | | | | | | | | |
| Lot Consolidation | Ix | 1,418 | 116 | - | 125 | 292 | 1,100 | - | - | - | 3,051 | |
| Master Plan | | | | | | | | | | | | |
| Minor Amendments to Master Plans | II | 4,961 | 230 | - | 125 | 585 | 5,389 | 90 | 170 | 159 | 11,709 | |
| New Master Plans or Major Amds to Master Plans | III | 13,125 | 771 | - | 125 | 2,031 | 13,351 | 90 | 170 | 1,679 | 31,342 | |
| Non-conforming Situation Review | II | 4,620 | 77 | 66 | - | 265 | 2,135 | - | - | 159 | 7,322 | |
| Non-conforming Status Review | II | 1,323 | - | - | - | - | 194 | - | - | 159 | 1,676 | |
| Planned Development Review | IIx | 2,756 | 963 | 66 | 125 | 2,469 | 1,617 | 180 | 170 | 159 | 8,505 | |
| | III | 4,515 | 963 | 66 | 125 | 2,469 | 3,270 | 180 | 170 | 1,679 | 13,437 | |
| Planned Development Amendment / Planned Unit Development Amendment | IIx | 2,415 | 154 | 33 | 125 | 390 | 566 | 50 | - | 159 | 3,892 | |
| | III | 4,095 | 154 | 66 | 125 | 390 | 1,100 | 50 | - | 1,679 | 7,659 | |
| Statewide Planning Goal Exception | III | 9,555 | - | - | - | 650 | 3,320 | - | - | 1,679 | 15,204 | |
| Tree Preservation Violation Review | II | 2,205 | 116 | - | - | - | - | - | 170 | 159 | 2,650 | |
| | III | 4,410 | 116 | - | - | - | - | - | 170 | 1,679 | 6,375 | |
| Tree Review | II | 1,365 | 96 | - | - | - | - | - | 170 | 159 | 1,790 | |
| Zoning Map Amendment | III | 5,880 | 487 | - | 125 | 1,259 | 5,489 | 50 | 170 | 1,679 | 15,139 | |
| Other Unassigned Reviews | I / Ix | 1,418 | 58 | 66 | - | 162 | 290 | - | - | n/a | 1,994 | |
| | II / IIx | 1,764 | 116 | 66 | 125 | 306 | 566 | - | - | 159 | 3,102 | |
| | III | 5,618 | 193 | - | 125 | 487 | 2,185 | - | - | 1,679 | 10,287 | |
| EARLY ASSISTANCE SERVICES | | LUS Fee | Site Dev | Life Safety | WATER | BES | PBOT | FIRE | PARKS | TOTAL | | |
| Design Commission Advice Request | | 2,520 | - | - | - | - | 551 | - | - | - | 3,071 | Footnotes: |
| Early Assistance - Zoning | | | | | | | | | | | | 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. |
| Written Info Only | | 400 | - | - | - | - | - | - | - | - | 400 | |
| Meeting and Written Info | | 500 | - | - | - | - | - | - | - | - | 500 | |
| Early Assistance - Zoning & Infrastructure Bureaus | | | | | | | | | | | | |
| Written Info Only | | 450 | - | - | 105 | 342 | 398 | - | 150 | - | 1,445 | |
| Meeting & Written Info | | 500 | 12 | - | 165 | 498 | 632 | - | 320 | - | 2,127 | |
| Written Info Only (Street Vacation requested) | | 450 | - | - | 105 | 342 | 598 | - | 150 | - | 1,645 | |
| Meeting & Written Info (Street Vacation requested) | | 500 | 12 | - | 165 | 498 | 1,032 | - | 320 | - | 2,527 | |
| Pre-Application Conference | | 1,785 | 463 | - | 225 | 1,256 | 1,150 | 100 | 320 | - | 5,299 | |
| Pre-Application Conference (Street Vacation requested) | | 1,785 | 463 | - | 225 | 1,256 | 1,550 | 100 | 320 | - | 5,699 | |
| Pre-Permit Zoning Plan Check⁴ | | | | | | | | | | | | |
| 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 | | 394 | 243 | - | - | 1,256 | - | - | - | - | 1,893 | |
| OTHER LAND USE SERVICES | | LUS Fee | Site Dev | Life Safety | WATER | BES | PBOT | FIRE | PARKS | TOTAL | | |
| Additional Copies of Recording Documents | | 16 | - | - | - | - | - | - | - | - | 16 | 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. |
| 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) | | | | | | | | | | | | |
| 120-day delay / HRI Removal (ranked structures only) | | 242 | - | - | - | - | - | - | - | - | 242 | |
| Expert Outside Consultation⁵ (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 | - | - | - | 130 | - | 50 | - | - | 328 | |
| Lot Confirmation⁶ | | | | | | | | | | | | |
| Sites Without Buildings | | 683 | - | - | 90 | 195 | - | - | - | - | 968 | |
| Sites With House(s) or Duplex(es) | | 735 | - | 33 | 90 | 195 | - | - | - | - | 1,053 | |
| Sites With Other Development | | 735 | - | 33 | 90 | 195 | - | - | - | - | 1,053 | |
| Mural Permit Fee | | 50 | - | - | - | - | - | - | - | - | 50 | |
| Structural Plan Review fee | | 149 | - | - | - | - | - | - | - | - | 149 | |
| Plan Check² | | | | | | | | | | | | |
| Commercial and Residential | | 2.12 per 1,000 valuation | | | | | | | | | | |
| 95 Minimum | | | | | | | | | | | | |
| 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 | - | 125 | 195 | 424 | - | - | - | 1,451 | |
| Sites With House(s) or Duplex(es) | | 683 | 77 | 33 | 125 | 455 | 424 | - | - | - | 1,797 | |
| Sites With Other Development | | 735 | 77 | 33 | 125 | 942 | 424 | - | - | - | 2,336 | |
| Property Line Adjustment With Lot Confirmation: | | | | | | | | | | | | |
| Site Without Buildings | | 1,313 | 77 | - | 215 | 195 | 424 | - | - | - | 2,224 | |
| Sites With Houses(s) or duplex(es) | | 1,418 | 77 | 66 | 215 | 455 | 424 | - | - | - | 2,655 | |
| Sites With Other Development | | 1,470 | 77 | 66 | 215 | 942 | 424 | - | - | - | 3,194 | |
| 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 | | - | - | - | - | 780 | - | - | - | - | 780 | |
| Remedial Action Exempt Review - BES LU and Bldg Permit Exemption | | - | - | - | - | 1,860 | - | - | - | - | 1,860 | |
| 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 | |

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