



**Unincorporated Multnomah County Land Use Fee Schedule**  
Effective July 1, 2016 through June 30, 2017

Land Use Reviews	Type	LUS	Site Dev	Life Safety	Hearings Officer	TOTAL
<b>Adjustment Review</b>						
Site With Existing House/Duplex - Fences / Decks / Eaves <sup>1</sup>	II	1,300	-	-	-	1,300
Site With Existing House/Duplex	II	1,850	77	66	-	1,993
All Other Projects <sup>8</sup>	II	2,400	116	100	-	2,616
<b>Comprehensive Plan Map Amendment With Zone Map Amendment</b>						
<b>Tier A -</b> 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.	III	10,000	-	-	1,679	11,679
<b>Tier B - Residential to Residential Upzoning</b>	III	13,000	309	100	1,679	15,088
<b>Tier C - All Other Proposals</b>	III	18,900	578	100	1,679	21,257
<b>Conditional Use</b>						
Type Ix	Ix	2,835	77	-	-	2,912
Type II	II	3,143	96	66	159	3,464
Type II - Radio Frequency Facilities	II	7,450	-	-	159	7,609
Type III - New	III	10,500	309	100	1,679	12,588
Type III - Existing	III	4,200	154	100	1,679	6,133
Type III - Radio Frequency Facilities	III	14,700	-	n/a	1,679	16,379
<b>Design / Historic Resource Review<sup>2</sup></b>						
<b>Tier A - Signs only</b>	Ix, II, or III					
Sign 20 sq ft or smaller		945	-	-	-	945
Sign > 20 sq ft		1,365	-	-	-	1,365
Each additional sign \$100 (maximum \$1,000) for signs						
<b>Tier B - Radio Frequency/Wireless Facilities</b>	Ix, II, or III	5,000	-	-	-	5,000
<b>Tier C - Sites with an existing house/duplex:</b> dormer projects; or 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, or III	0.032 of valuation min. 925 max. 5,000	-	66	-	LUS Fee + 66
<b>Tier D - Sites with an existing house/duplex:</b> 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, or III	0.032 of valuation min. 1,260 max. 5,000	77	100	-	LUS Fee + 177
<b>Tier E - Sites with other existing development:</b> dormer projects or 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 sign \$100 (maximum \$1,000) for signs	Ix, II, or III	0.032 of valuation min. 1,260 max. 5,250	-	100	-	LUS Fee + 100
<b>Tier F - Sites with other existing development:</b> 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 sign \$100 (maximum \$1,000) for signs	Ix, II, or III	0.032 of valuation min. 1,260 max. 15,750	154	100	-	LUS Fee + 254
<b>Tier G - All other projects not described above</b> (Examples: a new house, a new 10-story mixed-use building, etc.) Project may include one or more signs. Each sign \$100 (maximum \$1,000) for signs	Ix, II, or III	0.032 of valuation min. 1,260 max. 5,250	578	100	-	LUS Fee + 678
	III	0.032 of valuation min. 5,250 max. 27,000	578	100	-	LUS Fee + 678
<b>Modifications</b>						
	n/a	945	-	-	-	945
<b>Environmental Review</b>						
Resource Enhancement/PLA	Ix	1,300	230	-	-	1,530
Existing House/Duplex	II	2,000	463	66	159	2,688
All Other Projects	II	3,500	578	100	159	4,337
<b>Environmental Review Protection Zone</b>						
	III	4,001	578	66	1,679	6,324
<b>Environmental Violation Review</b>						
Type II required	II	3,078	309	-	159	3,546
Type III required	III	7,560	309	-	1,679	9,548
Undividable lot w/existing single dwelling unit	III	3,278	309	-	1,679	5,266
<b>Greenway</b>						
Existing House/Duplex <sup>3</sup>	II	1,850	309	66	159	2,384
All Other Projects	II	4,830	463	100	159	5,552
<b>Historic Landmark Designation</b>						
Individual properties	III	3,973	-	-	-	3,973
Multiple properties or districts	III	4,774	-	-	-	4,774
<b>Historic Landmark Demolition Review</b>						
	IV	8,500	-	-	-	8,500
<b>Impact Mitigation Plan</b>						
Amendment (Minor)	II	4,200	771	-	159	5,130
Implementation	II	4,200	771	-	159	5,130
New/Amendment (Major)	III	20,800	771	-	1,679	23,250
Amendment (Use)	III	5,550	771	-	1,679	8,000
<b>Land Division Review</b>						
Type Ix	Ix	5,750 + 250 per lot and tract + 1,200 if new street	193	66	-	LUS Fee + 259
Type IIx	IIx	6,500 + 250 per lot and tract + 1,200 if new street	463	100	159	LUS Fee + 722
Type III	III	7,500 + 250 per lot and tract + 1,200 if new street	1,347	100	1,679	LUS Fee + 3,126

**Unincorporated Multnomah County Land Use Fee Schedule**  
**Effective July 1, 2016 through June 30, 2017**

Land Use Reviews (continued)	Type	LUS	Site Dev	Life Safety	Hearings Officer	TOTAL
<b>2 - 3 lot Land Division with Concurrent Environmental Review</b>	III	6,500 + 400 per lot and tract + 2,000 if new street	463	100	1,679	<b>LUS Fee + 2,242</b>
<b>4 or more lot Land Division with Concurrent Environmental Review</b>	III	8,500 + 400 per lot and tract + 2,000 if new street	1,927	100	1,679	<b>LUS Fee + 3,706</b>
<b>Land Division Amendment Review</b>	Ix IIx III	1,916 2,516 7,177	96 96 96	- - -	- 159 1,679	2,012 2,771 8,952
<b>Land Division Final Plat Review/Final Dev Plan Review</b>	Admin Review	2,500 3,800 3,800 5,800	96 230 116 463	66 66 66 66	- - - -	2,662 4,096 3,982 6,329
<b>Additional Review of Final Plat</b> A fee will be charged for each review after the second review	n/a	280	-	-	-	280
<b>Lot Consolidation</b>	Ix	1,418	116	-	-	1,534
<b>Master Plan</b>	II III	7,040 13,125	230 771	- -	159 1,679	7,429 15,575
<b>Non-conforming Situation Review</b>	II	4,620	77	66	159	4,922
<b>Non-conforming Status Review</b>	II	2,100	-	-	159	2,259
<b>Planned Development Review</b>	IIx III	4,500 6,500	963 963	66 66	159 1,679	5,688 9,208
<b>Planned Development Amendment / Planned Unit Development Amendment</b>	IIx III	2,590 6,897	154 154	33 66	159 1,679	2,936 8,796
<b>Statewide Planning Goal Exception</b>	III	29,033	-	-	1,679	30,712
<b>Tree Preservation Violation Review</b>	II III	2,498 5,741	116 116	- -	159 1,679	2,773 7,536
<b>Tree Review</b>	II	2,516	96	-	159	2,771
<b>Zoning Map Amendment</b>	III	5,880	487	-	1,679	8,046
<b>Other Unassigned Reviews</b>	I / Ix II / IIx III	2,500 2,740 5,700	58 116 193	66 66 n/a	n/a 159 1,679	2,624 3,081 7,572
<b>EARLY ASSISTANCE SERVICES</b>		<b>Land Use</b>	<b>Site Dev</b>	<b>Life Safety</b>	<b>TOTAL</b>	
<b>Design Commission Advice Request</b>		2,520	-	-	2,520	<b>Footnotes:</b>
<b>Early Assistance - Zoning</b>		400 500	- -	- -	400 500	<b>1</b> This category also includes small accessory buildings that don't require a building permit, storage sheds, mechanical equipment, and trellises.
<b>Pre-Application Conference</b>		1,900	463	-	2,363	
<b>Pre-Permit Zoning Plan Check<sup>4</sup></b>		200 450	- -	- -	200 450	
<b>Remedial Action Exempt Review - Conference</b>		394	243	-	637	
<b>OTHER LAND USE SERVICES</b>		<b>Land Use</b>	<b>Site Dev</b>	<b>Life Safety</b>	<b>TOTAL</b>	
<b>Additional Copies of Recording Documents</b>		16	-	-	16	<b>2</b> If the applicant does not provide the valuation, the maximum fee will be charged.
<b>Appeals: Type II / IIx</b> Recognized Organizations as defined by Zoning Code Chapter 33.910 <b>Type III; 50% of LUS application fee (Max. 5,000)</b>		250 No Charge	- -	- -	250	
<b>Demolition Delay Review</b>		242	-	-	242	<b>3</b> a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.
<b>Expert Outside Consultation<sup>5</sup></b> (Per hour above base fee)		116	-	-	116	
<b>Field Verification By Land Use Staff</b> (except for environmental plan checks)		200	-	-	200	
<b>Hourly Rate for Land Use Services</b>		148	-	-	148	
<b>Lot Confirmation<sup>6</sup></b>		683 735 735	- - -	- 33 33	683 768 768	<b>4</b> Planning and Zoning review of plans prior to building permit submittal.
<b>Mural Permit Fee</b> Structural Plan Review fee		263 149	- -	- -	263 149	
<b>Plan Check<sup>2</sup></b>		2.12 per 1,000 val. 95 minimum 184 0.0075 of valuation				<b>5</b> Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews. <b>6</b> A Site Development fee of \$77 is charged when a review is required.
Commercial and Residential <u>Maximum number of allowable checksheets: 2</u> Rate per additional checksheet						
Community Design Standards Plan Check (add to base fee; maximum 2,000 for house or duplex; maximum 5,000 for all other projects)						
Convenience Store/Amenity Bonus Plan Check (add to base fee)		250	-	-	250	
Environmental Standards Plan Check and Field Verification (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 <sup>7</sup> (flat fee)		720	-	-	720	
<b>Property Line Adjustment</b>		630 683 735	77 77 77	- 33 33	707 793 845	<b>7</b> This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed.
<b>Property Line Adjustment with Lot Confirmation</b>		1,313 1,418 1,470	77 77 77	- 66 66	1,390 1,561 1,613	
<b>Remedial Action Exempt Review - Simple</b>		2,310	708	-	3,018	
<b>Remedial Action Exempt Review - Complex</b>		3,098	1,887	-	4,985	<b>8</b> The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A Fee.
<b>Renotification Fee - Any Review</b>		493	-	-	493	
<b>Transcripts</b>		Actual cost				
<b>Zoning Confirmation</b>		65 250 850	- - -	- - -	65 250 850	
<b>Tier 1</b> (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Outdoor Advertising Sign Permit)						
<b>Tier 2</b> (LUCS, Bank Letter)						
<b>Tier 3</b> (Non-conforming Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis)						

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