



Land Use Services Fee Schedule
Effective July 1, 2021

Table with columns: Land Use Reviews, Process Type, BDS LUS Fee, Site Dev, Life Safety, WATER, BES, PBOT, FIRE, PARKS, Hearings Officer, TOTAL. Rows include Adjustment Review, Central City Master Plan Review, Comprehensive Plan Map Amendment, Conditional Use, Design / Historic Resource Review, Tier A - Signs only, Tier B - Radio Frequency/Wireless Facilities, Tier C - Sites with an existing house/duplex, Tier D - Sites with an existing house/duplex, Tier E - Sites with other existing development, Tier F - Sites with other existing development, Tier G - All other projects not described above, Historic Resource Review, Modifications, Environmental Review, Environmental Review Protection Zone, Environmental Violation Review, Greenway, Historic Landmark Designation, and Historic Landmark Demolition Review.



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Table with columns: Land Use Reviews (continued), Type, BDS LUS Fee, Site Dev, Life Safety, WATER, BES, PBOT, FIRE, PARKS, Hearings Officer, TOTAL. Rows include Impact Mitigation Plan, Land Division Review, 2-3 lot Land Division with Concurrent Environmental Review, 4 or more lot Land Division with Concurrent Environmental Review, Land Division Amendment Review, Land Division Final Plat Review/Final Dev Plan Review, Additional Review of Final Plat or for a Final Plat resign, Replat, Master Plan, Non-conforming Situation Review, Non-conforming Status Review, Planned Development Bonus Review, Planned Development Review - all other, Planned Development Amendment / Planned Unit Development Amendment, River Review, River Review Violation, Statewide Planning Goal Exception, Transportation Demand Management Review, Transportation Impact Analysis - campus, Tree Preservation Violation Review, Tree Review, Zoning Map Amendment, Other Unassigned Reviews, EARLY ASSISTANCE SERVICES, Design Advice Request, Early Assistance - Zoning, Early Assistance - Zoning & Infrastructure Bureaus, Pre-Application Conference, Pre-Permit Zoning Plan Check, Public Works Inquiry, Remedial Action Exempt Review.



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OTHER LAND USE SERVICES	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Appeals: Type II / IIX Recognized Organizations as defined by Zoning Code Chapter 33.910 Type III; 50% of LUS application fee (Max. 5,513)	250 No Charge	-	-	-	-	-	-	-	250	3 a) structure (not building) within existing dock footprint;
120-day delay / HRI Removal (ranked structures only)	489	-	-	-	-	-	-	-	489	b) temporary soil stockpile outside greenway setback;
Expert Outside Consultation³ (Per hour above base fee)	135	-	-	-	-	-	-	-	135	c) herbicide use to remove non-native plants.
Field Verification By Land Use Staff (except for environmental plan checks)	172	-	-	-	-	-	-	-	172	4 Planning and Zoning review of plans prior to building permit submittal.
Hourly Rate for Land Use Services	172	-	-	-	164	161	50	-	547	5 Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.
Landscape Monitoring Report Review (per annual report)	228	-	-	-	-	-	-	-	228	6 A Site Development fee of \$77 is charged when a review is required.
Lot Confirmation⁶ Additional checksheet - per checksheet after 2 checksheets	326	-	-	-	-	-	-	-	326	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.
If confirmation is for more than one lot on a site, each additional lot	376	-	-	-	-	-	-	-	376	8 The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A fee.
Sites Without Buildings	753	-	-	95	138	-	-	-	986	9 BDS LUS fee charged per standard
Sites With House(s) or Duplex(es)	811	-	90	95	245	-	-	-	1,241	
Sites With Other Development	899	-	90	95	245	-	-	-	1,329	
Mural Permit Fee	56	-	-	-	-	-	-	-	56	
Structural Plan Review fee	164	-	-	-	-	-	-	-	164	
Plan Check² Commercial and Residential Maximum number of allowable checksheets: 2 Rate per additional checksheet Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation</i> (add to base fee) Minimum Maximum for house or duplex Maximum for all other projects Convenience Store/Amenity Bonus Plan Check (add to base fee) Deferred Submittal Environmental Standards Plan Check and Field Verification (add to base fee) Environmental Violation Plan Check (add to base fee) Sign Permit Plan Check After Land Use Review (flat fee) Radio Frequency Facilities Plan Check ⁷ (flat fee)	2.49 per 1,000 valuation 172 minimum 203 0.0083 of valuation 516 2,205 5,513 300 344 324 916 152 834	-	-	95	-	-	-	-	267 203 300 324 916 152 1,159	
Property Line Adjustment Additional checksheet - per checksheet after 2 checksheets Site Without Buildings Sites With House(s) or Duplex(es) Sites With Other Development	326 696 753 811	- 90 90 90	- - 90 90	- 140 140 140	- 245 571 1,184	- 504 504 504	- - - -	- - - -	326 1,675 2,148 2,819	
Property Line Adjustment With Lot Confirmation: Additional checksheet - per checksheet after 2 checksheets Site Without Buildings Sites With Houses(s) or duplex(es) Sites With Other Development	326 1,448 1,564 1,622	- 90 90 90	- - 180 180	- 235 235 235	- 245 571 1,184	- 504 504 504	- - - -	- - - -	326 2,522 3,144 3,815	
Remedial Action Exempt Review - Simple	2,680	781	-	-	980	-	-	-	4,441	
Remedial Action Exempt Review - Complex	3,589	2,081	-	-	2,612	-	-	-	8,282	
Renotification Fee - Any Review & DAR Reschedule	497	-	-	-	-	-	-	-	497	
Street Vacation	116	-	-	-	-	-	-	-	116	
Transcripts	Actual Cost								Actual Cost	
Zoning Confirmation Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use) Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit) Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants, Archeological Evaluation)	75 309 1,297	- - -	- - -	- - -	- - -	- - -	- - -	- - -	75 309 1,297	

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