

# 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, 2021

Effective July 1, 202											
Land Use Reviews	Process Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review <sup>9</sup>				- Cuiloty						- C111001	
Site with Existing House/Duplex -	II	1,822	_	_	_	-	195	-	-	-	2,017
Fences/Decks/Eaves (This category also includes small accessory building that don't		,									,
require a building permit: trellises, and storage sheds.)		2 227	00	00	140	207	267				2 254
Site with Existing House Duplex	II II	2,337	90	90 135	140 140	327	367 367	50	-	-	3,351
All Other Projects <sup>8</sup> Central City Master Plan Review	III	3,570 21,996	135 638	135	1,295	408 2,450	20.463	180	362	2,048	4,805 49,432
Central City master Flair Review  Central City parking Review	lx	1,644	-	-	1,295	2,430	1,689	-	- 302	2,040	3,333
Some only parting to the state of the state	II	2,046	-	-	-	-	3,349	-	-	200	5,595
Comprehensive Plan Map Amendment with Zone Map Amendment											
Tier A -	III	7,525	-	-	140	1,184	5,587	-	362	2,048	16,846
<ul><li>a. Site abuts or is within 200 feet or property zoned the same as what is proposed,</li><li>b. Site and ownership no larger than 5,000 square feet,</li></ul>											
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.		44.050	044	405	4.40	4 404	5 507		000	0.040	
Tier B - Residential to Residential Upzoning Tier C - All Other Proposals	III III	14,950 21,879	341 638	135 135	140 140	1,184 1,838	5,587 10,093	-	362 362	2,048 2,048	24,747 37,133
Conditional Use		21,079	030	133	140	1,030	10,093	_	302	2,040	37,133
Type lx	lx	3,281	90	-	-	245	1,689	-	-	-	5,305
Type II	II	3,528	112	90	140	327	1,689	50	362	200	6,498
Type II - Radio Frequency Facilities		8,622 11,577	- 357	135	140	-	- 6 220	- 50	362	200	8,822 21,879
Type III - New Type III - Existing	"	5,513	179	135	140 140	980 490	6,230 6,230	50	302	2,048 2,048	14,785
Type III - Radio Frequency	III	17,018	-	-	-	-	935	-	_	2,048	20,001
Design / Historic Resource Review <sup>2</sup>											·
Each additional sign \$172 (maximum \$1,720) for signs											
Tier A - Signs only											
Sign 20 sq ft or smaller	l, lx, ll	1,285	-	-	-	-	-	-	- 200	-	1,285
	III I, Ix, II	1,285 1,505	-	-	-	-	-	-	362	-	1,647 1,505
Sign > 20 sq ft	I, IX, II	1,505	] -	] -		-	-	_	362	-	1,867
Tier B - Radio Frequency/Wireless Facilities	I, Ix, II	5,513	_	-	-		-	_	-	-	5,513
	III	5,513	-	-	-	-	-	-	362	-	5,875
Tier C - Sites with an existing house/duplex: dormer	ls. II	0.000 - flti		00							LUS Fee +
projects; or exterior alterations to building or site with:  • no change to footprint or exterior development area;	lx, II	0.036 of valuation min 1,390	] -	90	-	-	-	_	_	-	90
no change to stormwater facility; and		max 17,167									LUS Fee +
• no increase in floor area, or impervious surface area.	III	,	-	90	-	-	-	-	362	-	452
(Examples: adding a dormer, changing windows, door locations, etc.)											
Tier D - Sites with an existing house/duplex: exterior alterations	ls. II		00	405	440	440	404				LUS Fee +
to building or site with:  • a change to footprint or exterior development area;	lx, II	0.036 of valuation	90	135	140	449	401	-	-	-	1,215
a change to footprint of exterior development area,     a change to stormwater facility;		min. 1,390									
an increase in footprint, floor area, or impervious		max. 17,167									LUS Fee +
surface area < 500 sq ft	III		90	135	140	449	401	-	362	-	1,577
(Examples: adding a porch, or other small addition, etc.)											
Tier E - Sites with other existing development: dormer projects or exterior alterations to building or site with:	l, lx, ll	0.036 of valuation	_	135	_	_	_	_	_	_	LUS Fee + 135
no change to footprint or exterior development area;	1, 12, 11	min. 1,390		100							.00
no change to stormwater facility; and		max. 17,167									
• no increase in floor area, or impervious surface area.											LUS Fee +
(Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical	III		-	135	-	-	-	-	362	-	497
equipment; etc.)											
Project may include one or more signs.											
Each additional sign \$172 (maximum \$1,720) for signs											
Tier F - Sites with other existing development: projects involving:		0.000 6 1 11	470	405	4.40	4.40	0.50				LUS Fee +
<ul><li>parking areas;</li><li>fences/walls/gates;</li></ul>	I, Ix, II	0.036 of valuation min. 1,390	179	135	140	449	850	-	-	-	1,753
a change to the footprint or exterior development area;		min. 1,390 max. 17,167									
a change to stormwater facility; and/or											LUS Fee +
• increase in building footprint, floor area, or impervious	III		179	135	140	449	850	-	362	-	2,115
surface < 500 sq ft.											
(Example: small addition on a 6-plex)											
Project may include one or more signs.  Each additional sign \$172 (maximum \$1,720) for signs				ĺ							
Tier G - All other projects not described above	lx or II	0.036 of valuation		<del> </del>							LUS Fee +
(Examples: a new house, a new 10-story mixed-use building, etc.)	17.01.11	min. 1,390	638	135	140	1,715	3,012	_	-	_	5,640
Project may include one or more signs.		max. 17,167					, - · <del>-</del>				
Each additional sign \$172 (maximum \$1,720) for signs	III	0.036 of valuation									LUS Fee +
		min. 5,789 max. 29,768	638	135	140	1,715	5,073	-	362	-	8,063
Historic Resource Review		max. 29,768		<del>                                     </del>							
Tier A - Restoration and Replacement in-kind	ı	331	_	-	_	-	-	_	-	_	331
Tier B - Exterior Alterations	I	331	-	-	-	-	-	-	-	-	331
Tier C - New Accessory Structures or Additions of Floor Area to Structures	1	1,930	-	_	-	-	-	-	-	-	1,930
Modifications Environmental Review	n/a	1,710	-	-	-	-	-	-	-	-	1,710
If more than one house is proposed, each additional house		927	_	_	_	_	_	_	_	_	927
Resource Enhancement/PLA/Public Rec Trails	lx	2,867	267	_	_	653	-	_	362	_	4,149
Existing House/Duplex	II	2,867	536	-	-	694	716	50	362	200	5,425
All Other Projects	II	3,308	669	_	-	1,715	716	50	362	200	7,020
Environmental Review Protection Zone Environmental Violation Review	III	4,256	669	<del>-</del>	-	1,838	562	-	362	2,048	9,735
Type II required	II	3,198	357	_	_	980	_	_	362	200	5,097
Type III required	III	8,335	357	-	-	980	401	-	362	2,048	12,483
Columbia South Shore Plan District (CSSPD)	ll II	3,198	357	-	-	980	562	-	362	200	5,659
CSSPD, undividable lot w/existing single dwelling unit	II III	1,737	357	-	-	980	401	-	362	200	4,037
Undividable lot w/existing single dwelling unit	III	3,126	357	<del>-</del>	-	980	401	-	362	2,048	7,274
Greenway	l II	2.250	357	00		694	401		260	200	E 4E4
Existing House/Duplex or one new residential dock <sup>3</sup> All Other Projects	II II	3,350 5,596	536	90 135	-	1,715	2,654	_	362 362	200	5,454 11,198
Historic Landmark Designation	II II	5,596	536	135	-	1,7 15	∠,004	-	30∠	∠00	11,198
Individual properties	III	4,410	-	-	_	-	206	-	_	-	4,616
Multiple properties or districts	III	10,143		_	-	-	528	-	_	-	10,671
Historic Landmark Demolition Review	IV	9,840	-	-	-	-	528	-	-	-	10,368



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		tive July 1, 202									
Land Use Reviews (continued)	Туре	BDS LUS Fee	Site	Life	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Impact Mitigation Plan			Dev	Safety						Officer	
Amendment (Minor)	п	4,863	894	_	140	2,450	4,256	_	362	200	13,165
Implementation	l "	4,863	894	_	140	2,450	1,740	_	362	200	10,649
New/Amendment (Major)	III	21,996	894	_	140	2,450	13,311	_	362	2,048	41,201
Amendment (Use)	III	7,569	894	_	140	2,450	6,670	_	362	2,048	20,133
Land Division Review		2,426 + 552 per lot	001		110	2,100	0,010		002	2,010	LUS Fee +
Type lx	lx	& tract (max. per lot	224	90	140	653	2,062	100	362		3,631
Type llx	llx	& tract (max. per lot & tract total 13,800) +	536	135	140	1,470	3,349	150	362	200	6,342
Туре пх	III	1,323 for new street, Max.	1,560	135	140	4,246	6,069	200	362	2,048	14,760
Type III	""	17,549	1,300	133	140	4,240	0,009	200	302	2,040	14,760
2 - 3 lot Land Division with Concurrent Environmental Review	III	3,198 + 1,654 per lot &									LUS Fee +
2 Total Edition With Controll Environmental Novice		tract (max. per lot & tract	536	135	140	1,470	3,452	90	362	2,048	8,233
4 or more lot Land Division with Concurrent Environmental Review	III	total 19,848) + 1,985 for		100	110	1,110	0,102		002	2,010	LUS Fee +
4 of more for Early Division with concurrent Environmental Neview		new street, Max. 25,031	2,231	135	140	6,124	6,069	180	362	2,048	17,289
Land Division Amendment Review	lx	1,583	112	100	140	327	1,367	50	- 002	2,040	3,579
Land Division Amendment Neview	llx	1,710	112	_	140	327	1,367	50	_ [	200	3,906
	III	4,014	112	_	140	327	1,367	50		2,048	8,058
Land Division Final Plat Review/Final Dev Plan Review		4,014	112		140	021	1,007	- 00		2,040	LUS Fee +
If preliminary was Type Ix with no street	Admin	927 per lot	112	_	95	327	1,520	50	362	_	2,466
If preliminary was Type ix with no street	Review	(max. 6,489), plus	267	<u> </u>	95	735	1,842	50	362	_	3,351
If preliminary was Type Ix with no street		696 if new street,	135		95	368	1,520	50	362		2,530
If preliminary was Type III		Max. 7,185	536	Ī .	95	1,470	3,452	100	362	-	6,015
Additional Review of Final Plat or for a Final Plat resign	n/a	326		<del>-</del>	30	1,770	528	- 100		<u> </u>	854
A fee will be charged for each review after the second review	11/4	320	I -	_	-	-	320	-	_	-	054
Replat	lx	2,867	135	135	140	368	1,367			_	5,012
Master Plan	IA.	2,007	133	133	140	300	1,501		-		3,012
Minor Amendments to Master Plans	I 1	5,470	267		140	735	6,670	90	362	200	13,934
New Master Plans or Major Amds to Master Plans	"	14,471	894	] -	140	2,450	16,735	90	362	2,048	37,190
Non-conforming Situation Review	ll ll	5,094	90	90	140	2,430	2,654	-	- 002	200	8,373
Non-conforming Status Review	" "	1,533		-		240	240		_	200	1,973
Planned Development Bonus Review	- "	1,000					240			200	1,570
Minor Amendment	llx	6,064	1,062	90	_	3,103	877	180	362	200	11,938
New or Major Amendment	III	21,996	1,062	90		3,103	4,299	180	- 002	2,048	32,778
Planned Development Review - all other	llx	3,198	1,062	90	140	3,103	2,011	180	362	200	10,346
I idilited bevelopment Neview - all other	III	5,238	1,062	90	140	3,103	5,265	180	362	2,048	17,488
Planned Development Amendment / Planned Unit Development Amendment	llx	2,823	179	90	140	490	1,038	50	-	200	5,010
Training Botolophione / another inches of the Botolophione / another inches	III	4,741	179	90	140	490	1,842	50	_	2,048	9,580
River Review		.,,					.,0.12			2,0.0	5,555
Resource Enhancement/PLA/Public Rec Trails	llx	2,867	267	_	_	653	_	_	362	200	4,349
Existing House/Duplex or one new residential dock	llx	2,867	536	_	_	694	182	_	362	200	4,841
All Other Projects	llx	3,308	669	_	_	1,715	1,740	_	362	200	7,994
River Review Violation	II	3,198	357	-	-	980	240	_	362	200	5,337
	III	8,335	357	_	_	980	240	_	_	2,048	11,960
Statewide Planning Goal Exception	III	11,062	-	-	-	817	4,095	-	-	2,048	18,022
Transportation Demand Management Review	II	1,714	-	-	-	-	1,520	-	-	200	3,434
Transportation Impact Analysis - campus	II	1,714	-	-	-	-	7,283	-	-	200	9,197
Tree Preservation Violation Review	II	2,757	135	-	-	-	-	-	362	200	3,454
	III	4,863	135	-	-	-	-	-	362	2,048	7,408
Tree Review	II	1,583	112	_	-	_		_	362	200	2,257
Zoning Map Amendment	III	6,483	564	-	140	1,551	6,772	50	362	2,048	17,970
Other Unassigned Reviews	I / Ix	2,867	68	90	-	630	367	-	-	-	4,022
	II / IIx	3,198	135	90	140	1,175	706	-	-	200	5,644
	III	6,505	224		140	1,798	2,706		-	2,048	13,421
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site	Life	WATER	BES	РВОТ	FIRE	PARKS	TOTAL	
			Dev	Safety					174410		
Design Advice Request - (per meeting with commission)		4,536	-	-	-	-	625	-	-	5,161	Footnotes:
Early Assistance - Zoning											1 This category
Written Info Only		1,166	-	-	-	-	-	-	-	1,166	also includes small accessory
Meeting and Written Info		1,407	-	-	-	-	-	-	-	1,407	buildings that
Early Assistance - Zoning & Infrastructure Bureaus						_	_		_	_	don't require a
Written Info Only		1,166	-	-	160	327	613	-	362	2,628	building permit,
Meeting & Written Info		1,407	50	-	485	490	774	-	603	3,809	storage sheds,
			I								mechanical equipment, and
Written Info Only (Street Vacation requested)		1,166	-	-	160	327	898	-	362	2,913	trellises.
Meeting & Written Info (Street Vacation requested)		1,407	50	-	485	490	1,344	-	603	4,379	2 If the applicant
			I								does not provide
Pre-Application Conference		1,968	511	-	485	1,107	1,418	100	603		the valuation, the
Pre-Application Conference (Street Vacation requested)		1,968	511	-	485	1,107	1,988	100	603	6,762	maximum fee will
Pre-Permit Zoning Plan Check <sup>4</sup>											be charged.
House or Duplex		940	-	-	-	-	-	-	-	940	
All Other Development		940	-	-	-	-	-	-	-	940	]
Public Works Inquiry (Written Info Only) 1-2 housing units					50	50	50			150	
(No Land Use Review or PLA expected)		_	l -	] -	50	50	50	-	-	150	
Remedial Action Exempt Review - Conference		767	282	-	-	1,107	-	_	-	2,156	1
Remedial Action Exempt Review - Conference											



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OTHER LAND USE SERVICES	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	РВОТ	FIRE	PARKS	TOTAL	
Appeals: Type II / IIx	250	-	-	-	-	-	-	-	250	3 a) structure (not
Recognized Organizations as defined by Zoning Code Chapter 33.910	No Charge									building) within
Type III; 50% of LUS application fee (Max. 5,513)										existing dock footprint;
120-day delay / HRI Removal (ranked structures only)	489	-	-	-	-	-	-	-	489	b) temporary soil
Expert Outside Consultation (Per hour above base fee)	135	-	-	-	-	-	-	-	135	stockpile outside
Field Verification By Land Use Staff (except for environmental plan checks)	172	-	-	-	-	-	-	-		greenway
Hourly Rate for Land Use Services	172	-	-	-	164	161	50	-	547	setback,
Landscape Monitoring Report Review (per annual report)	228	-	-	-	-	-	-	-	228	c) herbicide use
Lot Confirmation <sup>6</sup>										to remove non-
Additional checksheet - per checksheet after 2 checksheets	326	_	_	_	_	_	_	_	326	native plants.  4 Planning and
If confirmation is for more than one lot on a site, each additional lot	376	_	_	_	_	_	_	_		Zoning review of
Sites Without Buildings	753	_	_	95	138	_	_	-	986	plans prior to
· · · · · · · · · · · · · · · · · · ·	811	_	90	95	245	_	_	-	1,241	building permit
Sites With House(s) or Duplex(es) Sites With Other Development	899	_	90	95	245	-	_	-		submittal.
Mural Permit Fee	56	-	90	90	243	-	-	-		5 Expert
		_	-	-	-	-	_	-		consultation fee
Structural Plan Review fee	164	-	-	-	-	-	-	-	164	applies to plan checks for cultural
Plan Check <sup>2</sup>	<b>2.49</b> per 1,000 valuation									resources in the
Commercial and Residential	172 minimum	-	-	95	-	-	-	-	267	Columbia South
Maximum number of allowable checksheets: 2										Shore and
Rate per additional checksheet	203	-	-	-	-	-	-	-	203	Environmental
Community Design Standards or Design Standards Plan Check, per dollar of valuation (add to base fee)	0.0083 of valuation									Reviews.
Minimum	516									6 A Site Development fee
Maximum for house or duplex	2,205									of \$77 is charged
Maximum for all other projects	5,513									when a review is
Convenience Store/Amenity Bonus Plan Check (add to base fee)	300	-	_	_	-	-	_	_		required.
Deferred Submittal	344									7 This includes
Environmental Standards Plan Check and Field Verification (add to base fee)	324	_	_	_	_	_	_	_	324	all new wireless
Environmental Violation Plan Check (add to base fee)	916	_	_	_	_	_	_	_	916	facilities as well
Sign Permit Plan Check After Land Use Review (flat fee)	152	_	_	_	_	_	_	_	152	as existing facilities where
Radio Frequency Facilities Plan Check <sup>7</sup> (flat fee)	834	_	_	325	_	_	_	_	1,159	antennas are
									1,100	added or
Property Line Adjustment										changed, or
Additional checksheet - per checksheet after 2 checksheets	326	-	-	- 440	0.45	-	-	-	326	equipment
Site Without Buildings	696	90	-	140	245	504	-	-	1,675	cabinets are
Sites With House(s) or Duplex(es)	753	90	90	140	571	504	-	-	, -	added or
Sites With Other Development	811	90	90	140	1,184	504	-	-	2,819	changed. <b>8</b> The fee for Sign
Property Line Adjustment With Lot Confirmation:										Adjustments is
Additional checksheet - per checksheet after 2 checksheets	326	-	-	-			-	-	326	the same as the
Site Without Buildings	1,448	90	-	235	245	504	-	-		Design/Historic
Sites With Houses(s) or duplex(es)	1,564	90	180	235	571	504	-	-		Resource Review
Sites With Other Development	1,622	90	180	235	1,184	504	-	-	5,5.5	Tier A fee.
Remedial Action Exempt Review - Simple	2,680	781	-	-	980	-	-	-	,	9 BDS LUS fee
Remedial Action Exempt Review - Complex	3,589	2,081	-	-	2,612	-	-	-	8,282	charged per standard
Renotification Fee - Any Review & DAR Reschedule	497	-	-	-	-	-	-	-	497	Standard
Street Vacation	116	-	-	-	-	-	-	-	116	
Transcripts	Actual Cost								Actual Cost	
Zoning Confirmation										
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	75	-	-	-	-	-	-	-	75	
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	309	-	-	-	-	-	-	-	309	
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice										
of Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants,	1,297	-	-	-	-	-	-	-	1,297	
Archeological Evaluation)									[	
Please make check payable to the City of Portland	d. VISA. MasterCard and	American	Express a	ccepted o	nly in per	son.				