



Land Use Services Fee Schedule
Effective July 1, 2022

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, Central City parking Review, Comprehensive Plan Map Amendment, Conditional Use, Design / Historic Reviews, Modifications and Oriel Window Exceptions, Environmental Review, Environmental Review Protection Zone, Environmental Violation Review, Columbia South Shore Plan District (CSSPD), Greenway, Historic Designation Review, Historic Designation Removal Review, Historic Demolition Review, Historic Relocation Review.



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Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Impact Mitigation Plan											
Amendment (Minor)	II	5,107	939	-	155	2,820	5,022	-	389	210	14,642
Implementation	II	5,107	939	-	155	2,820	2,053	-	389	210	11,673
New/Amendment (Major)	III	23,250	939	-	155	2,820	15,707	-	389	2,151	45,411
Amendment (Use)	III	8,102	939	-	155	2,820	7,871	-	389	2,151	22,427
Land Division Review											LUS Fee +
Type Ix	Ix	2,548 + 580 per lot & tract (max. per lot	236	95	155	750	2,433	100	389	-	4,158
Type Iix	Iix	& tract total 14,500) +	563	142	155	1,690	3,952	150	389	210	7,251
Type III	III	1,390 for new street, Max. 18,438	1,638	142	155	4,885	7,161	200	389	2,151	16,721
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		2,548	563	181	410	1,690	1,613	150	389	210	7,754
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		3,708	815	272	510	4,885	1,613	150	389	210	12,552
2 - 3 lot Land Division with Concurrent Environmental/River Review	III	3,512 + 1,737 per lot & tract (max. per lot & tract total 20,844) + 2,085 for new street, Max. 26,441	563	142	155	1,690	4,073	90	389	2,151	LUS Fee + 9,253
4 or more lot Land Division with Concurrent Environmental/River Review	III		2,343	142	155	7,045	7,161	180	389	2,151	LUS Fee + 19,566
Land Division Amendment Review											
	Ix	1,663	118	-	155	375	1,613	50	-	-	3,974
	Iix	1,796	118	-	155	375	1,613	50	-	210	4,317
	III	4,369	118	-	155	375	1,613	50	-	2,151	8,831
Land Division Final Plat Review/Final Dev Plan Review											LUS Fee +
If preliminary was Type I or Ix with no street	Admin Review	974 per lot (max. 6,818), plus 731 if new street, Max. 7,549	118	-	100	375	1,794	50	389	-	2,826
If preliminary was Type I, Ix, or Iix with a street			281	-	100	845	2,174	50	389	-	3,839
If preliminary was Type Iix with no street			142	-	100	425	1,794	50	389	-	2,900
If preliminary was Type III			563	-	100	1,690	4,073	100	389	-	6,915
If preliminary was a Middle Housing Land Division			2,300	142	142	100	845	1,794	50	389	5,762
Additional Review of Final Plat or for a Final Plat resign <i>A fee will be charged for each review after the second review</i>	n/a	343	-	-	-	-	623	-	-	-	966
Replat	Ix	3,011	142	142	155	425	1,613	-	-	-	5,488
Master Plan											
Minor Amendments to Master Plans	II	5,744	281	-	155	845	7,871	90	389	210	15,585
New Master Plans or Major Amds to Master Plans	III	15,349	939	-	155	2,820	19,747	90	389	2,151	41,640
Non-conforming Situation Review	II	5,349	95	95	-	280	3,132	-	-	210	9,161
Non-conforming Status Review	II	1,610	-	-	-	-	283	-	-	210	2,103
Planned Development Bonus Review											
Minor Amendment	Iix	6,368	1,116	95	-	3,570	1,035	180	-	-	12,364
New or Major Amendment	III	23,096	1,116	95	-	3,570	5,073	180	389	-	33,519
Planned Development Review - all other											
	Iix	3,358	1,116	95	155	3,570	2,373	180	389	210	11,446
	III	5,654	1,116	95	155	3,570	6,213	180	389	2,151	19,523
Planned Development Amendment / Planned Unit Development Amendment											
	Iix	2,965	188	95	155	565	1,225	50	-	210	5,453
	III	5,133	188	95	155	565	2,174	50	-	2,151	10,511
River Review											
Resource Enhancement/PLA/Public Rec Trails	II	3,011	281	-	-	750	-	-	389	210	4,641
Existing House/Duplex or one new residential dock	II	3,011	563	-	-	800	197	-	389	210	5,170
All Other Projects	II	3,474	703	-	-	1,970	2,053	-	389	210	8,799
River Review Violation											
	II	3,358	375	-	-	1,125	283	-	389	210	5,740
	III	8,906	375	-	-	1,125	283	-	-	2,151	12,840
Statewide Planning Goal Exception	III	11,770	-	-	-	940	4,832	-	-	2,151	19,693
Transportation Demand Management Review	II	1,800	-	-	-	-	1,794	-	-	210	3,804
Transportation Impact Analysis - campus	II	1,800	-	-	-	-	8,594	-	-	210	10,604
Tree Preservation Violation Review											
	II	2,895	142	-	-	-	-	-	389	210	3,636
	III	5,261	142	-	-	-	-	-	389	2,151	7,943
Tree Review	II	1,663	118	-	-	-	-	-	389	210	2,380
Zoning Map Amendment	III	6,962	593	-	155	1,785	4,991	50	389	2,151	17,076
Other Unassigned Reviews											
	I / Ix	3,011	72	95	-	725	433	-	-	-	4,336
	II / Iix	3,358	142	95	155	1,350	833	-	-	210	6,143
	III	6,985	235	-	155	2,070	3,193	-	-	2,151	14,789
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Design Advice Request - (per meeting with commission)		5,006	-	-	-	-	640	-	648	6,294	
Early Assistance - Zoning											
Written Info Only		1,225	-	-	-	-	-	-	-	1,225	
Meeting and Written Info		1,478	-	-	-	-	-	-	-	1,478	
Early Assistance - Zoning & Infrastructure Bureaus											
Written Info Only		1,225	-	-	175	375	723	-	389	2,887	
Meeting & Written Info		1,478	53	-	520	565	913	-	648	4,177	
Written Info Only (Street Vacation requested)		1,225	-	-	175	375	1,008	-	389	3,172	
Meeting & Written Info (Street Vacation requested)		1,478	53	-	520	565	1,483	-	648	4,747	
Pre-Application Conference		2,067	537	-	520	1,275	1,673	100	648	6,820	
Pre-Application Conference (Street Vacation requested)		2,067	537	-	520	1,275	2,243	100	648	7,390	
Pre-Permit Zoning Plan Check*											
House or Duplex		987	-	-	-	-	-	-	-	987	
All Other Development		987	-	-	-	-	-	-	-	987	
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		806	296	-	-	1,275	-	-	-	2,377	



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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. 5,789) Middle Housing Land Division	250 No Charge 300	-	-	-	-	-	-	-	250 - 300
120-day delay / HRI Removal (ranked structures only)	514	-	-	-	-	-	-	-	514
Expert Outside Consultation⁵ (Per hour above base fee)	142	-	-	-	-	-	-	-	142
Field Verification By Land Use Staff (except for environmental plan checks)	180	-	-	-	-	-	-	-	180
Hourly Rate for Land Use Services	180	-	-	-	190	170	50	-	590
Landscape Monitoring Report Review (per annual report)	240	-	-	-	-	-	-	-	240
Lot Confirmation⁶									
Additional checksheet - per checksheet after 2 checksheets	342	-	-	-	-	-	-	-	342
If confirmation is for more than one lot on a site, each additional lot	395	-	-	-	-	-	-	-	395
Sites Without Buildings	791	-	-	100	160	-	-	-	1,051
Sites With House(s) or Duplex(es)	852	-	95	100	280	-	-	-	1,327
Sites With Other Development	944	-	95	100	280	-	-	-	1,419
Mural Permit Fee	59	-	-	-	-	-	-	-	59
Structural Plan Review fee	172	-	-	-	-	-	-	-	172
Plan Check²									
Commercial and Residential Maximum number of allowable checksheets: 2 Rate per additional checksheet	2.62 per 1,000 valuation 180 minimum 213	-	-	100	-	-	-	-	280 213
Community Design Standards or Design Standards Plan Check, per dollar of valuation (add to base fee)	0.0087 of valuation	-	-	-	-	-	-	-	-
Minimum	542	-	-	-	-	-	-	-	542
Maximum for house or duplex	2,316	-	-	-	-	-	-	-	2,316
Maximum for all other projects	5,789	-	-	-	-	-	-	-	5,789
Convenience Store/Amenity Bonus Plan Check (add to base fee)	315	-	-	-	-	-	-	-	315
Deferred Submittal	361	-	-	-	-	-	-	-	361
Environmental Standards Plan Check and Field Verification (add to base fee)	340	-	-	-	-	-	-	-	340
Environmental Violation Plan Check (add to base fee)	962	-	-	-	-	-	-	-	962
Sign Permit Plan Check After Land Use Review (flat fee)	160	-	-	-	-	-	-	-	160
Radio Frequency Facilities Plan Check ⁷ (flat fee)	876	-	-	345	-	-	-	-	1,221
Property Line Adjustment									
Additional checksheet - per checksheet after 2 checksheets	342	-	-	-	-	-	-	-	342
Site Without Buildings	731	95	-	155	280	595	-	-	1,856
Sites With House(s) or Duplex(es)	791	95	95	155	655	595	-	-	2,386
Sites With Other Development	852	95	95	155	1,360	595	-	-	3,152
Property Line Adjustment With Lot Confirmation:									
Additional checksheet - per checksheet after 2 checksheets	342	-	-	-	-	-	-	-	342
Site Without Buildings	1,521	95	-	270	280	595	-	-	2,761
Sites With Houses(s) or duplex(es)	1,643	95	190	270	655	595	-	-	3,448
Sites With Other Development	1,704	95	190	270	1,360	595	-	-	4,214
Remedial Action Exempt Review - Simple	2,814	820	-	-	1,125	-	-	-	4,759
Remedial Action Exempt Review - Complex	3,769	2,185	-	-	3,005	-	-	-	8,959
Renotification Fee - Any Review & DAR Reschedule	522	-	-	-	-	-	-	-	522
Transcripts	Actual Cost								Actual Cost
Zoning Confirmation									
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	79	-	-	-	-	-	-	-	79
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	325	-	-	-	-	-	-	-	325
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)	1,362	-	-	-	-	-	-	-	1,362
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.									
9 BDS LUS fee charged per standard									

Please make check payable to the City of Portland.