



Land Use Services Fee Schedule
Effective July 1, 2023

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	5,363	986	-	165	2,820	5,926	-	408	229	15,897
Implementation	II	5,363	986	-	165	2,820	2,423	-	408	229	12,394
New/Amendment (Major)	III	24,413	986	-	165	2,820	18,534	-	408	2,345	49,671
Amendment (Use)	III	8,508	986	-	165	2,820	9,288	-	408	2,345	24,520
Land Division Review											LUS Fee +
Type Ix	Ix	2,676 + 609 per lot & tract (max. per lot & tract total 15,225) + 1,460 for new street, Max. 19,361	248	100	165	800	2,871	100	408	-	4,692
Type Iix	Iix		592	150	165	1,690	4,663	150	408	229	8,047
Type III	III		1,720	150	165	4,885	8,450	200	408	2,345	18,323
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		2,676	592	191	445	1,070	1,903	150	408	229	7,664
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		3,894	856	286	555	1,070	1,903	150	408	229	9,351
2 - 3 lot Land Division with Concurrent Environmental/River Review	III	3,688 + 1,824 per lot & tract (max. per lot & tract total 21,888) + 2,190 for new street, Max. 27,766	592	150	165	1,690	4,806	90	408	2,345	LUS Fee + 10,246
4 or more lot Land Division with Concurrent Environmental/River Review	III		2,461	150	165	7,045	8,450	180	408	2,345	LUS Fee + 21,204
Land Division Amendment Review											
	Ix	1,747	124	-	165	430	1,903	50	-	-	4,419
	Iix	1,886	124	-	165	430	1,903	50	-	229	4,787
	III	4,588	124	-	165	430	1,903	50	-	2,345	9,605
Land Division Final Plat Review/Final Dev Plan Review											LUS Fee +
If preliminary was Type I or Ix with no street	Admin Review	1,023 per lot (max. 7,161), plus 768 if new street, Max. 7,929	124	-	110	430	2,052	50	408	-	3,174
If preliminary was Type I, Ix, or Iix with a street			296	-	110	870	2,550	50	408	-	4,284
If preliminary was Type Iix with no street			150	-	110	490	2,052	50	408	-	3,260
If preliminary was Type III			592	-	110	1,690	4,806	100	408	-	7,706
If preliminary was a Middle Housing Land Division		2,415	150	150	110	870	2,052	50	408	-	6,205
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	361	-	-	-	-	735	-	-	-	1,096
Replat	Ix	3,162	150	150	165	490	1,903	-	-	-	6,020
Master Plan											
Minor Amendments to Master Plans	II	6,032	296	-	165	870	9,288	90	408	229	17,378
New Master Plans or Major Amds to Master Plans	III	16,117	986	-	165	2,820	23,301	90	408	2,345	46,232
Non-conforming Situation Review	II	5,617	100	100	-	320	3,696	-	-	229	10,062
Non-conforming Status Review	II	1,691	-	-	-	-	309	-	-	229	2,229
Planned Development Bonus Review											
Minor Amendment	Iix	6,687	1,172	100	-	3,570	1,056	180	-	-	12,765
New or Major Amendment	III	24,251	1,172	100	-	3,570	5,986	180	408	-	35,667
Planned Development Review - all other											
	Iix	3,526	1,172	100	165	3,570	2,800	180	408	229	12,150
	III	5,937	1,172	100	165	3,570	7,331	180	408	2,345	21,208
Planned Development Amendment / Planned Unit Development Amendment											
	Iix	3,114	198	100	165	650	1,305	50	-	229	5,811
	III	5,390	198	100	165	650	2,550	50	-	2,345	11,448
River Review											
Resource Enhancement/PLA/Public Rec Trails	II	3,162	296	-	-	800	-	-	408	229	4,895
Existing House/Duplex or one new residential dock	II	3,162	592	-	-	835	213	-	408	229	5,439
All Other Projects	II	3,648	739	-	-	1,970	2,423	-	408	229	9,417
River Review Violation											
	II	3,526	394	-	-	1,125	309	-	408	229	5,991
	III	9,352	394	-	-	1,125	309	-	-	2,345	13,525
Statewide Planning Goal Exception	III	12,359	-	-	-	940	5,702	-	-	2,345	21,346
Transportation Demand Management Review	II	1,890	-	-	-	-	2,052	-	-	229	4,171
Transportation Impact Analysis - campus	II	1,890	-	-	-	-	10,018	-	-	229	12,137
Tree Preservation Violation Review											
	II	3,040	150	-	-	-	-	-	408	229	3,827
	III	5,525	150	-	-	-	-	-	408	2,345	8,428
Tree Review	II	1,747	124	-	-	-	-	-	408	229	2,508
Zoning Map Amendment	III	7,311	623	-	165	1,785	9,429	50	408	2,345	22,116
Other Unassigned Reviews											
	I / Ix	3,162	76	100	-	770	511	-	-	-	4,619
	II / Iix	3,526	150	100	165	1,375	983	-	-	229	6,528
	III	7,335	247	-	165	2,120	3,768	-	-	2,345	15,980
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Design Advice Request - (per meeting with commission)		5,257	-	-	-	-	340	-	648	6,245	
Early Assistance - Zoning											
Written Info Only		1,287	-	-	-	-	-	-	-	1,287	
Meeting and Written Info		1,552	-	-	-	-	-	-	-	1,552	
Early Assistance - Zoning & Infrastructure Bureaus											
Written Info Only		1,287	-	-	190	430	807	-	408	3,122	
Meeting & Written Info		1,552	56	-	565	650	1,056	-	680	4,559	
Written Info Only (Street Vacation requested)		1,287	-	-	190	430	1,142	-	408	3,457	
Meeting & Written Info (Street Vacation requested)		1,552	56	-	565	650	1,726	-	680	5,229	
Pre-Application Conference		2,171	564	-	565	1,275	1,974	100	680	7,329	
Pre-Application Conference (Street Vacation requested)		2,171	564	-	565	1,275	2,644	100	680	7,999	
Pre-Permit Zoning Plan Check*											
House or Duplex		1,037	-	-	-	-	-	-	-	1,037	
All Other Development		1,037	-	-	-	-	-	-	-	1,037	
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		847	311	-	-	1,275	-	-	-	2,433	



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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. 6,079) Middle Housing Land Division	250 No Charge 300	-	-	-	-	-	-	-	250 - 300
120-day delay / HRI Removal (ranked structures only)	540	-	-	-	-	-	-	-	540
Expert Outside Consultation³ (Per hour above base fee)	150	-	-	-	-	-	-	-	150
Field Verification By Land Use Staff (except for environmental plan checks)	190	-	-	-	-	-	-	-	190
Hourly Rate for Land Use Services	190	-	-	-	220	170	50	-	630
Landscape Monitoring Report Review (per annual report)	252	-	-	-	-	-	-	-	252
Lot Confirmation⁶									
Additional checksheet - per checksheet after 2 checksheets	360	-	-	-	-	-	-	-	360
If confirmation is for more than one lot on a site, each additional lot	415	-	-	-	-	-	-	-	415
Sites Without Buildings	831	-	-	110	185	-	-	-	1,126
Sites With House(s) or Duplex(es)	895	-	100	110	320	-	-	-	1,425
Sites With Other Development	992	-	100	110	320	-	-	-	1,522
Mural Permit Fee	62	-	-	-	-	-	-	-	62
Structural Plan Review fee	181	-	-	-	-	-	-	-	181
Plan Check²	2.76 per 1,000 valuation								
Residential	190 minimum	-	-	110	-	-	-	-	300
Commercial	190 minimum	-	-	500	-	-	-	-	690
Maximum number of allowable checksheets: 2 Rate per additional checksheet	224	-	-	-	-	-	-	-	224
Community Design Standards or Design Standards Plan Check, per dollar of valuation (add to base fee)	0.0092 of valuation								
Minimum	570	-	-	-	-	-	-	-	570
Maximum for house or duplex	2,432	-	-	-	-	-	-	-	2,432
Maximum for all other projects	6,079	-	-	-	-	-	-	-	6,079
Convenience Store/Amenity Bonus Plan Check (add to base fee)	331	-	-	-	-	-	-	-	331
Deferred Submittal	380	-	-	-	-	-	-	-	380
Environmental Standards Plan Check and Field Verification (add to base fee)	357	-	-	-	-	-	-	-	357
Environmental Violation Plan Check (add to base fee)	1,011	-	-	-	-	-	-	-	1,011
Sign Permit Plan Check After Land Use Review (flat fee)	168	-	-	-	-	-	-	-	168
Radio Frequency Facilities Plan Check ⁷ (flat fee)	920	-	-	500	-	-	-	-	1,420
Property Line Adjustment									
Additional checksheet - per checksheet after 2 checksheets	360	-	-	-	-	-	-	-	360
Site Without Buildings	768	100	-	165	320	702	-	-	2,055
Sites With House(s) or Duplex(es)	831	100	100	165	730	702	-	-	2,628
Sites With Other Development	895	100	100	165	1,360	702	-	-	3,322
Property Line Adjustment With Lot Confirmation:									
Additional checksheet - per checksheet after 2 checksheets	360	-	-	-	-	-	-	-	360
Site Without Buildings	1,598	100	-	275	320	702	-	-	2,995
Sites With Houses(s) or duplex(es)	1,726	100	200	275	730	702	-	-	3,733
Sites With Other Development	1,790	100	200	275	1,360	702	-	-	4,427
Remedial Action Exempt Review - Simple	2,955	861	-	-	1,125	-	-	-	4,941
Remedial Action Exempt Review - Complex	3,958	2,295	-	-	3,005	-	-	-	9,258
Renotification Fee - Any Review & DAR Reschedule	549	-	-	-	-	-	-	-	549
Transcripts	Actual Cost								Actual Cost
Zoning Confirmation									
Tier 1 (DMV New/Renewal for auto dealer licenses, OLCC for Non-conforming Use)	83	-	-	-	-	-	-	-	83
Tier 2 (DMV New/Renewal for auto dismantler license, LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	342	-	-	-	-	-	-	-	342
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)	1,431	-	-	-	-	-	-	-	1,431

Footnotes:

- This category also includes small accessory buildings that don't require a building permit, storage sheds, mechanical equipment, and trellises.
- If the applicant does not provide the valuation, the maximum fee will be charged.
- a) structure (not building) within existing dock footprint, b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.
- Planning and Zoning review of plans prior to building permit submittal.
- Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.
- A Site Development fee of \$77 is charged when a review is required.
- This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed.
- The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A fee.
- BDS LUS fee charged per standard

Please make check payable to the City of Portland.