



Unincorporated Multnomah Land Use Fee Schedule
Effective July 1, 2023

Land Use Reviews	Process Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review⁹											
Review for Existing House/Duplex - Fences/Decks/Eaves (This category also includes small accessory building that don't require a building permit: trellises, and storage sheds.)	II	2,010	-	-	-	-	220			-	2,230
Review for Existing House Duplex	II	2,577	100	100	165	430	415			-	3,787
All Other Projects ⁸	II	3,937	150	150	165	540	415			-	5,357
Comprehensive Plan Map Amendment with Zone Map Amendment											
Tier A - a. Site abuts or is within 200 feet or property zoned the same as what is proposed, b. Site and ownership no larger than 5,000 square feet, 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	12,763	-	-	165	1,360	6,313			2,345	22,946
Tier B - Residential to Residential Upzoning	III	16,645	377	150	165	1,360	6,313			2,345	27,355
Tier C - All Other Proposals	III	24,284	704	150	165	2,115	11,405			2,345	41,168
Conditional Use											
Type Ix	Ix	3,619	100	-	-	320	1,909			-	5,948
Type II	II	3,891	124	100	165	430	1,909			229	6,848
Type II - Radio Frequency Facilities	II	9,507	-	-	-	-	-			229	9,736
Type III - New	III	12,926	394	150	165	1,125	7,040			2,345	24,145
Type III - Existing	III	6,241	198	150	165	650	7,040			2,345	16,789
Type III - Radio Frequency	III	18,925	-	-	-	-	1,057			2,345	22,327
Design / Historic Reviews²											
Each additional sign \$190 (maximum \$1,900) for additional signs											
Tier A - Signs only											
1 Sign	I	1,661	-	-	-	-	-			-	1,661
Tier B - Radio Frequency/Wireless Facilities	I, Ix, II	6,079	-	-	-	-	-			-	6,079
	III	6,079	-	-	-	-	-			-	6,079
Tier C - Design/Historic Reviews - Type I											
all Type I reviews	I										LUS Fee +
fee per dollar of valuation		0.040		100	165						265
Minimum		1,533									1,798
Maximum		18,928									19,193
Tier D - Design/Historic Reviews - New Structures											
Type Ix	Ix										LUS Fee +
fee per dollar of valuation		0.040	100	150	165	590	453				1,458
Minimum		2,129									3,587
Maximum		18,928									20,386
Type II	II										LUS Fee +
fee per dollar of valuation		0.040	100	150	165	590	453				1,458
Minimum		3,358									4,816
Maximum		18,928									20,386
Type III	III										LUS Fee +
fee per dollar of valuation		0.040	100	150	165	1,970	453				2,838
Minimum		6,079									8,917
Maximum		32,820									35,658
Tier E - Design/Historic Reviews - All Other Reviews											
Type Ix	Ix										LUS Fee +
fee per dollar of valuation		0.040	-	150	165	590	-				905
Minimum		1,533									2,438
Maximum		18,928									19,833
Type II	II										LUS Fee +
fee per dollar of valuation		0.040	-	150	165	590	-				905
Minimum		3,358									4,263
Maximum		18,928									19,833
Type III	III										LUS Fee +
fee per dollar of valuation		0.040	-	150	165	1,970	-				2,285
Minimum		6,079									8,364
Maximum		32,820									35,105
Modifications and Oriel Window Exceptions	n/a	1,886	-	-	-	-	-			-	1,886
Environmental Review											
If more than one house is proposed, each additional house		1,023									1,023
Resource Enhancement/PLA/Public Rec Trails	Ix	3,162	296	-	-	800	-			-	4,258
Existing House/Duplex	II	3,162	592	-	-	835	804			229	5,622
All Other Projects	II	3,648	739	-	-	1,970	804			229	7,390
Environmental Review Protection Zone	III	4,855	739	-	-	2,115	635			2,345	10,689
Environmental Violation Review											
Type II required	II	3,929	394	-	-	1,125	-			229	5,677
Type III required	III	9,352	394	-	-	1,125	453			2,345	13,669
Undividable lot w/existing single dwelling unit	III	4,184	394	-	-	1,125	453			2,345	8,501
Greenway											
Existing House/Duplex or one new residential dock ³	II	3,162	394	100	-	835	453			229	5,173
All Other Projects	II	3,648	592	150	-	1,970	2,999			229	9,588
Historic Designation Review											
	I	1,533		-	165	-	-			-	1,698
	II	3,161		-	165	-	-			-	3,326
	III	4,863		-	165	-	233			-	5,261
Historic Designation Removal Review											
	II	4,863		-	165	-	-			-	5,028
	III	11,183		-	165	-	-			-	11,348
Historic Demolition Review											
	II	6,830		-	165	-	-			-	6,995
	III	18,928		-	165	-	-			-	19,093
	IV	32,820		-	165	-	-			-	32,985
Historic Relocation Review											
	Ix	3,559		-	165	-	-			-	3,724
	II	3,897		-	165	-	-			-	4,062
	III	7,379		-	165	-	-			-	7,544



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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	4,809			229	14,372
Implementation	II	5,363	986	-	165	2,820	1,966			229	11,529
New/Amendment (Major)	III	26,709	986	-	165	2,820	15,041			2,345	48,066
Amendment (Use)	III	8,508	986	-	165	2,820	7,537			2,345	22,361
Land Division Review											
Type Ix	Ix	7,340 + 320 per lot and tract + 1,533 if new street	248	100	165	800	2,330			-	LUS Fee + 3,643
Type Iix	Iix	8,296 + 320 per lot and tract + 1,533 if new street	592	150	165	1,690	3,784			229	LUS Fee + 6,610
Type III	III	9,573 + 320 per lot and tract + 1,533 if new street	1,720	150	165	4,885	6,858			2,345	LUS Fee + 16,123
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		2,676	592	191	435	1,070				229	5,193
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		3,894	856	286	545	1,070				229	6,880
2 - 3 lot Land Division with Concurrent Environmental Review	III	8,296 + 510 per lot and tract + 2,553 if new street	592	150	165	1,690	3,901			2,345	LUS Fee + 8,843
4 or more lot Land Division with Concurrent Environmental Review	III	10,849 + 510 per lot and tract + 2,553 if new street	2,461	150	165	7,045	6,858			2,345	LUS Fee + 19,024
Land Division Amendment Review											
	Ix	2,448	124	-	165	430	1,545			-	4,712
	Iix	3,212	124	-	165	430	1,545			229	5,705
	III	9,324	124	-	165	430	1,545			2,345	13,933
Land Division Final Plat Review/Final Dev Plan Review											
If preliminary was Type I or Ix with no street	Admin Review	4,559	124	-	110	430	1,718			-	6,941
If preliminary was Type I, Ix or Iix with a street	Admin Review	4,851	296	-	110	870	2,081			-	8,208
If preliminary was Type Iix with no street	Admin Review	4,851	150	-	110	490	1,718			-	7,319
If preliminary was Type III	Admin Review	7,404	592	-	110	1,690	3,901			-	13,697
If preliminary was a Middle Housing Land Division	Admin Review	2,415	150	150	110	870				-	3,695
Additional Review of Final Plat or for a Final Plat resign	n/a	361	-	-	-	-	597			-	958
<i>A fee will be charged for each review after the second review</i>											
Replat	Ix	3,162	150	150	165	490	1,545			-	5,662
Master Plan											
Minor Amendments to Master Plans	II	8,986	296	-	165	870	7,537			229	18,083
New Master Plans or Major Amds to Master Plans	III	16,116	986	-	165	2,820	18,911			2,345	41,343
Non-conforming Situation Review	II	5,617	100	100	-	320	2,999			229	9,365
Non-conforming Status Review	II	2,681	-	-	-	-	271			229	3,181
Planned Development Bonus Review											
Minor Amendment	Iix	6,687	1,172	100	-	3,570	991			-	12,520
New or Major Amendment	III	26,548	1,172	100	-	3,570	4,858			-	36,248
Planned Development Review - all other											
	Iix	5,745	1,172	100	165	3,570	2,272			229	13,253
	III	8,458	1,172	100	165	3,570	5,949			2,345	21,759
Planned Development Amendment / Planned Unit Development Amendment											
	Iix	3,308	198	100	165	650	1,173			229	5,823
	III	8,965	198	100	165	650	2,081			2,345	14,504
River Review											
Resource Enhancement/PLA/Public Rec Trails	II	3,162	296	-	-	800	-			229	4,487
Existing House/Duplex or one new residential dock	II	3,162	592	-	-	835	197			229	5,015
All Other Projects	II	4,468	739	-	-	1,970	1,966			229	9,372
River Review Violation											
	II	3,930	394	-	-	1,125	271			229	5,949
	III	9,352	394	-	-	1,125	271			2,345	13,487
Statewide Planning Goal Exception	III	37,217	-	-	-	940	4,627			2,345	45,129
Transportation Demand Management Review	II	1,890	-	-	-	-	1,718			229	3,837
Transportation Impact Analysis - campus	II	1,890	-	-	-	-	8,230			229	10,349
Tree Preservation Violation Review											
	II	3,040	150	-	-	-	-			229	3,419
	III	7,488	150	-	-	-	-			2,345	9,983
Tree Review	II	3,212	124	-	-	-	-			229	3,565
Zoning Map Amendment	III	7,311	623	-	165	1,785	7,652			2,345	19,881
Other Unassigned Reviews											
	I / Ix	3,192	76	100	-	770	415			-	4,553
	II / Iix	3,498	150	100	165	1,375	798			229	6,315
	III	7,335	247	-	165	2,120	3,058			2,345	15,270
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	-	-	-	-	640			5,897	Footnotes:
Early Assistance - Zoning											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.
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	-	-	185	430	693			2,595	
Meeting & Written Info		1,552	56	-	550	650	875			3,683	
Written Info Only (Street Vacation requested)		1,287	-	-	185	430	1,029			2,931	
Meeting & Written Info (Street Vacation requested)		1,552	56	-	550	650	1,548			4,356	
Pre-Application Conference		2,426	564	-	550	1,275	1,602			6,417	
Pre-Application Conference (Street Vacation requested)		2,554	564	-	550	1,275	2,172			7,115	
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 Consultation⁵ (Per hour above base fee)	150	-	-	-	-	-	-	-	150
Field Verification By Land Use Staff (except for environmental plan checks)	257	-	-	-	-	-	-	-	257
Hourly Rate for Land Use Services	190	-	-	-	220	-	-	-	410
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	336	-	-	-	-	-	-	-	336
Structural Plan Review fee	181	-	-	-	-	-	-	-	181
Plan Check²									
Commercial and Residential Maximum number of allowable checksheets: 2 Rate per additional checksheet	2.76 per 1,000 valuation 190 minimum 224	-	-	110	-	-	-	-	300 224
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)	929	-	-	-	-	-	-	-	929
Environmental Violation Plan Check (add to base fee)	1,087	-	-	-	-	-	-	-	1,087
Sign Permit Plan Check After Land Use Review (flat fee)	194	-	-	-	-	-	-	-	194
Radio Frequency Facilities Plan Check ⁷ (flat fee)	920	-	-	490	-	-	-	-	1,410
Property Line Adjustment									
Additional checksheet - per checksheet after 2 checksheets	360	-	-	-	-	-	-	-	360
Site Without Buildings	768	100	-	165	320	570	-	-	1,923
Sites With House(s) or Duplex(es)	831	100	100	165	730	570	-	-	2,496
Sites With Other Development	895	100	100	165	1,360	570	-	-	3,190
Property Line Adjustment With Lot Confirmation:									
Additional checksheet - per checksheet after 2 checksheets	360	-	-	-	-	-	-	-	360
Site Without Buildings	1,598	100	-	290	320	570	-	-	2,878
Sites With Houses(s) or duplex(es)	1,726	100	200	290	730	570	-	-	3,616
Sites With Other Development	1,790	100	200	290	1,360	570	-	-	4,310
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	630	-	-	-	-	-	-	-	630
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:									
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									