

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2024**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Adjustment Review</b>			
Site with 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	\$ 2,230.00	\$ 2,401.00
Site with Existing House Duplex	II	\$ 3,787.00	\$ 4,058.00
All Other Projects	II	\$ 5,357.00	\$ 5,744.00
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>			
<b>Tier A -</b> 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	\$ 22,946.00	\$ 24,322.00
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 27,355.00	\$ 29,085.00
<b>Tier C - All Other Proposals</b>	III	\$ 41,168.00	\$ 43,795.00
<b>Conditional Use</b>			
Type Ix	Ix	\$ 5,948.00	\$ 6,345.00
Type II	II	\$ 6,848.00	\$ 7,286.00
Type II - Radio Frequency Facilities	II	\$ 9,736.00	\$ 10,497.00
Type III - New	III	\$ 24,145.00	\$ 25,595.00
Type III - Existing	III	\$ 16,789.00	\$ 17,668.00
Type III - Radio Frequency	III	\$ 22,327.00	\$ 23,887.00
<b>Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)</b>			
Each additional sign - <i>maximum \$2,060 for additional signs</i>		\$ 190.00	\$ 206.00
<b>Tier A - Signs only</b> 1 Sign		\$ 1,661.00	\$ 1,794.00
<b>Tier B - Radio Frequency/Wireless Facilities</b>	I, Ix, II, or III	\$ 6,079.00	\$ 6,566.00
<b>Tier C - Design/Historic Reviews - Type I</b>	I		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 1,798.00	\$ 1,934.00
Maximum		\$ 19,193.00	\$ 20,721.00
<b>Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)</b>			
Each additional sign - <i>maximum \$1,800 for additional signs</i>		\$ 190.00	\$ 206.00
<b>Tier D - Design/Historic Reviews - New Structures</b>			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 3,587.00	\$ 3,833.00
Maximum		\$ 20,386.00	\$ 36,979.00
Type II	II		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 4,816.00	\$ 5,160.00
Maximum		\$ 20,386.00	\$ 36,979.00
Type III	III		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
Minimum		\$ 8,917.00	\$ 9,549.00
Maximum		\$ 35,658.00	\$ 38,429.00
<b>If more than one structure is proposed, each additional structure</b>			\$ 6,566.00

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<b>Tier E - Design/Historic Reviews - All Other Reviews</b>			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
<i>Minimum</i>		\$ 2,438.00	\$ 2,608.00
<i>Maximum</i>		\$ 19,833.00	\$ 21,395.00
Type II	II		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
<i>Minimum</i>		\$ 4,263.00	\$ 4,579.00
<i>Maximum</i>		\$ 19,833.00	\$ 21,395.00
Type III	III		
Fee per dollar of valuation		\$ 0.040	\$ 0.044
<i>Minimum</i>		\$ 8,364.00	\$ 8,968.00
<i>Maximum</i>		\$ 35,105.00	\$ 37,848.00
<b>Modifications and Oriel Window Exceptions</b>	n/a	\$ 1,886.00	\$ 2,784.00
<b>Environmental Review</b>			
If more than 1 house is proposed, each additional house		\$ 1,023.00	\$ 1,105.00
Resource Enhancement/Public Rec Trails	Ix	\$ 4,258.00	\$ 4,575.00
Existing House/Duplex	II	\$ 5,622.00	\$ 5,968.00
All Other Projects	II	\$ 7,390.00	\$ 7,842.00
<b>Environmental Review Protection Zone</b>	III	\$ 10,689.00	\$ 11,271.00
<b>Environmental Violation Review</b>			
Type II required	II	\$ 5,677.00	\$ 6,078.00
Type III required	III	\$ 13,669.00	\$ 14,525.00
Undividable lot with existing single dwelling unit	III	\$ 8,501.00	\$ 8,943.00
<b>Greenway</b>			
Existing House/Duplex or one new residential dock (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$ 5,173.00	\$ 5,526.00
All Other Projects	II	\$ 9,588.00	\$ 10,173.00
<b>Historic Designation Review</b>			
	I	\$ 1,698.00	\$ 1,826.00
	II	\$ 3,326.00	\$ 3,584.00
	III	\$ 5,261.00	\$ 6,046.00
<b>Historic Designation Removal Review</b>			
	II	\$ 5,028.00	\$ 5,423.00
	III	\$ 11,348.00	\$ 12,248.00
<b>Historic Demolition Review</b>			
	II	\$ 6,995.00	\$ 7,546.00
	III	\$ 19,093.00	\$ 20,613.00
	IV	\$ 32,985.00	\$ 35,616.00
<b>Historic Relocation Review</b>			
	Ix	\$ 3,724.00	\$ 4,014.00
	II	\$ 4,062.00	\$ 4,379.00
	III	\$ 7,544.00	\$ 8,140.00

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<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 14,372.00	\$ 15,239.00
Implementation	II	\$ 11,529.00	\$ 12,270.00
New/Amendment (Major)	III	\$ 48,066.00	\$ 51,093.00
Amendment (Use)	III	\$ 22,361.00	\$ 23,600.00
<b>Land Division Review</b>			
Type Ix	Ix		
Base Fee		\$ 10,983.00	\$ 11,747.00
plus, per lot and tract		\$ 320.00	\$ 346.00
plus, for new street		\$ 1,533.00	\$ 1,656.00
Type IIx	IIx		
Base Fee		\$ 14,906.00	\$ 15,888.00
plus, per lot and tract		\$ 320.00	\$ 346.00
plus, for new street		\$ 1,533.00	\$ 1,656.00
Type III	III		
Base Fee		\$ 25,696.00	\$ 27,165.00
plus, per lot and tract		\$ 320.00	\$ 346.00
plus, for new street		\$ 1,533.00	\$ 1,656.00
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>		\$ 5,193.00	\$ 5,557.00
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>		\$ 6,880.00	\$ 7,104.00
<b>2 -3 lot Land Division with Concurrent Environmental/River Review</b>	III		
Base Fee		\$ 17,139.00	\$ 18,125.00
plus, per lot and tract		\$ 510.00	\$ 551.00
plus, for new street		\$ 2,553.00	\$ 2,758.00
<b>4 or more lot Land Division with Concurrent Environmental/River Review</b>	III		
Base Fee		\$ 29,873.00	\$ 31,608.00
plus, per lot and tract		\$ 510.00	\$ 551.00
plus, for new street		\$ 2,553.00	\$ 2,758.00
<b>Land Division Amendment Review</b>			
Type Ix	Ix	\$ 4,712.00	\$ 5,010.00
Type IIx	IIx	\$ 5,705.00	\$ 6,064.00
Type III	III	\$ 13,933.00	\$ 14,781.00
<b>Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)</b>	<b>Admin Review</b>		
If preliminary was Type I or Ix with no street		\$ 6,941.00	\$ 7,416.00
If preliminary was Type I, Ix, or IIx with a street		\$ 8,208.00	\$ 8,763.00
If preliminary was Type IIx with no street		\$ 7,319.00	\$ 7,825.00
If preliminary was Type III		\$ 13,697.00	\$ 14,599.00
If preliminary was a Middle Housing Land Division		\$ 3,695.00	\$ 3,963.00
<b>Additional review of final Plat or for a Final Plat resign - a fee will be charged for each review after the second review</b>	n/a	\$ 958.00	\$ 1,013.00

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<b>Replat</b>	<b>Ix</b>	\$ 5,662.00	\$ 6,037.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	<b>II</b>	\$ 18,083.00	\$ 19,210.00
New Master Plans or Major Amendments to Master Plans	<b>III</b>	\$ 41,343.00	\$ 43,692.00
<b>Non-conforming Situation Review</b>	<b>II</b>	\$ 9,365.00	\$ 9,979.00
<b>Non-conforming Status Review</b>	<b>II</b>	\$ 3,181.00	\$ 3,407.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	<b>IIx</b>	\$ 12,520.00	\$ 13,381.00
New or Major Amendment	<b>III</b>	\$ 36,248.00	\$ 38,869.00
<b>Planned Development Review - all other</b>			
Type IIx	<b>IIx</b>	\$ 13,253.00	\$ 14,101.00
Type III	<b>III</b>	\$ 21,759.00	\$ 22,987.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type IIx	<b>IIx</b>	\$ 5,823.00	\$ 6,204.00
Type III	<b>III</b>	\$ 14,504.00	\$ 15,378.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	<b>IIx</b>	\$ 4,487.00	\$ 4,804.00
Existing House/Duplex or one new residential dock	<b>IIx</b>	\$ 5,015.00	\$ 5,361.00
All Other Projects	<b>IIx</b>	\$ 9,372.00	\$ 9,976.00
<b>River Violation Reivew</b>			
Type II	<b>II</b>	\$ 5,949.00	\$ 6,362.00
Type III	<b>III</b>	\$ 13,487.00	\$ 14,335.00
<b>Statewide Planning goal Exception</b>	<b>III</b>	\$ 45,129.00	\$ 48,356.00
<b>Transportation Demand Management Review</b>	<b>II</b>	\$ 3,837.00	\$ 4,065.00
<b>Transportation Impact Analysis - campus</b>	<b>II</b>	\$ 10,349.00	\$ 10,865.00
<b>Tree Preservation Violation Review</b>			
Type II	<b>II</b>	\$ 3,419.00	\$ 3,675.00
Type III	<b>III</b>	\$ 9,983.00	\$ 10,594.00
<b>Tree Review</b>	<b>II</b>	\$ 3,565.00	\$ 3,831.00
<b>Zoning Map Amendment</b>	<b>III</b>	\$ 19,881.00	\$ 20,611.00
<b>Other Unassigned Reviews</b>			
Type I / Ix	<b>I / Ix</b>	\$ 4,553.00	\$ 4,849.00
Type II / IIx	<b>II / IIx</b>	\$ 6,315.00	\$ 6,756.00
Type III	<b>III</b>	\$ 15,270.00	\$ 16,122.00

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Early Assistance Services		Current Fee	Proposed Fee
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner</b>		\$ 3,683.00	\$ 3,926.00
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner (Street Vacation Requested)</b>		\$ 4,356.00	\$ 4,561.00
<b>Appointment for Early Land Use Assistance with Planner</b>		\$ 1,552.00	\$ 1,677.00
<b>Design Advice Request - per meeting with commission</b>		\$ 5,897.00	\$ 6,318.00
<b>Pre-Permit Zoning Plan Check - Planning and Zoning review of plans prior to building permit submittal</b>			
House or Duplex		\$ 1,037.00	\$ 1,120.00
All Other Development		\$ 1,037.00	\$ 1,120.00
<b>Pre-Application conference</b>		\$ 6,417.00	\$ 6,833.00
<b>Pre-Application conference (Street Vacation Requested)</b>		\$ 7,115.00	\$ 7,541.00
<b>Public Works Inquiry (Written Info Only)</b>		\$ 150.00	\$ 150.00
<b>Written Comments from Infrastructure Bureaus and Planner</b>		\$ 2,595.00	\$ 2,763.00
<b>Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)</b>		\$ 2,931.00	\$ 3,069.00
<b>Written Comments from Planner</b>		\$ 1,287.00	\$ 1,390.00
Other Land Use Services		Current Fee	Proposed Fee
<b>Appeals</b>			
Type II / IIx	II / IIx	\$ 250.00	\$ 250.00
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge	No Charge
Type III - 50% of Bureau of Development Services LUS Application Fee maximum	III	\$ 6,079.00	\$ 6,566.00
Middle Housing Land Division		\$ 300.00	\$ 300.00
<b>120-day Delay / HRI Removal (ranked structures only)</b>		\$ 540.00	\$ 584.00
<b>Expert Outside Consultation (above base fee) - fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews per hour</b>		\$ 150.00	\$ 162.00
<b>Field Verification by Land Use Staff - except for environmental plan checks</b>		\$ 257.00	\$ 278.00
<b>Hourly Rate for Land Use Services (BDS)</b>		\$ 190.00	\$ 206.00
<b>Hourly Rate for Land Use Services (BES)</b>		\$ 220.00	\$ 230.00
<b>Hourly Rate for Land Use Services (PBOT)</b>		\$ -	\$ 170.00
<b>Landscape Monitoring Report Review - per annual report</b>		\$ 252.00	\$ 273.00
<b>Lot Confirmation - Site Development fee is charged when review is required</b>			
Additional checksheet - per checksheet after 2 checksheets		\$ 360.00	\$ 389.00
If confirmation is for more than one lot on a site, each additional lot		\$ 415.00	\$ 449.00
Sites Without Building		\$ 1,126.00	\$ 1,208.00
Sites with House(s) or Duplex(es)		\$ 1,425.00	\$ 1,525.00
Sites with Other Development		\$ 1,522.00	\$ 1,630.00
<b>Mural Permit Fee</b>		\$ 336.00	\$ 363.00
Structural Plan Review Fee - required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule		\$ 181.00	\$ 196.00

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Other Land Use Services		Current Fee	Proposed Fee
<b>Plan Check</b> - if the applicant does not provide the valuation, the maximum will be charged - maximum number of allowable checksheets: 2			
Additional checksheets - <i>per checksheet</i>	\$	224.00	\$ 242.00
Commercial and Residential			
<i>per \$1,000 valuation</i>	\$	2.76	\$ 2.99
<i>plus</i>	\$	110.00	\$ 230.00
<i>minimum</i>	\$	300.00	\$ 436.00
Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation (add to base fee)</i>	\$	0.0092	\$ 0.0100
Minimum	\$	570.00	\$ 616.00
Maximum for house or duplex	\$	2,432.00	\$ 2,627.00
Maximum for all other	\$	6,079.00	\$ 6,566.00
Convenience Store/Amenity Bonus Plan Check - <i>add to base fee</i>	\$	331.00	\$ 358.00
Deferred Submittal	\$	380.00	\$ 411.00
Environmental Standards Plan check and Field Verification - <i>add to base fee</i>	\$	929.00	\$ 1,003.00
Environmental Violation Plan Check - <i>add to base fee</i>	\$	1,087.00	\$ 1,174.00
Sign Permit Plan Check After Land Use Review - <i>flat fee</i>	\$	194.00	\$ 210.00
Radio Frequency Facilities Plan Check - <i>flat fee</i>	\$	1,410.00	\$ 1,519.00
(This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed)			
<b>Property Line Adjustment</b>			
Additional checksheet - per checksheet after 2 checksheets	\$	360.00	\$ 389.00
Site Without Building	\$	1,923.00	\$ 2,038.00
Sites WithHouse(s) or Duplex(es)	\$	2,496.00	\$ 2,644.00
Site With Other Development	\$	3,190.00	\$ 3,378.00
<b>Property Line Adjustment with Lot Confirmation</b>			
Additional checksheet - per checksheet after 2 checksheets	\$	360.00	\$ 389.00
Site Without Building	\$	2,878.00	\$ 3,049.00
Sites WithHouse(s) or Duplex(es)	\$	3,616.00	\$ 3,834.00
Site With Other Development	\$	4,310.00	\$ 4,568.00
<b>Remedial Action Exempt Review</b>			
Simple	\$	4,941.00	\$ 5,302.00
Complex	\$	9,258.00	\$ 9,909.00
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>	\$	630.00	\$ 680.00
<b>Transcripts</b>		Actual Cost	Actual Cost
<b>Zoning Confirmation</b>			
Tier 1 - DMV New/Renewal for auto dealer licenses, OLCC for Non-conforming Use	\$	83.00	\$ 90.00
Tier 2 - DMV New/Renewal for auto dismantler license, LUCS, Bank Letter, ODOT Outdoor Advertising Sign Perm	\$	342.00	\$ 370.00
Tier 3 - Documenting Non-conforming Situation, Non-conforming Upgrades Option2, Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants, Archeological Evaluation	\$	1,431.00	\$ 1,546.00