

City of Portland
Bureau of Development Services
Site Development Fee Schedule for Land Use Reviews
Effective Date: July 1, 2024

Land Use Reviews	Process Type	Current Fee	Proposed Fee
Adjustment Review			
Review for Existing House/Duplex -	II	\$ 100.00	\$ 108.00
All Other Projects	II	\$ 150.00	\$ 162.00
Central City Master Plan Review			
Amendment to Master Plan	II	\$ 704.00	\$ 761.00
New Master Plans or Amendments to Master Plan	III	\$ 986.00	\$ 1,065.00
Comprehensive Plan Map Amendment with Zone Map Amendment			
Tier B - Residential to Residential Upzoning	III	\$ 377.00	\$ 408.00
Tier C - All Other Proposals	III	\$ 704.00	\$ 761.00
Conditional Use			
Type Ix	Ix	\$ 100.00	\$ 108.00
Type II	II	\$ 124.00	\$ 133.00
Type III - New	III	\$ 394.00	\$ 426.00
Type III - Existing	III	\$ 198.00	\$ 214.00
Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)			
Tier D - Design/Historic Reviews - New Structures	Ix, II, or III	\$ 100.00	\$ 108.00
Environmental Review			
Resource Enhancement/Public Rec Trails	Ix	\$ 296.00	\$ 320.00
Existing House/Duplex	II	\$ 592.00	\$ 640.00
All Other Projects	II	\$ 739.00	\$ 799.00
Environmental Review Protection Zone	III	\$ 739.00	\$ 799.00
Environmental Violation Review			
Type II required	II	\$ 394.00	\$ 426.00
Type III required	III	\$ 394.00	\$ 426.00
Columbia South Shore Plan District (CSSPD)	II	\$ 394.00	\$ 426.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 394.00	\$ 426.00
Undividable lot with existing single dwelling unit	III	\$ 394.00	\$ 426.00
Greenway			
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	\$ 394.00	\$ 426.00
All Other Projects	II	\$ 592.00	\$ 640.00

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Impact Mitigation Plan			
Amendment (Minor)	II	\$ 986.00	\$ 1,065.00
Implementation	II	\$ 986.00	\$ 1,065.00
New/Amendment (Major)	III	\$ 986.00	\$ 1,065.00
Amendment (Use)	III	\$ 986.00	\$ 1,065.00
Land Division Review			
Type Ix	Ix	\$ 248.00	\$ 268.00
Type IIx	IIx	\$ 592.00	\$ 640.00
Type III	III	\$ 1,720.00	\$ 1,858.00
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		\$ 592.00	\$ 640.00
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		\$ 856.00	\$ 925.00
2 -3 lot Land Division with Concurrent Environmental/River Review	III	\$ 592.00	\$ 640.00
4 or more lot Land Division with Concurrent Environmental/River Review	III	\$ 2,461.00	\$ 2,658.00
Land Division Amendment Review			
Type Ix	Ix	\$ 124.00	\$ 133.00
Type IIx	IIx	\$ 124.00	\$ 133.00
Type III	III	\$ 124.00	\$ 133.00
Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review		
If preliminary was Type I or Ix with no street		\$ 124.00	\$ 133.00
If preliminary was Type I, Ix, or IIx with a street		\$ 296.00	\$ 320.00
If preliminary was Type IIx with no street		\$ 150.00	\$ 162.00
If preliminary was Type III		\$ 592.00	\$ 640.00
If preliminary was a Middle Housing Land Division		\$ 150.00	\$ 162.00
Replat	Ix	\$ 150.00	\$ 162.00
Master Plan			
Minor Amendments to Master Plans	II	\$ 296.00	\$ 320.00
New Master Plans or Major Amendments to Master Plans	III	\$ 986.00	\$ 1,065.00
Non-conforming Situation Review	II	\$ 100.00	\$ 108.00
Planned Development Bonus Review			
Minor Amendment	IIx	\$ 1,172.00	\$ 1,266.00
New or Major Amendment	III	\$ 1,172.00	\$ 1,266.00
Planned Development Review - all other			
Type IIx	IIx	\$ 1,172.00	\$ 1,266.00
Type III	III	\$ 1,172.00	\$ 1,266.00
Planned Development Amendment/Planned Unit Development Amendment			
Type IIx	IIx	\$ 198.00	\$ 214.00
Type III	III	\$ 198.00	\$ 214.00
River Review			
Resource Enhancement/PLA/Public Rec Trails	II	\$ 296.00	\$ 320.00
Existing House/Duplex or one new residential dock	II	\$ 592.00	\$ 640.00
All Other Projects	II	\$ 739.00	\$ 799.00

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Land Use Reviews		Process Type	Current Fee	Proposed Fee
River Violation Reivew				
Type II	II	\$	394.00	\$ 426.00
Type III	III	\$	394.00	\$ 426.00
Tree Preservation Violation Review				
Type II	II	\$	150.00	\$ 162.00
Type III	III	\$	150.00	\$ 162.00
Tree Review		II	\$ 124.00	\$ 133.00
Zoning Map Amendment		III	\$ 623.00	\$ 673.00
Other Unassigned Reviews				
Type I / Ix	I / Ix	\$	76.00	\$ 83.00
Type II / IIx	II / IIx	\$	150.00	\$ 162.00
Type III	III	\$	247.00	\$ 267.00
Early Assistance Services			Current Fee	Proposed Fee
Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner			\$ 56.00	\$ 61.00
Pre-Application conference			\$ 564.00	\$ 610.00
Remedial Action Exempt Review - Conference			\$ 311.00	\$ 336.00
Property Line Adjustment				
Site Without Building		\$	100.00	\$ 108.00
Sites WithHouse(s) or Duplex(es)		\$	100.00	\$ 108.00
Site With Other Development		\$	100.00	\$ 108.00
Property Line Adjustment with Lot Confirmation				
Site Without Building		\$	100.00	\$ 108.00
Sites WithHouse(s) or Duplex(es)		\$	100.00	\$ 108.00
Site With Other Development		\$	100.00	\$ 108.00
Remedial Action Exempt Review				
Simple		\$	861.00	\$ 930.00
Complex		\$	2,295.00	\$ 2,479.00