



Unincorporated Multnomah Land Use Fee Schedule
Effective July 1, 2022

Land Use Reviews	Process Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	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	1,914	-	-	-	-	220	-	2,134
Review for Existing House Duplex	II	2,454	95	95	155	375	415	-	3,589
All Other Projects ⁸	II	3,749	142	142	155	470	415	-	5,073
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	12,155	-	-	155	1,360	6,313	2,151	22,134
Tier B - Residential to Residential Upzoning	III	15,852	359	142	155	1,360	6,313	2,151	26,332
Tier C - All Other Proposals	III	23,127	670	142	155	2,115	11,405	2,151	39,765
Conditional Use									
Type Ix	Ix	3,446	95	-	-	280	1,909	-	5,730
Type II	II	3,705	118	95	155	375	1,909	210	6,567
Type II - Radio Frequency Facilities	II	9,054	-	-	-	-	-	210	9,264
Type III - New	III	12,310	375	142	155	1,125	7,040	2,151	23,298
Type III - Existing	III	5,943	188	142	155	565	7,040	2,151	16,184
Type III - Radio Frequency	III	18,023	-	-	-	-	1,057	2,151	21,231
Design / Historic Reviews² Each additional sign \$180 (maximum \$1,800) for additional signs									
Tier A - Signs only									
1 Sign	I	1,581	-	-	-	-	-	-	1,581
Tier B - Radio Frequency/Wireless Facilities	I, Ix, II III	5,789 5,789	- -	- -	- -	- -	- -	- -	5,789 5,789
Tier C - Design/Historic Reviews - Type I all Type I reviews fee per dollar of valuation Minimum Maximum	I	0.038 1,460 18,026		95	155				LUS Fee + 250
Tier D - Design/Historic Reviews - New Structures									
Type Ix fee per dollar of valuation Minimum Maximum	Ix	0.038 1,930 18,026	95	142	155	515	453		LUS Fee + 1,360
Type II fee per dollar of valuation Minimum Maximum	II	0.038 3,198 18,026	95	142	155	515	453		LUS Fee + 1,360
Type III fee per dollar of valuation Minimum Maximum	III	0.038 5,789 31,257	95	142	155	1,970	453		LUS Fee + 2,815
Tier E - Design/Historic Reviews - All Other Reviews									
Type Ix fee per dollar of valuation Minimum Maximum	Ix	0.038 1,390 18,026	-	142	155	515	-	-	LUS Fee + 812
Type II fee per dollar of valuation Minimum Maximum	II	0.038 3,198 18,026	-	142	155	515	-	-	LUS Fee + 812
Type III fee per dollar of valuation Minimum Maximum	III	0.038 5,789 31,257	-	142	155	1,970	-	-	LUS Fee + 2,267
Modifications and Oriel Window Exceptions	n/a	1,796	-	-	-	-	-	-	1,796
Environmental Review									
If more than one house is proposed, each additional house		974							974
Resource Enhancement/PLA/Public Rec Trails	Ix	3,011	281	-	-	750	-	-	4,042
Existing House/Duplex	II	3,011	563	-	-	800	804	210	5,388
All Other Projects	II	3,474	703	-	-	1,970	804	210	7,161
Environmental Review Protection Zone	III	4,623	703	-	-	2,115	635	2,151	10,227
Environmental Violation Review									
Type II required	II	3,742	375	-	-	1,125	-	210	5,452
Type III required	III	8,906	375	-	-	1,125	453	2,151	13,010
Undividable lot w/existing single dwelling unit	III	3,985	375	-	-	1,125	453	2,151	8,089
Greenway									
Existing House/Duplex or one new residential dock ³	II	3,518	375	95	-	800	453	210	5,451
All Other Projects	II	5,876	563	142	-	1,970	2,999	210	11,760
Historic Designation Review									
	I	1,390	-	-	155	-	-	-	1,545
	II	2,867	-	-	155	-	-	-	3,022
	III	4,410	-	-	155	-	233	-	4,798
Historic Designation Removal Review									
	II	4,410	-	-	155	-	-	-	4,565
	III	10,143	-	-	155	-	-	-	10,298
Historic Demolition Review									
	II	6,505	-	-	155	-	-	-	6,660
	III	18,026	-	-	155	-	-	-	18,181
	IV	31,257	-	-	155	-	-	-	31,412
Historic Relocation Review									
	Ix	3,389	-	-	155	-	-	-	3,544
	II	3,711	-	-	155	-	-	-	3,866
	III	7,027	-	-	155	-	-	-	7,182



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Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	Hearings Officer	TOTAL
Impact Mitigation Plan									
Amendment (Minor)	II	5,107	939	-	155	2,820	4,809	210	14,040
Implementation	II	5,107	939	-	155	2,820	1,966	210	11,197
New/Amendment (Major)	III	25,437	939	-	155	2,820	15,041	2,151	46,543
Amendment (Use)	III	8,102	939	-	155	2,820	7,537	2,151	21,704
Land Division Review									
Type Ix	Ix	6,990 + 305 per lot and tract + 1,460 if new street	236	95	155	750	2,330	-	LUS Fee + 3,566
Type IIx	IIx	7,901 + 305 per lot and tract + 1,460 if new street	563	142	155	1,690	3,784	210	LUS Fee + 6,544
Type III	III	9,117 + 305 per lot and tract + 1,460 if new street	1,638	142	155	4,885	6,858	2,151	LUS Fee + 15,829
Land Division Review - Middle Housing Partition (2-3 lots/tracts)		2,548	563	181	410	1,690		210	5,602
Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)		3,708	815	272	510	4,885		210	10,400
2 - 3 lot Land Division with Concurrent Environmental Review	III	7,901 + 486 per lot and tract + 2,431 if new street	563	142	155	1,690	3,901	2,151	LUS Fee + 8,602
4 or more lot Land Division with Concurrent Environmental Review	III	10,332 + 486 per lot and tract + 2,431 if new street	2,343	142	155	7,045	6,858	2,151	LUS Fee + 18,694
Land Division Amendment Review									
	Ix	2,331	118	-	155	375	1,545	-	4,524
	IIx	3,059	118	-	155	375	1,545	210	5,462
	III	8,880	118	-	155	375	1,545	2,151	13,224
Land Division Final Plat Review/Final Dev Plan Review									
If preliminary was Type I or Ix with no street	Admin Review	4,342	118	-	100	375	1,718	-	6,653
If preliminary was Type I, Ix or IIx with a street	Admin Review	4,620	281	-	100	845	2,081	-	7,927
If preliminary was Type IIx with no street	Admin Review	4,620	142	-	100	425	1,718	-	7,005
If preliminary was Type III	Admin Review	7,051	563	-	100	1,690	3,901	-	13,305
If preliminary was a Middle Housing Land Division	Admin Review	2,300	142	142	100	845			3,529
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	-	-	-	-	597	-	940
Replat	Ix	3,011	142	142	155	425	1,545	-	5,420
Master Plan									
Minor Amendments to Master Plans	II	8,558	281	-	155	845	7,537	210	17,586
New Master Plans or Major Amds to Master Plans	III	15,349	939	-	155	2,820	18,911	2,151	40,325
Non-conforming Situation Review	II	5,349	95	95	-	280	2,999	210	9,028
Non-conforming Status Review	II	2,553	-	-	-	-	271	210	3,034
Planned Development Bonus Review									
Minor Amendment	IIx	6,368	1,116	95	-	3,570	991	-	12,140
New or Major Amendment	III	25,284	1,116	95	-	3,570	4,858	-	34,923
Planned Development Review - all other									
	IIx	5,471	1,116	95	155	3,570	2,272	210	12,889
	III	8,055	1,116	95	155	3,570	5,949	2,151	21,091
Planned Development Amendment / Planned Unit Development Amendment									
	IIx	3,150	188	95	155	565	1,173	210	5,536
	III	8,538	188	95	155	565	2,081	2,151	13,773
River Review									
Resource Enhancement/PLA/Public Rec Trails	II	3,011	281	-	-	750	-	210	4,252
Existing House/Duplex or one new residential dock	II	3,011	563	-	-	800	197	210	4,781
All Other Projects	II	4,255	703	-	-	1,970	1,966	210	9,104
River Review Violation									
	II	3,743	375	-	-	1,125	271	210	5,724
	III	8,906	375	-	-	1,125	271	2,151	12,828
Statewide Planning Goal Exception	III	35,445	-	-	-	940	4,627	2,151	43,163
Transportation Demand Management Review	II	1,800	-	-	-	-	1,718	210	3,728
Transportation Impact Analysis - campus	II	1,800	-	-	-	-	8,230	210	10,240
Tree Preservation Violation Review									
	II	2,895	142	-	-	-	-	210	3,247
	III	7,131	142	-	-	-	-	2,151	9,424
Tree Review	II	3,059	118	-	-	-	-	210	3,387
Zoning Map Amendment	III	6,962	593	-	155	1,785	7,652	2,151	19,298
Other Unassigned Reviews									
	I / Ix	3,040	72	95	-	725	415	-	4,347
	II / IIx	3,331	142	95	155	1,350	798	210	6,081
	III	6,985	235	-	155	2,070	3,058	2,151	14,654
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	TOTAL	
Design Advice Request - (per meeting with commission)		5,006	-	-	-	-	640	5,646	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.
Written Info Only		1,225	-	-	-	-	-	1,225	2 If the applicant does not provide the valuation, the maximum fee will be charged.
Meeting and Written Info		1,478	-	-	-	-	-	1,478	
Early Assistance - Zoning & Infrastructure Bureaus									
Written Info Only		1,225	-	-	175	375	693	2,468	
Meeting & Written Info		1,478	53	-	520	565	875	3,491	
Written Info Only (Street Vacation requested)		1,225	-	-	175	375	1,029	2,804	
Meeting & Written Info (Street Vacation requested)		1,478	53	-	520	565	1,548	4,164	
Pre-Application Conference		2,310	537	-	520	1,275	1,602	6,244	
Pre-Application Conference (Street Vacation requested)		2,432	537	-	520	1,275	2,172	6,936	
Pre-Permit Zoning Plan Check⁴									
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	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)	250 No Charge	-	-	-	-	-	250
Middle Housing Land Division	300						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)	245	-	-	-	-	-	245
Hourly Rate for Land Use Services	180	-	-	-	190	-	370
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	320	-	-	-	-	-	320
Structural Plan Review fee	172	-	-	-	-	-	172
Plan Check²	2.62 per 1,000 valuation 180 minimum						
Commercial and Residential Maximum number of allowable checksheets: 2 Rate per additional checksheet	213	-	-	100	-	-	280
Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation</i> (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)	885	-	-	-	-	-	885
Environmental Violation Plan Check (add to base fee)	1,035	-	-	-	-	-	1,035
Sign Permit Plan Check After Land Use Review (flat fee)	185	-	-	-	-	-	185
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	570	1,831
Sites With House(s) or Duplex(es)	791	95	95	155	655	570	2,361
Sites With Other Development	852	95	95	155	1,360	570	3,127
Property Line Adjustment With Lot Confirmation:							
Additional checksheet - per checksheet after 2 checksheets	342						342
Site Without Buildings	1,521	95	-	270	280	570	2,736
Sites With Houses(s) or duplex(es)	1,643	95	190	270	655	570	3,423
Sites With Other Development	1,704	95	190	270	1,360	570	4,189
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	600	-	-	-	-	-	600
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:

- 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