

City of Portland Environmental Services

Fiscal Year 2023-2024 Rate Ordinance Exhibit A



ENVIRONMENTAL SERVICES
CITY OF PORTLAND
 working for clean rivers

The following table shows sewer and stormwater rates for FY 2023-2024. The table shows rates by service category and user type with rates provided by unit.

Rate Name	FY 2023-24 Rate	Unit Type
A) Sanitary and Combined Sewer Systems User Service Charges and Discounts		
1) Residential Users		
1a) Sanitary Sewer Services	\$12.96	per 100 cubic feet of water consumption
1b) Low Income Discount	-\$42.60	per month for eligible single family ratepayers only
1c) Extremely Low Income Discount	-\$68.16	per month for eligible single family ratepayers only
2) Non-Residential, Commercial, Industrial, and Institutional Users		
2a) Special Meter Charge	\$35.00	per special meter bill
2b) Sanitary Sewer Services	\$12.787	per 100 cubic feet of water consumption
2c) Publicly-Owned Drinking Fountain or Single-Pass Waste Fountain	\$0.001	per 100 cubic feet of discharged water
3) Industrial Extra-Strength Discharger		
3a) Biochemical Oxygen Demand	\$0.828	per pound (allowable concentration - 300 mg/liter)
3b) Suspended Solids	\$1.198	per pound (allowable concentration - 350 mg/liter)
B) Drainage/Stormwater Management User Service Charges and Discounts		
1) Residential Users		
1a) Single Family and Duplexes		
1ai) Off-Site Charge	\$21.10	per user account per month
1aaii) On-Site Charge	\$11.35	per user account per month
1b) 3-Plex and 4-Plex Residences		
1bi) Off-Site Charge	\$8.79	per dwelling unit per month
1bii) On-Site Charge	\$4.73	per dwelling unit per month
1c) Developments of 5 or More Units		
1ci) Off-Site Charge	\$8.79	per 1,000 square feet of impervious area per month
1cii) On-Site Charge	\$4.73	per 1,000 square feet of impervious area per month
2) Non-Residential Users		
2a) Off-Site Charge	\$9.17	per 1,000 square feet of impervious area per month
2b) On-Site Charge	\$4.93	per 1,000 square feet of impervious area per month
3) Clean Water Discharge	\$1.200	per 100 cubic feet of discharged clean water
C) Discounts		



Rate Name	FY 2023-24 Rate	Unit Type						
Clean River Rewards - user fee discounts as much as 100% of the monthly on-site stormwater management charge for private on-site facilities that manage stormwater runoff, and 100% of the monthly on-site stormwater management charge for Drainage District residents and businesses.								
Regulated Affordable Multifamily Assistance Program (RAMAP) – discounts charges according to property tier, as established by Ordinance No. XXX								
<table border="1"> <thead> <tr> <th>Tier</th> <th>Sanitary and Stormwater Discount</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>50%</td> </tr> <tr> <td>B</td> <td>35%</td> </tr> </tbody> </table>	Tier	Sanitary and Stormwater Discount	A	50%	B	35%		
Tier	Sanitary and Stormwater Discount							
A	50%							
B	35%							
D) Willamette River/Portland Harbor Superfund Charges								
1) Sanitary Volume Component	\$0.10	per 100 cubic feet of water consumption						
2) Impervious Area Component	\$0.24	per 1,000 square feet of impervious area per month						
Note: These rates apply to all users, residential and non-residential. The impervious area component is calculated for the following classes of residential users based on the following class-average values of impervious area:								
<i>Single Family and Duplex Residences</i>	<i>2,400</i>	<i>square feet of impervious area per parcel</i>						
<i>3-Plex and 4-Plex Residences</i>	<i>1,000</i>	<i>square feet of impervious area per unit</i>						
E) System Development and Connection Charges								
1) Sanitary and Combined Systems								
1a) Development Charge	\$8,299.00	per equivalent dwelling unit						
1b) Middle Housing Development Charge	\$6,640.00	per dwelling unit						
2) Stormwater Management System								
2a) Single Family or Duplex Residence	\$1,251.00	per parcel						
2b) 3-Plex Residential Development	\$1,443.00	per parcel						
2c) 4-Plex Residential Development	\$1,980.00	per parcel						
2d) Middle Housing Development	\$495.00	per parcel						
2e) All Other Developments								
2ei) Impervious Area Component	\$259.00	per 1,000 square feet of impervious area						
2eii) Frontage Component	\$8.36	per linear foot of frontage						
2eiii) Trip Generation Component	\$4.67	per daily vehicle trip						
3) Connection Charges								
3a) Line Charge	\$2.35	per square foot within the zone of benefit						
3b) Branch Charge	\$8,968.00	per branch used						



Rate Name	FY 2023-24 Rate	Unit Type
4) Sanitary Sewer Conversion Charges		
4a) Residential (Single Family, Duplex, 3-Plex, and 4-Plex)		
4ai) Branch Charge	\$8,968.00	per branch used
4b) Commercial (All Other Users)		
4bi) Simple Sewer Extensions	\$3.52	per square foot
4bii) Complex Sewer Extensions	\$7.23	per square foot

Fee Name	Unit Fee	Unit Type
F. Building Plan Review Fees Based on Type of Review		
1) One or Two Family Residential Structures	\$755	per application
2) Revisions/Recheck Fees for Residential Permits	\$290	per application
3) Structures Auxiliary to or Interior Modifications of One or Two Family Residential Dwelling Units Submitted on a Separate Application	\$290	per application
4) Tenant Improvements in and Additions to Commercial Buildings		
4a) Environmental Review	\$500	per application
4b) Source Control Review	\$500	per application
5) Commercial Buildings (other than those listed in other categories above)		
5a) Environmental Review	\$1,505	per application
5b) Source Control Review	\$755	per application
6) Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet Required)		
6a) Environmental Review	\$500	per review
6b) Source Control Review	\$500	per review
7) Over-the-Counter Hourly Rate, Billable in 15 Minute Increments for a Maximum of One Hour.		
7a) Environmental Review	\$290	per hour
7b) Source Control Review	\$290	per hour
8) Commercial Stormwater Facility Inspection		
8a) Up to Two Facilities	\$1,380	per application
8b) Each Additional Facility	\$290	per facility
9) Residential Stormwater Facility Inspection	\$690	per application
10) Fee for Major Projects Group (Assigned by Bureau of Development Services)	\$20,000	per project
G. Land Use Review Fees		
1) Adjustment Review		
1a) Review for Existing House/Duplex (Not Fence/Decks/Eaves)	\$430	per application
1b) All Other Projects	\$540	per application
2) Central City Master Plan Review		
2a) Type II Amendment	\$870	per application
2b) Type III New Master Plan or Amendment	\$3,245	per application
3) Comprehensive Plan Map Amendment w/Zone Map Amendment		
3a) Tier A	\$1,360	per application



Fee Name	Unit Fee	Unit Type
3b) Tier B	\$1,360	per application
3c) Tier C	\$2,115	per application
4) Conditional Use		
4a) Type Ix	\$320	per application
4b) Type II	\$430	per application
4c) Type III – New	\$1,125	per application
4d) Type III – Existing	\$650	per application
5) Design/Historic Resource/Historic Relocation Review		
5a) Type Ix	\$590	per application
5b) Type II	\$590	per application
5c) Type III	\$1,970	per application
6) Environmental Review/River Review		
6a) Resource Enhancement/PLA/Public Rec Trails	\$800	per application
6b) Existing House/Duplex, or one new residential dock (River Review)	\$835	per application
6c) All Other Projects	\$1,970	per application
7) Environmental Review Protection Zone	\$2,115	per application
8) Environmental Violation Review/River Review Violation		
8a) Type II Required	\$1,125	per application
8b) Type III Required	\$1,125	per application
8c) Columbia South Shore Plan District (CSSPD)	\$1,125	per application
8d) CSSPD, Undividable Lot with Existing Single Dwelling Unit	\$1,125	per application
8e) Undividable Lot with Existing Single Dwelling Unit	\$1,125	per application
9) Greenway		
9a) Existing House/Duplex or One New Residential Dock	\$835	per application
9b) All Other Projects	\$1,970	per application
10) Impact Mitigation Plan		
10a) Amendment (Minor)	\$2,820	per application
10b) Implementation	\$2,820	per application
10c) New/Amendment (Major)	\$2,820	per application
10d) Amendment (Use)	\$2,820	per application
11) Land Division Review		
11a) Type Ix	\$800	per application
11b) Type IIx	\$1,690	per application
11c) Type III	\$4,885	per application
12) Middle Housing Land Division Review		
12a) Partitions (2-3 Lots/Tracts)	\$1,070	per application
12b) Subdivision (4 or More Lots/Tracts)	\$1,070	per application
13) 2 to 3 Lot Land Division with Concurrent Environmental/River Review	\$1,690	per application
14) 4 or More Lot Land Division with Concurrent Environmental/River Review	\$7,045	per application
15) Land Division Amendment Review (All Types)	\$430	per application
16) Land Division Final Plat Review/Final Development Plan Review		
16a) If Preliminary Was Type I or Ix with No Street	\$430	per application
16b) If Preliminary Was Type I, Ix, or IIx with a Street	\$870	per application



Fee Name	Unit Fee	Unit Type
16c) If Preliminary Was Type I/x with No Street	\$490	per application
16d) If Preliminary Was Type III	\$1,690	per application
16e) If Preliminary Was a Middle Housing Land Division	\$870	per application
17) Replat	\$490	per application
18) Master Plan		
18a) Minor Amendments to Master Plans	\$870	per application
18b) New Master Plans or Major Amendments to Master Plans	\$2,820	per application
19) Non-Conforming Situation Review	\$320	per application
20) Planned Development Bonus Review	\$3,570	per application
21) Planned Development Review – All Other	\$3,570	per application
22) Planned Development/Planned Unit Development Amendment	\$650	per application
23) Statewide Planning Goal Exception	\$940	per application
24) Zoning Map Amendment	\$1,785	per application
25) Other Unassigned Reviews		
25a) Type I/x	\$770	per application
25b) Type II/I/x	\$1,375	per application
25c) Type III	\$2,120	per application
26) Early Assistance, Written Info Only	\$430	per application
27) Early Assistance, Meeting and Written Info	\$650	per application
28) Pre-Application Conference	\$1,275	per conference
29) Public Works Inquiry (Written Info Only)	\$50	per inquiry
30) Hourly Rate for Land Use Services	\$220	per hour
31) Lot Confirmation		
31a) Sites without Buildings	\$185	per application
31b) Sites with House(s) or Duplex(es)	\$320	per application
31c) Sites with Other Development	\$320	per application
32) Property Line Adjustment (With or Without Lot Confirmation)		
32a) Site without Buildings	\$320	per application
32b) Sites with House(s) or Duplex(es)	\$730	per application
32c) Sites with Other Development	\$1,360	per application
33) Remedial Action Exempt Review		
33a) Remedial Action Exempt Review - Conference	\$1,275	per conference
33b) Remedial Action Exempt Review - Simple	\$1,125	per review
33c) Remedial Action Exempt Review - Complex	\$3,005	per review
H. Industrial Waste Discharge Fees		
1) Permit Base Fee by Permit Type*		
1a) Categorical Industrial Users (CIU)	\$3,880	per year
1b) Significant Industrial Users (SIU)	\$3,235	per year
1c) Non-Significant Industrial Users (NSIU)	\$1,850	per year
1d) Non-Discharging Categorical Industrial Users (NDCIU)	\$275	per year
2) Unit Fees		
2a) Alternative Discharge Control Mechanism	\$170	per year
2b) Construction Dewatering Permit	\$320	per unit
2c) Batch Discharge Authorization Fee	\$185	per unit



Fee Name	Unit Fee	Unit Type
<p>*The total permit fee is comprised of the base fee plus actual costs for enforcement and monitoring as well as a DEQ SIU fee, if applicable. **This fee is applied to such discharges not otherwise addressed in an Industrial Waste Discharge permit, in addition to other applicable charges.</p>		
I. Street Use Permit Fees		
1) Sewer Lateral Connection or Repair Fee	\$320	per permit
2) Sewer Main Connection Fees		
2a) PBOT BOM Tap or Tee Fitting	\$485	per tap
2b) Install Standard Maintenance Hole	\$570	per installation
2c) Sewer Main or Maintenance Hole Connection Fee	\$280	per connection
2d) Engineered Sewer Connection Permit	\$2,005	per connection
3) Short Sewer Extension		
3a) Up to and including 50 Feet	\$600	per permit
3b) 51 to 100 Feet	\$1,000	per permit
4) Residential Infill Permit	\$3,450	per permit
5) Basic Sewer Extension	\$3,450	per permit
6) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4.11.5		
6a) Project Manager (Per Hour)	\$200	per hour
6b) Construction Manager (Per Hour)	\$170	per hour
6c) Engineering Technician (Per Hour)	\$150	per hour
6d) Inspector (Per Hour)	\$160	per hour
6e) Revegetation (Per Hour)	\$170	per hour
6f) Maintenance (Per Hour)	\$220	per hour
7) Complex Permit	Full Cost Recovery	per permit
8) Green Infrastructure Inspection		
8a) One to Five Facilities	\$1,385	per permit
8b) Six or More Facilities	\$1,940	per permit
9) Construction Warranty Fee	\$1,040	per permit
10) Permit Reactivation Fee	\$575	per application
11) Street Vacation	Full Cost Recovery	per application
12) Hourly Rate for Natural Area Ecologist Services	\$175	per hour
J. Source Control Manual and FOG Fees		
1) Source Control Manual Fees - Special Circumstances Review Application Fee	\$105	per application
2) FOG Variance Request Processing Fee	\$250	per application
3) Extra Strength Additional Sample	\$310	per sample
K. Stormwater Management Manual Fees		
1) Special Circumstances Application Fee	\$100	per application
2) Offsite Management Fee	\$4.90	per SF



Fee Name	Unit Fee	Unit Type
3) Manufactured Stormwater Treatment Technologies Application Review Fee	\$6,940	per application

