



# City of Portland, Oregon

## Portland Permitting & Development

David Kuhnhausen, Interim Director  
 Phone: (503) 823-7300  
 TTY: 711  
 www.portland.gov/ppd

### Unincorporated Multnomah Land Use Fee Schedule Effective September 5, 2024

Land Use Reviews	Process Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
<b>Adjustment Review<sup>9</sup></b>											
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	2,171	-	-	-	-	230			-	2,401
Review for Existing House Duplex	II	2,784	108	108	170	455	433			-	4,058
All Other Projects <sup>8</sup>	II	4,252	162	162	170	565	433			-	5,744
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>											
<b>Tier A -</b> a. Site abuts or is within 200 feet of 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	13,784	-	-	170	1,430	6,593			2,345	24,322
<b>Tier B - Residential to Residential Upzoning</b>	III	17,977	408	162	170	1,430	6,593			2,345	29,085
<b>Tier C - All Other Proposals</b>	III	26,227	761	162	170	2,220	11,910			2,345	43,795
<b>Conditional Use</b>											
Type Ix	Ix	3,909	108	-	-	335	1,993			-	6,345
Type II	II	4,203	133	108	170	450	1,993			229	7,286
Type II - Radio Frequency Facilities	II	10,268	-	-	-	-	-			229	10,497
Type III - New	III	13,961	426	162	170	1,180	7,351			2,345	25,595
Type III - Existing	III	6,741	214	162	170	685	7,351			2,345	17,668
Type III - Radio Frequency	III	20,439	-	-	-	-	1,103			2,345	23,887
<b>Design / Historic Reviews<sup>2</sup></b> Each additional sign \$206 (maximum \$2,060) for additional signs											
<b>Tier A - Signs only</b>											
1 Sign	I	1,794	-	-	-	-	-			-	1,794
<b>Tier B - Radio Frequency/Wireless Facilities</b>	I, Ix, II	6,566	-	-	-	-	-			-	6,566
	III	6,566	-	-	-	-	-			-	6,566
<b>Tier C - Design/Historic Reviews - Type I</b> all Type I reviews fee per dollar of valuation Minimum Maximum	I	0.044 1,656 20,443		108	170						LUS Fee + 278 1,934 20,721
<b>Tier D - Design/Historic Reviews - New Structures</b>											
Type Ix fee per dollar of valuation Minimum Maximum	Ix	0.044 2,300 35,446	108	162	170	620	473				LUS Fee + 1,533 3,833 36,979
Type II fee per dollar of valuation Minimum Maximum	II	0.044 3,627 35,446	108	162	170	620	473				LUS Fee + 1,533 5,160 36,979
Type III fee per dollar of valuation Minimum Maximum	III	0.044 6,566 35,446	108	162	170	2,070	473				LUS Fee + 2,983 9,549 38,429
If more than one structure is proposed, each additional structure		6,566									6,566
<b>Tier E - Design/Historic Reviews - All Other Reviews</b>											
Type Ix fee per dollar of valuation Minimum Maximum	Ix	0.044 1,656 20,443	-	162	170	620	-				LUS Fee + 952 2,608 21,395
Type II fee per dollar of valuation Minimum Maximum	II	0.044 3,627 20,443	-	162	170	620	-				LUS Fee + 952 4,579 21,395
Type III fee per dollar of valuation Minimum Maximum	III	0.044 6,566 35,446	-	162	170	2,070	-				LUS Fee + 2,402 8,968 37,848
<b>Modifications and Oriel Window Exceptions</b>	n/a	2,784	-	-	-	-	-			-	2,784
<b>Environmental Review</b>											
If more than one house is proposed, each additional house	Ix	1,105									1,105
Resource Enhancement/PLA/Public Rec Trails	II	3,415	320	-	-	840	-			-	4,575
Existing House/Duplex	II	3,415	640	-	-	880	804			229	5,968
All Other Projects	II	3,940	799	-	-	2,070	804			229	7,842
<b>Environmental Review Protection Zone</b>	III	5,244	799	-	-	2,220	663			2,345	11,271
<b>Environmental Violation Review</b>											
Type II required	II	4,243	426	-	-	1,180	-			229	6,078
Type III required	III	10,101	426	-	-	1,180	473			2,345	14,525
Undividable lot w/existing single dwelling unit	III	4,519	426	-	-	1,180	473			2,345	8,943
<b>Greenway</b>											
Existing House/Duplex or one new residential dock <sup>3</sup>	II	3,415	426	108	-	875	473			229	5,526
All Other Projects	II	3,940	640	162	-	2,070	3,132			229	10,173
<b>Historic Designation Review</b>											
	I	1,656		-	170	-	-			-	1,826
	II	3,414		-	170	-	-			-	3,584
	III	5,253		-	170	-	623			-	6,046
<b>Historic Designation Removal Review</b>											
	II	5,253		-	170	-	-			-	5,423
	III	12,078		-	170	-	-			-	12,248
<b>Historic Demolition Review</b>											
	II	7,376		-	170	-	-			-	7,546
	III	20,443		-	170	-	-			-	20,613
	IV	35,446		-	170	-	-			-	35,616
<b>Historic Relocation Review</b>											
	Ix	3,844		-	170	-	-			-	4,014
	II	4,209		-	170	-	-			-	4,379
	III	7,970		-	170	-	-			-	8,140



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Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
<b>Impact Mitigation Plan</b>											
Amendment (Minor)	II	5,793	1,065	-	170	2,960	5,022			229	15,239
Implementation	II	5,793	1,065	-	170	2,960	2,053			229	12,270
New/Amendment (Major)	III	28,846	1,065	-	170	2,960	15,707			2,345	51,093
Amendment (Use)	III	9,189	1,065	-	170	2,960	7,871			2,345	23,600
<b>Land Division Review</b>											
Type Ix	Ix	7,928 + 346 per lot and tract + 1,656 if new street	268	108	170	840	2,433			-	LUS Fee + 3,819
Type IIx	IIx	8,960 + 346 per lot and tract + 1,656 if new street	640	162	170	1,775	3,952			229	LUS Fee + 6,928
Type III	III	10,339 + 346 per lot and tract + 1,656 if new street	1,858	162	170	5,130	7,161			2,345	LUS Fee + 16,826
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>		2,891	640	207	465	1,125				229	5,557
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>		4,206	925	39	580	1,125				229	7,104
<b>2 - 3 lot Land Division with Concurrent Environmental Review</b>	III	8,960 + 551 per lot and tract + 2,758 if new street	640	162	170	1,775	4,073			2,345	LUS Fee + 9,165
<b>4 or more lot Land Division with Concurrent Environmental Review</b>	III	11,717 + 551 per lot and tract + 2,758 if new street	2,658	162	170	7,395	7,161			2,345	LUS Fee + 19,891
<b>Land Division Amendment Review</b>											
	Ix	2,644	133	-	170	450	1,613			-	5,010
	IIx	3,469	133	-	170	450	1,613			229	6,064
	III	10,070	133	-	170	450	1,613			2,345	14,781
<b>Land Division Final Plat Review/Final Dev Plan Review</b>											
If preliminary was Type I or Ix with no street	Admin Review	4,924	133	-	115	450	1,794			-	7,416
If preliminary was Type I, Ix or IIx with a street	Admin Review	5,239	320	-	115	915	2,174			-	8,763
If preliminary was Type IIx with no street	Admin Review	5,239	162	-	115	515	1,794			-	7,825
If preliminary was Type III	Admin Review	7,996	640	-	115	1,775	4,073			-	14,599
If preliminary was a Middle Housing Land Division	Admin Review	2,609	162	162	115	915				-	3,963
<b>Additional Review of Final Plat or for a Final Plat resign</b> <i>A fee will be charged for each review after the second review</i>	n/a	390	-	-	-	-	623			-	1,013
<b>Replat</b>	Ix	3,415	162	162	170	515	1,613			-	6,037
<b>Master Plan</b>											
Minor Amendments to Master Plans	II	9,705	320	-	170	915	7,871			229	19,210
New Master Plans or Major Amds to Master Plans	III	17,405	1,065	-	170	2,960	19,747			2,345	43,692
<b>Non-conforming Situation Review</b>	II	6,067	108	108	-	335	3,132			229	9,979
<b>Non-conforming Status Review</b>	II	2,895	-	-	-	-	283			229	3,407
<b>Planned Development Bonus Review</b>											
Minor Amendment	IIx	7,222	1,266	108	-	3,750	1,035			-	13,381
New or Major Amendment	III	28,672	1,266	108	-	3,750	5,073			-	38,869
<b>Planned Development Review - all other</b>											
	IIx	6,205	1,266	108	170	3,750	2,373			229	14,101
	III	9,135	1,266	108	170	3,750	6,213			2,345	22,987
<b>Planned Development Amendment / Planned Unit Development Amendment</b>											
	IIx	3,573	214	108	170	685	1,225			229	6,204
	III	9,682	214	108	170	685	2,174			2,345	15,378
<b>River Review</b>											
Resource Enhancement/PLA/Public Rec Trails	II	3,415	320	-	-	840	-			229	4,804
Existing House/Duplex or one new residential dock	II	3,415	640	-	-	880	197			229	5,361
All Other Projects	II	4,825	799	-	-	2,070	2,053			229	9,976
<b>River Review Violation</b>											
	II	4,244	426	-	-	1,180	283			229	6,362
	III	10,101	426	-	-	1,180	283			2,345	14,335
<b>Statewide Planning Goal Exception</b>	III	40,194	-	-	-	985	4,832			2,345	48,356
<b>Transportation Demand Management Review</b>	II	2,042	-	-	-	-	1,794			229	4,065
<b>Transportation Impact Analysis - campus</b>	II	2,042	-	-	-	-	8,594			229	10,865
<b>Tree Preservation Violation Review</b>											
	II	3,284	162	-	-	-	-			229	3,675
	III	8,087	162	-	-	-	-			2,345	10,594
<b>Tree Review</b>	II	3,469	133	-	-	-	-			229	3,831
<b>Zoning Map Amendment</b>	III	7,896	673	-	170	1,875	7,652			2,345	20,611
<b>Other Unassigned Reviews</b>											
	I / Ix	3,415	83	108	-	810	433			-	4,849
	II / IIx	3,809	162	108	170	1,445	833			229	6,756
	III	7,922	267	-	170	2,225	3,193			2,345	16,122
<b>EARLY ASSISTANCE SERVICES</b>											
<b>Design Advice Request - (per meeting with commission)</b>		5,678	-	-	-	-	640				6,318
<b>Early Assistance - Zoning</b>											
Written Info Only		1,390	-	-	-	-	-				1,390
Meeting and Written Info		1,677	-	-	-	-	-				1,677
<b>Early Assistance - Zoning &amp; Infrastructure Bureaus</b>											
Written Info Only		1,390	-	-	200	450	723				2,763
Meeting & Written Info		1,677	61	-	590	685	913				3,926
Written Info Only (Street Vacation requested)		1,390	-	-	200	450	1,029				3,069
Meeting & Written Info (Street Vacation requested)		1,677	61	-	590	685	1,548				4,561
<b>Pre-Application Conference</b>		2,620	610	-	590	1,340	1,673				6,833
<b>Pre-Application Conference (Street Vacation requested)</b>		2,758	610	-	590	1,340	2,243				7,541
<b>Pre-Permit Zoning Plan Check<sup>4</sup></b>											
House or Duplex		1,120	-	-	-	-	-				1,120
All Other Development		1,120	-	-	-	-	-				1,120
<b>Public Works Inquiry (Written Info Only) 1-2 housing units (No Land Use Review or PLA expected)</b>		-	-	-	50	50	50				150

**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.



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OTHER LAND USE SERVICES	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL
<b>Appeals: Type II / IIX</b>	250	-	-	-	-	-	-	-	250
Recognized Organizations as defined by Zoning Code Chapter 33.910	No Charge	-	-	-	-	-	-	-	-
Type III; 50% of LUS application fee (Max. 6,566)									
Middle Housing Land Division	300	-	-	-	-	-	-	-	300
<b>120-day delay / HRI Removal (ranked structures only)</b>	584	-	-	-	-	-	-	-	584
<b>Expert Outside Consultation<sup>5</sup></b> (Per hour above base fee)	162	-	-	-	-	-	-	-	162
<b>Field Verification By Land Use Staff</b> (except for environmental plan checks)	278	-	-	-	-	-	-	-	278
<b>Hourly Rate for Land Use Services</b>	206	-	-	-	230	170	-	-	606
<b>Landscape Monitoring Report Review</b> (per annual report)	273	-	-	-	-	-	-	-	273
<b>Lot Confirmation<sup>6</sup></b>									
Additional checksheet - per checksheet after 2 checksheets	389	-	-	-	-	-	-	-	389
If confirmation is for more than one lot on a site, each additional lot	449	-	-	-	-	-	-	-	449
Sites Without Buildings	898	-	-	115	195	-	-	-	1,208
Sites With House(s) or Duplex(es)	967	-	108	115	335	-	-	-	1,525
Sites With Other Development	1,072	-	108	115	335	-	-	-	1,630
<b>Mural Permit Fee</b>	363	-	-	-	-	-	-	-	363
Structural Plan Review fee	196	-	-	-	-	-	-	-	196
<b>Plan Check<sup>2</sup></b>									
Commercial and Residential	2.99 per 1,000 valuation	-	-	230	-	-	-	-	436
Maximum number of allowable checksheets: 2	206 minimum	-	-	-	-	-	-	-	-
Rate per additional checksheet	242	-	-	-	-	-	-	-	242
Community Design Standards or Design Standards Plan Check, per dollar of valuation (add to base fee)	0.01 of valuation	-	-	-	-	-	-	-	-
Minimum	616	-	-	-	-	-	-	-	616
Maximum for house or duplex	2,627	-	-	-	-	-	-	-	2,627
Maximum for all other projects	6,566	-	-	-	-	-	-	-	6,566
Convenience Store/Amenity Bonus Plan Check (add to base fee)	358	-	-	-	-	-	-	-	358
Deferred Submittal	411	-	-	-	-	-	-	-	411
Environmental Standards Plan Check and Field Verification (add to base fee)	1,003	-	-	-	-	-	-	-	1,003
Environmental Violation Plan Check (add to base fee)	1,174	-	-	-	-	-	-	-	1,174
Sign Permit Plan Check After Land Use Review (flat fee)	210	-	-	-	-	-	-	-	210
Radio Frequency Facilities Plan Check <sup>7</sup> (flat fee)	994	-	-	525	-	-	-	-	1,519
<b>Property Line Adjustment</b>									
Additional checksheet - per checksheet after 2 checksheets	389	-	-	-	-	-	-	-	389
Site Without Buildings	830	108	-	170	335	595	-	-	2,038
Sites With House(s) or Duplex(es)	898	108	108	170	765	595	-	-	2,644
Sites With Other Development	967	108	108	170	1,430	595	-	-	3,378
<b>Property Line Adjustment With Lot Confirmation:</b>									
Additional checksheet - per checksheet after 2 checksheets	389	-	-	-	-	-	-	-	389
Site Without Buildings	1,726	108	-	285	335	595	-	-	3,049
Sites With Houses(s) or duplex(es)	1,865	108	216	285	765	595	-	-	3,834
Sites With Other Development	1,934	108	216	285	1,430	595	-	-	4,568
<b>Remedial Action Exempt Review - Simple</b>	3,192	930	-	-	1,180	-	-	-	5,302
<b>Remedial Action Exempt Review - Complex</b>	4,275	2,479	-	-	3,155	-	-	-	9,909
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>	680	-	-	-	-	-	-	-	680
<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)	90	-	-	-	-	-	-	-	90
Tier 2 DMV New/Renewal for auto dismantler license, LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit	370	-	-	-	-	-	-	-	370
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)	1,546	-	-	-	-	-	-	-	1,546

**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