City of Portland

Portland Permitting & Development

Site Development Fee Schedule

Effective Date: July 1, 2025

Applies to Commercial, Development Review and Site Development Projects		Fee
Commercial Site Review Fee		
Applies to commercial building, develoment review and site development permits requiring site develoment review. Includes sites located in or adjacent to flood hazard areas and liquefaction hazard areas, sites with steep slopes, and projects with non-prescriptive geotechnical design. Services include plan review for site conditions, flood, liquefaction and steep slope hazards and geotechnical review.		
For Commercial Building, Development Review, and Site Development Permits:		
Fee - *15% of permit fee*		
Minimum	$	217.00

Applies to Residential Projects		Fee
Residential Fees		
Residential Site Review and Inspection Fee for Simple Sites: Applies to all simple residential sites with ground-disturbing activity. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, erosion control, and compliance with conditions of Land Use Reviews.		
New Construction		
Plan Review	$	374.00
Inspection	$	464.00
Additions, alterations, garages, and carports		
Plan Review	$	158.00
Inspection	$	308.00
Decks, fences, and demolitions		
Plan Review	$	116.00
Inspection	$	180.00
Residential Site Review and Inspection Fee for Complex Sites: Applies to residential sites with ground-disturbing activity located in special sites, as defined in Title 10. Services include plan review and/or inspections for site conditions, geotechnical review, landscaping, zoning, Environmental Zone standards, erosion control, ad compliance with conditions of Land Use Reviews.		
New Construction		
Plan Review	$	493.00
Inspection	$	559.00
Additions, alterations, garages, and carports		
Plan Review	$	249.00
Inspection	$	382.00
Decks, fences, and demolitions		
Plan Review	$	173.00
Inspection	$	223.00

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Erosion Control Fees		
Commercial, Development Review and Site Development Permits:		
Located in an Environmental Zone:		
Base fee (up to one acre)		
Plan Review	$	464.00
Inspection	$	559.00
plus, for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)		
Plan Review	$	53.00
Inspection	$	46.00
Located in any other zone:		
Base fee (up to one acre)		
Plan Review	$	310.00
Inspection	$	464.00
plus, for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)		
Plan Review	$	53.00
Inspection	$	46.00
Exterior Utility Line (water, sanitary, storm, telephone, cable, electric)		
For the first 100 feet of line		
Plan Review	$	29.00
Inspection	$	27.00
For for each additional 100 feet of line, or portion thereof		
Plan Review	$	22.00
Inspection	$	20.00
Exterior Alteration and Additions		
Located in an Environmental Zone:		
Base fee (up to one acre)		
Plan Review	$	181.00
Inspection	$	382.00
plus, for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)		
Plan Review	$	32.00
Inspection	$	28.00
Located in any other zone:		
Base fee (up to one acre)		
Plan Review	$	120.00
Inspection	$	180.00
plus, for each 0.5 acre (21,780 sq. ft.) of lot area, or portion thereof, for lots over 1 acre (43,560 sq. ft.)		
Plan Review	$	32.00
Inspection	$	28.00
Clearing Fee - For vegetation removal only with no other permitted activity		
5,000 square feet to 1 acre	$	133.00
plus, per additional acre or fraction of an acre over 1 acre	$	23.00
Clearing with Tree Cutting Fee - For vegetation removal only with no other permitted activity (on slopes over 10% gradient)		
2,500 square feet to 1 acre	$	192.00
plus, per additional acre of fraction of an acre	$	65.00

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Applies to Site Development Permit Only			Fee
Site Development Permit Fee - Applies to site work when no building permit is issued, including grading, excavation, private streets, and landscaping. Site development permit fees use the standard building permit fee table based upon project valuation, plus a plan review fee of 65% of the site development permit fee.			
Total Value of Construction Work to be Performed:			
$1 - $500	Minimum Fee	$	153.00
	Maximum number of allowable inspections: 2*		
$501 - $2,000	Fee for the first $500	$	153.00
	For each additional $100 or fraction thereof up to and including $2,000	$	3.29
	Maximum number of allowable inspections: 3*		
$2,001 - $25,000	Fee for the first $2,000	$	202.35
	For each additional $1,000 or fraction thereof up to and including $25,000	$	12.76
	Maximum number of allowable inspections: 5*		
$25,001 - $50,000	Fee for the first $25,000	$	495.83
	For each additional $1,000 or fraction thereof up to and including $50,000	$	9.41
	Maximum number of allowable inspections: 6*		
$50,001 - $100,000	Fee for the first $50,000	$	731.08
	For each additional $1,000 or fraction thereof up to and including $100,000	$	6.24
	Maximum number of allowable inspections: 7*		
$100,001 and up	Fee for the first $100,000	$	1,043.08
	For each additional $1,000 or fraction thereof	$	5.16
*Inspections exceeding the maximum number of allowable shall be charged per inspection at the Reinspection Fee rate of		$	153.00
Site Development Plan Review Fee			
For the original submittal: 65% of the permit fee - *maximum number of allowable checksheets: 2*			
Additional checksheet fee - *per checksheet*		$	308.00
For value-added revisions: 65% of the additional permit fee (based on the additional valuation)			
Minimum		$	448.00
For all other revisions:			
Minimum		$	231.00
plus, plan review hourly rate - *per hour or fraction thereof*		$	217.00

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Additional Plan Review Fee: For changes, additions or revisions to approved plans. For technical plan review of special sites, including grading, geotech, engineered stormwater facilities, shoring, and private streets		
One half-hour or less of plan review time	$	109.00
More than one half-hour of plan reivew time - *per hour or fraction thereof*	$	217.00
FEMA Community Acknowledgement Form Fee	$	658.00
Inspections Outside of Normal Business Hours		
Minimum	$	293.00
Hourly Rate - *per hour or fraction of an hour*	$	293.00
Investigation Fee - For commencement of work before obtaining a permit		
Minimum	$	153.00
Hourly Rate - *per hour or fraction of an hour*	$	153.00
Investigation Fee, Title 10 Compliant Triggered - Only for building permits without erosion control fees		
Minimum	$	153.00
Hourly Rate - *per hour or fraction of an hour*	$	153.00
Limited Site Development Consultation Fee: For requested optional meeting or site visit held prior to permit application. Applies to projects with complex site issues, including Geotech, environmental zones, or other special sites. The meeting will be limited to two City staff members.		
Base Fee	$	498.00
Fee for each additional staff in attendance	$	223.00
Other Inspections Not Specifically Identified Elsewhere		
Minimum	$	217.00
Hourly Rate - *per hour or fraction of hour*	$	217.00
Permit Reactivation Processing Fee - Fee for renewal of a permit that has been expired, provided no changes have been made to the original plans and specifications for such work. A permit way be renewed only once.		
Fee - *The renewal fee shall be one half the amount required for a new permit*		
Minimum Fee	$	217.00
Reinspection Fee - When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available - *per inspection*	$	153.00