

**City of Portland  
Bureau of Development Services**

**Site Development Fee Schedule**

**Effective Date: July 1, 2019**

**APPLIES TO COMMERCIAL, DEVELOPMENT REVIEW AND SITE DEVELOPMENT PROJECTS:**

**Commercial Site Review Fee**

Applies to commercial building, development review and site development permits requiring site development 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:	15% of the permit fee Minimum fee is \$155
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**APPLIES TO RESIDENTIAL PROJECTS:**

**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.

	<u>Plan Review</u>	<u>Inspection</u>
New Construction	\$275	\$222
Additions, alterations, garages, and carports	\$116	\$91
Decks, fences and demolitions	\$84	\$67

**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, and compliance with conditions of Land Use Reviews.

	Plan Review	Inspection
New Construction	\$363	\$289
Additions, alterations, garages, and carports	\$182	\$145
Decks, fences and demolitions	\$126	\$110

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**Erosion Control Fees**

**Commercial, Development Review and Site Development Permits:**

		Plan Review	Inspection
Located in an Environmental Zone:	Base fee (up to one acre)	\$342	\$279
	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.)	\$38	\$32

		Plan Review	Inspection
Located in any other zone:	Base fee (up to one acre)	\$229	\$187
	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.)	\$38	\$32

		Plan Review	Inspection
<b>Exterior Utility Lines (water, sanitary, storm, telephone, cable, electric)</b>	For the first 100 feet of line,	\$20	\$17
	for each additional 100 feet of line, or portion thereof.	\$15	\$13

**Exterior Alterations and Additions**

		Plan Review	Inspection
Located in an Environmental Zone:	Base fee (up to one acre)	\$133	\$109
	plus for each 0.5 acre (21,780 sq.ft.) of ground disturbance, or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)	\$22	\$18

		Plan Review	Inspection
Located in any other zone:	Base fee (up to one acre)	\$88	\$72
	plus for each 0.5 acre (21,780 sq. ft.) of ground disturbance or portion thereof, for projects disturbing more than 1 acre (43,560 sq. ft.)	\$22	\$18

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**APPLIES TO COMMERCIAL, RESIDENTIAL AND SITE DEVELOPMENT PROJECTS:**

**Clearing Fee**

For vegetation removal only with no other permitted activity.

5,000 square feet to 1 acre	\$95
Over 1 acre	\$95 plus \$17 per additional acre or fraction of an acre

**Clearing with Tree Cutting Fee**

For vegetation removal only with no other permitted activity.

(on slopes over 10% gradient)

2,500 square feet - 1 acre	\$137
1 acre and up	\$137 plus \$46 per additional acre or fraction of an acre.

**APPLIES TO SITE DEVELOPMENT PERMITS ONLY:**

**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	\$110.00 minimum fee Maximum number of allowable* inspections: 2
\$501 - \$2,000	\$110.00 for the first \$500, plus \$2.37 for each additional \$100 or fraction thereof, to and including \$2,000 Maximum number of allowable* inspections: 3
\$2,001 - \$25,000	\$145.55 for the first \$2,000, plus \$9.25 for each additional \$1,000 or fraction thereof, to and including \$25,000 Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$358.30 for the first \$25,000, plus \$6.81 for each additional \$1,000 or fraction thereof, to and including \$50,000 Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$528.55 for the first \$50,000, plus \$4.51 for each additional \$1,000 or fraction thereof, to and including \$100,000 Maximum number of allowable* inspections: 7
\$100,001 and up	\$754.05 for the first \$100,000, plus \$3.72 for each additional \$1,000 or fraction thereof

\*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$110 per inspection.

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<b>Site Development Plan Review Fee</b>	
For the original submittal:	65% of the permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$184 per checksheet.
For value-added revisions:	65% of the additional permit fee (based on the additional valuation)
For all other revisions:	Plan review time 1/2 hour or less: \$78 Plan review time greater than 1/2 hour: \$155 per hour or fraction thereof
<b>APPLIES TO COMMERCIAL, RESIDENTIAL, DEVELOPMENT REVIEW and SITE DEVELOPMENT PROJECTS:</b>	
<b>Miscellaneous Fees</b>	
<b>Additional Plan Review Fee</b>	Plan review time 1/2 hour or less: \$78 Plan review time greater than 1/2 hour: \$155 per hour or fraction thereof
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.	
<b>Inspections Outside of Normal Business Hours</b>	\$210 per hour or fraction of an hour Minimum - \$210
<b>Investigation Fee</b>	\$110 per hour or fraction of an hour Minimum - \$110
For commencement of work before obtaining a permit.	
<b>Limited Site Development Consultation Fee</b>	\$360
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. Fee for each additional staff in attendance.	\$160
<b>Other Inspections Not Specifically Identified Elsewhere</b>	\$155 per hour or fraction of hour Minimum - \$155
<b>Permit Reactivation Processing Fee</b>	The renewal fee shall be one half the amount required for a new permit.  Minimum Fee - \$155
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 may be renewed only once.	
<b>Reinspection Fee</b>	\$110 per inspection
When another inspection is required to confirm corrections, when the site is not accessible for a requested inspection, or plans are not available on site as required.	