



**Land Use Services Fee Schedule**  
Effective July 1, 2020

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> Site With Existing House/Duplex - Fences / Decks / Eaves (This category also includes small accessory buildings that don't require a building permit; trellises, and storage sheds.) Site With Existing House/Duplex All Other Projects <sup>8</sup>	II II II	900 1,950 2,700	- 81 122	- 66 100	- 120 120	- 311 389	187 351 351	- - 50	- - -	- - -	1,087 2,879 3,832
<b>Central City Master Plan Review</b>	III	19,950	578	-	1,315	2,333	19,582	180	344	1,852	46,134
<b>Central City Parking Review</b>	Ix II	1,490 1,855	- -	- -	- -	- -	1,616 3,205	- -	- -	- 176	1,490 2,031
<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 sq ft, 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. <b>Tier B - Residential to Residential Upzoning</b> <b>Tier C - All Other Proposals</b>	III III III	6,825 13,560 19,845	- 309 578	- 100 100	120 120 120	1,128 1,128 1,750	5,346 5,346 9,658	- - -	344 344 344	1,852 1,852 1,852	15,615 22,759 34,247
<b>Conditional Use</b> Type Ix Type II Type II - Radio Frequency Facilities Type III - New Type III - Existing Type III - Radio Frequency Facilities	Ix II II III III III	2,975 3,200 7,820 10,500 5,000 15,435	81 101 - 324 162 -	- 66 - 100 100 -	- 120 - 120 120 -	233 311 - 933 467 -	1,616 1,616 - 5,962 5,962 895	- 50 - 50 50 -	- 344 - 344 - -	- 176 176 1,852 1,852 1,852	4,905 5,984 7,996 20,185 13,713 18,182
<b>Design / Historic Resource Review<sup>2</sup></b> Each additional sign \$155 (maximum \$1,550) for signs <b>Tier A - Signs only</b> <b>Sign 20 sq ft or smaller</b> <b>Sign &gt; 20 sq ft</b> <b>Tier B - Radio Frequency/Wireless Facilities</b> Ix, II III	Ix, II III Ix, II III Ix, II III	1,165 1,165 1,365 1,365 5,000 5,000	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - 344	- - - - - -	1,165 1,509 1,365 1,709 5,000 5,344
<b>Tier C - Sites with an existing house/duplex:</b> dormer projects; or exterior alterations to building or site with: • no change to footprint or exterior development area; • no change to stormwater facility; and • no increase in floor area, or impervious surface area. (Examples: adding a dormer, changing windows, door locations, etc.)	Ix, II III	0.032 of valuation minimum 1,260 maximum 15,750	- -	66 66	- -	- -	- -	- -	- 344	- -	LUS Fee + 66 LUS Fee + 410
<b>Tier D - Sites with an existing house/duplex:</b> exterior alterations to building or site with: • a change to footprint or exterior development area; • a change to stormwater facility; • an increase in footprint, floor area, or impervious surface area < 500 sq ft (Examples: adding a porch, or other small addition, etc.)	Ix, II III	0.032 of valuation min. 1,260 max. 15,750	81 81	100 100	120 120	428 428	384 384	- -	- 344	- -	LUS Fee + 1,113 LUS Fee + 1,457
<b>Tier E - Sites with other existing development:</b> dormer projects or exterior alterations to building or site with: • no change to footprint or exterior development area; • no change to stormwater facility; and • no increase in floor area, or impervious surface area. (Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical equipment; etc.) Project may include one or more signs. Each additional sign \$155 (maximum \$1,550) for signs	Ix, II III	0.032 of valuation min. 1,260 max. 15,750	- -	100 100	- -	- -	- -	- -	- 344	- -	LUS Fee + 100 LUS Fee + 444
<b>Tier F - Sites with other existing development:</b> projects involving: • parking areas; • fences/walls/gates; • a change to the footprint or exterior development area; • a change to stormwater facility; and/or • increase in building footprint, floor area, or impervious surface < 500 sq ft. (Example: small addition on a 6-plex) Project may include one or more signs. Each additional sign \$155 (maximum \$1,550) for signs	Ix, II III	0.032 of valuation min. 1,260 max. 15,750	162 162	100 100	120 120	428 428	813 813	- -	- 344	- -	LUS Fee + 1,623 LUS Fee + 1,967
<b>Tier G - All other projects not described above</b> (Examples: a new house, a new 10-story mixed-use building, etc.) Project may include one or more signs. Each additional sign \$155 (maximum \$1,550) for signs	Ix or II III	0.032 of valuation min. 1,260 max. 15,750 0.032 of valuation min. 5,250 max. 27,000	578 578	100 100	120 120	1,633 1,633	2,882 4,855	- -	- 344	- -	LUS Fee + 5,313 LUS Fee + 7,630
<b>Historic Resource Review</b> Tier A - Restoration and Replacement in-kind Tier B - Exterior Alterations Tier C - New Accessory Structures or Additions of Floor Area to Structures	I I I	300 300 1,750	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	300 300 1,750
<b>Modifications</b>	n/a	1,550	-	-	-	-	-	-	-	-	1,550
<b>Environmental Review</b> Resource Enhancement/PLA/Public Rec Trails Existing House/Duplex All Other Projects	Ix II II	1,300 2,600 2,700	242 486 607	- 0 0	- - -	622 661 1,633	- 685 685	- 50 50	344 344 344	- 176 176	2,508 5,002 6,195
<b>Environmental Review Protection Zone</b>	III	3,860	607	0	-	1,750	538	-	344	1,852	8,951
<b>Environmental Violation Review</b> Type II required Type III required Columbia South Shore Plan District (CSSPD) CSSPD, undividable lot w/existing single dwelling unit Undividable lot w/existing single dwelling unit	II III II II III	2,900 7,560 2,900 1,575 2,835	324 324 324 324 324	- - - - -	- - - - -	933 933 933 933 933	- 384 538 384 384	- - - - -	344 344 344 344 344	176 1,852 176 176 1,852	4,677 11,397 5,215 3,736 6,672
<b>Greenway</b> Existing House/Duplex <sup>3</sup> All Other Projects	II II	1,525 5,075	324 486	66 100	- -	661 1,633	384 2,540	- -	344 344	176 176	3,480 10,354
<b>Historic Landmark Designation</b> Individual properties Multiple properties or districts	III III	4,000 9,200	- -	- -	- -	- -	197 505	- -	- -	- -	4,197 9,705
<b>Historic Landmark Demolition Review</b>	IV	8,925	-	-	-	-	505	-	-	-	9,430



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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	4,410	810	-	120	2,333	4,073	-	344	176	12,266
Implementation	II	4,410	810	-	120	2,333	1,665	-	344	176	9,858
New/Amendment (Major)	III	19,950	810	-	120	2,333	12,738	-	344	1,852	38,147
Amendment (Use)	III	6,865	810	-	120	2,333	6,383	-	344	1,852	18,707
<b>Land Division Review</b>											LUS Fee +
Type Ix	Ix	2,200 + 500 per lot & tract (max. per lot	203	66	120	622	1,973	100	344	-	3,428
Type Iix	Iix	& tract total 12,500) +	486	100	120	1,400	3,205	150	344	176	5,981
Type III	III	1,200 for new street, Max. 15,900	1,414	100	120	4,044	5,808	200	344	1,852	13,882
<b>2 - 3 lot Land Division with Concurrent Environmental Review</b>	III	2,900 + 1,500 per lot & tract (max. per lot & tract total	486	100	120	1,400	3,303	90	344	1,852	LUS Fee + 7,695
<b>4 or more lot Land Division with Concurrent Environmental Review</b>	III	18,000) + 1,800 for new street, Max. 22,700	2,023	100	120	5,832	5,808	180	344	1,852	LUS Fee + 16,259
<b>Land Division Amendment Review</b>											
	Ix	1,435	101	-	120	311	1,308	50	-	-	3,325
	Iix	1,550	101	-	120	311	1,308	50	-	176	3,616
	III	3,640	101	-	120	311	1,308	50	-	1,852	7,382
<b>Land Division Final Plat Review/Final Dev Plan Review</b>											LUS Fee +
If preliminary was Type Ix with no street	Admin Review	840 per lot (max. 5,880), plus	101	-	80	311	1,455	50	344	-	2,341
If preliminary was Type Ix or Iix with a street		630 if new street, Max. 6,510	242	-	80	700	1,763	50	344	-	3,179
If preliminary was Type Iix with no street			122	-	80	350	1,455	50	344	-	2,401
If preliminary was Type III			486	-	80	1,400	3,303	100	344	-	5,713
<b>Additional Review of Final Plat</b>	n/a	295	-	-	-	-	505	-	-	-	800
A fee will be charged for each review after the second review											
<b>Lot Consolidation</b>	Ix	2,600	122	-	120	350	1,308	-	-	-	4,500
<b>Master Plan</b>											
Minor Amendments to Master Plans	II	4,961	242	-	120	700	6,383	90	344	176	13,016
New Master Plans or Major Amds to Master Plans	III	13,125	810	-	120	2,333	16,014	90	344	1,852	34,688
<b>Non-conforming Situation Review</b>	II	4,620	81	66	-	233	2,540	-	-	176	7,716
<b>Non-conforming Status Review</b>	II	1,390	-	-	-	-	230	-	-	176	1,796
<b>Planned Development Bonus Review</b>											
Minor Amendment	Iix	5,550	963	66	-	2,955	839	180	344	176	11,073
New or Major Amendment	III	19,950	963	66	-	2,955	4,114	180	-	1,852	30,080
<b>Planned Development Review - all other</b>											
	Iix	2,900	963	66	120	2,955	1,924	180	344	176	9,628
	III	4,750	963	66	120	2,955	5,038	180	344	1,852	16,268
<b>Planned Development Amendment / Planned Unit Development Amendment</b>											
	Iix	2,560	162	33	120	467	993	50	-	176	4,561
	III	4,300	162	66	120	467	1,763	50	-	1,852	8,780
<b>River Review</b>											
Resource Enhancement/PLA/Public Rec Trails	Iix	1,155	242	-	-	622	-	-	344	176	2,539
Existing House/Duplex	Iix	1,523	486	-	-	661	433	-	344	176	3,623
All Other Projects	Iix	2,835	607	-	-	1,633	1,665	-	344	176	7,260
<b>River Review Violation</b>											
	II	3,045	324	-	-	933	230	-	344	176	5,052
	III	7,560	324	-	-	933	230	-	-	1,852	10,899
<b>Statewide Planning Goal Exception</b>	III	10,033	-	-	-	778	3,919	-	-	1,852	16,582
<b>Transportation Demand Management Review</b>	II	1,554	-	-	-	-	1,455	-	-	176	3,185
<b>Transportation Impact Analysis - campus</b>	II	1,554	-	-	-	-	6,969	-	-	176	8,699
<b>Tree Preservation Violation Review</b>											
	II	2,500	122	-	-	-	-	-	344	176	3,142
	III	4,410	122	-	-	-	-	-	344	1,852	6,728
<b>Tree Review</b>	II	1,435	101	-	-	-	-	-	344	176	2,056
<b>Zoning Map Amendment</b>	III	5,880	511	-	120	1,477	6,480	50	344	1,852	16,714
<b>Other Unassigned Reviews</b>											
	I / Ix	1,490	61	66	-	194	351	-	-	-	2,162
	II / Iix	1,855	122	66	120	350	676	-	-	176	3,365
	III	5,900	203	-	120	583	2,589	-	-	1,852	11,247
<b>EARLY ASSISTANCE SERVICES</b>											
		BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
<b>Design Advice Request - (per meeting with commission)</b>		3,500	-	-	-	-	598	-	-	-	4,098
<b>Early Assistance - Zoning</b>											
Written Info Only		450	-	-	-	-	-	-	-	-	450
Meeting and Written Info		700	-	-	-	-	-	-	-	-	700
<b>Early Assistance - Zoning &amp; Infrastructure Bureaus</b>											
Written Info Only		500	-	-	165	311	587	-	344	-	1,907
Meeting & Written Info		700	45	-	495	467	741	-	574	-	3,022
Written Info Only (Street Vacation requested)		500	-	-	165	311	872	-	344	-	2,192
Meeting & Written Info (Street Vacation requested)		700	45	-	495	467	1,311	-	574	-	3,592
<b>Pre-Application Conference</b>		1,785	463	-	495	1,400	1,357	100	574	-	6,174
<b>Pre-Application Conference (Street Vacation requested)</b>		1,785	463	-	495	1,400	1,927	100	574	-	6,744
<b>Pre-Permit Zoning Plan Check*</b>											
House or Duplex		210	-	-	-	-	-	-	-	-	210
All Other Development		473	-	-	-	-	-	-	-	-	473
<b>Public Works Inquiry (Written Info Only) 1-2 housing units (No Land Use Review or PLA expected)</b>		-	-	-	50	50	50	-	-	-	150
<b>Remedial Action Exempt Review - Conference</b>		415	255	-	-	1,400	-	-	-	-	2,070

**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.



**Land Use Services Fee Schedule**  
Effective July 1, 2020

OTHER LAND USE SERVICES	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
<b>Additional Copies of Recording Documents</b>	16	-	-	-	-	-	-	-	16	
<b>Appeals: Type II / IIx</b> Recognized Organizations as defined by Zoning Code Chapter 33.910 <b>Type III; 50% of LUS application fee (Max. 5,000)</b>	250 No Charge	-	-	-	-	-	-	-	250	3 a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.
<b>120-day delay / HRI Removal (ranked structures only)</b>	255	-	-	-	-	-	-	-	255	
<b>Expert Outside Consultation<sup>5</sup></b> (Per hour above base fee)	122	-	-	-	-	-	-	-	122	
<b>Field Verification By Land Use Staff</b> (except for environmental plan checks)	155	-	-	-	-	-	-	-	155	
<b>Hourly Rate for Land Use Services</b>	155	-	-	-	156	154	50	-	515	
<b>Lot Confirmation<sup>6</sup></b>										4 Planning and Zoning review of plans prior to building permit submittal.
Sites Without Buildings	683	-	-	80	233	-	-	-	996	
Sites With House(s) or Duplex(es)	735	-	33	80	233	-	-	-	1,081	
Sites With Other Development	735	-	33	80	233	-	-	-	1,081	
<b>Mural Permit Fee</b>	50	-	-	-	-	-	-	-	50	5 Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews.
Structural Plan Review fee	149	-	-	-	-	-	-	-	149	6 A Site Development fee of \$77 is charged when a review is required.
<b>Plan Check<sup>2</sup></b>										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.
Commercial and Residential	2.23 per 1,000 valuation 155 minimum			80	-	-	-	-		
Maximum number of allowable checksheets: 2										
Rate per additional checksheet	184	-	-	-	-	-	-	-	184	8 The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A fee.
Community Design Standards Plan Check (add to base fee; maximum 2,000 for house or duplex; maximum 5,000 for all other projects)	0.0075 of valuation									9 BDS LUS fee charged per standard
Convenience Store/Amenity Bonus Plan Check (add to base fee)	263	-	-	-	-	-	-	-	263	
Environmental Standards Plan Check and Field Verification (add to base fee)	293	-	-	-	-	-	-	-	293	
Environmental Violation Plan Check (add to base fee)	830	-	-	-	-	-	-	-	830	
Sign Permit Plan Check After Land Use Review (flat fee)	137	-	-	-	-	-	-	-	137	
Radio Frequency Facilities Plan Check <sup>7</sup> (flat fee)	756	-	-	330	-	-	-	-	1,086	
<b>Property Line Adjustment</b>										
Site Without Buildings	630	81	-	120	233	482	-	-	1,546	
Sites With House(s) or Duplex(es)	683	81	33	120	544	482	-	-	1,943	
Sites With Other Development	735	81	33	120	1,128	482	-	-	2,579	
<b>Property Line Adjustment With Lot Confirmation:</b>										
Site Without Buildings	1,313	81	-	200	233	482	-	-	2,309	
Sites With Houses(s) or duplex(es)	1,418	81	66	200	544	482	-	-	2,791	
Sites With Other Development	1,470	81	66	200	1,128	482	-	-	3,427	
<b>Remedial Action Exempt Review - Simple</b>	2,430	708	-	-	933	-	-	-	4,071	
<b>Remedial Action Exempt Review - Complex</b>	3,255	1,887	-	-	2,488	-	-	-	7,630	
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>	450	-	-	-	-	-	-	-	450	
<b>Street Vacation</b>	105	-	-	-	-	-	-	-	105	
<b>Transcripts</b>	Actual cost								Actual cost	
<b>Zoning Confirmation</b>										
<b>Tier 1</b> (DMV New/Renewal, OLCC for Non-conforming Use)	68	-	-	-	-	-	-	-	68	
<b>Tier 2</b> (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	280	-	-	-	-	-	-	-	280	
<b>Tier 3</b> (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants)	1,125	-	-	-	-	-	-	-	1,125	

Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.