



City of Portland, Oregon - Bureau of Development Services

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Unincorporated Multnomah County Land Use Fee Schedule Effective July 1, 2020

Land Use Reviews	Type	BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
Adjustment Review⁹									
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	1,365	-	-	-	-	158	-	1,523
Site With Existing House/Duplex	II	1,950	81	66	120	311	308	-	2,836
All Other Projects ⁸	II	2,700	122	100	120	389	307	-	3,738
Comprehensive Plan Map Amendment With Zone Map Amendment									
Tier A -	III	10,500	-	-	120	1,128	4,823	1,852	18,423
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 sf,									
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.									
Tier B - Residential to Residential Upzoning	III	13,650	309	100	120	1,128	4,823	1,852	21,982
Tier C - All Other Proposals	III	19,845	578	100	120	1,750	8,735	1,852	32,980
Conditional Use									
Type Ix	Ix	2,975	81	-	-	233	1,453	-	4,742
Type II	II	3,200	101	66	120	311	1,453	176	5,427
Type II - Radio Frequency Facilities	II	7,820	-	-	-	-	-	176	7,996
Type III - New	III	10,500	324	100	120	933	5,213	1,852	19,042
Type III - Existing	III	5,000	162	100	120	467	5,213	1,852	12,914
Type III - Radio Frequency Facilities	III	15,435	-	0	0	0	797	1,852	18,084
Design / Historic Resource Review²									
Each additional sign \$155 (maximum \$1,550) for signs									
Tier A - Signs only									
Sign 20 sq ft or smaller	Ix, II	1,165	-	-	-	-	-	-	1,165
	III	1,165	-	-	-	-	-	-	1,165
Sign > 20 sq ft	Ix, II	1,365	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	1,365
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000	-	-	-	-	-	-	5,000
	III	5,000	-	-	-	-	-	-	5,000
Tier C - Sites with an existing house/duplex: dormer projects; or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	-	66	-	-	-	-	LUS Fee + 66
• no change to footprint or exterior development area;									
• no change to stormwater facility; and									
• no increase in floor area, or impervious surface area.	III		-	66	-	-	-	-	LUS Fee + 66
(Examples: adding a dormer, changing windows, door locations, etc.)									
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	81	100	120	428	335	-	LUS Fee + 1,064
• 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	III		81	100	120	428	335	-	LUS Fee + 1,064
(Examples: adding a porch, or other small addition, etc.)									
Tier E - Sites with other existing development: dormer projects or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	-	100	-	-	-	-	LUS Fee + 100
• no change to footprint or exterior development area;									
• no change to stormwater facility; and									
• no increase in floor area, or impervious surface area.	III		-	100	-	-	-	-	LUS Fee + 100
(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									
Tier F - Sites with other existing development: projects involving:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	162	100	120	428	726	-	LUS Fee + 1,536
• parking areas;									
• fences/walls/gates;									
• a change to the footprint or exterior development area;									
• a change to stormwater facility; and/or	III		162	100	120	428	726	-	LUS Fee + 1,536
• 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									
Tier G - All other projects not described above	Ix or II	0.032 of valuation min. 1,260 max. 15,750	578	100	120	1,633	2,588	-	LUS Fee + 5,019
(Examples: a new house, a new 10-story mixed-use building, etc.)									
Project may include one or more signs.	III	0.032 of valuation min. 5,250 max. 27,000	578	100	120	1,633	3,316	-	LUS Fee + 5,747
Each additional sign \$155 (maximum \$1,550) for signs									
Modifications	n/a	1,550	-	-	-	-	-	-	1,550
Environmental Review									
Resource Enhancement/PLA/Public Rec Trails	Ix	1,300	242	-	-	622	-	-	2,164
Existing House/Duplex	II	2,600	486	0	-	661	167	176	4,090
All Other Projects	II	3,675	607	0	-	1,633	167	176	6,258
Environmental Review Protection Zone	III	4,201	607	0	-	1,750	446	1,852	8,856
Environmental Violation Review									
Type II required	II	3,232	324	-	-	933	-	176	4,665
Type III required	III	7,560	324	-	-	933	307	1,852	10,976
Undividable lot w/existing single dwelling unit	III	3,442	324	-	-	933	307	1,852	6,858
Greenway									
Existing House/Duplex ³	II	1,943	324	66	-	661	307	176	3,477
All Other Projects	II	5,075	486	100	-	1,633	2,263	176	9,733
Historic Landmark Designation									
Individual properties	III	4,000	-	-	-	-	167	-	4,167
Multiple properties or districts	III	9,200	-	-	-	-	446	-	9,646
Historic Landmark Demolition Review	IV	8,925	-	-	-	-	446	-	9,371
Impact Mitigation Plan									
Amendment (Minor)	II	4,410	810	-	120	2,333	2,893	176	10,742
Implementation	II	4,410	810	-	120	2,333	1,495	176	9,344
New/Amendment (Major)	III	21,840	810	-	120	2,333	11,276	1,852	38,231
Amendment (Use)	III	6,865	810	-	120	2,333	5,687	1,852	17,667
Land Division Review									
Type Ix	Ix	6,038 + 263 per lot and tract + 1,260 if new street	203	66	120	622	1,775	-	LUS Fee + 2,786
Type IIx	IIx	6,825 + 263 per lot and tract + 1,260 if new street	486	100	120	1,400	2,893	176	LUS Fee + 5,175
Type III	III	7,875 + 263 per lot and tract + 1,260 if new street	1,414	100	120	4,044	4,654	1,852	LUS Fee + 12,184
2 - 3 lot Land Division with Concurrent Environmental Review	III	6,825 + 420 per lot and tract + 2,100 if new street	486	100	120	1,400	2,977	1,852	LUS Fee + 6,935
4 or more lot Land Division with Concurrent Environmental Review	III	8,925 + 420 per lot and tract + 2,100 if new street	2,023	100	120	5,832	4,654	1,852	LUS Fee + 14,581

Unincorporated Multnomah County Land Use Fee Schedule Effective July 1, 2020

Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
Land Division Amendment Review	Ix	2,012	101	-	120	311	1,174	-	3,718
	IIx	2,642	101	-	120	311	1,174	176	4,524
	III	7,536	101	-	120	311	1,174	1,852	11,094
Land Division Final Plat Review/Final Dev Plan Review									
If preliminary was Type I or Ix with no street	Admin Review	2,625	101	-	80	311	1,301	-	4,418
If preliminary was Type I, Ix or IIx with a street		3,990	242	-	80	700	1,580	-	6,592
If preliminary was Type IIx with no street		3,990	122	-	80	350	1,301	-	5,843
If preliminary was Type III		6,090	486	-	80	1,400	2,977	-	11,033
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	295	-	-	-	-	446	-	741
Lot Consolidation	Ix	2,600	122	-	120	350	1,174	-	4,366
Master Plan									
Minor Amendments to Master Plans	II	7,392	242	-	120	700	5,772	176	14,402
New Master Plans or Major Amds to Master Plans	III	13,125	810	-	120	2,333	14,324	1,852	32,564
Non-conforming Situation Review	II	4,620	81	66	-	233	2,291	176	7,467
Non-conforming Status Review	II	2,205	-	-	-	-	196	176	2,577
Planned Development Bonus Review									
Minor Amendment	IIx	5,550	963	66	-	2,955	1,940	176	11,650
New or Major Amendment	III	21,840	963	66	-	2,955	3,924	1,852	31,600
Planned Development Review - all other	IIx	4,725	963	66	120	2,955	1,733	176	10,738
	III	6,825	963	66	120	2,955	3,494	1,852	16,275
Planned Development Amendment / Planned Unit Development Amendment	IIx	2,720	162	33	120	467	601	176	4,279
	III	7,242	162	66	120	467	1,174	1,852	11,083
River Review									
Resource Enhancement/PLA/Public Rec Trails	IIx	1,365	242	-	-	622	-	176	2,405
Existing House/Duplex	IIx	2,100	486	-	-	661	160	176	3,583
All Other Projects	IIx	3,675	607	-	-	1,633	160	176	6,251
River Review Violation	II	3,232	324	-	-	933	160	176	4,825
	III	7,560	324	-	-	933	160	1,852	10,829
Statewide Planning Goal Exception	III	30,485	-	-	-	778	3,185	1,852	36,300
Transportation Demand Management Review	II	1,554	-	-	-	-	1,184	176	2,914
Transportation Impact Analysis - campus	II	1,554	-	-	-	-	7,656	176	9,386
Tree Preservation Violation Review	II	2,500	122	-	-	-	-	176	2,798
	III	6,028	122	-	-	-	-	1,852	8,002
Tree Review	II	2,642	101	-	-	-	-	176	2,919
Zoning Map Amendment	III	5,880	511	-	120	1,477	5,856	1,852	15,696
Other Unassigned Reviews	I / Ix	2,625	61	66	-	194	307	-	3,253
	II / IIx	2,877	122	66	120	350	601	176	4,312
	III	5,900	203	-	120	583	2,334	1,852	10,992
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	TOTAL	
Design Advice Request - (per meeting with commission)		3,500	-	-	-	-	541	4,041	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.
Early Assistance - Zoning									
Written Info Only		450	-	-	-	-	-	450	
Meeting & Written Info		700	-	-	-	-	-	700	
Early Assistance - Zoning & Infrastructure Bureaus									
Written Info Only		500	-	-	165	311	414	1,390	
Meeting & Written Info		700	45	-	495	467	657	2,364	
Written Info Only (Street Vacation requested)		500	-	-	165	311	614	1,590	
Meeting & Written Info (Street Vacation requested)		700	45	-	495	467	1,057	2,764	
Pre-Application Conference		1,995	463	-	495	1,400	1,216	5,569	
Pre-Application Conference (Street Vacation requested)		1,995	463	-	495	1,400	1,616	5,969	
Pre-Permit Zoning Plan Check⁴									
House or Duplex		210	-	-	-	-	-	210	
All Other Development		473	-	-	-	-	-	473	
Public Works Inquiry (Written Info Only) 1-2 housing units	(No	-	-	-	50	50	50	150	
Remedial Action Exempt Review - Conference		415	255	-	-	1,400	-	2,070	
OTHER LAND USE SERVICES		BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	TOTAL	
Additional Copies of Recording Documents		16	-	-	-	-	-	16	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
Appeals: Type II / IIx		250	-	-	-	-	-	250	
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge	-	-	-	-	-	No Charge	
Type III; 50% of LUS application fee (Max. 5,000)									
120-day delay / HRI Removal (ranked structures only)		255	-	-	-	-	-	255	
Expert Outside Consultation⁵ (Per hour above base fee)		122	-	-	-	-	-	122	
Field Verification By Land Use Staff (except for environmental plan checks)		210	-	-	-	-	-	210	
Hourly Rate for Land Use Services		155	-	-	-	156	-	311	
Lot Confirmation⁶									
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	
Mural Permit Fee		276	-	-	-	-	-	276	
Structural Plan Review fee		149	-	-	-	-	-	149	
Plan Check²									
Commercial and Residential		2.12 per 1,000 valuation							
Maximum number of allowable checksheets: 2		155 minimum			80			80	
Rate per additional checksheet		184	-	-	-	-	-	184	
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							
Convenience Store/Amenity Bonus Plan Check (add to base fee)		263	-	-	-	-	-	263	
Environmental Standards Plan Check and Field Verification (add to base fee)		764	-	-	-	-	-	764	
Environmental Violation Plan Check (add to base fee)		893	-	-	-	-	-	893	
Sign Permit Plan Check After Land Use Review (flat fee)		158	-	-	-	-	-	158	
Radio Frequency Facilities Plan Check ⁷ (flat fee)		756	-	-	330	-	-	1,086	
Property Line Adjustment									
Site Without Buildings		630	81	-	120	233	420	1,484	
Sites With House(s) or Duplex(es)		683	81	33	120	544	420	1,881	
Sites With Other Development		735	81	33	120	1,128	420	2,517	
Property Line Adjustment with Lot Confirmation									
Site Without Buildings		1,313	81	-	255	233	420	2,302	
Sites With House(s) or Duplex(es)		1,418	81	66	255	544	420	2,784	
Sites With Other Development		1,470	81	66	255	1,128	420	3,420	
Remedial Action Exempt Review - Simple		2,430	708	-	-	933	-	4,071	
Remedial Action Exempt Review - Complex		3,255	1,887	-	-	2,488	-	7,630	
Renotification Fee - Any Review & DAR Reschedule		518	-	-	-	-	-	518	
Street Vacation		105	-	-	495	-	-	600	
Transcripts									
		Actual cost	Actual Costs					Actual cost	
Zoning Confirmation									
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)		68	-	-	-	-	-	68	
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)		280	-	-	-	-	-	280	
Tier 3 (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.