

City of Portland
Bureau of Development Services
Building and Other Permits Fee Schedule
Effective Date: December 1, 2020

Building Permit Fee

Total Value of Construction Work to be Performed:

\$1 - \$500	\$115.00 minimum fee
\$501 - \$2,000	\$115.00 for the first \$500, plus \$2.49 for each additional \$100 or fraction thereof, to and including \$2,000
	Maximum number of allowable* inspections: 3
\$2,001 - \$25,000	\$152.35 for the first \$2,000, plus \$9.71 for each additional \$1,000 or fraction thereof, to and including \$25,000
	Maximum number of allowable* inspections: 5
\$25,001 - \$50,000	\$375.68 for the first \$25,000, plus \$7.15 for each additional \$1,000 or fraction thereof, to and including \$100,000
	Maximum number of allowable* inspections: 6
\$50,001 - \$100,000	\$554.43 for the first \$50,000, plus \$4.74 for each additional \$1,000 or fraction thereof, to and including \$100,000
	Maximum number of allowable* inspections: 7
\$100,001 and up	\$791.43 for the first \$100,000, plus \$3.91 for each additional \$1,000 or fraction thereof

*Inspections exceeding the maximum number of allowable shall be charged at the Reinspection Fee rate of \$115 per inspection

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Development Services Fee - Commercial

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.

Total Value of Construction Work to be Performed:

\$1 - \$500	\$19.20 minimum fee
\$501 - \$2,000	\$19.20 for the first \$500, plus \$0.87 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$32.25 for the first \$2,000, plus \$3.38 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$109.99 for the first \$25,000, plus \$2.52 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$172.99 for the first \$50,000, plus \$1.67 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$256.49 for the first \$100,000, plus \$1.41 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Development Services Fee - Residential

Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits

Total Value of Construction Work to be Performed:

\$1 - \$500	\$15.35 minimum fee
\$501 - \$2,000	\$15.35 for the first \$500, plus \$0.69 for each additional \$100 or fraction thereof, to and including \$2,000
\$2,001 - \$25,000	\$25.70 for the first \$2,000, plus \$2.70 for each additional \$1,000 or fraction thereof, to and including \$25,000
\$25,001 - \$50,000	\$87.80 for the first \$25,000, plus \$2.02 for each additional \$1,000 or fraction thereof, to and including \$50,000
\$50,001 - \$100,000	\$138.30 for the first \$50,000, plus \$1.35 for each additional \$1,000 or fraction thereof, to and including \$100,000
\$100,001 and up	\$205.80 for the first \$100,000, plus \$1.12 for each additional \$1,000 or fraction thereof

Total Calculated Permit Valuation:

Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.

Fair Market Value: The Fair Market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.

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Miscellaneous Fees

Additional Plan Review Fee For changes, additions, or revisions to approved plans.	Plan Review time ½ hour or less: \$82 Plan Review time greater than ½ hour: \$163 per hour or fraction thereof
Address Assignment Fee Address Change Address Confirmation	\$103 for each address \$103 \$103
Appeal Fees (per appeal)	One and Two-Family Dwellings \$250 All other occupancies \$501 Plus, for each appeal item over 4 \$125
Approved Testing Agency Certification Fee	Initial Certification \$1,350 Annual Renewal – without modifications \$338 Annual Renewal – with modifications \$675 Field audits and inspections \$163 per hour or fraction of an hour Minimum – 1 hour
Whenever an inspection is conducted by BDS staff at a facility more than 50 miles from the City of Portland’s BDS office, the applicant shall reimburse the City for travel costs including auto travel, air travel, lodging and meals.	
Change of Occupancy or Use Review Fee	\$488
Circus Tent Fee	\$579
Deferred Submittal Fee For processing and reviewing deferred plan submittals The fee is in addition to the project plan review fee based on the total project value	10% of the building permit fee calculated using the value of the particular deferred portion or portions of the project Minimum fee - \$205 for 1 & 2 family dwelling projects, \$536 for commercial and all other projects
Demolition/Deconstruction Fee For plan review/processing fee and inspections. Fees for Sewer Cap, Erosion Control, and Site Review fee will be added separately	With Basement – Commercial \$969 With Basement – Residential \$949 Without Basement – Commercial \$969 Without Basement – Residential \$949

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Facility Permit/Master Permit Program	
Annual Registration Fee:	
Site with one building	\$193
Site with two buildings	\$322
Site with three buildings	\$449
Site with four buildings	\$547
Site with five or more buildings	\$643
For projects valued at \$600,000 or less:	
Building orientations, inspection, plan review, and administrative activities	\$231 per hour or fraction of an hour Minimum – 1 hour for each inspection
For projects exceeding \$600,000 value:	
Building inspection and plan review	Fee based on project valuation and building permit fee schedule
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Field Issuance Remodel Program	
For 1 & 2 family dwelling alterations/remodels:	
Registration Fee:	\$403 per contractor
Annual Renewal Fee:	\$115 per contractor
Inspection, plan review, administrative and, project management activities:	\$264 per hour or fraction of an hour Minimum – 1 hour for each inspection
One and Two Family Dwellings and Accessory Dwelling Units	
Consultation Fee:	\$920 for permit valuations up to \$100,000 \$1,150 for permit valuations over \$100,000
Fees for services provided by bureaus other than the Bureau of Development Services necessary for construction authorization will be billed to the Owner as assessed by those bureaus.	
Fees shall be billed monthly. Fees not paid within 30 days of billing shall be assessed a 5% penalty fee for each 30-day period until paid in full.	
Fire and Life Safety Review Fee	40% of the building permit fee
Home Occupation Permit	
Initial Permit	\$154
Annual Renewal	\$154
Late charge for delinquent permits	\$6.25 per month
Inspections Outside of Normal Business Hours	\$221 per hour or fraction of an hour Minimum - \$221
Intake Fee	
For 1 & 2 family dwellings with engineer / architect certified as plan examiner	\$372

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Investigation Fee	
For commencement of work before obtaining a permit	\$115 per hour or fraction of an hour Minimum - \$115
Key Milestones Meeting and Other Hourly Fees	
For a collaborative discussion with City staff regarding building design and permitting. (applicant to request reviewers)	
Process Manager (Mandatory for Key Milestone Meeting)	\$163 per hour or fraction thereof
Electrical	\$163 per hour or fraction thereof
Land Use Planner	\$163 per hour or fraction thereof
Life Safety	\$163 per hour or fraction thereof
Mechanical	\$163 per hour or fraction thereof
Permitting Services	\$163 per hour or fraction thereof
Planning and Zoning	\$163 per hour or fraction thereof
Plumbing	\$163 per hour or fraction thereof
Site Development	\$163 per hour or fraction thereof
Structural	\$163 per hour or fraction thereof
Limited Consultation Fee	
For meetings held prior to application or during the permitting process to address projects with issues in one or more areas of plan review expertise (e.g. building and fire codes).	
Base meeting fee new building (one hour)	\$378
Base meeting fee existing building (one hour)	\$473
Add Fire Marshal	\$75
Fee for each additional staff in attendance	\$168
Major Projects Group Fee - \$78,750 per project	
The Bureau of Development Services' fee for projects that participate in the Major Projects Group (MPG) program that facilitates City review and permitting processes for larger development projects. This fee is in addition to the standard permit fees required on the project. There are additional MPG fees charged by other City bureaus for projects that are enrolled in this program.	
Manufactured Dwelling Installation on Individual Lot	
Installation and set up	\$424
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit	\$114
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Manufactured Dwelling Installation in a Park	
Installation and set up	\$424
Earthquake-resistant bracing when not installed under a manufactured dwelling installation permit	\$114
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	

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Manufactured Dwelling Park (Development or enlargement of a manufactured dwelling park)	
Permit Fee:	
10 spaces or fewer	\$62 each space
11 – 20 spaces	\$620 plus \$34 for each space over 10
More than 20 spaces	\$960 plus \$27 for each space over 20
Plan Review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$136
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Occupant Load Sign Fee For replacement or new occupant load signs in other than new construction.	
Simple	\$56
Complex	\$405
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage and plan review.	
Other Inspections Not Specifically Identified Elsewhere	\$163 per hour or fraction of an hour Minimum - \$163
Peer Review Fee Applies to building permit applications employing Alternate Lateral Force Resisting Systems using Performance Based Design per section 1.3.1.3 of ASCE 7-10 and section 104-11 of the Oregon Structural Specialty Code (OSSC). The actual cost of Peer Review Services charged to the City plus a contract management fee equal to 3% of the cost of Peer Review Services.	
Permit Extension/Completion Processing Fee	\$163 per hour Minimum - \$163
Fee for extension of a permit that has been inactive, and a customer is requesting any action to extend or change the permit status. This would include but not be limited to an extension request, or when a permit requires an administrative action to return the permit from Final status to an active status.	
Permit Reactivation Processing Fee	The renewal fee shall be one half the amount required for a new permit Minimum Fee - \$163
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.	
Phased Project Plan Review Fee	10% of the total project building permit fee not to exceed \$2,750 for each phase, plus \$355 Maximum number of allowable checksheets per phase: 2 Any additional checksheets will be charged at the rate of \$193 per checksheets.
For plan review on each phase of a phased project	

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Plan Review/Process Fee	
For the original submittal:	65% of the building permit fee Maximum number of allowable checksheets: 2 Any additional checksheets will be charged at the rate of \$193 per checksheet
For value-added revisions:	65% of the additional building permit fee (based on the additional valuation) \$340 minimum
For all other revisions:	\$175 plus plan review time at \$163 per hour or fraction thereof
Process Management Fees	
Program Initiation Fee	\$1,260 (covers the first five hours of assistance, then \$163 per hour or fraction of an hour)
Early Assistance Meeting	\$290
Pre-Development Meeting	\$1,260 plus \$168 per additional staff member present
Continuing Process Management Assistance	
Pre-submittal	\$163 per hour
Submitted Projects Valued Above \$10 Million	Waived
Submitted Projects Valued \$10 million and below	\$163 per hour
Process management is intended to assist customers navigate the permit review system for large and/or complex projects.	
Recreational Park (Development or enlargement of a recreational park)	
Permit Fee:	
10 spaces or fewer	\$37 each space
11 – 20 spaces	\$370 plus \$22 for each space over 10
21 – 50 spaces	\$590 plus \$18 for each space over 20
More than 50 spaces	\$1,130 plus \$15 for each space over 50
Plan Review	65% of the permit fee
Zoning inspection	20% of the permit fee
Cabana installation	\$142
Additional fees are required for separate permits which may include but are not limited to the following: building, plumbing, electrical, water, sewage, public right of way approaches and improvements, and plan review.	
Reinspection Fee	\$115 per inspection
Reproduction Fees	\$2.70 per plan sheet and \$0.67 per page of correspondence

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Miscellaneous Fees	
Requested Inspection Fee	
One and Two-Family Dwellings	\$175
Apartment Houses	\$230 plus \$16 for each dwelling unit in excess of three
Hotels/Motels	\$230 plus \$11 for each sleeping room in excess of five
All other occupancies one and two stories in height up to 10,000 square feet	\$230 plus \$16 for each additional 1,000 square feet
All other occupancies 3 stories in height and above	\$230 plus \$28 for each story in excess of three
Re-roof Permit and Inspection Fee	
Re-roof permits are available in multiples of five to commercial roofing contractors who pre-register with the city of Portland Bureau of Development Services.	
For each packet of 5 permits:	
Permit fee	\$1,495
Plan review/process fee	\$249
Special Program Processing Fee	
	\$338
Street Use Fees	
	\$0.20 per square foot per week
Structural Advisory Board Fee	
	\$501
Structural Advisory Board Fee – Minor	
	\$166
The Structural Advisory Board advises the Director and/or Appeals Board in structural matters relative to reasonable interpretation and to alternate materials and methods of construction.	
This fee covers a portion of the costs associated with organizing and conducting the Board meeting.	
Sustainable Development Early Assistance Meeting	
	\$163
Temporary Certificate of Occupancy, per Month	
	\$236
Temporary Certificate of Occupancy – Associated with Phased Seismic Agreement	
If a Phased Seismic Agreement proposal is acceptable to the City of Portland, the building owner will be required to obtain a Temporary Certificate of Occupancy for the periods between the initial and final phases or work. The fee will be paid on an annual basis and extended as necessary to cover the period of the agreement.	
The Temporary Certificate of Occupancy – Associated with Phased Seismic Agreement fee will be equal to one half of the monthly Temporary Certificate of Occupancy and may have a duration of no less than one month, and no greater than 12 months.	
Temporary Stage Seating and Superstructure Permit	
Applies to permits for temporary structures like tents, reviewing stands, temporary office trailers, scaffolding structures, and similar portable structures. Temporary structure permits must also be reviewed for compliance with code requirements for fire, life safety, and structural elements. Permit and review fees are based on the value of construction work to be performed utilizing the building permit fee schedule.	
Zoning Inspection Fee	
Applies to all new construction and any other permit requiring Planning/Zoning approval.	
For 1 & 2 family dwellings:	\$104
For commercial and all other:	20% of the building permit or \$104 whichever is greater
Zoning Permit Fee	
Fee for ensuring conformance of zoning code standards	
For 1 & 2 family dwellings:	\$41
For commercial and all other:	Fee is based on project valuation and the commercial building permit fee table plus 65% plan review/process fee. Minimum commercial zoning permit fee is \$132