



Land Use Services Fee Schedule
Effective December 1, 2020

Land Use Reviews	Process Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL
Adjustment Review⁹ 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 ⁸	II II II	1,735 2,225 3,400	- 85 128	- 69 105	- 120 120	- 311 389	187 351 351	- - 50	- - -	- - -	1,922 3,161 4,543
Central City Master Plan Review	III	20,948	607	-	1,315	2,333	19,582	180	344	1,950	47,259
Central City Parking Review	Ix II	1,565 1,948	- -	- -	- -	- -	1,616 3,205	- -	- -	- 190	3,181 5,343
Comprehensive Plan Map Amendment With Zone Map Amendment Tier A - 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. Tier B - Residential to Residential Upzoning Tier C - All Other Proposals	III III III	7,166 14,238 20,837	- 324 607	- 105 105	120 120 120	1,128 1,128 1,750	5,346 5,346 9,658	- - -	344 344 344	1,950 1,950 1,950	16,054 23,555 35,371
Conditional Use 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	3,124 3,360 8,211 11,025 5,250 16,207	85 106 - 340 170 -	- 69 - 105 105 -	- 120 - 120 120 -	233 311 - 933 467 -	1,616 1,616 - 5,962 5,962 895	- 50 - 50 50 -	- 344 - 344 - -	- 190 190 1,950 1,950 1,950	5,058 6,166 8,401 20,829 14,074 19,052
Design / Historic Resource Review² Each additional sign \$163 (maximum \$1,630) for signs Tier A - Signs only Sign 20 sq ft or smaller Sign > 20 sq ft Tier B - Radio Frequency/Wireless Facilities Ix, II III	Ix, II III Ix, II III Ix, II III	1,223 1,223 1,433 1,433 5,250 5,250	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- - - - - -	- 344 - 344 - 344	- - - - - -	1,223 1,567 1,433 1,777 5,250 5,594
Tier C - Sites with an existing house/duplex: 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	0.034 of valuation minimum 1,323 maximum 16,349	- -	69 69	- -	- -	- -	- -	- 344	- -	LUS Fee + 69 LUS Fee + 413
Tier D - Sites with an existing house/duplex: 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	0.034 of valuation min. 1,323 max. 16,349	85 85	105 105	120 120	428 428	384 384	- -	- 344	- -	LUS Fee + 1,122 LUS Fee + 1,466
Tier E - Sites with other existing development: 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 \$163 (maximum \$1,630) for signs	Ix, II III	0.034 of valuation min. 1,323 max. 16,349	- -	105 105	- -	- -	- -	- -	- 344	- -	LUS Fee + 105 LUS Fee + 449
Tier F - Sites with other existing development: 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 \$163 (maximum \$1,630) for signs	Ix, II III	0.034 of valuation min. 1,323 max. 16,349	170 170	105 105	120 120	428 428	813 813	- -	- 344	- -	LUS Fee + 1,636 LUS Fee + 1,980
Tier G - All other projects not described above (Examples: a new house, a new 10-story mixed-use building, etc.) Project may include one or more signs. Each additional sign \$163 (maximum \$1,630) for signs	Ix or II III	0.034 of valuation min. 1,323 max. 16,349 0.034 of valuation min. 5,513 max. 28,350	607 607	105 105	120 120	1,633 1,633	2,882 4,855	- -	- 344	- -	LUS Fee + 5,347 LUS Fee + 7,664
Historic Resource Review 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	315 315 1,838	- - -	- - -	- - -	- - -	- - -	- - -	- - -	- - -	315 315 1,838
Modifications	n/a	1,628	-	-	-	-	-	-	-	-	1,628
Environmental Review Resource Enhancement/PLA/Public Rec Trails Existing House/Duplex All Other Projects	Ix II II	2,730 2,730 3,150	254 510 637	- - -	- - -	622 661 1,633	- 685 685	- 50 50	344 344 344	- 190 190	3,950 5,170 6,689
Environmental Review Protection Zone	III	4,053	637	-	-	1,750	538	-	344	1,950	9,272
Environmental Violation Review 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	3,045 7,938 3,045 1,654 2,977	340 340 340 340 340	- - - - -	- - - - -	933 933 933 933 933	- 384 538 384 384	- - - - -	344 344 344 344 344	190 1,950 190 190 1,950	4,852 11,889 5,390 3,845 6,928
Greenway Existing House/Duplex ³ All Other Projects	II II	3,190 5,329	340 510	69 105	- -	661 1,633	384 2,540	- -	344 344	190 190	5,178 10,651
Historic Landmark Designation Individual properties Multiple properties or districts	III III	4,200 9,660	- -	- -	- -	- -	197 505	- -	- -	- -	4,397 10,165
Historic Landmark Demolition Review	IV	9,371	-	-	-	-	505	-	-	-	9,876



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Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	Hearings Officer	TOTAL	
Impact Mitigation Plan												
Amendment (Minor)	II	4,631	851	-	120	2,333	4,073	-	344	190	12,542	
Implementation	II	4,631	851	-	120	2,333	1,665	-	344	190	10,134	
New/Amendment (Major)	III	20,948	851	-	120	2,333	12,738	-	344	1,950	39,284	
Amendment (Use)	III	7,208	851	-	120	2,333	6,383	-	344	1,950	19,189	
Land Division Review											LUS Fee +	
Type Ix	Ix	2,310 + 525 per lot & tract (max. per lot	213	69	120	622	1,973	100	344	-	3,441	
Type Iix	Iix	& tract total 13,125) +	510	105	120	1,400	3,205	150	344	190	6,024	
Type III	III	1,260 for new street, Max. 16,695	1,485	105	120	4,044	5,808	200	344	1,950	14,056	
2 - 3 lot Land Division with Concurrent Environmental Review	III	3,045 + 1,575 per lot & tract (max. per lot & tract total	510	105	120	1,400	3,303	90	344	1,950	LUS Fee + 7,822	
4 or more lot Land Division with Concurrent Environmental Review	III	18,900) + 1,890 for new street, Max. 23,835	2,124	105	120	5,832	5,808	180	344	1,950	LUS Fee + 16,463	
Land Division Amendment Review												
	Ix	1,507	106	-	120	311	1,308	50	-	-	3,402	
	Iix	1,628	106	-	120	311	1,308	50	-	190	3,713	
	III	3,822	106	-	120	311	1,308	50	-	1,950	7,667	
Land Division Final Plat Review/Final Dev Plan Review											LUS Fee +	
If preliminary was Type Ix with no street	Admin Review	882 per lot (max. 6,174), plus	106	-	80	311	1,455	50	344	-	2,346	
If preliminary was Type Ix or Iix with a street		662 if new street, Max. 6,836	254	-	80	700	1,763	50	344	-	3,191	
If preliminary was Type Iix with no street			128	-	80	350	1,455	50	344	-	2,407	
If preliminary was Type III			510	-	80	1,400	3,303	100	344	-	5,737	
Additional Review of Final Plat	n/a	310	-	-	-	-	505	-	-	-	815	
A fee will be charged for each review after the second review												
Replat	Ix	2,730	128	105	120	350	1,308	-	-	-	4,741	
Master Plan												
Minor Amendments to Master Plans	II	5,209	254	-	120	700	6,383	90	344	190	13,290	
New Master Plans or Major Amds to Master Plans	III	13,781	851	-	120	2,333	16,014	90	344	1,950	35,483	
Non-conforming Situation Review	II	4,851	85	69	-	233	2,540	-	-	190	7,968	
Non-conforming Status Review	II	1,460	-	-	-	-	230	-	-	190	1,880	
Planned Development Bonus Review												
Minor Amendment	Iix	5,775	1,011	69	-	2,955	839	180	344	190	11,363	
New or Major Amendment	III	20,948	1,011	69	-	2,955	4,114	180	-	1,950	31,227	
Planned Development Review - all other												
	Iix	3,045	1,011	69	120	2,955	1,924	180	344	190	9,838	
	III	4,988	1,011	69	120	2,955	5,038	180	344	1,950	16,655	
Planned Development Amendment / Planned Unit Development Amendment												
	Iix	2,688	170	69	120	467	993	50	-	190	4,747	
	III	4,515	170	69	120	467	1,763	50	-	1,950	9,104	
River Review												
Resource Enhancement/PLA/Public Rec Trails	Iix	2,730	254	-	-	622	-	-	344	190	4,140	
Existing House/Duplex	Iix	2,730	510	-	-	661	433	-	344	190	4,868	
All Other Projects	Iix	3,150	637	-	-	1,633	1,665	-	344	190	7,619	
River Review Violation												
	II	3,045	340	-	-	933	230	-	344	190	5,082	
	III	7,938	340	-	-	933	230	-	-	1,950	11,391	
Statewide Planning Goal Exception	III	10,535	-	-	-	778	3,919	-	-	1,950	17,182	
Transportation Demand Management Review	II	1,632	-	-	-	-	1,455	-	-	190	3,277	
Transportation Impact Analysis - campus	II	1,632	-	-	-	-	6,969	-	-	190	8,791	
Tree Preservation Violation Review												
	II	2,625	128	-	-	-	-	-	344	190	3,287	
	III	4,631	128	-	-	-	-	-	344	1,950	7,053	
Tree Review	II	1,507	106	-	-	-	-	-	344	190	2,147	
Zoning Map Amendment	III	6,174	537	-	120	1,477	6,480	50	344	1,950	17,132	
Other Unassigned Reviews												
	I / Ix	1,565	64	69	-	194	351	-	-	-	2,243	
	II / Iix	1,948	128	69	120	350	676	-	-	190	3,481	
	III	6,195	213	-	120	583	2,589	-	-	1,950	11,650	
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL		
Design Advice Request - (per meeting with commission)		4,320	-	-	-	-	598	-	-	-	4,918	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		1,110	-	-	-	-	-	-	-	-	1,110	
Meeting and Written Info		1,340	-	-	-	-	-	-	-	-	1,340	
Early Assistance - Zoning & Infrastructure Bureaus												
Written Info Only		1,110	-	-	165	311	587	-	344	-	2,517	
Meeting & Written Info		1,340	47	-	495	467	741	-	574	-	3,664	
Written Info Only (Street Vacation requested)		1,110	-	-	165	311	872	-	344	-	2,802	
Meeting & Written Info (Street Vacation requested)		1,340	47	-	495	467	1,311	-	574	-	4,234	
Pre-Application Conference		1,874	486	-	495	1,400	1,357	100	574	-	6,286	
Pre-Application Conference (Street Vacation requested)		1,874	486	-	495	1,400	1,927	100	574	-	6,856	
Pre-Permit Zoning Plan Check*												
House or Duplex		895	-	-	-	-	-	-	-	-	895	
All Other Development		895	-	-	-	-	-	-	-	-	895	
Public Works Inquiry (Written Info Only) 1-2 housing units (No Land Use Review or PLA expected)		-	-	-	50	50	50	-	-	-	150	
Remedial Action Exempt Review - Conference		730	268	-	-	1,400	-	-	-	-	2,398	



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OTHER LAND USE SERVICES	BDS LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	FIRE	PARKS	TOTAL	
Additional Copies of Recording Documents	17	-	-	-	-	-	-	-	17	
Appeals: Type II / IIX	250	-	-	-	-	-	-	-	250	
Recognized Organizations as defined by Zoning Code Chapter 33.910 Type III; 50% of LUS application fee (Max. 5,250)	No Charge									
120-day delay / HRI Removal (ranked structures only)	465	-	-	-	-	-	-	-	465	
Expert Outside Consultation⁵ (Per hour above base fee)	128	-	-	-	-	-	-	-	128	
Field Verification By Land Use Staff (except for environmental plan checks)	163	-	-	-	-	-	-	-	163	
Hourly Rate for Land Use Services	163	-	-	-	156	154	50	-	523	
Landscape Monitoring Report Review (per annual report)	217	-	-	-	-	-	-	-	217	
Lot Confirmation⁶										
Sites Without Buildings	717	-	-	80	233	-	-	-	1,030	
Sites With House(s) or Duplex(es)	772	-	69	80	233	-	-	-	1,154	
Sites With Other Development	856	-	69	80	233	-	-	-	1,238	
Mural Permit Fee	53	-	-	-	-	-	-	-	53	
Structural Plan Review fee	156	-	-	-	-	-	-	-	156	
Plan Check²										
Commercial and Residential	2.34 per 1,000 valuation 163 minimum			80	-	-	-	-		
Maximum number of allowable checksheets: 2 Rate per additional checksheet	193	-	-	-	-	-	-	-	193	
Community Design Standards Plan Check (add to base fee; maximum 2,100 for house or duplex; maximum 5,250 for all other projects)	0.0079 of valuation									
Convenience Store/Amenity Bonus Plan Check (add to base fee)	285	-	-	-	-	-	-	-	285	
Environmental Standards Plan Check and Field Verification (add to base fee)	308	-	-	-	-	-	-	-	308	
Environmental Violation Plan Check (add to base fee)	872	-	-	-	-	-	-	-	872	
Sign Permit Plan Check After Land Use Review (flat fee)	144	-	-	-	-	-	-	-	144	
Radio Frequency Facilities Plan Check ⁷ (flat fee)	794	-	-	330	-	-	-	-	1,124	
Property Line Adjustment										
Site Without Buildings	662	85	-	120	233	482	-	-	1,582	
Sites With House(s) or Duplex(es)	717	85	69	120	544	482	-	-	2,017	
Sites With Other Development	772	85	69	120	1,128	482	-	-	2,656	
Property Line Adjustment With Lot Confirmation:										
Site Without Buildings	1,379	85	-	200	233	482	-	-	2,379	
Sites With Houses(s) or duplex(es)	1,489	85	138	200	544	482	-	-	2,938	
Sites With Other Development	1,544	85	138	200	1,128	482	-	-	3,577	
Remedial Action Exempt Review - Simple	2,552	743	-	-	933	-	-	-	4,228	
Remedial Action Exempt Review - Complex	3,418	1,981	-	-	2,488	-	-	-	7,887	
Renotification Fee - Any Review & DAR Reschedule	473	-	-	-	-	-	-	-	473	
Street Vacation	110	-	-	-	-	-	-	-	110	
Transcripts	Actual cost								Actual cost	
Zoning Confirmation										
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	71	-	-	-	-	-	-	-	71	
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	294	-	-	-	-	-	-	-	294	
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants)	1,235	-	-	-	-	-	-	-	1,235	

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