



City of Portland, Oregon - Bureau of Development Services

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Unincorporated Multnomah County Land Use Fee Schedule Effective December 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	1,735	-	-	-	-	187	-	1,922
Site With Existing House/Duplex	II	2,225	85	69	120	311	351	-	3,161
All Other Projects ⁸	II	3,400	128	105	120	389	351	-	4,493
Comprehensive Plan Map Amendment With Zone Map Amendment									
Tier A -	III	11,025	-	-	120	1,128	5,346	1,950	19,569
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	14,238	324	105	120	1,128	5,346	1,950	23,211
Tier C - All Other Proposals	III	20,837	607	105	120	1,750	9,658	1,950	35,027
Conditional Use									
Type Ix	Ix	3,124	85	-	-	233	1,616	-	5,058
Type II	II	3,360	106	69	120	311	1,616	190	5,772
Type II - Radio Frequency Facilities	II	8,211	-	-	-	-	-	190	8,401
Type III - New	III	11,025	340	105	120	933	5,962	1,950	20,435
Type III - Existing	III	5,250	170	105	120	467	5,962	1,950	14,024
Type III - Radio Frequency Facilities	III	16,207	-	0	0	0	895	1,950	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	Ix, II	1,223	-	-	-	-	-	-	1,223
	III	1,223	-	-	-	-	-	-	1,223
Sign > 20 sq ft	Ix, II	1,433	-	-	-	-	-	-	1,433
	III	1,433	-	-	-	-	-	-	1,433
Tier B - Radio Frequency/Wireless Facilities									
	Ix, II	5,250	-	-	-	-	-	-	5,250
	III	5,250	-	-	-	-	-	-	5,250
Tier C - Sites with an existing house/duplex: dormer projects; <u>or</u> exterior alterations to building or site with:	Ix, II	0.034 of valuation min. 1,323 max. 16,349	-	69	-	-	-	-	LUS Fee + 69
• 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.)									
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:	Ix, II	0.034 of valuation min. 1,323 max. 16,349	85	105	120	428	384	-	LUS Fee + 1,122
• 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.)									
Tier E - Sites with other existing development: dormer projects <u>or</u> exterior alterations to building or site with:	Ix, II	0.034 of valuation min. 1,323 max. 16,349	-	105	-	-	-	-	LUS Fee + 105
• 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	III		-	105	-	-	-	-	LUS Fee + 105
Tier F - Sites with other existing development: projects involving:	Ix, II	0.034 of valuation min. 1,323 max. 16,349	170	105	120	428	813	-	LUS Fee + 1,636
• 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	III		170	105	120	428	813	-	LUS Fee + 1,636
Tier G - All other projects not described above	Ix or II	0.034 of valuation min. 1,323 max. 16,349	607	105	120	1,633	2,882	-	LUS Fee + 5,347
(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	III	0.034 of valuation min. 5,513 max. 28,350	607	105	120	1,633	4,855	-	LUS Fee + 7,320
Modifications	n/a	1,628	-	-	-	-	-	-	1,628
Environmental Review									
Resource Enhancement/PLA/Public Rec Trails	Ix	2,730	254	-	-	622	-	-	3,606
Existing House/Duplex	II	2,730	510	-	-	661	685	190	4,776
All Other Projects	II	3,859	637	-	-	1,633	685	190	7,004
Environmental Review Protection Zone	III	4,411	637	-	-	1,750	538	1,950	9,286
Environmental Violation Review									
Type II required	II	3,394	340	-	-	933	-	190	4,857
Type III required	III	7,938	340	-	-	933	384	1,950	11,545
Undividable lot w/existing single dwelling unit	III	3,614	340	-	-	933	384	1,950	7,221
Greenway									
Existing House/Duplex ³	II	3,190	340	69	-	661	384	190	4,834
All Other Projects	II	5,329	510	105	-	1,633	2,540	190	10,307
Historic Landmark Designation									
Individual properties	III	4,200	-	-	-	-	197	-	4,397
Multiple properties or districts	III	9,660	-	-	-	-	505	-	10,165
Historic Landmark Demolition Review	IV	9,371	-	-	-	-	505	-	9,876
Impact Mitigation Plan									
Amendment (Minor)	II	4,631	851	-	120	2,333	4,073	190	12,198
Implementation	II	4,631	851	-	120	2,333	1,665	190	9,790
New/Amendment (Major)	III	22,932	851	-	120	2,333	12,738	1,950	40,924
Amendment (Use)	III	7,208	851	-	120	2,333	6,383	1,950	18,845
Land Division Review									
Type Ix	Ix	6,340 + 276 per lot and tract + 1,323 if new street	213	69	120	622	1,973	-	LUS Fee + 2,997
Type IIx	IIx	7,166 + 276 per lot and tract + 1,323 if new street	510	105	120	1,400	3,205	190	LUS Fee + 5,530
Type III	III	8,269 + 276 per lot and tract + 1,323 if new street	1,485	105	120	4,044	5,808	1,950	LUS Fee + 13,512
2 - 3 lot Land Division with Concurrent Environmental Review	III	7,166 + 441 per lot and tract + 2,205 if new street	510	105	120	1,400	3,303	1,950	LUS Fee + 7,388
4 or more lot Land Division with Concurrent Environmental Review	III	9,371 + 441 per lot and tract + 2,205 if new street	2,124	105	120	5,832	5,808	1,950	LUS Fee + 15,939

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

Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
Land Division Amendment Review	lx	2,113	106	-	120	311	1,308	-	3,958
	llx	2,774	106	-	120	311	1,308	190	4,809
	lll	7,913	106	-	120	311	1,308	1,950	11,708
Land Division Final Plat Review/Final Dev Plan Review									
If preliminary was Type I or lx with no street	Admin Review	3,938	106	-	80	311	1,455	-	5,890
If preliminary was Type I, lx or llx with a street		4,190	254	-	80	700	1,763	-	6,987
If preliminary was Type llx with no street		4,190	128	-	80	350	1,455	-	6,203
If preliminary was Type III		6,395	510	-	80	1,400	3,303	-	11,688
Additional Review of Final Plat A fee will be charged for each review after the second review	n/a	310	-	-	-	-	505	-	815
Replat	lx	2,730	128	105	120	350	1,308	-	4,741
Master Plan									
Minor Amendments to Master Plans	II	7,762	254	-	120	700	6,383	190	15,409
New Master Plans or Major Amds to Master Plans	III	13,781	851	-	120	2,333	16,014	1,950	35,049
Non-conforming Situation Review	II	4,851	85	69	-	233	2,540	190	7,968
Non-conforming Status Review	II	2,315	-	-	-	-	230	190	2,735
Planned Development Bonus Review									
Minor Amendment	llx	5,775	1,011	69	-	2,955	839	190	10,839
New or Major Amendment	lll	22,932	1,011	69	-	2,955	4,114	1,950	33,031
Planned Development Review - all other	llx	4,961	1,011	69	120	2,955	1,924	190	11,230
	lll	7,166	1,011	69	120	2,955	5,038	1,950	18,309
Planned Development Amendment / Planned Unit Development Amendment	llx	2,856	170	69	120	467	993	190	4,865
	lll	7,604	170	69	120	467	1,763	1,950	12,143
River Review									
Resource Enhancement/PLA/Public Rec Trails	llx	2,730	254	-	-	622	-	190	3,796
Existing House/Duplex	llx	2,730	510	-	-	661	433	190	4,524
All Other Projects	llx	3,859	637	-	-	1,633	1,665	190	7,984
River Review Violation	II	3,394	340	-	-	933	230	190	5,087
	III	7,938	340	-	-	933	230	1,950	11,391
Statewide Planning Goal Exception	III	32,009	-	-	-	778	3,919	1,950	38,656
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	-	-	-	-	190	2,943
	III	6,329	128	-	-	-	-	1,950	8,407
Tree Review	II	2,774	106	-	-	-	-	190	3,070
Zoning Map Amendment	III	6,174	537	-	120	1,477	6,480	1,950	16,738
Other Unassigned Reviews	I / lx	2,756	64	69	-	194	351	-	3,434
	II / llx	3,021	128	69	120	350	676	190	4,554
	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	TOTAL	
Design Advice Request - (per meeting with commission)		4,320	-	-	-	-	598	4,918	Footnotes:
Early Assistance - Zoning									1 This category
Written Info Only		1,110	-	-	-	-	-	1,110	also includes small
Meeting & Written Info		1,340	-	-	-	-	-	1,340	accessory buildings
Early Assistance - Zoning & Infrastructure Bureaus									that don't require a
Written Info Only		1,110	-	-	165	311	587	2,173	building permit,
Meeting & Written Info		1,340	47	-	495	467	741	3,090	storage sheds,
									mechanical
Written Info Only (Street Vacation requested)		1,110	-	-	165	311	872	2,458	equipment, and
Meeting & Written Info (Street Vacation requested)		1,340	47	-	495	467	1,311	3,660	trellises.
Pre-Application Conference		2,095	486	-	495	1,400	1,357	5,833	2 If the applicant
Pre-Application Conference (Street Vacation requested)		2,205	486	-	495	1,400	1,927	6,513	does not provide
Pre-Permit Zoning Plan Check⁴									the valuation, the
House or Duplex		895	-	-	-	-	-	895	maximum fee will
All Other Development		895	-	-	-	-	-	895	be charged.
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	
OTHER LAND USE SERVICES		BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	TOTAL	
Additional Copies of Recording Documents		17	-	-	-	-	-	17	3 a) structure (not
Appeals: Type II / llx		250	-	-	-	-	-	250	building) within
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge	-	-	-	-	-	No Charge	existing dock
Type III; 50% of LUS application fee (Max. 5,250)									footprint;
120-day delay / HRI Removal (ranked structures only)		465	-	-	-	-	-	465	b) temporary soil
Expert Outside Consultation⁵ (Per hour above base fee)		128	-	-	-	-	-	128	stockpile outside
Field Verification By Land Use Staff (except for environmental plan checks)		221	-	-	-	-	-	221	greenway setback,
Hourly Rate for Land Use Services		163	-	-	-	156	-	319	c) herbicide use to
Landscape Monitoring Report Review (per annual report)		217	-	-	-	-	-	217	remove non-native
Lot Confirmation⁶									plants.
Sites Without Buildings		717	-	-	80	233	-	1,030	4 Planning and
Sites With House(s) or Duplex(es)		772	-	69	80	233	-	1,154	Zoning review of
Sites With Other Development		856	-	69	80	233	-	1,238	plans prior to
Mural Permit Fee		290	-	-	-	-	-	290	building permit
Structural Plan Review fee		156	-	-	-	-	-	156	submittal.
Plan Check²									5 Expert
Commercial and Residential		2.34 per 1,000 valuation	-	-	80	-	-	80	consultation fee
Maximum number of allowable checksheets: 2		163 minimum	-	-	-	-	-	193	applies to plan
Rate per additional checksheet		193	-	-	-	-	-	193	checks for cultural
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	-	-	-	-	-	802	resources in the
Convenience Store/Amenity Bonus Plan Check (add to base fee)		285	-	-	-	-	-	285	Columbia South
Environmental Standards Plan Check and Field Verification (add to base fee)		802	-	-	-	-	-	802	Shore and
Environmental Violation Plan Check (add to base fee)		938	-	-	-	-	-	938	Environmental
Sign Permit Plan Check After Land Use Review (flat fee)		166	-	-	-	-	-	166	Reviews.
Radio Frequency Facilities Plan Check ⁷ (flat fee)		794	-	-	330	-	-	1,124	6 A Site
Property Line Adjustment									Development fee of
Site Without Buildings		662	85	-	120	233	482	1,582	\$77 is charged
Sites With House(s) or Duplex(es)		717	85	69	120	544	482	2,017	when a review is
Sites With Other Development		772	85	69	120	1,128	482	2,656	required.
Property Line Adjustment with Lot Confirmation									7 This includes all
Site Without Buildings		1,379	85	-	200	233	482	2,379	new wireless
Sites With House(s) or Duplex(es)		1,489	85	138	200	544	482	2,938	facilities as well as
Sites With Other Development		1,544	85	138	200	1,128	482	3,577	existing facilities
Remedial Action Exempt Review - Simple		2,552	743	-	-	933	-	4,228	where antennas are
Remedial Action Exempt Review - Complex		3,418	1,981	-	-	2,488	-	7,887	added or changed,
Renotification Fee - Any Review & DAR Reschedule		544	-	-	-	-	-	544	or equipment
Street Vacation		110	-	-	-	-	-	110	cabinets are added
Transcripts		Actual cost	Actual Costs					Actual cost	or changed.
Zoning Confirmation									8 The fee for Sign
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)		71	-	-	-	-	-	71	Adjustments is the
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)		294	-	-	-	-	-	294	same as the
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	Design/Historic
Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.									