City of Portland Environmental Services  
Fiscal Year 2022-2023 Rate Ordinance Exhibit A

The following table shows sewer and stormwater rates for FY 2022-2023. The table shows rates by service category and user type with rates provided by unit.

| **Rate Name** | **FY 2022-23 Rate** | **Unit Type** |
| --- | --- | --- |
| **A) Sanitary Sewer System User Service Charges and Discounts** |  |  |
| 1) Residential Users |  |  |
| 1a) Sanitary Sewer Services | $12.35 | per 100 cubic feet of water consumption |
| 1b) Low Income Discount | -$40.73 | per month for eligible single family ratepayers only |
| 1c) Extremely Low Income Discount | -$65.17 | per month for eligible single family ratepayers only |
| 2) Non-Residential, Commercial, Industrial, and Institutional Users |  |  |
| 2a) Special Meter Charge | $40.00 | per special meter bill |
| 2b) Sanitary Sewer Services | $12.172 | per 100 cubic feet of water consumption |
| 2c) Clean Water Discharge | $1.200 | per 100 cubic feet of discharged clean water |
| 2d) Publicly-Owned Drinking Fountain or Single-Pass Waste Fountain | $0.001 | per 100 cubic feet of discharged water |
| 3) Industrial Extra-Strength Discharger |  |  |
| 3a) Biochemical Oxygen Demand | $0.828 | per pound (allowable concentration - 300 mg/liter) |
| 3b) Suspended Solids | $1.198 | per pound (allowable concentration - 350 mg/liter) |
| **B) Drainage/Stormwater Management User Service Charges and Discounts** |  |  |
| 1) Residential Users |  |  |
| 1a) Single Family and Duplexes |  |  |
| 1ai) Off-Site Charge | $20.28 | per user account per month |
| 1aii) On-Site Charge | $10.92 | per user account per month |
| 1b) 3-Plex and 4-Plex Residences |  |  |
| 1bi) Off-Site Charge | $8.45 | per dwelling unit per month |
| 1bii) On-Site Charge | $4.55 | per dwelling unit per month |
| 1c) Developments of 5 or More Units |  |  |
| 1ci) Off-Site Charge | $8.45 | per 1,000 square feet of impervious area per month |
| 1cii) On-Site Charge | $4.55 | per 1,000 square feet of impervious area per month |
| 2) Non-Residential Users |  |  |
| 2a) Off-Site Charge | $8.75 | per 1,000 square feet of impervious area per month |
| 2b) On-Site Charge | $4.71 | per 1,000 square feet of impervious area per month |
| **C) Discounts** |  |  |
| Clean River Rewards - user fee discounts as much as 100% of the monthly on-site stormwater management charge for private on-site facilities that manage stormwater runoff, and 100% of the monthly on-site stormwater management charge for Drainage District residents and businesses. |  |  |
| **D) Willamette River/Portland Harbor Superfund Charges** |  |  |
| 1) Sanitary Volume Component | $0.12 | per 100 cubic feet of water consumption |
| 2) Impervious Area Component | $0.36 | per 1,000 square feet of impervious area per month |
| Note: These rates apply to all users, residential and non-residential. The impervious area component is calculated for the following classes of residential users based on the following class-average values of impervious area: |  |  |
| *Single Family and Duplex Residences* | *2,400* | *square feet of impervious area per parcel* |
| *3-Plex and 4-Plex Residences* | *1,000* | *square feet of impervious area per unit* |
| **E) System Development and Connection Charges** |  |  |
| 1) Sanitary System |  |  |
| 1a) Development Charge | $8,299.00 | per equivalent dwelling unit |
| 2) Stormwater Management System |  |  |
| 2a) Single Family or Duplex Residence | $1,251.00 | per parcel |
| 2b) 3-Plex Residential Development | $1,443.00 | per parcel |
| 2c) 4-Plex Residential Development | $1,980.00 | per parcel |
| 2d) All Other Developments |  |  |
| 2di) Impervious Area Component | $259.00 | per 1,000 square feet of impervious area |
| 2dii) Frontage Component | $8.36 | per linear foot of frontage |
| 2diii) Trip Generation Component | $4.67 | per daily vehicle trip |
| 3) Connection Charges |  |  |
| 3a) Line Charge | $2.21 | per square foot within the zone of benefit |
| 3b) Branch Charge | $8,421.00 | per branch used |
| 4) Sanitary Sewer Conversion Charges |  |  |
| 4a) Residential (Single Family, Duplex, 3-Plex, and 4-Plex) |  |  |
| 4ai) Branch Charge | $8,421.00 | per branch used |
| 4b) Commercial (All Other Users) |  |  |
| 4bi) Simple Sewer Extensions | $3.31 | per square foot |
| 4bii) Complex Sewer Extensions | $6.79 | per square foot |
| 5) System Development Charge Exemptions |  |  |
| 5a) Affordable Housing |  | Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges. |
| 5b) Accessory Dwelling Units |  | Qualified Accessory Dwelling Units (ADUs) will be exempt from required sanitary and stormwater system development charges. |

| **Fee Name** | **Unit Fee** | **Unit Type** |
| --- | --- | --- |
| **F. Building Plan Review Fees Based on Type of Review** |  |  |
| 1) One or Two Family Residential Structures | $755 | per application |
| 2) Revisions/Recheck Fees for Residential Permits | $250 | per application |
| 3) Structures Auxiliary to or Interior Modifications of One or Two Family Residential Dwelling Units Submitted on a Separate Application | $250 | per application |
| 4) Tenant Improvements in and Additions to Commercial Buildings |  |  |
| 4a) Environmental Review | $500 | per application |
| 4b) Source Control Review | $500 | per application |
| 5) Commercial Buildings (other than those listed in other categories above) |  |  |
| 5a) Environmental Review | $1,505 | per application |
| 5b) Source Control Review | $755 | per application |
| 6) Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet Required) |  |  |
| 6a) Environmental Review | $500 | per review |
| 6b) Source Control Review | $500 | per review |
| 7) Over-the-Counter Hourly Rate, Billable in 15 Minute Increments for a Maximum of One Hour. |  |  |
| 7a) Environmental Review | $250 | per hour |
| 7b) Source Control Review | $250 | per hour |
| 8) Commercial Stormwater Facility Inspection |  |  |
| 8a) Up to Two Facilities | $1,380 | per application |
| 8b) Each Additional Facility | $250 | per facility |
| 9) Residential Stormwater Facility Inspection | $690 | per application |
| 10) Fee for Major Projects Group (Assigned by Bureau of Development Services) | $20,000 | per project |
| **G. Land Use Review Fees** |  |  |
| 1) Adjustment Review |  |  |
| 1a) Review for Existing House/Duplex (Not Fence/Decks/Eaves) | $375 | per application |
| 1b) All Other Projects | $470 | per application |
| 2) Central City Master Plan Review |  |  |
| 2a) Type II Amendment | $845 | per application |
| 2b) Type III New Master Plan or Amendment | $2,820 | per application |
| 3) Comprehensive Plan Map Amendment w/Zone Map Amendment |  |  |
| 3a) Tier A | $1,360 | per application |
| 3b) Tier B | $1,360 | per application |
| 3c) Tier C | $2,115 | per application |
| 4) Conditional Use |  |  |
| 4a) Type Ix | $280 | per application |
| 4b) Type II | $375 | per application |
| 4c) Type III – New | $1,125 | per application |
| 4d) Type III – Existing | $565 | per application |
| 5) Design/Historic Resource/Historic Relocation Review |  |  |
| 5a) Type Ix | $515 | per application |
| 5b) Type II | $515 | per application |
| 5c) Type III | $1,970 | per application |
| 6) Environmental Review/River Review |  |  |
| 6a) Resource Enhancement/PLA/Public Rec Trails | $750 | per application |
| 6b) Existing House/Duplex, or one new residential dock (River Review) | $800 | per application |
| 6c) All Other Projects | $1,970 | per application |
| 7) Environmental Review Protection Zone | $2,115 | per application |
| 8) Environmental Violation Review/River Review Violation |  |  |
| 8a) Type II Required | $1,125 | per application |
| 8b) Type III Required | $1,125 | per application |
| 8c) Columbia South Shore Plan District (CSSPD) | $1,125 | per application |
| 8d) CSSPD, Undividable Lot with Existing Single Dwelling Unit | $1,125 | per application |
| 8e) Undividable Lot with Existing Single Dwelling Unit | $1,125 | per application |
| 9) Greenway |  |  |
| 9a) Existing House/Duplex or One New Residential Dock | $800 | per application |
| 9b) All Other Projects | $1,970 | per application |
| 10) Impact Mitigation Plan |  |  |
| 10a) Amendment (Minor) | $2,820 | per application |
| 10b) Implementation | $2,820 | per application |
| 10c) New/Amendment (Major) | $2,820 | per application |
| 10d) Amendment (Use) | $2,820 | per application |
| 11) Land Division Review |  |  |
| 11a) Type Ix | $750 | per application |
| 11b) Type IIx | $1,690 | per application |
| 11c) Type III | $4,885 | per application |
| 12) Middle Housing Land Division Review |  |  |
| 12a) Partitions (2-3 Lots/Tracts) | $1,690 | per application |
| 12b) Subdivision (4 or More Lots/Tracts) | $4,885 | per application |
| 13) 2 to 3 Lot Land Division with Concurrent Environmental/River Review | $1,690 | per application |
| 14) 4 or More Lot Land Division with Concurrent Environmental/River Review | $7,045 | per application |
| 15) Land Division Amendment Review (All Types) | $375 | per application |
| 16) Land Division Final Plat Review/Final Development Plan Review |  |  |
| 16a) If Preliminary Was Type I or Ix with No Street | $375 | per application |
| 16b) If Preliminary Was Type I, Ix, or IIx with a Street | $845 | per application |
| 16c) If Preliminary Was Type IIx with No Street | $425 | per application |
| 16d) If Preliminary Was Type III | $1,690 | per application |
| 16e) If Preliminary Was a Middle Housing Land Division | $845 | per application |
| 17) Replat | $425 | per application |
| 18) Master Plan |  |  |
| 18a) Minor Amendments to Master Plans | $845 | per application |
| 18b) New Master Plans or Major Amendments to Master Plans | $2,820 | per application |
| 19) Non-Conforming Situation Review | $280 | per application |
| 20) Planned Development Bonus Review | $3,570 | per application |
| 21) Planned Development Review – All Other | $3,570 | per application |
| 22) Planned Development/Planned Unit Development Amendment | $565 | per application |
| 23) Statewide Planning Goal Exception | $940 | per application |
| 24) Zoning Map Amendment | $1,785 | per application |
| 25) Other Unassigned Reviews |  |  |
| 25a) Type I/Ix | $725 | per application |
| 25b) Type II/IIx | $1,350 | per application |
| 25c) Type III | $2,070 | per application |
| 26) Early Assistance, Written Info Only | $375 | per application |
| 27) Early Assistance, Meeting and Written Info | $565 | per application |
| 28) Pre-Application Conference | $1,275 | per conference |
| 29) Public Works Inquiry (Written Info Only) | $50 | per inquiry |
| 30) Hourly Rate for Land Use Services | $190 | per hour |
| 31) Lot Confirmation |  |  |
| 31a) Sites without Buildings | $160 | per application |
| 31b) Sites with House(s) or Duplex(es) | $280 | per application |
| 31c) Sites with Other Development | $280 | per application |
| 32) Property Line Adjustment (With or Without Lot Confirmation) |  |  |
| 32a) Site without Buildings | $280 | per application |
| 32b) Sites with House(s) or Duplex(es) | $655 | per application |
| 32c) Sites with Other Development | $1,360 | per application |
| 33) Remedial Action Exempt Review |  |  |
| 33a) Remedial Action Exempt Review - Conference | $1,275 | per conference |
| 33b) Remedial Action Exempt Review - Simple | $1,125 | per review |
| 33c) Remedial Action Exempt Review - Complex | $3,005 | per review |
| **H. Industrial Waste Discharge Fees** |  |  |
| 1) Permit Base Fee by Permit Type\* |  |  |
| 1a) Categorical Industrial Users (CIU) | $3,375 | per year |
| 1b) Significant Industrial Users (SIU) | $2,815 | per year |
| 1c) Non-Significant Industrial Users (NSIU) | $1,610 | per year |
| 1d) Non-Discharging Categorical Industrial Users (NDCIU) | $240 | per year |
| 2) Unit Fees |  |  |
| 2a) Alternative Discharge Control Mechanism | $150 | per year |
| 2b) Construction Dewatering Permit | $280 | per unit |
| 2c) Service Fee per Occurrence\*\* | $160 | per unit |
| \*The total permit fee is comprised of the base fee plus actual costs for enforcement and monitoring as well as a DEQ SIU fee, if applicable. \*\*This fee is applied to such discharges not otherwise addressed in an Industrial Waste Discharge permit, in addition to other applicable charges. |  |  |
| **I. Street Use Permit Fees** |  |  |
| 1) Sewer Lateral Connection or Repair Fee | $280 | per permit |
| 2) Sewer Main Connection Fees |  |  |
| 2a) PBOT BOM Tap or Tee Fitting | $420 | per tap |
| 2b) Install Standard Maintenance Hole | $495 | per installation |
| 2c) Sewer Main or Maintenance Hole Connection Fee | $245 | per connection |
| 2d) Engineered Sewer Connection Permit | $1,840 | per connection |
| 3) Short Sewer Extension |  |  |
| 3a) Up to and including 50 Feet | $600 | per permit |
| 3b) 51 to 100 Feet | $1,000 | per permit |
| 4) Residential Infill Permit | $3,000 | per permit |
| 5) Basic Sewer Extension | $3,000 | per permit |
| 6) PW Permit: \*Calculator to establish base cost plus additional cost for factors per ENB-4.11.5 |  |  |
| 6a) Project Manager (Per Hour) | $185 | per hour |
| 6b) Construction Manager (Per Hour) | $160 | per hour |
| 6c) Engineering Technician (Per Hour) | $145 | per hour |
| 6d) Inspector (Per Hour) | $150 | per hour |
| 6e) Revegetation (Per Hour) | $170 | per hour |
| 6f) Maintenance (Per Hour) | $210 | per hour |
| 7) Complex Permit | Full Cost Recovery | per permit |
| 8) Green Infrastructure Inspection |  |  |
| 8a) One to Five Facilities | $1,285 | per permit |
| 8b) Six or More Facilities | $1,795 | per permit |
| 9) Construction Warranty Fee | $905 | per permit |
| 10) Permit Reactivation Fee | $500 | per application |
| 11) Street Vacation | Full Cost Recovery | per application |
| 12) Hourly Rate for Natural Area Ecologist Services | $160 | per hour |
| **J. Source Control Manual and FOG Fees** |  |  |
| 1) Source Control Manual Fees - Special Circumstances Review Application Fee | $105 | per application |
| 2) FOG Variance Request Processing Fee | $250 | per application |
| 3) Extra Strength Additional Sample | $310 | per sample |
| **K. Stormwater Management Manual Fees** |  |  |
| 1) Special Circumstances Application Fee | $100 | per application |
| 2) Offsite Management Fee | $3.90 | per SF |
| 3) Post-Issued Permit Offsite Management Fee | $7.80 | per SF |
| 4) Manufactured Stormwater Treatment Technologies Application Review Fee | $6,035 | per application |