

**City of Portland**  
**Bureau of Development Services**  
**Site Development Fee Schedule for Land Use Reviews**  
**Effective Date: July 1, 2023**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Adjustment Review</b>			
Review for Existing House/Duplex -	II	\$ 95.00	\$ 100.00
All Other Projects	II	\$ 142.00	\$ 150.00
<b>Central City Master Plan Review</b>			
<u>Amendment to Master Plan</u>	II	\$ 670.00	\$ 704.00
<u>New Master Plans or Amendments to Master Plan</u>	III	\$ 939.00	\$ 986.00
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>			
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 359.00	\$ 377.00
<b>Tier C - All Other Proposals</b>	III	\$ 670.00	\$ 704.00
<b>Conditional Use</b>			
Type Ix	Ix	\$ 95.00	\$ 100.00
Type II	II	\$ 118.00	\$ 124.00
Type III - New	III	\$ 375.00	\$ 394.00
Type III - Existing	III	\$ 188.00	\$ 198.00
<b>Design/Historic Reviews (If the applicant does not provide the valuation, the maximum fee will be charged.)</b>			
<b>Tier D - Design/Historic Reviews - New Structures</b>	Ix, II, or III	\$ 95.00	\$ 100.00
<b>Environmental Review</b>			
Resource Enhancement/Public Rec Trails	Ix	\$ 281.00	\$ 296.00
Existing House/Duplex	II	\$ 563.00	\$ 592.00
All Other Projects	II	\$ 703.00	\$ 739.00
<b>Environmental Review Protection Zone</b>	III	\$ 703.00	\$ 739.00
<b>Environmental Violation Review</b>			
Type II required	II	\$ 375.00	\$ 394.00
Type III required	III	\$ 375.00	\$ 394.00
Columbia South Shore Plan District (CSSPD)	II	\$ 375.00	\$ 394.00
Columbia South Shore Plan District (CSSPD), undividable lot with existing single dwelling unit	II	\$ 375.00	\$ 394.00
Undividable lot with existing single dwelling unit	III	\$ 375.00	\$ 394.00
<b>Greenway</b>			
Existing House/Duplex or one new residential dock (a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants.	II	\$ 375.00	\$ 394.00
All Other Projects	II	\$ 563.00	\$ 592.00

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<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 939.00	\$ 986.00
Implementation	II	\$ 939.00	\$ 986.00
New/Amendment (Major)	III	\$ 939.00	\$ 986.00
Amendment (Use)	III	\$ 939.00	\$ 986.00
<b>Land Division Review</b>			
Type Ix	Ix	\$ 236.00	\$ 248.00
Type IIx	IIx	\$ 563.00	\$ 592.00
Type III	III	\$ 1,638.00	\$ 1,720.00
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>		\$ 563.00	\$ 592.00
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>		\$ 815.00	\$ 856.00
<b>2 -3 lot Land Division with Concurrent Environmental/River Review</b>	III	\$ 563.00	\$ 592.00
<b>4 or more lot Land Division with Concurrent Environmental/River Review</b>	III	\$ 2,343.00	\$ 2,461.00
<b>Land Division Amendment Review</b>			
Type Ix	Ix	\$ 118.00	\$ 124.00
Type IIx	IIx	\$ 118.00	\$ 124.00
Type III	III	\$ 118.00	\$ 124.00
<b>Land Division Final Plat Review/Final Development Plan Review (for Planned Development or Planned Unit Development)</b>		<b>Admin Review</b>	
If preliminary was Type I or Ix with no street		\$ 118.00	\$ 124.00
If preliminary was Type I, Ix, or IIx with a street		\$ 281.00	\$ 296.00
If preliminary was Type IIx with no street		\$ 142.00	\$ 150.00
If preliminary was Type III		\$ 563.00	\$ 592.00
If preliminary was a Middle Housing Land Division		\$ 142.00	\$ 150.00
<b>Replat</b>	Ix	\$ 142.00	\$ 150.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	II	\$ 281.00	\$ 296.00
New Master Plans or Major Amendments to Master Plans	III	\$ 939.00	\$ 986.00
<b>Non-conforming Situation Review</b>	II	\$ 95.00	\$ 100.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	IIx	\$ 1,116.00	\$ 1,172.00
New or Major Amendment	III	\$ 1,116.00	\$ 1,172.00
<b>Planned Development Review - all other</b>			
Type IIx	IIx	\$ 1,116.00	\$ 1,172.00
Type III	III	\$ 1,116.00	\$ 1,172.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type IIx	IIx	\$ 188.00	\$ 198.00
Type III	III	\$ 188.00	\$ 198.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	II*	\$ 281.00	\$ 296.00
Existing House/Duplex or one new residential dock	II*	\$ 563.00	\$ 592.00
All Other Projects	II*	\$ 703.00	\$ 739.00

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<b>River Violation Reivew</b>			
Type II	II	\$ 375.00	\$ 394.00
Type III	III	\$ 375.00	\$ 394.00
<b>Tree Preservation Violation Review</b>			
Type II	II	\$ 142.00	\$ 150.00
Type III	III	\$ 142.00	\$ 150.00
<b>Tree Review</b>			
	II	\$ 118.00	\$ 124.00
<b>Zoning Map Amendment</b>			
	III	\$ 593.00	\$ 623.00
<b>Other Unassigned Reviews</b>			
Type I / Ix	I / Ix	\$ 72.00	\$ 76.00
Type II / IIx	II / IIx	\$ 142.00	\$ 150.00
Type III	III	\$ 235.00	\$ 247.00
<b>Early Assistance Services</b>		Current Fee	Proposed Fee
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner</b>		\$ 53.00	\$ 56.00
<b>Pre-Application conference</b>		\$ 537.00	\$ 564.00
<b>Remedial Action Exempt Review - Conference</b>		\$ 296.00	\$ 311.00
<b>Property Line Adjustment</b>			
Site Without Building		\$ 95.00	\$ 100.00
Sites WithHouse(s) or Duplex(es)		\$ 95.00	\$ 100.00
Site With Other Development		\$ 95.00	\$ 100.00
<b>Property Line Adjustment with Lot Confirmation</b>			
Site Without Building		\$ 95.00	\$ 100.00
Sites WithHouse(s) or Duplex(es)		\$ 95.00	\$ 100.00
Site With Other Development		\$ 95.00	\$ 100.00
<b>Remedial Action Exempt Review</b>			
Simple		\$ 820.00	\$ 861.00
Complex		\$ 2,185.00	\$ 2,295.00