

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON  
RESOLUTION NO. 2023-057**

Establishing Land Use Fees and Repealing Resolution 2022-063.

**The Multnomah County Board of Commissioners Finds:**

- a. On April 13, 2000, the Board adopted Ordinance No. 944 establishing that land use services fees would be set by resolution.
- b. Multnomah County has entered into intergovernmental agreements (“IGAs”) with the cities of Portland, Troutdale and Gresham to provide land use planning services for unincorporated county areas outside those city limits, and within each city’s urban services boundary.
- c. This Board Resolution adopting land use planning fees sets (1) the fees charged directly by the Multnomah County Land Use Planning Division (“County Land Use Planning Fees”) within unincorporated Multnomah County, and (2) the fees charged by Portland (“Portland Fees”) for land use planning services provided for areas outside Portland city limits and within the city’s urban services boundary (“unincorporated urban areas”) pursuant to an intergovernmental agreement (“IGA”) with the County.
- d. Pursuant to the Troutdale IGA, fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale and need not be adopted by the County.
- e. Pursuant to the Gresham IGA, fees for planning services provided by the City of Gresham under the IGA are as set by the City of Gresham and need not be adopted by the County.
- f. The Board adopted Resolution 2022-063 on June 23, 2022, which increased most County Land Use Planning Fees for fiscal year 2023 by approximately 15%. That increase was consistent with incremental increases in prior years, continuing the Board’s effort to more fully recover the direct costs of providing land use services.
- g. The County Land Use Planning Division conducted a comprehensive fee study in 2012 and again in 2017 to assess where individual permit fees fell along the cost recovery spectrum. The primary method for each fee study included analysis of the prior four years of permit processing time entry data to identify trends, averages and outliers. An additional fee study had been planned to be conducted by the Division in 2022 to help inform FY23 land use fees. However, the timeframe between 2017 (the last fee study) and 2022 spanned the County’s technology transition from SAP to Workday used to capture staff time entry data.

Configuration differences across platforms resulted in two different somewhat incomparable data sets which together failed to provide a complete or sufficiently detailed picture to conduct a comprehensive fee study consistent with previous study methodology. To ensure data consistency, the next fee study plans to use only data collected through the Workday system. The Division had planned to continue to collect additional permit time entry information and conduct another fee study in FY23 to help inform the proposed FY24 fees. However, the fee study effort was not able to begin. This was due to a staffing vacancy of the position tasked with conducting the fee study, and ongoing Division demands related to completing mandated work unrelated to the fee study. The Division plans to continue to collect time entry information and to conduct a fee study as soon as resources necessary to conduct a detailed study become available.

- h. This Resolution adopts a 15% fee increase for most County Land Use Planning Fees, including deposits, consistent with incremental increases in prior years. Fees being adjusted have been rounded up to the nearest dollar for adjusted fee increments equaling or exceeding 0.50 cents, and rounded down when less than 0.50 cents. Additionally;
1. This Resolution adopts fee increases exceeding 15% for 'Marijuana Business' applications (~25% adjustment) and for 'Significant Environmental Concern-Type 1' applications (~28% adjustment) to better align fees with resources required to process these applications;
  2. The 'Agricultural Fill' application is proposed to be converted to a deposit set 64% above the current fee;
  3. New reduced application fees have been created for renewable energy system reviews in the Columbia River Gorge National Scenic Area (NSA) to help reduce barriers to such improvements (proposed 40% reduced rate). A new reduced fee (~29% reduction) is also proposed for 'Emergency/Disaster Response' applications for failed or failing septic systems in the NSA to help property owners promptly address situations that could jeopardize public health and safety and the environment;
  4. The 'Withdrawal of Appeal Fee' has been amended to allow the county to retain 50% of the appeal fee if an appeal is withdrawn before the hearing is noticed;
  5. Certain fees are being held constant such as the appeal fee as required by law, and the fee for Accessory Building/Structure Registration. However, this Resolution makes an amendment applying the Accessory Building/Structure Registration fee to each individual Building or Structure proposed;
  6. Descriptions of certain categories of applications have been combined for efficiency when identical fees or deposits are required; and

7. Language has been added clarifying final billing on a deposit case will be based on actual cost rather than the initial deposit estimate.

- i. The City of Portland has approved changes to city land use services fees set out in the attached Exhibit B which can be generally described as a 5% increase. The IGA does not require the County to adopt Portland fee schedule amendments consistent with cost of living increases, although all other fee amendments must be adopted by the County. Pursuant to the Portland IGA, the County adopts those changes to the Portland Fees to facilitate Portland's cost recovery for services provided on behalf of Multnomah County.

**The Multnomah County Board of Commissioners Resolves:**

1. County Land Use Planning Fees for MCC Chapters 38 and 39, excluding planning services provided under the Portland, Troutdale and Gresham IGAs, are as set forth in Exhibit A, and shall remain in effect until amended by the Board.
2. Fees for planning services provided by the City of Portland under the Portland IGA are set out in the attached Exhibit B, and shall remain in effect until amended by the Board.
3. Fees for planning services provided by the City of Troutdale under the Troutdale IGA are as set by the City of Troutdale.
4. Fees for planning services provided by the City of Gresham under the Gresham IGA are as set by the City of Gresham.
5. This Resolution takes effect on July 1, 2023 and Resolution 2022-063 is repealed on that same date.

**ADOPTED this 15th day of June, 2023.**



BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON

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Jessica Vega Pederson, Chair

REVIEWED:

JENNY M. MADKOUR, COUNTY ATTORNEY  
FOR MULTNOMAH COUNTY, OREGON

By   
David N. Blankfeld, Senior Assistant County Attorney

**SUBMITTED BY: Lee Girard, Interim Director, Department of Community Services**

**EXHIBIT A TO RESOLUTION ESTABLISHING LAND USE FEES  
AND REPEALING RESOLUTION 2022-063**

<b>Fees for Multnomah County Land Use Planning Services: Effective July 1, 2023</b>		
<b>Type</b>	<b>Action</b>	<b>Fee</b>
<b>Type I Action</b>	Accessory Building/Structure Registration ( <u>per building/structure</u> )	\$50
	Address Assignment, Reassignment	<del>\$383</del> <u>440</u>
	Agricultural Building Review (per building)	<del>\$89</del> <u>102</u>
	Agricultural Fill Permit	<del>\$304</del> <u>500</u> <u>Deposit, or full recovery deposit estimate ***</u>
	Agri-Tourism Permit / <u>Farm Stand</u>	<del>\$532</del> <u>612</u>
	<del>Zoning Plan Check (new development or new development + Demo permit)</del>	<del>\$297</del>
	<del>• Demo permit only or revisions to previously approved plans</del>	<del>\$143</del>
	<del>• Minimal Impact Project</del>	<del>\$66</del>
	<del>• Stormwater Drainage Control</del>	<del>\$66</del>
	Conditions of approval verification	<del>\$208</del> <u>239</u>
	Erosion and Sediment Control Permit	<del>\$685</del> <u>788</u>
	Floating Structure Placement Permit	<del>\$182</del> <u>209</u>
	Floodplain Development Permit	<del>\$715</del> <u>822</u>
	Health Hardship Renewal	<del>\$238</del> <u>274</u>
	Land Use Compatibility Statement Sign-off	<del>\$128</del> <u>147</u>
	Lot Consolidation/Legalization – Type I	<del>\$551</del> <u>634</u>
	Marijuana Business	<del>\$612</del> <u>765</u>
	Property Line Adjustment/Land Division Final	<del>\$208</del> <u>239</u>
	Sign Permit	<del>\$91</del> <u>105</u>
	Significant Environmental Concern – Type I	<del>\$507</del> <u>650</u>
	Time Extension of Decisions (in EFU/CFU/NSA)	<del>\$797</del> <u>917</u>
	Type A Home Occupation	<del>\$124</del> <u>143</u>
Wireless Facilities Review Pursuant to Section 6409(a) of the Spectrum Act of 2012	<del>\$297</del> <u>342</u>	
<u>Zoning Plan Check (new development, or new development + Demo permit, or other site plan review)</u>	<u>\$342</u>	
<u>• Demo permit only or revisions to previously approved plans</u>	<u>\$164</u>	
<u>• Minimal Impact Project</u>	<u>\$76</u>	
<u>• Stormwater Drainage Control</u>	<u>\$76</u>	

<p><b>Type II Action</b>  <b>SOME INVOLVE</b>  <b>DEPOSITS**</b></p> <p><b>(Requires Notice</b>  <b>Fee)</b></p>	Accessory Use Determination	\$ <del>1,653</del> <u>1,901</u>
	Adjustment	\$ <del>1,220</del> <u>1,403</u>
	Administrative Modification of Conditions	\$ <del>1,802</del> <u>2,072</u>
	Appeal of Administrative Decision	\$250
	Design Review	\$ <del>2,165</del> <u>2,490</u>
	• Limited Design Review per MCC 39.8020(B)	\$ <del>797</del> <u>917</u>
	Exceptions to CFU Safety Zone	\$ <del>397</del> <u>457</u>
	Forest Development Standards	\$ <del>1,014</del> <u>1,166</u>
	Geologic Hazards	\$ <del>1,694</del> <u>1,948</u>
	Health Hardship Permit	\$ <del>693</del> <u>797</u>
	Home Occupation - Type B & Non-Hearing Type C	\$ <del>1,404</del> <u>1,615</u>
	Home Occupation Renewal (Type B & C)	\$ <del>296</del> <u>340</u>
	Land Division (Category 3 & 4)	\$ <del>2,666</del> <u>3,066</u>
	Lot Legalization - Type II	\$ <del>2,666</del> <u>3,066</u>
	Lot of Exception	\$ <del>397</del> <u>457</u>
	Lot of Record/Legal Parcel Determination (per LOR / Legal Parcel request)	\$ <del>990</del> <u>1,139</u>
	National Scenic Area Expedited Review	\$ <del>524</del> <u>603</u>
	<u>National Scenic Area Expedited Review – Renewable Energy Systems</u>	<u>\$241</u>
	National Scenic Area Major Variance ( <u>No Hearing</u> )	\$ <del>1,923</del> <u>2,211</u>
	National Scenic Area Minor Variance (No Hearing)	\$ <del>1,220</del> <u>1,403</u>
	National Scenic Area Site Review	\$ <del>2,703</del> <u>3,108</u>
	<u>National Scenic Area Site Review – Renewable Energy Systems</u>	<u>\$1,243</u>
	<u>National Scenic Area Site Review – Emergency/Disaster Response for Septic Systems</u>	<u>\$2,211</u>
	New Forest Dwelling	\$ <del>4,515</del> <u>5,192</u>
	Non-conforming Use	\$ <del>2,527</del> <u>2,906</u> Deposit, <u>or full recovery deposit estimate ***</u>
	Other Decision by Planning Director ( <u>includes Review Uses</u> )	\$ <del>2,527</del> <u>2,906</u> Deposit, <u>or full recovery deposit estimate ***</u>
	Property Line Adjustment	\$ <del>1,865</del> <u>2,145</u>
Replat	\$ <del>2,666</del> <u>3,066</u>	
Significant Environmental Concern (per SEC permit)	\$ <del>1,678</del> <u>1,930</u>	
Temporary Permit	\$ <del>578</del> <u>665</u>	
Time Extension (Not in EFU/CFU/NSA)	\$ <del>1,003</del> <u>1,153</u>	

	Willamette River Greenway	<del>\$2,860</del> <u>3,289</u>
<b>Type III Action DEPOSITS**</b>  <b>(Requires Notice Fee)</b>	Conditional Use & Community Service Use (Community Service Use)**	<del>\$3,684</del> <u>4,237</u> , or full recovery deposit estimate***
	<del>Conditional Use - Type C Home Occupation**</del>	<del>\$3,684, or full recovery deposit estimate***</del>
	Land Division (Category 1 & 2)**	<del>\$3,684</del> <u>4,237</u> , or full recovery deposit estimate ***
	<del>National Scenic Area Conditional Use**</del>	<del>\$3,684, or full recovery deposit estimate***</del>
	Other Hearing Case (Includes Variance or Planned Development)**	<del>\$3,684</del> <u>4,237</u> , or full recovery deposit estimate ***
	<del>Planned Development**</del>	<del>\$3,684, or full recovery deposit estimate***</del>
	Regional Sanitary Landfill**	<del>\$3,684</del> <u>4,237</u> , or full recovery deposit estimate ***
	<del>Variance – Hearing (includes NSA)**</del>	<del>\$3,684, or full recovery deposit estimate***</del>

<b>Type IV Action DEPOSITS**</b>  (Requires Notice Fee)	Legislative or Quasi-Judicial Plan Revision**	<del>\$5,750</del> <u>6,613</u> , or full recovery deposit estimate ***
	Legislative or Quasi-Judicial Zone Change**	<del>\$5,750</del> <u>6,613</u> , or full recovery deposit estimate ***
<b>Miscellaneous</b>	Aerial photograph map / photocopies and scans – per page (larger than 11”x17”) or CD	<del>\$10</del> <u>12</u>
	Hearing Sign – each	<del>\$30</del> <u>35</u>
	Inspection Fee (MIP, GH, ESC, AF, LF ) / Site Visit	<del>\$250</del> <u>288</u>
	Notice Fee* – Type II, III and IV	<del>\$277</del> <u>319</u>
	Photocopies and scans – per page (11” x 17” or smaller)	<del>\$0.40</del> <u>0.46</u>
	Pre-application Conference	<del>\$1,318</del> <u>1,516</u>
	Pre-filing Conference	<del>\$444</del> <u>511</u>
	Re-Notice Fee – Hearing	<del>\$120</del> <u>138</u>
	Research/Records Request**	Actual Cost
	<b>Withdrawal of Type I or Type II Application</b>	
	<ul style="list-style-type: none"> <li>• Before application status letter is written</li> <li>• After application status letter is written; <del>and for Type II applications;</del> <u>or</u> before the Opportunity to Comment is mailed (<u>Type II</u>)</li> <li>• After Opportunity to Comment is mailed (Type II)</li> <li>• After draft written decision is written or application is incomplete for more than 180-days</li> </ul>	<ul style="list-style-type: none"> <li>• Full refund</li> <li>• Refund 50% of application fees</li> <li>• Refund 30% of application fees</li> <li>• No refund</li> </ul>
<b>Withdrawal of Type III or Type IV Application</b>		
<ul style="list-style-type: none"> <li>• After application status letter is written</li> </ul>	<ul style="list-style-type: none"> <li>• Remaining deposit funds will be refunded</li> </ul>	
<b>Withdrawal of Appeal</b>		

	<ul style="list-style-type: none"> <li>• Before hearing notice is mailed</li> <li>• After hearing notice is mailed</li> </ul>	<ul style="list-style-type: none"> <li>• Refund <u>50%</u> of appeal fee</li> <li>• No refund</li> </ul>
<p>*Notice fees are charged per 'T' case number (except where specified)</p> <p>**Fee for applications processed under a deposit are calculated using the current hourly rate</p> <p>***The Planning Director has discretion to require the listed minimum deposit fee, or a full recovery deposit estimate fee (see below) when the total actual processing cost is estimated by the Planning Director to likely exceed the listed minimum deposit fee.</p> <p><b>Full Recovery Deposit Estimate Fee (up to 120%)</b></p> <p>A full recovery deposit estimate fee requires an upfront deposit of 100% of the actual projected processing cost as estimated by the Planning Director based on the project parameters and any additional information available. Additionally, any outside consultant costs required by the County for the project will be included in the estimate, and billed, at actual cost plus 20% administrative costs, to cover the County's costs of administering the requisite contract. The 20% administrative cost will only be included in the Planning Director's estimate, and billing, when an external consultant is used by the County. The full recovery deposit funds will be drawn down as needed to pay the actual invoices and any associated 20% admin fee on amounts paid, if applicable.</p> <p><u>The final billing balance for all applications requiring a deposit will be calculated using the total actual processing costs to ensure full cost recovery. Additionally, any outside consultant costs required by the County for the project will be included in the final balance, and billed, at actual cost plus 20% administrative costs, to cover the County's costs of administering the requisite contract. The 20% administrative cost will only be included in the final billing when an external consultant is used by the County.</u></p>		



# EXHIBIT B

Multnomah County  
**Land Use Services Fee Schedule**  
 Effective Date: July 1, 2023

Land Use Reviews	Process Type	Current Fee	Fee Effective 7/1/2023
<b>Adjustment Review</b>			
Site with Existing House/Duplex - Fences/Decks/Eaves (This category also includes small accessory building that don't require a building permit: trellises, and storage sheds.)	II	\$ 2,134.00	\$ 2,230.00
Site with Existing House Duplex	II	\$ 3,589.00	\$ 3,787.00
All Other Projects	II	\$ 5,073.00	\$ 5,357.00
<b>Comprehensive Plan Map Amendment with Zone Map Amendment</b>			
<b>Tier A -</b> 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 square feet, 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.	III	\$ 22,134.00	\$ 22,946.00
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 26,332.00	\$ 27,355.00
<b>Tier C - All Other Proposals</b>	III	\$ 39,765.00	\$ 41,168.00
<b>Conditional Use</b>			
Type Ix	Ix	\$ 5,730.00	\$ 5,948.00
Type II	II	\$ 6,567.00	\$ 6,848.00
Type II - Radio Frequency Facilities	II	\$ 9,264.00	\$ 9,736.00
Type III - New	III	\$ 23,298.00	\$ 24,145.00
Type III - Existing	III	\$ 16,184.00	\$ 16,789.00
Type III - Radio Frequency	III	\$ 21,231.00	\$ 22,327.00
<b>Design/Historic Reviews</b> (If the applicant does not provide the valuation, the maximum fee will be charged.)			
Each additional sign - <i>maximum \$1,800 for additional signs</i>		\$ 180.00	\$ 190.00
<b>Tier A - Signs only</b>			
1 Sign		\$ 1,581.00	\$ 1,661.00
<b>Tier B - Radio Frequency/Wireless Facilities</b>	I, Ix, II, or III	\$ 5,789.00	\$ 6,079.00
<b>Tier C - Design/Historic Reviews - Type I</b>	I		
Fee per dollar of valuation		\$ 0.04	\$ 0.04
<i>Minimum</i>		\$ 1,710.00	\$ 1,798.00
<i>Maximum</i>		\$ 18,276.00	\$ 19,193.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2023**

Land Use Reviews	Process Type	Current Fee	Fee Effective 7/1/2023
<b>Design/Historic Reviews</b> (If the applicant does not provide the valuation, the maximum fee will be charged.)			
Each additional sign - <i>maximum \$1,800 for additional signs</i>		\$ 180.00	\$ 190.00
<b>Tier D - Design/Historic Reviews - New Structures</b>			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.038	\$ 0.040
<i>Minimum</i>		\$ 3,290.00	\$ 3,587.00
<i>Maximum</i>		\$ 19,386.00	\$ 20,386.00
Type II	II		
Fee per dollar of valuation		\$ 0.038	\$ 0.040
<i>Minimum</i>		\$ 4,558.00	\$ 4,816.00
<i>Maximum</i>		\$ 19,386.00	\$ 20,386.00
Type III	III		
Fee per dollar of valuation		\$ 0.038	\$ 0.040
<i>Minimum</i>		\$ 8,604.00	\$ 8,917.00
<i>Maximum</i>		\$ 34,072.00	\$ 35,658.00
<b>Tier E - Design/Historic Reviews - All Other Reviews</b>			
Type Ix	Ix		
Fee per dollar of valuation		\$ 0.038	\$ 0.040
<i>Minimum</i>		\$ 2,202.00	\$ 2,438.00
<i>Maximum</i>		\$ 18,838.00	\$ 19,833.00
Type II	II		
Fee per dollar of valuation		\$ 0.038	\$ 0.040
<i>Minimum</i>		\$ 4,010.00	\$ 4,263.00
<i>Maximum</i>		\$ 18,838.00	\$ 19,833.00
Type III	III		
Fee per dollar of valuation		\$ 0.038	\$ 0.040
<i>Minimum</i>		\$ 8,056.00	\$ 8,364.00
<i>Maximum</i>		\$ 33,524.00	\$ 35,105.00
<b>Modifications and Oriel Window Exceptions</b>	n/a	\$ 1,796.00	\$ 1,886.00
<b>Environmental Review</b>			
If more than 1 house is proposed, each additional house		\$ 974.00	\$ 1,023.00
Resource Enhancement/Public Rec Trails	Ix	\$ 4,042.00	\$ 4,258.00
Existing House/Duplex	II	\$ 5,388.00	\$ 5,622.00
All Other Projects	II	\$ 7,161.00	\$ 7,390.00
<b>Environmental Review Protection Zone</b>	III	\$ 10,227.00	\$ 10,689.00
<b>Environmental Violation Review</b>			
Type II required	II	\$ 5,452.00	\$ 5,677.00
Type III required	III	\$ 13,010.00	\$ 13,669.00
Undividable lot with existing single dwelling unit	III	\$ 8,089.00	\$ 8,501.00
<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	\$ 5,451.00	\$ 5,173.00
All Other Projects	II	\$ 11,760.00	\$ 9,588.00
<b>Historic Designation Review</b>			
	I	\$ 1,545.00	\$ 1,698.00
	II	\$ 3,022.00	\$ 3,326.00
	III	\$ 4,798.00	\$ 5,261.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2023**

Land Use Reviews	Process Type	Current Fee	Fee Effective 7/1/2023
<b>Historic Designation Removal Review</b>	II	\$ 4,565.00	\$ 5,028.00
	III	\$ 10,298.00	\$ 11,348.00
<b>Historic Demolition Review</b>	II	\$ 6,660.00	\$ 6,995.00
	III	\$ 18,181.00	\$ 19,093.00
	IV	\$ 31,412.00	\$ 32,985.00
<b>Historic Relocation Review</b>	Ix	\$ 3,544.00	\$ 3,724.00
	II	\$ 3,866.00	\$ 4,062.00
	III	\$ 7,182.00	\$ 7,544.00
<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 14,040.00	\$ 14,372.00
Implementation	II	\$ 11,197.00	\$ 11,529.00
New/Amendment (Major)	III	\$ 46,543.00	\$ 48,066.00
Amendment (Use)	III	\$ 21,704.00	\$ 22,361.00
<b>Land Division Review</b>			
Type Ix	Ix		
Base Fee		\$ 10,556.00	\$ 10,983.00
<i>plus, per lot and tract</i>		\$ 305.00	\$ 320.00
<i>plus, for new street</i>		\$ 1,460.00	\$ 1,533.00
Type Iix	Iix		
Base Fee		\$ 14,445.00	\$ 14,906.00
<i>plus, per lot and tract</i>		\$ 305.00	\$ 320.00
<i>plus, for new street</i>		\$ 1,460.00	\$ 1,533.00
Type III	III		
Base Fee		\$ 24,946.00	\$ 25,696.00
<i>plus, per lot and tract</i>		\$ 305.00	\$ 320.00
<i>plus, for new street</i>		\$ 1,460.00	\$ 1,533.00
<b>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</b>		\$ 5,602.00	\$ 5,193.00
<b>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</b>		\$ 10,400.00	\$ 6,880.00
<b>2 -3 lot Land Division with Concurrent Environmental/River Review</b>	III		
Base Fee		\$ 16,503.00	\$ 17,139.00
<i>plus, per lot and tract</i>		\$ 486.00	\$ 510.00
<i>plus, for new street</i>		\$ 2,431.00	\$ 2,553.00
<b>4 or more lot Land Division with Concurrent Environmental/River Review</b>	III		
Base Fee		\$ 29,026.00	\$ 29,873.00
<i>plus, per lot and tract</i>		\$ 486.00	\$ 510.00
<i>plus, for new street</i>		\$ 2,431.00	\$ 2,553.00
<b>Land Division Amendment Review</b>			
Type Ix	Ix	\$ 4,524.00	\$ 4,712.00
Type Iix	Iix	\$ 5,462.00	\$ 5,705.00
Type III	III	\$ 13,224.00	\$ 13,933.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2023**

Land Use Reviews	Process Type	Current Fee	Fee Effective 7/1/2023
<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		\$ 6,653.00	\$ 6,941.00
If preliminary was Type I, Ix, or Iix with a street		\$ 7,927.00	\$ 8,208.00
If preliminary was Type Iix with no street		\$ 7,005.00	\$ 7,319.00
If preliminary was Type III		\$ 13,305.00	\$ 13,697.00
If preliminary was a Middle Housing Land Division		\$ 3,529.00	\$ 3,695.00
<b>Additional review of final Plat or for a Final Plat resign - a fee will be charged for each review after the second review</b>	<b>n/a</b>	\$ 940.00	\$ 958.00
<b>Replat</b>	<b>Ix</b>	\$ 5,420.00	\$ 5,662.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	<b>II</b>	\$ 17,586.00	\$ 18,083.00
New Master Plans or Major Amendments to Master Plans	<b>III</b>	\$ 40,325.00	\$ 41,343.00
<b>Non-conforming Situation Review</b>	<b>II</b>	\$ 9,028.00	\$ 9,365.00
<b>Non-conforming Status Review</b>	<b>II</b>	\$ 3,034.00	\$ 3,181.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	<b>Iix</b>	\$ 12,140.00	\$ 12,520.00
New or Major Amendment	<b>III</b>	\$ 34,923.00	\$ 36,248.00
<b>Planned Development Review - all other</b>			
Type Iix	<b>Iix</b>	\$ 12,889.00	\$ 13,253.00
Type III	<b>III</b>	\$ 21,091.00	\$ 21,759.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type Iix	<b>Iix</b>	\$ 5,536.00	\$ 5,823.00
Type III	<b>III</b>	\$ 13,773.00	\$ 14,504.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	<b>Iix</b>	\$ 4,252.00	\$ 4,487.00
Existing House/Duplex or one new residential dock	<b>Iix</b>	\$ 4,781.00	\$ 5,015.00
All Other Projects	<b>Iix</b>	\$ 9,104.00	\$ 9,372.00
<b>River Violation Reivew</b>			
Type II	<b>II</b>	\$ 5,724.00	\$ 5,949.00
Type III	<b>III</b>	\$ 12,828.00	\$ 13,487.00
<b>Statewide Planning goal Exception</b>	<b>III</b>	\$ 43,163.00	\$ 45,129.00
<b>Transportation Demand Management Review</b>	<b>II</b>	\$ 3,728.00	\$ 3,837.00
<b>Transportation Impact Analysis - campus</b>	<b>II</b>	\$ 10,240.00	\$ 10,349.00
<b>Tree Preservation Violation Review</b>			
Type II	<b>II</b>	\$ 3,247.00	\$ 3,419.00
Type III	<b>III</b>	\$ 9,424.00	\$ 9,983.00
<b>Tree Review</b>	<b>II</b>	\$ 3,387.00	\$ 3,565.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2023**

Land Use Reviews	Process Type	Current Fee	Fee Effective 7/1/2023
<b>Zoning Map Amendment</b>	III	\$ 19,298.00	\$ 19,881.00
<b>Other Unassigned Reviews</b>			
Type I / Ix	I / Ix	\$ 4,347.00	\$ 4,553.00
Type II / Iix	II / Iix	\$ 6,081.00	\$ 6,315.00
Type III	III	\$ 14,654.00	\$ 15,270.00
Early Assistance Services		Current Fee	Fee Effective 7/1/2023
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner</b>		\$ 3,491.00	\$ 3,683.00
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner (Street Vacation Requested)</b>		\$ 4,164.00	\$ 4,356.00
<b>Appointment for Early Land Use Assistance with Planner</b>		\$ 1,478.00	\$ 1,552.00
<b>Design Advice Request - per meeting with commission</b>		\$ 5,646.00	\$ 5,897.00
<b>Pre-Permit Zoning Plan Check - Planning and Zoning review of plans prior to building permit submittal</b>			
House or Duplex		\$ 987.00	\$ 1,037.00
All Other Development		\$ 987.00	\$ 1,037.00
<b>Pre-Application conference</b>		\$ 6,244.00	\$ 6,417.00
<b>Pre-Application conference (Street Vacation Requested)</b>		\$ 6,936.00	\$ 7,115.00
<b>Written Comments from Infrastructure Bureaus and Planner</b>		\$ 2,468.00	\$ 2,595.00
<b>Written Comments from Planner</b>		\$ 1,225.00	\$ 1,287.00
Other Land Use Services		Current Fee	Fee Effective 7/1/2023
<b>Appeals</b>			
Type II / Iix	II / Iix	\$ 250.00	\$ 250.00
Recognized Organizations as defined in Zoning Code Chapter 33.910		No Charge	No Charge
Type III - 50% of Bureau of Development Services LUS Application Fee maximum	III	\$ 5,789.00	\$ 6,079.00
Middle Housing Land Division		\$ 300.00	\$ 315.00
<b>120-day Delay / HRI Removal (ranked structures only)</b>		\$ 514.00	\$ 540.00
<b>Expert Outside Consultation (above base fee) - fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews</b>			
per hour		\$ 142.00	\$ 150.00
<b>Field Verification by Land Use Staff - except for environmental plan checks</b>		\$ 245.00	\$ 257.00
<b>Hourly Rate for Land Use Services (BDS)</b>		\$ 180.00	\$ 190.00
<b>Hourly Rate for Land Use Services (BES)</b>		\$ 190.00	\$ 220.00
<b>Landscape Monitoring Report Review - per annual report</b>		\$ 240.00	\$ 252.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2023**

Other Land Use Services	Current Fee	Fee Effective 7/1/2023
<b>Lot Confirmation</b> - Site Development fee is charged when review is required		
Additional checksheet - per checksheet after 2 checksheets	\$ 342.00	\$ 360.00
If confirmation is for more than one lot on a site, each additional lot	\$ 395.00	\$ 415.00
Sites Without Building	\$ 1,051.00	\$ 1,126.00
Sites with House(s) or Duplex(es)	\$ 1,327.00	\$ 1,425.00
Sites with Other Development	\$ 1,419.00	\$ 1,522.00
<b>Mural Permit Fee</b>		
	\$ 320.00	\$ 336.00
<i>Structural Plan Review Fee - required for all murals with elements weighing more than 7 pounds per square foot, or in total over 400 pounds, and for murals not attached to the building wall as specified in the Mural Administrative Rule</i>	\$ 172.00	\$ 181.00
<b>Plan Check</b> - if the applicant does not provide the valuation, the maximum will be charged - maximum number of allowable checksheets: 2		
Additional checksheets - <i>per checksheet</i>	\$ 213.00	\$ 224.00
Commercial and Residential		
<i>per \$1,000 valuation</i>	\$ 2.62	\$ 2.76
<i>plus</i>	\$ 100.00	\$ 110.00
<i>minimum</i>	\$ 280.00	\$ 300.00
Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation (add to base fee)</i>	\$ 0.0087	\$ 0.0092
Minimum	\$ 542.00	\$ 570.00
Maximum for house or duplex	\$ 2,316.00	\$ 2,432.00
Maximum for all other	\$ 5,789.00	\$ 6,079.00
Convenience Store/Amenity Bonus Plan Check - <i>add to base fee</i>	\$ 315.00	\$ 331.00
Deferred Submittal	\$ 361.00	\$ 380.00
Environmental Standards Plan check and Field Verification - <i>add to base fee</i>	\$ 885.00	\$ 929.00
Environmental Violation Plan Check - <i>add to base fee</i>	\$ 1,035.00	\$ 1,087.00
Sign Permit Plan Check After Land Use Review - <i>flat fee</i>	\$ 185.00	\$ 194.00
Radio Frequency Facilities Plan Check - <i>flat fee</i>	\$ 1,221.00	\$ 1,410.00
(This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed)		
<b>Property Line Adjustment</b>		
Additional checksheet - per checksheet after 2 checksheets	\$ 342.00	\$ 360.00
Site Without Building	\$ 1,831.00	\$ 1,923.00
Sites WithHouse(s) or Duplex(es)	\$ 2,361.00	\$ 2,496.00
Site With Other Development	\$ 3,127.00	\$ 3,190.00
<b>Property Line Adjustment with Lot Confirmation</b>		
Additional checksheet - per checksheet after 2 checksheets	\$ 342.00	\$ 360.00
Site Without Building	\$ 2,736.00	\$ 2,878.00
Sites WithHouse(s) or Duplex(es)	\$ 3,423.00	\$ 3,616.00
Site With Other Development	\$ 4,189.00	\$ 4,310.00
<b>Remedial Action Exempt Review</b>		
Simple	\$ 4,759.00	\$ 4,941.00
Complex	\$ 8,959.00	\$ 9,258.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2023**

Other Land Use Services	Current Fee	Fee Effective 7/1/2023
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>	\$ 600.00	\$ 630.00
<b>Transcripts</b>	Actual Cost	Actual Cost
<b>Zoning Confirmation</b>		
Tier 1 - DMV New/Renewal, OLCC for Non-conforming Use	\$ 79.00	\$ 83.00
Tier 2 - LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit	\$ 325.00	\$ 342.00
Tier 3 - Documenting Non-conforming Situation, Non-conforming Upgrades Option2, Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants, Archeological Evaluation	\$ 1,362.00	\$ 1,431.00