

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2020-040

Resolution Establishing Land Use and Related Transportation Planning Services Fees and Repealing Resolution 2019-062.

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. MCC 29.506 provides that fees for transportation permits also are set by resolution.
- b. Multnomah County has entered into intergovernmental agreements (“IGAs”) with the cities of Portland and Troutdale to provide land use planning services for areas outside those city limits, and within each city’s urban services boundary and also within the region’s urban growth boundary.
- c. The Board Resolutions adopting land use and related transportation planning fees set (1) the fees charged directly by the Multnomah County Land Use Planning Division (“County Land Use Planning Fees”) and related fees charged directly by the Multnomah County Transportation Planning Division (“County Transportation Planning Fees”) (collectively, “County Fees”), and (2) the fees charged by Portland (“Portland Fees”) and Troutdale for land use planning services provided under the IGAs.
- d. On April 4, 2013, the Board adopted Resolution 2013-033 establishing the County Fees for fiscal year 2014 through fiscal year 2017. At the time, a fee study showed that the Land Use Planning Division was recovering significantly less than 100% of the direct costs of service through revenue from the County Fees. The Board concluded that County Fees should be increased incrementally to recover 100% of the direct costs of service. As part of that effort, the County Fee schedule adopted in Resolution 2013-033 increased the County Fees incrementally each year during the four-year period covered in the Resolution and stated that fee amounts would be analyzed again after four years.
- e. Consistent with Resolution 2013-033, in 2017 the Land Use Planning Division conducted a new study analyzing County Fee amounts to determine the extent to which those fees were recovering the direct costs of providing land use services. Based on this fee study, the Multnomah County Land Use Planning Division proposed incremental fee increases in past years.
- f. This Resolution adopts an increase of approximately 15% for most County Land Use Planning Fees for fiscal year 2021, consistent with incremental increases in past years, to continue the effort to more fully recover the direct costs of providing

land use services. No amendments are proposed to County Transportation Planning Fees at this time.

- g. The Land Use Planning Division should conduct another fee analysis in one to two years to continue to evaluate the goal of recovering revenue equal to the direct costs of service.
- h. Pursuant to the Portland IGA, the County adopts the Portland Fees to facilitate Portland's cost recovery for services provided on behalf of Multnomah County. The Portland IGA requires the County to approve amendments to the Portland Fees unless those amendments are consistent with the cost of living increases adopted for the City fee schedule. The City of Portland is not proposing amendments to the Portland Fees. However, Resolution 2019-062 provided that the Portland Fees would be effective only through June 30, 2020. Therefore, the existing Portland Fees must be readopted to remain in effect after June 30, 2020.
- i. 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.

The Multnomah County Board of Commissioners Resolves:

- 1. Beginning July 1, 2020, County Land Use Planning Fees for MCC Chapters 38 and 39, excluding planning services provided under the Portland and Troutdale IGAs, are as set forth in Exhibit A, and shall remain in effect until amended by the Board.
- 2. Beginning July 1, 2020, MCC Chapter 29 County Transportation Planning Fees commonly associated with land use planning services are as set forth in Exhibit B, and shall remain in effect until amended by the Board.
- 3. Fees for planning services provided by the City of Portland under IGA are set out in the attached Exhibit C, and shall remain in effect until amended by the Board.
- 4. Fees for planning services provided by the City of Troutdale under the IGA are as set by the City of Troutdale.

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5. This Resolution takes effect on July 1, 2020 and Resolution 2019-062 is repealed on that same date.

ADOPTED this 11th day of June, 2020.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Susheela Jayapal, Vice-Chair

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

By Katherine Thomas
Katherine Thomas, Assistant County Attorney

SUBMITTED BY: Jamie Waltz, Interim Director, Department of Community Services

EXHIBIT A

Fees for Multnomah County Land Use Planning Services: Effective July 1, 2020		
Type	Action	Fee
Type I	Address Assignment, Reassignment	\$252 <u>\$290</u>
	Agricultural Building Review (<u>per building</u>)	\$58 <u>\$67</u>
	Agricultural Fill Permit	\$200 <u>\$230</u>
	Agri-Tourism Permit	\$350 <u>\$403</u>
	Building Permit Plan Check (includes <u>new development & new development + Demo permit</u>)	\$108 <u>\$225</u>
	<ul style="list-style-type: none"> <u>Demo permit only & revisions to previously approved plans</u> 	\$108
	<ul style="list-style-type: none"> <u>Minimal Impact Project</u> 	<u>\$50</u>
	<ul style="list-style-type: none"> <u>Stormwater Drainage Control</u> 	<u>\$50</u>
	<u>Conditions of approval verification</u>	<u>\$158</u>
	Erosion and Sediment Control Permit (add inspection fee)	\$451 <u>\$519</u>
	Floating Structure Placement Permit	\$120 <u>\$138</u>
	Floodplain Development Permit (all uses)	\$470 <u>\$541</u>
	Health Hardship Renewal	\$207
	Land Use Compatibility Sign-off (includes Type A Home Occupation)	\$108 <u>\$97</u>
	Lot Consolidation/Legalization	\$363 <u>\$417</u>
	Marijuana Business	\$403 <u>\$463</u>
	Property Line Adjustment/Land Division Final	\$137 <u>\$158</u>
	Sign Permit	\$60 <u>\$69</u>
	Significant Environmental Concern	\$334 <u>\$384</u>
	Time Extension of Decisions in EFU/CFU/ <u>NSA</u>	\$524 <u>\$603</u>
Type II (Requires Notice Fee)	<u>Type A Home Occupation</u>	<u>\$108</u>
	Wrecker License Renewal	\$411 <u>\$473</u>
	Accessory Use Determination	\$1,087 <u>\$1,250</u>
	Adjustment	\$803 <u>\$923</u>
	Administrative Decision by Planning Director	\$1,881 <u>\$2,163</u>
	Administrative Modification of Conditions	\$1,185 <u>\$1,363</u>
	Alteration of Non-Conforming <u>Nonconforming</u> Use	\$1,911 <u>\$2,198</u>
	Appeal of Administrative Decision	\$250
	Design Review	\$1,424 <u>\$1,638</u>
	<ul style="list-style-type: none"> <u>Limited Design Review per MCC 39.8020(B)</u> 	<u>\$603</u>
	Exceptions to CFU Safety Zone	\$261 <u>\$300</u>
	Forest Development Standards	\$667 <u>\$767</u>
	Geologic Hazards	\$1,114 <u>\$1,281</u>
	Health Hardship Permit	\$693
	Home Occupation Type B <u>& Non-Hearing Type C</u>	\$1,221
	Home Occupation Renewal —Type 2 (<u>Type B & C</u>)	\$296

	Land Division (Category 3 & 4)	\$1,753 <u>\$2,016</u>
	<u>Lot Legalization</u>	<u>\$2,016</u>
	Lot of Exception	\$261 <u>\$300</u>
	Lot of Record/ <u>Legal Parcel Determination (per Lot of Record / Legal Parcel requested)</u>	\$1,088 <u>\$990</u>
	National Scenic Area Expedited Review	<u>\$345</u> <u>\$397</u>
	National Scenic Area Major Variance	\$1,264 <u>\$1,454</u>
	National Scenic Area Minor Variance (No Hearing)	\$803 <u>\$923</u>
	National Scenic Area Site Review	\$1,777 <u>\$2,044</u>
	New Forest Dwelling	\$2,969 <u>\$3,414</u>
	<u>Nonconforming Use</u>	<u>\$2,198</u>
	Property Line Adjustment	\$1,227 <u>\$1,411</u>
	<u>Replat</u>	<u>\$2,016</u>
	Significant Environmental Concern (<u>per SEC permit</u>)	\$1,577 <u>\$1,269</u>
	Temporary Permit	\$381 <u>\$438</u>
	Time Extension for Decisions (Not in EFU/CFU/ <u>NSA</u>)	\$660 <u>\$759</u>
	Willamette River Greenway	\$1,881 <u>\$2,163</u>
Type III <u>DEPOSITS**</u> (Requires Notice Fee)	Conditional Use (Including Community Service Use)**	\$3,054 <u>\$3,204</u>
	Conditional Use Type C Home Occupation**	<u>\$2,000</u>
	Land Division (Category 1 & 2) —deposit**	<u>\$3,204</u>
	National Scenic Area Conditional Use —deposit**	<u>\$3,204</u>
	Other Hearing Case —deposit**	<u>\$3,204</u>
	Planned Development —deposit**	<u>\$3,204</u>
	Regional Sanitary Landfill —deposit**	<u>\$3,204</u>
	Variance – Hearing (<u>Includes NSA</u>)**	\$2,000 <u>\$3,204</u>
Type IV <u>DEPOSITS**</u> (Requires Notice Fee)	Legislative or Quasi-Judicial Plan Revision —deposit**	<u>\$5,000</u>
	Legislative or Quasi-Judicial Zone Change —deposit**	<u>\$5,000</u>
Miscellaneous	Aerial photograph or CD-Rom — each	<u>\$7</u> <u>\$8 each</u>
	Notice of Hearing Sign — each	<u>\$20</u> <u>\$23 each</u>
	Inspection Fee, including MIP, GH, ESC, <u>AF Type I</u>	<u>\$164</u> <u>\$189</u>
	Notice Fee* – Type II, and <u>III and IV</u>	\$183 <u>\$210</u>
	Photocopies — per page (less than or equal to 11” x 17”)	\$0.30 <u>\$0.35 per page</u>
	Pre-application Conference	\$867 <u>\$997</u>
	Pre-filing Conference	\$292 <u>\$336</u>
	<u>Re-Notice Fee – Hearing Type III Hearing re-notice</u>	<u>\$79</u> <u>\$91</u>
	Research/Records Request**	<u>Actual Cost</u>
	Withdrawal of <u>Type I or Type II</u> Application	

	<ul style="list-style-type: none"> • Before application status letter is written • After <u>application</u> status letter is written, <u>and for Type II applications; before the Opportunity to Comment is mailed</u> 	<ul style="list-style-type: none"> • Full refund • \$287 refund <u>Refund 50% of application fees</u>
	<ul style="list-style-type: none"> • <u>After Opportunity to Comment is mailed</u> 	<ul style="list-style-type: none"> • <u>Refund 30% of application fees</u>
	<ul style="list-style-type: none"> • After <u>hearing notice is mailed draft written decision is routed for internal review or application is incomplete for more than 180-days</u> 	No refund
	<u>Withdrawal of Type III or Type IV Application</u> <ul style="list-style-type: none"> • <u>After application status letter is written</u> 	<u>Remaining deposit funds will be refunded</u>
	Withdrawal of Appeal <ul style="list-style-type: none"> • Before hearing notice is mailed • After hearing notice is mailed 	<ul style="list-style-type: none"> • Refund of appeal fee • No refund
*Notice fees are charged per 'T' <u>or 'EP'</u> case number (except where specified) **Fee for applications processed under a deposit are calculated using the current hourly rate		

EXHIBIT B

Fees for Multnomah County Transportation Planning Services Commonly Associated with Land Use Planning: Effective July 1, 2020		
Type	Action	Fee
Type II (Requires Notice Fee*)	Road Rules Variance	\$748
Miscellaneous	Transportation Planning Review	\$56
*Notice fees are charged per 'T' <u>or 'EP'</u> case number (except where specified)		

Unincorporated Multnomah County Land Use Fee Schedule
Effective July 1, 2019 through June 30, 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	1,365	-	-	-	-	158	-	1,523
Site With Existing House/Duplex	II	1,950	81	66	120	311	308	-	2,836
All Other Projects ⁸	II	2,700	122	100	120	389	307	-	3,738
Comprehensive Plan Map Amendment With Zone Map Amendment									
Tier A -	III	10,500	-	-	120	1,128	4,823	1,852	18,423
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	13,650	309	100	120	1,128	4,823	1,852	21,982
Tier C - All Other Proposals	III	19,845	578	100	120	1,750	8,735	1,852	32,980
Conditional Use									
Type Ix	Ix	2,975	81	-	-	233	1,453	-	4,742
Type II	II	3,200	101	66	120	311	1,453	176	5,427
Type II - Radio Frequency Facilities	II	7,820	-	-	-	-	-	176	7,996
Type III - New	III	10,500	324	100	120	933	5,213	1,852	19,042
Type III - Existing	III	5,000	162	100	120	467	5,213	1,852	12,914
Type III - Radio Frequency Facilities	III	15,435	-	0	0	0	797	1,852	18,084
Design / Historic Resource Review²									
Each additional sign \$155 (maximum \$1,550) for signs									
Tier A - Signs only									
Sign 20 sq ft or smaller	Ix, II	1,165	-	-	-	-	-	-	1,165
	III	1,165	-	-	-	-	-	-	1,165
Sign > 20 sq ft	Ix, II	1,365	-	-	-	-	-	-	1,365
	III	1,365	-	-	-	-	-	-	1,365
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000	-	-	-	-	-	-	5,000
	III	5,000	-	-	-	-	-	-	5,000
Tier C - Sites with an existing house/duplex: dormer projects; <u>or</u> exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	-	66	-	-	-	-	LUS Fee + 66
<ul style="list-style-type: none">no change to footprint or exterior development area;no change to stormwater facility; andno increase in floor area, or impervious surface area. <i>(Examples: adding a dormer, changing windows, door locations, etc.)</i>	III		-	66	-	-	-	-	LUS Fee + 66
Tier D - Sites with an existing house/duplex: exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	81	100	120	428	335	-	LUS Fee + 1,064
<ul style="list-style-type: none">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 <i>(Examples: adding a porch, or other small addition, etc.)</i>	III		81	100	120	428	335	-	LUS Fee + 1,064
Tier E - Sites with other existing development: dormer projects <u>or</u> exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	-	100	-	-	-	-	LUS Fee + 100
<ul style="list-style-type: none">no change to footprint or exterior development area;no change to stormwater facility; andno increase in floor area, or impervious surface area. <i>(Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical equipment; etc.)</i>	III		-	100	-	-	-	-	LUS Fee + 100
Project may include one or more signs.									
Each additional sign \$155 (maximum \$1,550) for signs									
Tier F - Sites with other existing development: projects involving:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	162	100	120	428	726	-	LUS Fee + 1,536
<ul style="list-style-type: none">parking areas;fences/walls/gates;a change to the footprint or exterior development area;a change to stormwater facility; and/orincrease in building footprint, floor area, or impervious surface < 500 sq ft. <i>(Example: small addition on a 6-plex)</i>	III		162	100	120	428	726	-	LUS Fee + 1,536
Project may include one or more signs.									
Each additional sign \$155 (maximum \$1,550) for signs									
Tier G - All other projects not described above	Ix or II	0.032 of valuation min. 1,260 max. 15,750	578	100	120	1,633	2,588	-	LUS Fee + 5,019
<i>(Examples: a new house, a new 10-story mixed-use building, etc.)</i>									
Project may include one or more signs.	III	0.032 of valuation min. 5,250 max. 27,000	578	100	120	1,633	3,316	-	LUS Fee + 5,747
Each additional sign \$155 (maximum \$1,550) for signs									
Modifications	n/a	1,550	-	-	-	-	-	-	1,550
Environmental Review									
Resource Enhancement/PLA/Public Rec Trails	Ix	1,300	242	-	-	622	-	-	2,164
Existing House/Duplex	II	2,600	486	0	-	661	167	176	4,090
All Other Projects	II	3,675	607	0	-	1,633	167	176	6,258
Environmental Review Protection Zone	III	4,201	607	0	-	1,750	446	1,852	8,856
Environmental Violation Review									
Type II required	II	3,232	324	-	-	933	-	176	4,665
Type III required	III	7,560	324	-	-	933	307	1,852	10,976
Undividable lot w/existing single dwelling unit	III	3,442	324	-	-	933	307	1,852	6,858
Greenway									
Existing House/Duplex ³	II	1,943	324	66	-	661	307	176	3,477
All Other Projects	II	5,075	486	100	-	1,633	2,263	176	9,733
Historic Landmark Designation									
Individual properties	III	4,000	-	-	-	-	167	-	4,167
Multiple properties or districts	III	9,200	-	-	-	-	446	-	9,646
Historic Landmark Demolition Review	IV	8,925	-	-	-	-	446	-	9,371
Impact Mitigation Plan									
Amendment (Minor)	II	4,410	810	-	120	2,333	2,893	176	10,742
Implementation	II	4,410	810	-	120	2,333	1,495	176	9,344
New/Amendment (Major)	III	21,840	810	-	120	2,333	11,276	1,852	38,231
Amendment (Use)	III	6,865	810	-	120	2,333	5,687	1,852	17,667
Land Division Review									
Type Ix	Ix	6,038 + 263 per lot and tract + 1,260 if new street	203	66	120	622	1,775	-	LUS Fee + 2,786
Type IIx	IIx	6,825 + 263 per lot and tract + 1,260 if new street	486	100	120	1,400	2,893	176	LUS Fee + 5,175
Type III	III	7,875 + 263 per lot and tract + 1,260 if new street	1,414	100	120	4,044	4,654	1,852	LUS Fee + 12,184
2 - 3 lot Land Division with Concurrent Environmental Review	III	6,825 + 420 per lot and tract + 2,100 if new street	486	100	120	1,400	2,977	1,852	LUS Fee + 6,935
4 or more lot Land Division with Concurrent Environmental Review	III	8,925 + 420 per lot and tract + 2,100 if new street	2,023	100	120	5,832	4,654	1,852	LUS Fee + 14,581

Unincorporated Multnomah County Land Use Fee Schedule
Effective July 1, 2019 through June 30, 2020

Land Use Reviews (continued)	Type	BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	Hearings Officer	TOTAL
Land Division Amendment Review	Ix	2,012	101	-	120	311	1,174	-	3,718
	IIx	2,642	101	-	120	311	1,174	176	4,524
	III	7,536	101	-	120	311	1,174	1,852	11,094
Land Division Final Plat Review/Final Dev Plan Review									
If preliminary was Type I or Ix with no street	Admin Review	2,625	101	-	80	311	1,301	-	4,418
If preliminary was Type I, Ix or IIx with a street		3,990	242	-	80	700	1,580	-	6,592
If preliminary was Type IIx with no street		3,990	122	-	80	350	1,301	-	5,843
If preliminary was Type III		6,090	486	-	80	1,400	2,977	-	11,033
Additional Review of Final Plat	n/a	295	-	-	-	-	446	-	741
A fee will be charged for each review after the second review									
Lot Consolidation	Ix	2,600	122	-	120	350	1,174	-	4,366
Master Plan									
Minor Amendments to Master Plans	II	7,392	242	-	120	700	5,772	176	14,402
New Master Plans or Major Amds to Master Plans	III	13,125	810	-	120	2,333	14,324	1,852	32,564
Non-conforming Situation Review	II	4,620	81	66	-	233	2,291	176	7,467
Non-conforming Status Review	II	2,205	-	-	-	-	196	176	2,577
Planned Development Bonus Review									
Minor Amendment	IIx	5,550	963	66	-	2,955	1,940	176	11,650
New or Major Amendment	III	21,840	963	66	-	2,955	3,924	1,852	31,600
Planned Development Review - all other	IIx	4,725	963	66	120	2,955	1,733	176	10,738
	III	6,825	963	66	120	2,955	3,494	1,852	16,275
Planned Development Amendment /	IIx	2,720	162	33	120	467	601	176	4,279
Planned Unit Development Amendment	III	7,242	162	66	120	467	1,174	1,852	11,083
River Review									
Resource Enhancement/PLA/Public Rec Trails	IIx	1,365	242	-	-	622	-	176	2,405
Existing House/Duplex	IIx	2,100	486	-	-	661	160	176	3,583
All Other Projects	IIx	3,675	607	-	-	1,633	160	176	6,251
River Review Violation	II	3,232	324	-	-	933	160	176	4,825
	III	7,560	324	-	-	933	160	1,852	10,829
Statewide Planning Goal Exception	III	30,485	-	-	-	778	3,185	1,852	36,300
Transportation Demand Management Review	II	1,554	-	-	-	-	1,184	176	2,914
Transportation Impact Analysis - campus	II	1,554	-	-	-	-	7,656	176	9,386
Tree Preservation Violation Review	II	2,500	122	-	-	-	-	176	2,798
	III	6,028	122	-	-	-	-	1,852	8,002
Tree Review	II	2,642	101	-	-	-	-	176	2,919
Zoning Map Amendment	III	5,880	511	-	120	1,477	5,856	1,852	15,696
Other Unassigned Reviews	I / Ix	2,625	61	66	-	194	307	-	3,253
	II / IIx	2,877	122	66	120	350	601	176	4,312
	III	5,900	203	-	120	583	2,334	1,852	10,992
EARLY ASSISTANCE SERVICES		BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	TOTAL	
Design Advice Request - (per meeting with commission)		3,500	-	-	-	-	541	4,041	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		450	-	-	-	-	-	450	
Meeting & Written Info		700	-	-	-	-	-	700	
Early Assistance - Zoning & Infrastructure Bureaus									
Written Info Only		500	-	-	165	311	414	1,390	
Meeting & Written Info		700	45	-	495	467	657	2,364	
Written Info Only (Street Vacation requested)		500	-	-	165	311	614	1,590	
Meeting & Written Info (Street Vacation requested)		700	45	-	495	467	1,057	2,764	
Pre-Application Conference		1,995	463	-	495	1,400	1,216	5,569	
Pre-Application Conference (Street Vacation requested)		1,995	463	-	495	1,400	1,616	5,969	
Pre-Permit Zoning Plan Check ⁴									
House or Duplex		210	-	-	-	-	-	210	
All Other Development		473	-	-	-	-	-	473	
Public Works Inquiry (Written Info Only) 1-2 housing units		(No	-	-	50	50	50	150	
Remedial Action Exempt Review - Conference		415	255	-	-	1,400	-	2,070	
OTHER LAND USE SERVICES		BDS LUS Fee	Site Dev	Life Safety	Water	BES	PBOT	TOTAL	
Additional Copies of Recording Documents		16	-	-	-	-	-	16	3 a) structure (not building) within existing dock footprint; b) temporary soil stockpile outside greenway setback, c) herbicide use to remove non-native plants. 4 Planning and Zoning review of plans prior to building permit submittal. 5 Expert consultation fee applies to plan checks for cultural resources in the Columbia South Shore and Environmental Reviews. 6 A Site Development fee of \$77 is charged when a review is required. 7 This includes all new wireless facilities as well as existing facilities where antennas are added or changed, or equipment cabinets are added or changed. 8 The fee for Sign Adjustments is the same as the Design/Historic Resource Review Tier A fee. 9 BDS LUS fee charged per standard
Appeals: Type II / IIx		250	-	-	-	-	-	250	
Recognized Organizations as defined by Zoning Code Chapter 33.910		No Charge						No Charge	
Type III; 50% of LUS application fee (Max. 5,000)									
120-day delay / HRI Removal (ranked structures only)		255	-	-	-	-	-	255	
Expert Outside Consultation ⁵ (Per hour above base fee)		122	-	-	-	-	-	122	
Field Verification By Land Use Staff (except for environmental plan checks)		210	-	-	-	-	-	210	
Hourly Rate for Land Use Services		155	-	-	-	156	-	311	
Lot Confirmation ⁶									
Sites Without Buildings		683	-	-	80	233	-	996	
Sites With House(s) or Duplex(es)		735	-	33	80	233	-	1,081	
Sites With Other Development		735	-	33	80	233	-	1,081	
Mural Permit Fee		276	-	-	-	-	-	276	
Structural Plan Review fee		149	-	-	-	-	-	149	
Plan Check ²									
Commercial and Residential		2.12 per 1,000 valuation							
Maximum number of allowable checksheets: 2		155 minimum			80			80	
Rate per additional checksheet		184	-	-	-	-	-	184	
Community Design Standards Plan Check (add to base fee; maximum 2,000 for house or duplex; maximum 5,000 for all other projects)		0.0075 of valuation							
Convenience Store/Amenity Bonus Plan Check (add to base fee)		263	-	-	-	-	-	263	
Environmental Standards Plan Check and Field Verification (add to base fee)		764	-	-	-	-	-	764	
Environmental Violation Plan Check (add to base fee)		893	-	-	-	-	-	893	
Sign Permit Plan Check After Land Use Review (flat fee)		158	-	-	-	-	-	158	
Radio Frequency Facilities Plan Check ⁷ (flat fee)		756	-	-	330	-	-	1,086	
Property Line Adjustment									
Site Without Buildings		630	81	-	120	233	420	1,484	
Sites With House(s) or Duplex(es)		683	81	33	120	544	420	1,881	
Sites With Other Development		735	81	33	120	1,128	420	2,517	
Property Line Adjustment with Lot Confirmation									
Site Without Buildings		1,313	81	-	255	233	420	2,302	
Sites With House(s) or Duplex(es)		1,418	81	66	255	544	420	2,784	
Sites With Other Development		1,470	81	66	255	1,128	420	3,420	
Remedial Action Exempt Review - Simple		2,430	708	-	-	933	-	4,071	
Remedial Action Exempt Review - Complex		3,255	1,887	-	-	2,488	-	7,630	
Renotification Fee - Any Review & DAR Reschedule		518	-	-	-	-	-	518	
Street Vacation		105	-	-	495	-	-	600	
Transcripts		Actual cost	Actual Costs					Actual cost	
Zoning Confirmation									
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)		68	-	-	-	-	-	68	
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)		280	-	-	-	-	-	280	
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Notice of Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants)		1,125	-	-	-	-	-	1,125	
Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.									

Exhibit C
MULTNOMAH COUNTY

Land Use Services Fee Schedule

Effective Date: July 1, 2019 **2020**

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves	II	\$1,523
Site With Existing House/Duplex	II	\$2,836
All Other Projects	II	\$3,738
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	\$18,423
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.		
Tier B - Residential to Residential Upzoning	III	\$21,982
Tier C - All Other Proposals	III	\$32,980
Conditional Use		
Type Ix	Ix	\$4,742
Type II	II	\$5,427
Type II - Radio Frequency Facilities	II	\$7,996
Type III - New	III	\$19,042
Type III - Existing	III	\$12,914
Type III - Radio Frequency	III	\$18,084
Design / Historic Resource Review		
Tier A - Signs only	Ix, II, or III	
Sign 20 sq ft or smaller		\$1,165
Sign > 20 sq ft		\$1,365
Each additional sign		\$155 (maximum \$1,550) for signs
Tier B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$5,000
Sites With An Existing House/Duplex:		
Tier C - exterior alterations to building or site with no change to existing footprint or exterior development area, and no change to stormwater facility, and no increase in floor area.	Ix, II, or III	\$0.032 of valuation minimum \$1,326 maximum \$15,816
Tier D - exterior alterations to building or site with increase in building footprint, floor area, or impervious surface <500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$2,324 maximum \$16,814
Sites With Other Existing Development:		
Tier E - including only changes to exterior of a building(s) with no increase in building footprint, floor area or impervious surface, and no change to stormwater facility. Examples: windows; awnings; lighting; mechanical equipment; etc.	Ix, II, or III	\$0.032 of valuation minimum \$1,360 maximum \$15,850
Each Sign		\$155 (maximum \$1,550) for signs
Tier F - including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) - with increase in building footprint, floor area or impervious surface < 500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$2,796 maximum \$17,286
Each Sign		\$155 (maximum \$1,550) for signs
Tier G - All other projects not described above	Ix, II	\$0.032 of valuation minimum \$6,279 maximum \$20,769

Exhibit C
MULTNOMAH COUNTY

Land Use Services Fee Schedule

Effective Date: July 1, 2019 ~~2020~~

Land Use Reviews	Process Type	Amount
Tier G - All other projects not described above	III	\$0.032 of valuation minimum \$10,997 maximum \$32,747
Each Sign		\$155 (maximum \$1,550) for signs
Modifications	n/a	\$1,550
Environmental Review		
Resource Enhancement/Public Rec Trails	Ix	\$2,164
Existing House/Duplex	II	\$4,090
All Other Projects	II	\$6,258
Environmental Review Protection Zone	III	\$8,856
Environmental Violation Review		
Type II required	II	\$4,665
Type III required	III	\$10,976
Undividable lot with existing single dwelling unit	III	\$6,858
Greenway		
Existing House/Duplex	II	\$3,477
All Other Projects	II	\$9,733
Historic Landmark Designation		
Individual properties	III	\$4,167
Multiple properties or districts	III	\$9,646
Historic Landmark Demolition Review	IV	\$9,371
Impact Mitigation Plan		
Amendment (Minor)	II	\$10,742
Implementation	II	\$9,344
New / Amendment (Major)	III	\$38,231
Amendment (Use)	III	\$17,667
Land Division Review		
Type Ix	Ix	\$8,824 + \$263 per lot and tract, plus \$1,260 if new street
Type IIx	IIx	\$12,000 + \$263 per lot and tract, plus \$1,260 if new street
Type III	III	\$20,059 + \$263 per lot and tract, plus \$1,260 if new street
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$13,760 + \$420 per lot and tract, plus \$2,100 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$23,506 + \$420 per lot and tract, plus \$2,100 if new street
Land Division Amendment Review		
Type Ix	Ix	\$3,718
Type IIx	IIx	\$4,524
Type III	III	\$11,094
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)	Admin Review	
If preliminary was Type I or Ix with no street		\$4,418
If preliminary was Type Ix, or IIx with a street		\$6,592
If preliminary was Type IIx with no street		\$5,843
If preliminary was Type III		\$11,033
Additional Review of Final Plat A fee will be charged for each review after the second review.	n/a	\$741
Lot Consolidation	Ix	\$4,366

Exhibit C
MULTNOMAH COUNTY

Land Use Services Fee Schedule

Effective Date: July 1, 2019 **2020**

Land Use Reviews	Process Type	Amount
Master Plan		
Minor Amendments to Master Plans	II	\$14,402
New Master Plans or Major Amendments to Master Plans	III	\$32,564
Non-conforming Situation Review	II	\$7,467
Non-conforming Status Review	II	\$2,577
Planned Development Bonus Review		
Minor Amendment	IIx	\$11,650
New or Major Amendment	III	\$31,600
Planned Development Review - all other		
Type IIx	IIx	\$10,738
Type III	III	\$16,275
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$4,279
Type III	III	\$11,083
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$2,405
Existing House/Duplex	IIx	\$3,583
All Other Projects	IIx	\$6,251
River Review Violation		
	II	\$4,825
	III	\$10,829
Statewide Planning Goal Exception	III	\$36,300
Transportation Demand Management Review	II	\$2,914
Transportation Impact Analysis - campus	II	\$9,386
Tree Preservation Violation Review		
Type II	II	\$2,798
Type III	III	\$8,002
Tree Review		
Type II	II	\$2,919
Zoning Map Amendment	III	\$15,696
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$3,253
Type II / IIx	II / IIx	\$4,312
Type III	III	\$10,992
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner		\$2,364
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner (Street Vacation Requested)		\$2,764
Appointment for Early Land Use Assistance with Planner		\$700
Design Advice Request - (per meeting with commission)		\$4,041
Pre-Permit Zoning Plan Check		
House or Duplex		\$210
All Other Development		\$473
Pre-Application Conference		\$5,569
Pre-Application Conference (Street Vacation Requested)		\$5,969
Remedial Action Exempt Review - Conference		\$2,070
Written Comments from Infrastructure Bureaus and Planner		\$1,390
Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)		\$1,590
Written Comments from Planner		\$450

Exhibit C
MULTNOMAH COUNTY

Land Use Services Fee Schedule

Effective Date: July 1, 2019 ~~2020~~

Other Land Use Services	
Additional Copies of Recording Documents	\$16
Appeals	
Type II / IIx	\$250
Recognized Organizations as defined in Zoning Code Chapter 33.910.	No Charge
Type III	50% of Bureau of Development Services Land Use Services application fee (Maximum \$5,000)
120-day delay / HRI Removal (ranked structures only)	\$255
Expert Outside Consultation (above base fee)	\$122 per hour
Field Verification By Land Use Staff (except for environmental plan checks)	\$210
Hourly Rate for Land Use Services (BDS)	\$155
Hourly Rate for Land Use Services (BES)	\$156
Lot Confirmation	
Sites Without Buildings	\$996
Sites With House(s) or Duplex(es)	\$1,081
Sites With Other Development	\$1,081
Mural Permit Fee	\$276
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.	\$149
Plan Check	\$2.12 per \$1,000 valuation + \$80
Commercial and Residential	\$235 minimum
Maximum number of allowable checksheets: 2	
Rate per additional checksheet	\$184
Community Design Standards Plan Check (add to base fee)	\$0.0075 of valuation; maximum \$5,000, maximum \$2,000 for house or duplex
Convenience Store/Amenity Bonus Plan Check (add to base fee)	\$263
Environmental Standards Plan Check & Field Verification (add to base fee)	\$764
Environmental Violation Plan Check (add to base fee)	\$893
Sign Permit Plan Check After Land Use Review	\$158
Radio Frequency Facilities Plan Check (flat fee)	\$1,086
Property Line Adjustment	
Sites Without Buildings	\$1,484
Sites With House(s) or Duplex(es)	\$1,881
Sites With Other Development	\$2,517
Property Line Adjustment With Lot Confirmation	
Sites Without Buildings	\$2,302
Sites With House(s) or Duplex(es)	\$2,784
Sites With Other Development	\$3,420
Remedial Action Exempt Review	
Simple	\$4,071
Complex	\$7,630
Renotification Fee - Any Review & DAR reschedule	\$518
Street Vacation	\$600
Transcripts	Actual cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	\$68
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	\$280
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades	\$1,125
Option 2, Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants)	