

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

**RESOLUTION NO. 2022-063**

Establishing Land Use Fees and Repealing Resolution 2021-053.

**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 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 2021-053 on June 17, 2021, which increased most County Land Use Planning Fees for fiscal year 2022 by approximately 15%. That increase was consistent with incremental increases in past 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 on 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 to record time entry data. 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 plans to continue to collect additional permit time entry information over the next year which could help inform a 2023 fee study.

- h. This Resolution adopts a 15% fee adjustment for most County Land Use Planning Fees consistent with incremental increases in prior years. The authority to collect a larger application deposit for the most complex applications has been added to the fee schedule to help ensure the County recovers application review costs, and to do so in a timely manner. Fees for certain permits are being held constant in response to challenges our community continues to face related to the COVID pandemic, such as establishing and renewing permits for home based businesses and health hardship dwellings.
- i. The City of Portland has approved changes to city land use services fees set out in the attached Exhibit B. 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, 2022 and Resolution 2021-053 is repealed on that same date.

**ADOPTED this 23rd day of June, 2022.**

BOARD OF COUNTY COMMISSIONERS  
FOR MULTNOMAH COUNTY, OREGON



*Deborah Kafoury*

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Deborah Kafoury, Chair

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

By *David N. Blankfeld*  
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David N. Blankfeld, Senior Assistant County Attorney

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

**EXHIBIT A TO RESOLUTION ESTABLISHING LAND USE FEES  
AND REPEALING RESOLUTION 2021-053**

<b>Fees for Multnomah County Land Use Planning Services: Effective July 1, 2021<del>2</del></b>		
<b>Type</b>	<b>Action</b>	<b>Fee</b>
<b>Type I Action</b>	<u>Accessory Building/Structure Registration</u>	<del>\$50</del>
	Address Assignment, Reassignment	<del>\$333</del> <u>383</u>
	Agricultural Building Review (per building)	<del>\$77</del> <u>89</u>
	Agricultural Fill Permit	<del>\$264</del> <u>304</u>
	Agri-Tourism Permit	<del>\$463</del> <u>532</u>
	Zoning Plan Check (new development or new development + Demo permit)	<del>\$258</del> <u>297</u>
	<ul style="list-style-type: none"> <li>• Demo permit only or revisions to previously approved plans</li> <li>• Minimal Impact Project</li> <li>• Stormwater Drainage Control</li> </ul>	<del>\$124</del> <u>143</u>
		<del>\$57</del> <u>66</u>
		<del>\$57</del> <u>66</u>
	Conditions of approval verification	<del>\$181</del> <u>208</u>
	Erosion and Sediment Control Permit	<del>\$596</del> <u>685</u>
	Floating Structure Placement Permit	<del>\$158</del> <u>182</u>
	Floodplain Development Permit	<del>\$622</del> <u>715</u>
	Health Hardship Renewal	\$238
	Land Use Compatibility <u>Statement</u> Sign-off	<del>\$441</del> <u>128</u>
	Lot Consolidation/Legalization – Type I	<del>\$479</del> <u>551</u>
	Marijuana Business	<del>\$532</del> <u>612</u>
	Property Line Adjustment/Land Division Final	<del>\$181</del> <u>208</u>
	Sign Permit	<del>\$79</del> <u>91</u>
	Significant Environmental Concern – Type I	<del>\$441</del> <u>507</u>
Time Extension of Decisions (in EFU/CFU/NSA)	<del>\$693</del> <u>797</u>	
Type A Home Occupation	\$124	
<u>Wireless Facilities Review Pursuant to Section 6409(a) of the Spectrum Act of 2012</u>	<del>\$</del> <u>297</u>	
<b>Type II Action SOME INVOLVE DEPOSITS**</b>	Accessory Use Determination	<del>\$1,437</del> <u>1,653</u>
	Adjustment	<del>\$1,061</del> <u>1,220</u>
	<u>Administrative Other</u> Decision by Planning Director	\$2,527 Deposit
	Administrative Modification of Conditions	<del>\$1,567</del> <u>1,802</u>
	Appeal of Administrative Decision	\$250
	Design Review	<del>\$1,883</del> <u>2,165</u>
	<ul style="list-style-type: none"> <li>• Limited Design Review per MCC 39.8020(B)</li> </ul>	<del>\$693</del> <u>797</u>
	Exceptions to CFU Safety Zone	<del>\$345</del> <u>397</u>
	Forest Development Standards	<del>\$882</del> <u>1,014</u>

<b>(Requires Notice Fee)</b>	Geologic Hazards	<del>\$1,473</del> <u>1,694</u>
	Health Hardship Permit	\$693
	Home Occupation - Type B & Non-Hearing Type C	<del>\$1,221</del> <u>1,404</u>
	Home Occupation Renewal (Type B & C)	\$296
	Land Division (Category 3 & 4)	<del>\$2,318</del> <u>2,666</u>
	Lot Legalization - Type II	<del>\$2,318</del> <u>2,666</u>
	Lot of Exception	<del>\$345</del> <u>397</u>
	Lot of Record/Legal Parcel Determination (per LOR / Legal Parcel request)	\$990
	National Scenic Area Expedited Review	<del>\$456</del> <u>524</u>
	National Scenic Area Major Variance	<del>\$1,672</del> <u>1,923</u>
	National Scenic Area Minor Variance (No Hearing)	<del>\$1,061</del> <u>1,220</u>
	National Scenic Area Site Review	<del>\$2,350</del> <u>2,703</u>
	New Forest Dwelling	<del>\$3,926</del> <u>4,515</u>
	Non-conforming Use	\$2,527 Deposit
	Property Line Adjustment	<del>\$1,622</del> <u>1,865</u>
	Replat	<del>\$2,318</del> <u>2,666</u>
	Significant Environmental Concern (per SEC permit)	<del>\$1,459</del> <u>1,678</u>
	Temporary Permit	<del>\$503</del> <u>578</u>
Time Extension (Not in EFU/CFU/NSA)	<del>\$872</del> <u>1,003</u>	
Willamette River Greenway	<del>\$2,487</del> <u>2,860</u>	
<b>Type III Action DEPOSITS**</b>  <b>(Requires Notice Fee)</b>	Conditional Use (Including Community Service Use)**	\$3,684, <u>or full recovery deposit estimate***</u>
	Conditional Use - Type C Home Occupation**	\$3,684, <u>or full recovery deposit estimate ***</u>
	Land Division (Category 1 & 2)**	\$3,684, <u>or full recovery deposit estimate ***</u>
	National Scenic Area Conditional Use**	\$3,684, <u>or full recovery deposit estimate ***</u>

	Other Hearing Case**	\$3,684, <u>or full recovery deposit estimate ***</u>
	Planned Development**	\$3,684, <u>or full recovery deposit estimate ***</u>
	Regional Sanitary Landfill**	\$3,684, <u>or full recovery deposit estimate ***</u>
	Variance – Hearing (includes NSA)**	\$3,684, <u>or full recovery deposit estimate ***</u>
<b>Type IV Action DEPOSITS**</b>  <b>(Requires Notice Fee)</b>	Legislative or Quasi-Judicial Plan Revision**	\$5,750, <u>or full recovery deposit estimate ***</u>
	Legislative or Quasi-Judicial Zone Change**	\$5,750, <u>or full recovery deposit estimate ***</u>
<b>Miscellaneous</b>	Aerial photograph map / photocopies and scans – per page (larger than 11”x17”) or CD	\$ <del>9</del> <u>10</u>
	Hearing Sign – each	\$ <del>26</del> <u>30</u>
	Inspection Fee (MIP, GH, ESC, AF, <u>LF</u> ) / Site Visit	\$ <del>217</del> <u>250</u>
	Notice Fee* – Type II, III and IV	\$ <del>241</del> <u>277</u>
	Photocopies and scans – per page (11” x 17” or smaller)	\$0.40
	Pre-application Conference	\$ <del>1,146</del> <u>1,318</u>
	Pre-filing Conference	\$ <del>386</del> <u>444</u>
	Re-Notice Fee – Hearing	\$ <del>104</del> <u>120</u>
	Research/Records Request**	Actual Cost
	<del>Wireless Facilities Review Pursuant to Section 6409(a) of the Spectrum Act of 2012</del>	\$258

	Withdrawal of Type I or Type II Application <ul style="list-style-type: none"> <li>• Before application status letter is written</li> <li>• After application status letter is written, and for Type II applications; before the Opportunity to Comment is mailed</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>
	Withdrawal of Type III or Type IV Application <ul style="list-style-type: none"> <li>• After application status letter is written</li> </ul>	Remaining deposit funds will be refunded
	Withdrawal of Appeal <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 of appeal fee</li> <li>• No refund</li> </ul>

\*Notice fees are charged per 'T' case number (except where specified)

\*\*Fee for applications processed under a deposit are calculated using the current hourly rate

\*\*\*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.

**Full Recovery Deposit Estimate Fee (up to 120%)**

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.

# EXHIBIT B

## Multnomah County Land Use Services Fee Schedule Effective Date: July 1, 2022

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<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	\$ 2,009.00	\$ 2,134.00
Site with Existing House Duplex	II	\$ 3,345.00	\$ 3,589.00
All Other Projects	II	\$ 4,749.00	\$ 5,073.00
<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	\$ 20,304.00	\$ 22,134.00
<b>Tier B - Residential to Residential Upzoning</b>	III	\$ 24,154.00	\$ 26,332.00
<b>Tier C - All Other Proposals</b>	III	\$ 36,346.00	\$ 39,765.00
<b>Conditional Use</b>			
Type Ix	Ix	\$ 5,232.00	\$ 5,730.00
Type II	II	\$ 6,023.00	\$ 6,567.00
Type II - Radio Frequency Facilities	II	\$ 8,822.00	\$ 9,264.00
Type III - New	III	\$ 21,209.00	\$ 23,298.00
Type III - Existing	III	\$ 14,477.00	\$ 16,184.00
Type III - Radio Frequency	III	\$ 19,961.00	\$ 21,231.00
<b>Design/Historic Resource Reviews</b> (If the applicant does not provide the valuation, the maximum fee will be Each additional sign - <i>maximum \$1,800 for additional signs</i> )			
		\$ 172.00	\$ 180.00
<b>Tier A - Signs only</b>			
	<del>I, Ix, II, or III</del>		
Sign 20 sq. ft. or smaller		<del>\$ 1,285.00</del>	<del>\$ 1,285.00</del>
<u>1</u> Sign > 20 sq. ft.		\$ 1,505.00	\$ 1,581.00
<b>Tier B - Radio Frequency/Wireless Facilities</b>	<u>I, Ix, II, or III</u>	\$ 5,513.00	\$ 5,789.00
<b>Sites with an Existing House/Duplex</b>			
<b>Tier C - <u>Design/Historic Reviews - Type I</u></b> 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.	<u>I, Ix, II, or III</u>		
Fee per dollar of valuation		\$ 0.036	\$ 0.038
Minimum		\$ 1,413.00	\$ 1,710.00
Maximum		\$ 16,439.00	\$ 18,276.00



**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Design/Historic Resource Reviews</b> (If the applicant does not provide the valuation, the maximum fee will be			
Each additional sign - <i>maximum \$1,800 for <u>additional</u> signs</i>		\$ 172.00	\$ 180.00
<b>Tier D - <u>Design/Historic Reviews - New Structures</u></b> exterior alterations to building or site with increase in building footprint, floor area, or impervious surface < 500 sq. ft.	<b><u>Ix, II, or III</u></b>		
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.036</del>
<i>Minimum</i>		<del>\$ 2,531.00</del>	<del>\$ 2,531.00</del>
<i>Maximum</i>		<del>\$ 17,557.00</del>	<del>\$ 17,557.00</del>
<u>Type Ix</u>	<b><u>Ix</u></b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 3,290.00
<i>Maximum</i>			\$ 19,386.00
<u>Type II</u>	<b><u>II</u></b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 4,558.00
<i>Maximum</i>			\$ 19,386.00
<u>Type III</u>	<b><u>III</u></b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 8,604.00
<i>Maximum</i>			\$ 34,072.00
<b>Sites with Other Existing Development</b>			
<b>Tier E - <u>Design/Historic Reviews - All Other Reviews</u></b> 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	<b><u>I, Ix, II, or III</u></b>		
Examples: windows, awnings, lighting, mechanical equipment, etc			
Fee per dollar of valuation		<del>\$ 0.036</del>	<del>\$ 0.036</del>
<i>Minimum</i>		<del>\$ 1,458.00</del>	<del>\$ 1,458.00</del>
<i>Maximum</i>		<del>\$ 16,484.00</del>	<del>\$ 16,484.00</del>
Each additional sign - <i>maximum \$1,720 for signs</i>		<del>\$ 172.00</del>	<del>\$ 172.00</del>
<u>Type Ix</u>	<b><u>Ix</u></b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 2,202.00
<i>Maximum</i>			\$ 18,838.00
<u>Type II</u>	<b><u>II</u></b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 4,010.00
<i>Maximum</i>			\$ 18,838.00
<u>Type III</u>	<b><u>III</u></b>		
Fee per dollar of valuation			\$ 0.038
<i>Minimum</i>			\$ 8,056.00
<i>Maximum</i>			\$ 33,524.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

<del><b>Tier F</b> – including only parking areas; fences/walls/gates; and/or changes to the exterior of a building(s) – with increase in building footprint, floor area impervious surface &lt; 500 sq. ft.</del>	<del>I, IX, II, or III</del>		
<del>Fee per dollar of valuation</del>		<del>\$ 0.036</del>	<del>\$ 0.036</del>
<del>Minimum</del>		<del>\$ 3,049.00</del>	<del>\$ 3,049.00</del>
<del>Maximum</del>		<del>\$ 18,075.00</del>	<del>\$ 18,075.00</del>
<del>Each additional sign – maximum \$1,720 for signs</del>		<del>\$ 172.00</del>	<del>\$ 172.00</del>
<del><b>Tier G</b> – All other projects not described above</del>	<del>IX or II</del>		
<del>Fee per dollar of valuation</del>		<del>\$ 0.036</del>	<del>\$ 0.036</del>
<del>Minimum</del>		<del>\$ 6,843.00</del>	<del>\$ 6,843.00</del>
<del>Maximum</del>		<del>\$ 21,869.00</del>	<del>\$ 21,869.00</del>
<del>Each additional sign – maximum \$1,720 for signs</del>		<del>\$ 172.00</del>	<del>\$ 172.00</del>
<del><b>Tier G</b> – All other projects not described above</del>	<del>III</del>		
<del>Fee per dollar of valuation</del>		<del>\$ 0.036</del>	<del>\$ 0.036</del>
<del>Minimum</del>		<del>\$ 13,006.00</del>	<del>\$ 13,006.00</del>
<del>Maximum</del>		<del>\$ 35,843.00</del>	<del>\$ 35,843.00</del>
<del>Each additional sign – maximum \$1,720 for signs</del>		<del>\$ 172.00</del>	<del>\$ 172.00</del>
<b>Modifications and Oriel Window Exceptions</b>	n/a	\$ 1,710.00	\$ 1,796.00
<b>Environmental Review</b>			
If more than 1 house is proposed, each additional house		\$ 927.00	\$ 974.00
Resource Enhancement/Public Rec Trails	IX	\$ 3,787.00	\$ 4,042.00
Existing House/Duplex	II	\$ 4,982.00	\$ 5,388.00
All Other Projects	II	\$ 7,321.00	\$ 7,161.00
<b>Environmental Review Protection Zone</b>	III	\$ 9,725.00	\$ 10,227.00
<b>Environmental Violation Review</b>			
Type II required	II	\$ 5,101.00	\$ 5,452.00
Type III required	III	\$ 12,104.00	\$ 13,010.00
Undividable lot with existing single dwelling unit	III	\$ 7,564.00	\$ 8,089.00
<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	\$ 5,075.00	\$ 5,451.00
All Other Projects	II	\$ 10,722.00	\$ 11,760.00
<b>Historic Landmark Designation Review</b>	I		\$ 1,545.00
Individual properties	III	<del>\$ 4,607.00</del>	<del>\$ 4,607.00</del>
Multiple properties or districts	III	<del>\$ 10,648.00</del>	<del>\$ 10,648.00</del>
	II		\$ 3,022.00
	III		\$ 4,798.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b><u>Historic Designation Removal Review</u></b>	<b><u>II</u></b>		\$ 4,565.00
	<b><u>III</u></b>		\$ 10,298.00
<b>Historic Landmark Demolition Review</b>	<b><u>II</u></b>		\$ 6,660.00
	<b><u>III</u></b>		\$ 18,181.00
	<b><u>IV</u></b>		\$ 31,412.00
<b><u>Historic Relocation Review</u></b>	<b><u>Ix</u></b>		\$ 3,544.00
	<b><u>II</u></b>		\$ 3,866.00
	<b><u>III</u></b>		\$ 7,182.00
<b>Impact Mitigation Plan</b>			
Amendment (Minor)	II	\$ 12,630.00	\$ 14,040.00
Implementation	II	\$ 10,222.00	\$ 11,197.00
New/Amendment (Major)	III	\$ 42,359.00	\$ 46,543.00
Amendment (Use)	III	\$ 19,494.00	\$ 21,704.00
<b>Land Division Review</b>			
Type Ix	<b>Ix</b>		
Base Fee		\$ 9,747.00	\$ 10,556.00
<i>plus, per lot and tract</i>		\$ 290.00	\$ 305.00
<i>plus, for new street</i>		\$ 1,390.00	\$ 1,460.00
Type IIx	<b>IIx</b>		
Base Fee		\$ 13,221.00	\$ 14,445.00
<i>plus, per lot and tract</i>		\$ 290.00	\$ 305.00
<i>plus, for new street</i>		\$ 1,390.00	\$ 1,460.00
Type III	<b>III</b>		
Base Fee		\$ 22,630.00	\$ 24,946.00
<i>plus, per lot and tract</i>		\$ 290.00	\$ 305.00
<i>plus, for new street</i>		\$ 1,390.00	\$ 1,460.00
<b><u>Land Division Review - Middle Housing Partition (2-3 lots/tracts)</u></b>			\$ 5,602.00
<b><u>Land Division Review - Middle Housing Subdivision (4 or more lots/tracts)</u></b>			\$ 10,400.00
<b>2 -3 lot Land Division with Concurrent Environmental/<u>River</u> Review</b>	<b>III</b>		
Base Fee		\$ 15,167.00	\$ 16,503.00
<i>plus, per lot and tract</i>		\$ 463.00	\$ 486.00
<i>plus, for new street</i>		\$ 2,315.00	\$ 2,431.00
<b>4 or more lot Land Division with Concurrent Environmental/<u>River</u> Review</b>	<b>III</b>		
Base Fee		\$ 26,336.00	\$ 29,026.00
<i>plus, per lot and tract</i>		\$ 463.00	\$ 486.00
<i>plus, for new street</i>		\$ 2,315.00	\$ 2,431.00
<b>Land Division Amendment Review</b>			
Type Ix	<b>Ix</b>	\$ 4,117.00	\$ 4,524.00
Type IIx	<b>IIx</b>	\$ 5,010.00	\$ 5,462.00
Type III	<b>III</b>	\$ 12,255.00	\$ 13,224.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<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		\$ 6,129.00	\$ 6,653.00
If preliminary was Type I, Ix, or Iix with a street		\$ 7,265.00	\$ 7,927.00
If preliminary was Type Iix with no street		\$ 6,458.00	\$ 7,005.00
If preliminary was Type III		\$ 12,124.00	\$ 13,305.00
<u>If preliminary was a Middle Housing Land Division</u>			\$ 3,529.00
<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>	n/a	\$ 831.00	\$ 940.00
<b>Replat</b>	Ix	\$ 4,963.00	\$ 5,420.00
<b>Master Plan</b>			
Minor Amendments to Master Plans	II	\$ 15,885.00	\$ 17,586.00
New Master Plans or Major Amendments to Master Plans	III	\$ 36,026.00	\$ 40,325.00
<b>Non-conforming Situation Review</b>	II	\$ 8,259.00	\$ 9,028.00
<b>Non-conforming Status Review</b>	II	\$ 2,861.00	\$ 3,034.00
<b>Planned Development Bonus Review</b>			
Minor Amendment	Iix	\$ 11,358.00	\$ 12,140.00
New or Major Amendment	III	\$ 34,497.00	\$ 34,923.00
<b>Planned Development Review - all other</b>			
Type Iix	Iix	\$ 11,739.00	\$ 12,889.00
Type III	III	\$ 19,016.00	\$ 21,091.00
<b>Planned Development Amendment/Planned Unit Development Amendment</b>			
Type Iix	Iix	\$ 5,102.00	\$ 5,536.00
Type III	III	\$ 12,705.00	\$ 13,773.00
<b>River Review</b>			
Resource Enhancement/PLA/Public Rec Trails	Iix	\$ 3,987.00	\$ 4,252.00
Existing House/Duplex or one new residential dock	Iix	\$ 4,730.00	\$ 4,781.00
All Other Projects	Iix	\$ 8,301.00	\$ 9,104.00
<b>River Violation Reivew</b>			
Type II	II	\$ 5,332.00	\$ 5,724.00
Type III	III	\$ 11,950.00	\$ 12,828.00
<b>Statewide Planning goal Exception</b>	III	\$ 40,394.00	\$ 43,163.00
<b>Transportation Demand Management Review</b>	II	\$ 3,369.00	\$ 3,728.00
<b>Transportation Impact Analysis - campus</b>	II	\$ 8,883.00	\$ 10,240.00
<b>Tree Preservation Violation Review</b>			
Type II	II	\$ 3,092.00	\$ 3,247.00
Type III	III	\$ 8,828.00	\$ 9,424.00
<b>Tree Review</b>	II	\$ 3,225.00	\$ 3,387.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Land Use Reviews	Process Type	Current Fee	Proposed Fee
<b>Zoning Map Amendment</b>	III	\$ 17,276.00	\$ 19,298.00
<b>Other Unassigned Reviews</b>			
Type I / Ix	I / Ix	\$ 4,034.00	\$ 4,347.00
Type II / IIx	II / IIx	\$ 5,598.00	\$ 6,081.00
Type III	III	\$ 13,314.00	\$ 14,654.00
Early Assistance Services		Current Fee	Proposed Fee
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner</b>		\$ 3,198.00	\$ 3,491.00
<b>Appointment for Early Land Use Assistance with Infrastructure Bureaus and Planner (Street Vacation Requested)</b>		\$ 3,768.00	\$ 4,164.00
<b>Appointment for Early Land Use Assistance with Planner</b>		\$ 1,407.00	\$ 1,478.00
<b>Design Advice Request - per meeting with commission</b>		\$ 5,134.00	\$ 5,646.00
<b>Pre-Permit Zoning Plan Check - Planning and Zoning review of plans prior to building permit submittal</b>			
House or Duplex		\$ 940.00	\$ 987.00
All Other Development		\$ 940.00	\$ 987.00
<b>Pre-Application conference</b>		\$ 5,685.00	\$ 6,244.00
<b>Pre-Application conference (Street Vacation Requested)</b>		\$ 6,371.00	\$ 6,936.00
<b>Written Comments from Infrastructure Bureaus and Planner</b>		\$ 2,250.00	\$ 2,468.00
<b>Written Comments from Planner</b>		\$ 1,166.00	\$ 1,225.00
Other Land Use Services		Current Fee	Proposed Fee
<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	\$ 5,250.00	\$ 5,789.00
<b><u>Middle Housing Land Division</u></b>			\$ 300.00
<b>120-day Delay / HRI Removal (ranked structures only)</b>		\$ 489.00	\$ 514.00
<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		\$ 135.00	\$ 142.00
<b>Field Verification by Land Use Staff - except for environmental plan checks</b>		\$ 232.00	\$ 245.00
<b>Hourly Rate for Land Use Services (BDS)</b>		\$ 172.00	\$ 180.00
<b>Hourly Rate for Land Use Services (BES)</b>		\$ 164.00	\$ 190.00
<b>Landscape Monitoring Report Review - per annual report</b>		\$ 228.00	\$ 240.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Other Land Use Services	Current Fee	Proposed Fee
<b>Lot Confirmation</b> - Site Development fee is charged when review is required		
Additional checksheet - per checksheet after 2 checksheets	\$ 326.00	\$ 342.00
If confirmation is for more than one lot on a site, each additional lot	\$ 376.00	\$ 395.00
Sites Without Building	\$ 991.00	\$ 1,051.00
Sites with House(s) or Duplex(es)	\$ 1,246.00	\$ 1,327.00
Sites with Other Development	\$ 1,334.00	\$ 1,419.00
<b>Mural Permit Fee</b>	\$ 305.00	\$ 320.00
<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>	\$ 164.00	\$ 172.00
<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>	\$ 203.00	\$ 213.00
Commercial and Residential		
<i>per \$1,000 valuation</i>	\$ 2.49	\$ 2.62
<i>plus</i>	\$ 100.00	\$ 100.00
<i>minimum</i>	\$ 272.00	\$ 280.00
Community Design Standards or Design Standards Plan Check, <i>per dollar of valuation (add to base fee)</i>	\$ 0.0083	\$ 0.0087
Minimum	\$ 516.0000	\$ 542.00
Maximum for house or duplex	\$ 2,205.00	\$ 2,316.00
Maximum for all other	\$ 5,513.00	\$ 5,789.00
Convenience Store/Amenity Bonus Plan Check - <i>add to base fee</i>	\$ 300.00	\$ 315.00
Deferred Submittal	\$ 344.00	\$ 361.00
Environmental Standards Plan check and Field Verification - <i>add to base fee</i>	\$ 842.00	\$ 885.00
Environmental Violation Plan Check - <i>add to base fee</i>	\$ 985.00	\$ 1,035.00
Sign Permit Plan Check After Land Use Review - <i>flat fee</i>	\$ 175.00	\$ 185.00
Radio Frequency Facilities Plan Check - <i>flat fee</i>	\$ 1,174.00	\$ 1,221.00
(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	\$ 326.00	\$ 342.00
Site Without Building	\$ 1,663.00	\$ 1,831.00
Sites WithHouse(s) or Duplex(es)	\$ 2,136.00	\$ 2,361.00
Site With Other Development	\$ 2,807.00	\$ 3,127.00
<b>Property Line Adjustment with Lot Confirmation</b>		
Additional checksheet - per checksheet after 2 checksheets	\$ 326.00	\$ 342.00
Site Without Building	\$ 2,530.00	\$ 2,736.00
Sites WithHouse(s) or Duplex(es)	\$ 3,152.00	\$ 3,423.00
Site With Other Development	\$ 3,823.00	\$ 4,189.00
<b>Remedial Action Exempt Review</b>		
Simple	\$ 4,441.00	\$ 4,759.00
Complex	\$ 8,282.00	\$ 8,959.00

**Multnomah County**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2022**

Other Land Use Services	Current Fee	Proposed Fee
<b>Renotification Fee - Any Review &amp; DAR Reschedule</b>	\$ 571.00	\$ 600.00
<del>Street Vacation</del>	<del>\$ 116.00</del>	<del>\$ 116.00</del>
<b>Transcripts</b>	Actual Cost	Actual Cost
<b>Zoning Confirmation</b>		
Tier 1 - DMV New/Renewal, OLCC for Non-conforming Use	\$ 75.00	\$ 79.00
Tier 2 - LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit	\$ 309.00	\$ 325.00
Tier 3 - Documenting Non-conforming Situation, Non-conforming Upgrades Option2, Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants, Archeological Evaluation	\$ 1,297.00	\$ 1,362.00