

EXHIBIT C  
**MULTNOMAH COUNTY**  
**PROPOSED**  
**Land Use Services Fee Schedule**  
**Effective Date: July 1, 2018**

Land Use Reviews	Process Type	Amount
<b>Adjustment Review</b>		
Site With Existing House/Duplex - Fences / Decks / Eaves	II	\$1,300 <u>\$1,458</u>
Site With Existing House/Duplex	II	\$1,993 <u>\$2,691</u>
All Other Projects	II	\$2,646 <u>\$3,391</u>
<b>Comprehensive Plan Map Amendment With Zone Map Amendment</b>		
<b>Tier A -</b>	III	\$44,679 <u>\$17,712</u>
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.		
<b>Tier B - Residential to Residential Upzoning</b>	III	\$45,088 <u>\$21,121</u>
<b>Tier C - All Other Proposals</b>	III	\$21,257 <u>\$31,800</u>
<b>Conditional Use</b>		
Type Ix	Ix	\$2,942 <u>\$4,575</u>
Type II	II	\$3,464 <u>\$5,358</u>
Type II - Radio Frequency Facilities	II	\$7,609 <u>\$7,617</u>
Type III - New	III	\$42,588 <u>\$18,927</u>
Type III - Existing	III	\$6,433 <u>\$11,960</u>
Type III - Radio Frequency	III	\$16,379 <u>\$17,260</u>
<b>Design / Historic Resource Review</b>		
<b>Type Tier A - Signs only</b>	Ix, II, or III	
Sign 20 sq ft or smaller		\$945
Sign > 20 sq ft		\$1,365
Each additional sign		\$100 (maximum \$1,000) for signs
<b>Type Tier B - Radio Frequency/Wireless Facilities</b>	Ix, II, or III	\$5,000
<b>Sites With An Existing House/Duplex:</b>		
<b>Type Tier C -</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.	Ix, II, or III	\$0.032 of valuation minimum \$991 maximum \$5,066
<b>Type Tier D -</b> 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 \$1,437 <u>\$2,267</u> maximum \$5,477 <u>\$6,007</u>
<b>Sites With Other Existing Development:</b>		
<b>Type Tier E -</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. Examples: windows; awnings; lighting; mechanical equipment; etc.	Ix, II, or III	\$0.032 of valuation minimum \$1,360 maximum \$5,350
Each Sign		\$100 (maximum \$1,000) for signs
<b>Type 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 or impervious surface < 500 sq ft.	Ix, II, or III	\$0.032 of valuation minimum \$1,514 <u>\$2,735</u> maximum \$46,904 <u>\$17,225</u>
Each Sign		\$100 (maximum \$1,000) for signs
<b>Type Tier G -</b> All other projects not described above	Ix, II, or III	\$0.032 of valuation minimum \$1,938 <u>\$6,149</u> maximum \$5,928 <u>\$10,139</u>

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<b>Type Tier G</b> - All other projects not described above	III	\$0.032 of valuation minimum <del>\$5,928</del> <u>\$10,867</u> maximum <del>\$27,678</del> <u>\$32,617</u>
Each Sign		\$100 (maximum \$1,000) for signs
<b>Modifications</b>	n/a	\$945
<b>Environmental Review / River Review</b>		
Resource Enhancement/Property Line Adjustment/Public Rec Trails	Ix, Iix	\$1,530 <u>\$1,810</u>
Existing House/Duplex	II, Iix	\$2,688 <u>\$3,459</u>
All Other Projects	II, Iix	\$4,337 <u>\$6,018</u>
<b>Environmental Review Protection Zone</b>	III	<del>\$6,324</del> <u>\$8,431</u>
<b>Environmental Violation Review / River Review Violation</b>		
Type II required	II	<del>\$3,546</del> <u>\$4,395</u>
Type III required	III	<del>\$9,548</del> <u>\$10,780</u>
Undividable lot with existing single dwelling unit	III	<del>\$5,266</del> <u>\$6,498</u>
<b>Greenway</b>		
Existing House/Duplex	II	<del>\$2,384</del> <u>\$3,295</u>
All Other Projects	II	<del>\$5,552</del> <u>\$9,348</u>
<b>Historic Landmark Designation</b>		
Individual properties	III	<del>\$3,973</del> <u>\$4,140</u>
Multiple properties or districts	III	<del>\$4,774</del> <u>\$5,220</u>
<b>Historic Landmark Demolition Review</b>	IV	<del>\$8,500</del> <u>\$8,946</u>
<b>Impact Mitigation Plan</b>		
Amendment (Minor)	II	<del>\$5,130</del> <u>\$10,243</u>
Implementation	II	<del>\$5,130</del> <u>\$8,845</u>
New / Amendment (Major)	III	<del>\$23,250</del> <u>\$36,822</u>
Amendment (Use)	III	<del>\$8,000</del> <u>\$15,983</u>
<b>Land Division Review</b>		
Type Ix	Ix	<del>\$6,009</del> <u>\$8,456</u> + \$250 per lot and tract, plus \$1,200 if new street
Type Iix	Iix	<del>\$7,222</del> <u>\$11,494</u> + \$250 per lot and tract, plus \$1,200 if new street
Type III	III	<del>\$10,626</del> <u>\$19,118</u> + \$250 per lot and tract, plus \$1,200 if new street
<b>2 - 3 lot Land Division with Concurrent Environmental Review</b>	III	<del>\$8,742</del> <u>\$13,174</u> + \$400 per lot and tract, plus \$2,000 if new street
<b>4 or more lot Land Division with Concurrent Environmental Review</b>	III	<del>\$12,206</del> <u>\$22,310</u> + \$400 per lot and tract, plus \$2,000 if new street
<b>Land Division Amendment Review</b>		
Type Ix	Ix	<del>\$2,012</del> <u>\$3,576</u>
Type Iix	Iix	<del>\$2,771</del> <u>\$4,343</u>
Type III	III	<del>\$8,952</del> <u>\$10,600</u>
<b>Land Division Final Plat Review / Final Development Plan Review</b> (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street	Admin Review	<del>\$2,662</del> <u>\$4,313</u>
If preliminary was Type I, Ix, or Iix with a street		<del>\$4,096</del> <u>\$6,377</u>
If preliminary was Type Iix with no street		<del>\$3,982</del> <u>\$5,668</u>
If preliminary was Type III		<del>\$6,329</del> <u>\$10,637</u>
<b>Additional Review of Final Plat</b>	n/a	<del>\$280</del> <u>\$726</u>
A fee will be charged for each review after the second review.		
<b>Lot Consolidation</b>	Ix	<del>\$1,534</del> <u>\$3,133</u>

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Land Use Reviews	Process Type	Amount
<b>Master Plan</b>		
Minor Amendments to Master Plans	II	\$7,429 <u>\$13,950</u>
New Master Plans or Major Amendments to Master Plans	III	\$15,575 <u>\$32,278</u>
<b>Non-conforming Situation Review</b>	II	\$4,922 <u>\$7,503</u>
<b>Non-conforming Status Review</b>	II	\$2,259 <u>\$2,463</u>
<b>Planned Development Bonus Review</b>		
Minor Amendment	IIx	\$11,349
New or Major Amendment	III	\$30,179
<b>Planned Development Review - all other</b>		
Type IIx	IIx	\$5,688 <u>\$10,202</u>
Type III	III	\$9,208 <u>\$15,559</u>
<b>Planned Development Amendment / Planned Unit Development Amendment</b>		
Type IIx	IIx	\$2,936 <u>\$4,075</u>
Type III	III	\$8,796 <u>\$10,584</u>
<b>River Review</b>		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$1,977
Existing House/Duplex	IIx	\$3,452
All Other Projects	IIx	\$6,011
<b>River Review Violation</b>	II	\$4,555
	III	\$10,633
<b>Statewide Planning Goal Exception</b>	III	\$30,712 <u>\$34,682</u>
<b>Transportation Demand Management Review</b>	II	\$2,831
<b>Transportation Impact Analysis - campus</b>	II	\$9,303
<b>Tree Preservation Violation Review</b>		
Type II	II	\$2,773 <u>\$2,781</u>
Type III	III	\$7,536 <u>\$7,620</u>
<b>Tree Review</b>		
Type II	II	\$2,774 <u>\$2,779</u>
<b>Zoning Map Amendment</b>	III	\$8,046 <u>\$15,452</u>
<b>Other Unassigned Reviews</b>		
Type I / Ix	I / Ix	\$2,624 <u>\$3,106</u>
Type II / IIx	II / IIx	\$3,084 <u>\$4,129</u>
Type III	III	\$7,572 <u>\$10,626</u>
<b>Early Assistance Services</b>		
<b>Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner</b>		\$1,944
<b>Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner (Street Vacation Requested)</b>		\$2,344
<b>Appointment for Early Land Use Assistance with Planner</b>		\$500
<b>Design Commission Advice Request</b>		\$2,520 <u>\$3,061</u>
<b>Pre-Permit Zoning Plan Check</b>		
House or Duplex		\$200
All Other Development		\$450
<b>Pre-Application Conference</b>		\$2,363 <u>\$5,314</u>
<b>Pre-Application Conference (Street Vacation Requested)</b>		\$5,714
<b>Remedial Action Exempt Review - Conference</b>		\$637 <u>\$1,987</u>
<b>Written Comments from Infrastructure Bureaus and Planner</b>		\$1,277
<b>Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)</b>		\$1,477
<b>Written Comments from Planner</b>		\$400

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<b>Other Land Use Services</b>	
<b>Additional Copies of Recording Documents</b>	\$16
<b>Appeals</b>	
Type II / IIx Recognized Organizations as defined in Zoning Code Chapter 33.910.	\$250 No Charge
Type III	50% of Bureau of Development Services Land Use Services application fee (Maximum \$5,000)
<b>120-day delay / HRI Removal (ranked structures only)</b>	\$242
<b>Expert Outside Consultation</b> (above base fee)	\$116 per hour
<b>Field Verification By Land Use Staff</b> (except for environmental plan checks)	\$200
<b>Hourly Rate for Land Use Services (BDS)</b>	\$148
<b>Hourly Rate for Land Use Services (BES)</b>	\$140
<b>Lot Confirmation</b>	
Sites Without Buildings	<del>\$683</del> <u>\$963</u>
Sites With House(s) or Duplex(es)	<del>\$768</del> <u>\$1,048</u>
Sites With Other Development	<del>\$768</del> <u>\$1,048</u>
<b>Mural Permit Fee</b>	\$263
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
<b>Plan Check</b>	\$2.12 per \$1,000 valuation + \$70
Commercial and Residential	<del>\$95</del> <u>\$165</u> 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)	\$250
Environmental Standards Plan Check & Field Verification	\$727 (add to base fee)
Environmental Violation Plan Check	\$850 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$150
Radio Frequency Facilities Plan Check (flat fee)	<del>\$720</del> <u>\$865</u>
<b>Property Line Adjustment</b>	
Sites Without Buildings	<del>\$707</del> <u>\$1,447</u>
Sites With House(s) or Duplex(es)	<del>\$793</del> <u>\$1,814</u>
Sites With Other Development	<del>\$845</del> <u>\$2,391</u>
<b>Property Line Adjustment With Lot Confirmation</b>	
Sites Without Buildings	<del>\$1,390</del> <u>\$2,220</u>
Sites With House(s) or Duplex(es)	<del>\$1,564</del> <u>\$2,672</u>
Sites With Other Development	<del>\$1,643</del> <u>\$3,249</u>
<b>Remedial Action Exempt Review</b>	
Simple	\$3,018
Complex	\$4,985
<u>BES Land Use Exemption</u>	<u>\$841</u>
<u>BES LU and Bldg Permit Exemption</u>	<u>\$1,921</u>
<u>BES Bldg Permit/Dev Permit Exemption Hourly Fee</u>	<u>\$108</u>
<b>Renotification Fee - Any Review</b>	\$493
<b>Street Vacation</b>	<u>\$345</u>
<b>Transcripts</b>	Actual cost
<b>Zoning Confirmation</b>	
<b>Tier 1</b> (DMV New/Renewal, OLCC for Non-conforming Use, <del>Convenience Store,</del> ODOT Advertising Sign Permit)	\$65
<b>Tier 2</b> (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	\$250
<b>Tier 3</b> ( <u>Documenting Non-conforming Situation Standard Evidence,</u> Non-conforming Upgrades Option 2, Notice of Use Determination, Complex Zoning Analysis, <del>Convenience Store</del> )	\$850