

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

RESOLUTION NO. 2018-069

Resolution Establishing Land Use Services Fees and Repealing Resolution 2017-058.

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 and Troutdale to provide land use planning services for areas outside those city limits and within the urban growth boundaries.
- c. The Board Resolutions adopting land use fees set (1) the fees charged directly by the Multnomah County Land Use Planning Division (“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. Although the Board has never changed its intent to escalate the County Fees pursuant to the four-year fee schedule adopted in Resolution 2013-033, subsequent resolutions have, at times, inadvertently included an incorrect fee table for the County Fees. See Resolutions 2013-079, 2014-009, 2014-074, 2015-015, 2016-065, and 2017-058.
- f. Clarification of the record and reaffirmation of the Board’s intent through readoption and retroactive application of the County Fee schedule for fiscal years 2014 through 2017 will further the public interest.
- g. Consistent with Resolution 2013-033, for fiscal year 2018-2019, the Land Use Planning Division conducted a study analyzing County Fee amounts to determine the extent to which those fees are recovering the direct costs of providing land use services.

- h. Based on the fee study, the Multnomah County Land Use Planning Division has proposed an increase of County Fees for fiscal year 2018-2019, consistent with the incremental increases in past years, to continue the effort to more fully recover the direct costs of providing land use services. The County Fee increase will allow the County to recover approximately 40% of the direct costs of service.
- i. The Land Use Planning Division should conduct another fee analysis in four years to continue to evaluate the goal of recovering revenue equal to the direct costs of service.
- j. Portland has also approved changes to its land use services fees. Pursuant to the IGA, the County adopts those changes to facilitate Portland's cost recovery for services provided on behalf of Multnomah County.
- k. The changes to the Portland Fees in this Resolution reflect an increase in land use review fees due to the inclusion of charges for services that are currently being provided without recovering costs, including services provided by the Portland Water Bureau, Bureau of Environmental Services, and Portland Bureau of Transportation. In addition, the Portland Fee schedule reflects the addition of several land use reviews, as well as a split out of River Review and River Review Violation from Environmental Review and Environmental Violation Review.

The Multnomah County Board of Commissioners Resolves:

- 1. For fiscal year 2014 through fiscal year 2018, Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under IGAs, are reapproved and retroactively set as set forth in Exhibit A.
- 2. Beginning July 1, 2018, Land Use Planning Division fees for MCC Chapters 11.05, 11.15, 11.45, 37 and 38, excluding planning services provided under the Portland and Troutdale IGAs, are set 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 Troutdale under the IGA are as set by the City of Troutdale.
- 4. Fees for planning services provided by the City of Portland under IGA are set out in the attached Exhibit C.

5. This Resolution takes effect on July 1, 2018 and Resolution 2017-058 is repealed.

ADOPTED this 21st day of June, 2018.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Deborah Kafoury

Deborah Kafoury, Chair

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

By *Katherine Thomas*
Katherine Thomas, Assistant County Attorney

SUBMITTED BY: Kim Peoples, Director, Department of Community Services

EXHIBIT A

Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2018				
LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 2017-18 Fee
Accessory Use Determination - Type 2	\$ 806	\$ 927	\$ 945	\$ 945
Administrative Decision by Planning Director- Type 2	\$ 958	\$ 1,102	\$ 1,267	\$ 1,457
Adjustment- Type 2	\$ 321	\$ 369	\$ 424	\$ 488
Administrative Modification of Conditions- Type 2	\$ 677	\$ 779	\$ 896	\$ 1,030
Address Assignment, Reassignment- Type 1	\$ 146	\$ 168	\$ 193	\$ 219
Agricultural Building Review- Type 1*	\$ 32	\$ 37	\$ 43	\$ 49
Alteration of Non-Conforming Use- Type 2	\$ 1,093	\$ 1,256	\$ 1,445	\$ 1,662
Building Permit Plan Check- Type 1	\$ 61	\$ 70	\$ 81	\$ 93
Community Service- Type 3	\$ 2,107	\$ 2,423	\$ 2,601	\$ 2,601
Conditional Use- Type 3	\$ 2,107	\$ 2,423	\$ 2,601	\$ 2,601
Design Review- Type 2	\$ 814	\$ 936	\$ 1,077	\$ 1,238
Exception to CFU Setback/Safety Zone- Type 2	\$ 150	\$ 172	\$ 198	\$ 227
Floating Home Relocation Permit- Type 1	\$ 104	\$ 104	\$ 104	\$ 104
Floodplain Development- Type 1	\$ 403	\$ 409	\$ 409	\$ 409
Floodplain Development - 1 & 2 Family- Type 1	\$ 98	\$ 112	\$ 129	\$ 149
Forest Development Standards Type 2*	\$ 249	\$ 287	\$ 330	\$ 379
Grading and Erosion Control- Type 1	\$ 258	\$ 296	\$ 341	\$ 392
Health Hardship Permit Type 2	\$ 657	\$ 755	\$ 868	\$ 999
Health Hardship Permit Renewal- Type 2	\$ 109	\$ 126	\$ 144	\$ 166
Hillside Development- Type 2	\$ 637	\$ 733	\$ 843	\$ 969
Home Occupation Type B* - Type 2	\$ 256	\$ 294	\$ 338	\$ 389
Home Occupation Type C - Conditional Use- Type 3	\$ 980	\$ 1,127	\$ 1,296	\$ 1,490
Home Occupation Renewal - Type 2*	\$ 169	\$ 194	\$ 223	\$ 257
Land Division Category 1 up to 20 lots- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Land Division Category 3- Type 2	\$ 631	\$ 726	\$ 835	\$ 960
Land Division Category 4- Type 2	\$ 286	\$ 329	\$ 379	\$ 436
Land Use Compatibility Sign-off- Type 1	\$ 49	\$ 57	\$ 65	\$ 75
Lot Consolidation/Legalization- Type 1	\$ 170	\$ 196	\$ 225	\$ 259
Lot of Exception - Type 2	\$ 150	\$ 172	\$ 198	\$ 227
Lot of Record Type 2	\$ 715	\$ 823	\$ 946	\$ 1,088
Lot of Record- Type 1* - per hour charge (research fee)	\$ 47	\$ 54	\$ 62	\$ 72
Modification of Conditions of Hearing Officer -fee for original action				
New Forest Dwelling - Type 2	\$ 1,697	\$ 1,952	\$ 2,245	\$ 2,582
National Scenic Area Conditional Use- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
National Scenic Area Review - Expedited- Type 2	\$ 115	\$ 132	\$ 152	\$ 175

Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2018

LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 2017-18 Fee
National Scenic Area Minor Variance - Type 2*	\$ 723	\$ 831	\$ 956	\$ 1,099
Other Hearing Case- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Planned Development- Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Property Line Adjustment - Type 2	\$ 702	\$ 807	\$ 928	\$ 1,067
Property Line Adjustment/Land Division Final- Type 1*	\$ 78	\$ 90	\$ 104	\$ 119
Regional Sanitary Landfill - Type 3 deposit	\$ 2,107	\$ 2,423	\$ 2,786	\$ 3,204
Replat- Type 2	\$ 286	\$ 329	\$ 379	\$ 436
Road Rules Variance - Type 2*	\$ 428	\$ 492	\$ 565	\$ 650
Sign Permit- Type 1	\$ 35	\$ 40	\$ 46	\$ 52
Significant Environmental Concern (Type 1)*	\$ 191	\$ 219	\$ 252	\$ 290
Significant Environmental Concern- Type 2	\$ 815	\$ 938	\$ 1,078	\$ 1,240
Time Extension EFU- Type 1	\$ 417	\$ 456	\$ 456	\$ 456
Time Extension- Type 2	\$ 417	\$ 480	\$ 552	\$ 574
Temporary Permit- Type 2	\$ 217	\$ 250	\$ 287	\$ 331
Type 2 and Type 3 Notice*	\$ 105	\$ 121	\$ 139	\$ 159
Type 2 Decision Appeal	\$ 250	\$ 250	\$ 250	\$ 250
Type 3 Hearing Re-notice*	\$ 45	\$ 52	\$ 60	\$ 69
Type 4 Action -deposit	\$ 2,107	\$ 2,423	\$ 2,787	\$ 3,204
Variance Type 2 Non-hearing	\$ 321	\$ 369	\$ 424	\$ 488
Variance Type 3 Hearing	\$ 693	\$ 797	\$ 917	\$ 1,055
Willamette River Greenway- Type 2	\$ 796	\$ 915	\$ 1,052	\$ 1,210
Wrecker License Renewal- Type 1	\$ 221	\$ 254	\$ 292	\$ 336
Zoning Code Interpretation- Type 2	\$ 958	\$ 1,102	\$ 1,267	\$ 1,457
Miscellaneous Charges				
Aerial Photograph (2006 fee \$6.40)	\$ 6	\$ 6	\$ 6	\$ 6
Inspection - Erosion Control incl MIP, HD, GEC- Type 1	\$ 82	\$ 82	\$ 82	\$ 82
Notice of Hearing Sign	\$ 12	\$ 13	\$ 15	\$ 17
Photocopies \$.30 per page	\$ 0.30	\$ 0.30	\$ 0.30	\$ 0.30
Pre-Application Conference	\$ 496	\$ 570	\$ 655	\$ 754
Pre-Application Conference Type C Home Occupation	\$ 193	\$ 222	\$ 256	\$ 294
Pre-Filing Conference*	\$ 167	\$ 192	\$ 221	\$ 254
Recording of Hearing - \$30	\$ 30	\$ 30	\$ 30	\$ 30
Research/Records Request - per hour charge	\$ 47	\$ 54	\$ 62	\$ 72
Transportation Impact Analysis*	\$ 32	\$ 37	\$ 43	\$ 49
Withdrawal of Application before status letter is written	Full Refund	Full Refund	Full Refund	Full Refund
Withdrawal of Application after status letter written	\$ 189	\$ 217	\$ 249	\$ 287

Fees for Multnomah County Land Use Planning Services Fiscal Years 2014 - FY 2018

LUP Fee Service	Fiscal Yr 2013-14 Fee	Fiscal Yr 2014-15 Fee	Fiscal Yr 2015-16 Fee	Fiscal Yr 2016-17 2017-18 Fee
Withdrawal of Application after hearing notice is mailed	No Refund	No Refund	No Refund	No Refund
Withdrawal of Appeal after hearing notice mailed	No Refund	No Refund	No Refund	No Refund
Notes				
Fees with an asterisk* are proposed as new for FY 2014.				
Fee for actions processed under a deposit are calculated using the current hourly rate.				

EXHIBIT B

Fees for Multnomah County Land Use Planning Services: Effective July 1, 2018		
Type	Action	Fee
Type I	Address Assignment, Reassignment	\$219
	Agricultural Building Review	\$50
	Building Permit Plan Check (includes Demo permit)	\$94
	Floating Structure Placement Permit	\$104
	Floodplain Development Permit – all uses	\$409
	Grading and Erosion Control Permit (add inspection fee)	\$392
	Land Use Compatibility Sign-off (includes Type A Home Occupation)	\$94
	Lot Consolidation/Legalization	\$316
	Marijuana Business	\$350
	Property Line Adjustment/Land Division Final	\$119
	Sign Permit	\$52
	Significant Environmental Concern	\$290
	Time Extension of Decisions in EFU/CFU	\$456
	Wrecker License Renewal	\$357
Type II (Requires Notice Fee)	Accessory Use Determination	\$945
	Adjustment	\$698
	Administrative Decision by Planning Director	\$1,636
	Administrative Modification of Conditions	\$1,030
	Alteration of Non-Conforming Use	\$1,662
	Appeal of Administrative Decision	\$250
	Land Division (Category 3 & 4)	\$1,524
	Design Review	\$1,238
	Exceptions to CFU Safety Zone	\$227
	Forest Development Standards	\$580
	Health Hardship Permit	\$603
	Health Hardship Renewal	\$180
	Hillside Development	\$969
	Home Occupation Type B	\$1,062
	Home Occupation Renewal – Type 2 (B & C)	\$257
	Lot of Exception	\$227
	Lot of Record	\$1,088
	National Scenic Area Expedited Review	\$300
	National Scenic Area Site Review	\$1,545
	National Scenic Area Minor Variance (No Hearing)	\$698
	National Scenic Area Major Variance	\$1,099
	New Forest Dwelling	\$2,582
	Property Line Adjustment	\$1,067
Road Rules Variance	\$650	
Significant Environmental Concern	\$1,371	
Temporary Permit	\$331	

Fees for Multnomah County Land Use Planning Services: Effective July 1, 2018		
Type	Action	Fee
Type II (Requires Notice Fee)	Time Extension for Decisions Not in EFU/CFU	\$574
	Willamette River Greenway	\$1,636
Type III (Requires Notice Fee)	Land Division (Category 1 & 2) – deposit**	\$3,204
	Conditional Use (Including Community Service Use)	\$3,054
	Conditional Use Type C Home Occupation	\$1,490
	National Scenic Area Conditional Use – deposit**	\$3,204
	Other Hearing Case – deposit**	\$3,204
	Planned Development – deposit**	\$3,204
	Regional Sanitary Landfill – deposit**	\$3,204
	Variance – Hearing	\$1,207
Type IV (Requires Notice Fee)	Legislative or Quasi-Judicial Plan Revision – deposit**	\$5,000
	Legislative or Quasi-Judicial Zone Change – deposit**	\$5,000
Miscellaneous	Aerial photograph or CD-Rom	\$6 each
	Inspection Fee, including MIP, HD, GEC Type I	\$82
	Notice Fee* – Type II and III	\$159
	Notice Fee – Type III Hearing re-notice	\$69
	Notice of Hearing Sign	\$17 each
	Photocopies	\$0.30 per page
	Pre-application Conference	\$754
	Pre-application Conference – Type C Home Occupation	\$294
	Pre-filing Conference	\$294
	Research/Records Request	\$72 per hour
	Transportation Planning Review	\$49
	Withdrawal of Application	
	<ul style="list-style-type: none"> • Before application status letter is written • After status letter is written • After hearing notice is mailed 	<ul style="list-style-type: none"> • Full refund • \$287 refund • No refund
	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” case number (except where specified)		
**Fee for applications processed under a deposit are calculated using the current hourly rate		

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

Land Use Reviews	Process Type	Amount
Adjustment Review		
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	\$2,616 <u>\$3,391</u>
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	\$41,679 <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.		
Tier B - Residential to Residential Upzoning	III	\$16,088 <u>\$21,121</u>
Tier C - All Other Proposals	III	\$21,257 <u>\$31,800</u>
Conditional Use		
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	\$12,588 <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>
Design / Historic Resource Review		
Type Tier A - Signs only	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
Type Tier B - Radio Frequency/Wireless Facilities	Ix, II, or III	\$5,000
Sites With An Existing House/Duplex:		
Type 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 \$991 maximum \$5,066
Type 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 \$4,437 <u>\$2,267</u> maximum \$6,477 <u>\$6,007</u>
Sites With Other Existing Development:		
Type 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 \$5,350
Each Sign		\$100 (maximum \$1,000) for signs
Type 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 \$4,514 <u>\$2,735</u> maximum \$46,004 <u>\$17,225</u>
Each Sign		\$100 (maximum \$1,000) for signs
Type Tier G - All other projects not described above	Ix, II, or III	\$0.032 of valuation minimum \$4,938 <u>\$6,149</u> maximum \$5,928 <u>\$10,139</u>

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

Land Use Reviews	Process Type	Amount
Type Tier G - All other projects not described above	III	\$0.032 of valuation minimum \$5,928 <u>\$10,867</u> maximum \$27,678 <u>\$32,617</u>
Each Sign		\$100 (maximum \$1,000) for signs
Modifications	n/a	\$945
Environmental Review - River Review		
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>
Environmental Review Protection Zone	III	\$6,324 <u>\$8,431</u>
Environmental Violation Review - River Review Violation		
Type II required	II	\$3,546 <u>\$4,395</u>
Type III required	III	\$9,548 <u>\$10,780</u>
Undividable lot with existing single dwelling unit	III	\$5,266 <u>\$6,498</u>
Greenway		
Existing House/Duplex	II	\$2,384 <u>\$3,295</u>
All Other Projects	II	\$5,552 <u>\$9,348</u>
Historic Landmark Designation		
Individual properties	III	\$3,973 <u>\$4,140</u>
Multiple properties or districts	III	\$4,774 <u>\$5,220</u>
Historic Landmark Demolition Review	IV	\$8,500 <u>\$8,946</u>
Impact Mitigation Plan		
Amendment (Minor)	II	\$5,430 <u>\$10,243</u>
Implementation	II	\$5,430 <u>\$8,845</u>
New / Amendment (Major)	III	\$23,250 <u>\$36,822</u>
Amendment (Use)	III	\$8,000 <u>\$15,983</u>
Land Division Review		
Type Ix	Ix	\$6,009 <u>\$8,456</u> + \$250 per lot and tract, plus \$1,200 if new street
Type Iix	Iix	\$7,222 <u>\$11,494</u> + \$250 per lot and tract, plus \$1,200 if new street
Type III	III	\$10,626 <u>\$19,118</u> + \$250 per lot and tract, plus \$1,200 if new street
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$8,742 <u>\$13,174</u> + \$400 per lot and tract, plus \$2,000 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$12,206 <u>\$22,310</u> + \$400 per lot and tract, plus \$2,000 if new street
Land Division Amendment Review		
Type Ix	Ix	\$2,012 <u>\$3,576</u>
Type Iix	Iix	\$2,774 <u>\$4,343</u>
Type III	III	\$8,952 <u>\$10,600</u>
Land Division Final Plat Review / Final Development Plan Review (for Planned Development or Planned Unit Development)		
If preliminary was Type I or Ix with no street		\$2,662 <u>\$4,313</u>
If preliminary was Type I, Ix, or Iix with a street		\$4,096 <u>\$6,377</u>
If preliminary was Type Iix with no street		\$3,982 <u>\$5,668</u>
If preliminary was Type III		\$6,329 <u>\$10,637</u>
Additional Review of Final Plat	n/a	\$280 <u>\$726</u>
A fee will be charged for each review after the second review.		
Lot Consolidation	Ix	\$1,534 <u>\$3,133</u>

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

Land Use Reviews	Process Type	Amount
Master Plan		
Minor Amendments to Master Plans	II	\$7,429 \$13,950
New Master Plans or Major Amendments to Master Plans	III	\$46,676 \$32,278
Non-conforming Situation Review	II	\$4,922 \$7,503
Non-conforming Status Review	II	\$2,259 \$2,463
Planned Development Bonus Review		
Minor Amendment	IIx	\$11,349
New or Major Amendment	III	\$30,179
Planned Development Review - all other		
Type IIx	IIx	\$5,688 \$10,202
Type III	III	\$9,208 \$15,559
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$2,936 \$4,075
Type III	III	\$9,796 \$10,584
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$1,977
Existing House/Duplex	IIx	\$3,452
All Other Projects	IIx	\$6,011
River Review Violation		
	II	\$4,555
	III	\$10,633
Statewide Planning Goal Exception	III	\$30,742 \$34,682
Transportation Demand Management Review	II	\$2,831
Transportation Impact Analysis - campus	II	\$9,303
Tree Preservation Violation Review		
Type II	II	\$2,773 \$2,781
Type III	III	\$7,536 \$7,620
Tree Review		
Type II	II	\$2,774 \$2,779
Zoning Map Amendment	III	\$8,046 \$15,452
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$2,624 \$3,106
Type II / IIx	II / IIx	\$3,084 \$4,129
Type III	III	\$7,572 \$10,626
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner		\$1,944
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner (Street Vacation Requested)		\$2,344
Appointment for Early Land Use Assistance with Planner		\$500
Design Commission Advice Request		\$2,520 \$3,061
Pre-Permit Zoning Plan Check		
House or Duplex		\$200
All Other Development		\$450
Pre-Application Conference		\$2,363 \$5,314
Pre-Application Conference (Street Vacation Requested)		\$5,714
Remedial Action Exempt Review - Conference		\$637 \$1,987
Written Comments from Infrastructure Bureaus and Planner		\$1,277
Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)		\$1,477
Written Comments from Planner		\$400

MULTNOMAH COUNTY
PROPOSED
Land Use Services Fee Schedule

Effective Date: July 1, 2018

Other Land Use Services	
Additional Copies of Recording Documents	\$16
Appeals	
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)
120-day delay / HRI Removal (ranked structures only)	\$242
Expert Outside Consultation (above base fee)	\$116 per hour
Field Verification By Land Use Staff (except for environmental plan checks)	\$200
Hourly Rate for Land Use Services (BDS)	\$148
Hourly Rate for Land Use Services (BES)	\$140
Lot Confirmation	
Sites Without Buildings	\$683 \$963
Sites With House(s) or Duplex(es)	\$768 \$1,048
Sites With Other Development	\$768 \$1,048
Mural Permit Fee	\$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
Plan Check	\$2.12 per \$1,000 valuation + \$70
Commercial and Residential	\$95 \$165 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)	\$720 \$865
Property Line Adjustment	
Sites Without Buildings	\$707 \$1,447
Sites With House(s) or Duplex(es)	\$793 \$1,814
Sites With Other Development	\$845 \$2,391
Property Line Adjustment With Lot Confirmation	
Sites Without Buildings	\$1,390 \$2,220
Sites With House(s) or Duplex(es)	\$1,564 \$2,672
Sites With Other Development	\$1,613 \$3,249
Remedial Action Exempt Review	
Simple	\$3,018
Complex	\$4,985
<u>BES Land Use Exemption</u>	\$841
<u>BES LU and Bldg Permit Exemption</u>	\$1,921
<u>BES Bldg Permit/Dev Permit Exemption Hourly Fee</u>	\$108
Renotification Fee - Any Review	\$493
Street Vacation	\$345
Transcripts	Actual cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use, Convenience Store, ODOT Advertising Sign Permit)	\$65
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	\$250
Tier 3 (Documenting Non-conforming Situation Standard Evidence, Non-conforming Upgrades Option 2, Notice of Use Determination, Complex Zoning Analysis, Convenience Store)	\$850