

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

RESOLUTION NO. 2019-062

Resolution Establishing Land Use Services Fees and Repealing Resolution 2018-069.

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. 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.
- f. Based on the fee study, the Multnomah County Land Use Planning Division has proposed an increase of approximately 15% for County Fees for fiscal year 2020, consistent with the incremental increases in past years, to continue the effort to more fully recover the direct costs of providing land use services. Multnomah County is also changing the fee schedule so that all Type III permits require the applicant to pay the actual cost of the service provided.
- g. The Land Use Planning Division should conduct another fee analysis in three years to continue to evaluate the goal of recovering revenue equal to the direct costs of service.

- h. 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.

The Multnomah County Board of Commissioners Resolves:

1. Beginning July 1, 2019, Land Use Planning Division fees for MCC Chapters 38 and 39, excluding planning services provided under the Portland and Troutdale IGAs, are set 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 Troutdale under the IGA are as set by the City of Troutdale.
3. Fees for planning services provided by the City of Portland under IGA are set out in the attached Exhibit B.
4. This Resolution takes effect on July 1, 2019 and Resolution 2018-069 is repealed.

ADOPTED this 20th day of June, 2019.



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: Effective July 1, 2019		
Type	Action	Fee
Type I	Address Assignment, Reassignment	\$252
	Agricultural Building Review	\$58
	Agricultural Fill Permit	\$200
	Agri-Tourism Permit	\$350
	Building Permit Plan Check (includes Demo permit)	\$108
	Floating Structure Placement Permit	\$120
	Floodplain Development Permit – all uses	\$470
	Erosion and Sediment Control Permit (add inspection fee)	\$451
	Health Hardship Renewal	\$207
	Land Use Compatibility Sign-off (includes Type A Home Occupation)	\$108
	Lot Consolidation/Legalization	\$363
	Marijuana Business	\$403
	Property Line Adjustment/Land Division Final	\$137
	Sign Permit	\$60
	Significant Environmental Concern	\$334
	Time Extension of Decisions in EFU/CFU	\$524
	Wrecker License Renewal	\$411
Type II (Requires Notice Fee)	Accessory Use Determination	\$1,087
	Adjustment	\$803
	Administrative Decision by Planning Director	\$1,881
	Administrative Modification of Conditions	\$1,185
	Alteration of Non-Conforming Use	\$1,911
	Appeal of Administrative Decision	\$250
	Land Division (Category 3 & 4)	\$1,753
	Design Review	\$1,424
	Exceptions to CFU Safety Zone	\$261
	Forest Development Standards	\$667
	Health Hardship Permit	\$693
	Geologic Hazards	\$1,114
	Home Occupation Type B	\$1,221
	Home Occupation Renewal – Type 2 (B & C)	\$296
	Lot of Exception	\$261
	Lot of Record	\$1,088
	National Scenic Area Expedited Review	\$345
	National Scenic Area Site Review	\$1,777
	National Scenic Area Minor Variance (No Hearing)	\$803
	National Scenic Area Major Variance	\$1,264
	New Forest Dwelling	\$2,969
	Property Line Adjustment	\$1,227
	Road Rules Variance	\$748
	Significant Environmental Concern	\$1,577

Fees for Multnomah County Land Use Planning Services: Effective July 1, 2019		
Type	Action	Fee
Type II (Requires Notice Fee)	Temporary Permit	\$381
	Time Extension for Decisions Not in EFU/CFU	\$660
	Willamette River Greenway	\$1,881
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**	\$2,000
	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**	\$2,000
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	\$7 each
	Inspection Fee, including MIP, GH, ESC Type I	\$164
	Notice Fee* – Type II and III	\$183
	Notice Fee – Type III Hearing re-notice	\$79
	Notice of Hearing Sign	\$20 each
	Photocopies	\$0.30 per page
	Pre-application Conference	\$867
	Pre-filing Conference	\$292
	Research/Records Request**	Actual Cost
	Transportation Planning Review	\$56
	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		



City of Portland, Oregon - Bureau of Development Services

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Unincorporated Multnomah County Land Use Fee Schedule PROPOSED

Effective July 1, 2019 through June 30, 2020

Land Use Reviews	Process Type	Amount	Site Dev	Life Safety	WATER	BES	PBOT	Hearings Officer	TOTAL
Adjustment Review									
Site With Existing House/Duplex - Fences / Decks / Eaves ¹	II	1,365.0	-	-	-	-	158	-	1,523
Site With Existing House/Duplex	II	1,950.0	81	66	120	311	308	-	2,836
All Other Projects ⁸	II	2,700.0	122	100	120	389	307	-	3,738
Comprehensive Plan Map Amendment With Zone Map Amendment									
Tier A -	III	10,500.0	-	-	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 sq ft,									
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	13,650.0	309	100	120	1,128	4,823	1,852	21,982
Tier C - All Other Proposals	III	19,845.0	578	100	120	1,750	6,735	1,852	32,980
Conditional Use									
Type Ix	Ix	2,975.0	81	-	-	233	1,453	-	4,742
Type II	II	3,200.0	101	66	120	311	1,453	176	5,427
Type II - Radio Frequency Facilities	II	7,820.0	-	-	-	-	-	176	7,996
Type III - New	III	10,500.0	324	100	120	933	5,213	1,852	19,042
Type III - Existing	III	5,000.0	162	100	120	467	5,213	1,852	12,914
Type III - Radio Frequency Facilities	III	15,435.0	-	-	-	-	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	1,165.0	-	-	-	-	-	-	1,165
	III	1,165.0	-	-	-	-	-	-	1,165
Sign > 20 sq ft	Ix, II	1,365.0	-	-	-	-	-	-	1,365
	III	1,365.0	-	-	-	-	-	-	1,365
Tier B - Radio Frequency/Wireless Facilities	Ix, II	5,000.0	-	-	-	-	-	-	5,000
	III	5,000.0	-	-	-	-	-	-	5,000
Tier C - Sites with an existing house/duplex: dormer projects; or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	-	66	-	-	-	-	LUS Fee + 66
• no change to footprint or exterior development area;									
• no change to stormwater facility; and									
• no increase in floor area, or impervious surface area.	III		-	66	-	-	-	-	LUS Fee + 66
(Examples: adding a dormer, changing windows, door locations, etc.)									
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
• 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	III		81	100	120	428	335	-	LUS Fee + 1,064
(Examples: adding a porch, or other small addition, etc.)									
Tier E - Sites with other existing development: dormer projects; or exterior alterations to building or site with:	Ix, II	0.032 of valuation min. 1,260 max. 15,750	-	100	-	-	-	-	LUS Fee + 100
• no change to footprint or exterior development area;									
• no change to stormwater facility; and									
• no increase in floor area, or impervious surface area.	III		-	100	-	-	-	-	LUS Fee + 100
(Examples: new dormer on a fourplex; a 5-story apartment's windows changing; new awnings on storefront; lighting; mechanical equipment; etc.)									
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
• parking areas;									
• fences/walls/gates;									
• a change to the footprint or exterior development area;									
• a change to stormwater facility; and/or									
• increase in building footprint, floor area, or impervious surface < 500 sq ft.	III		162	100	120	428	726	-	LUS Fee + 1,536
(Example: small addition on a 6-plex)									
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
(Examples: a new house, a new 10-story mixed-use building, etc.)									
Project may include one or more signs.									
Each additional sign \$155 (maximum \$1,550) for signs	III	0.032 of valuation min. 5,250 max. 27,000	578	100	120	1,633	3,316	-	LUS Fee + 5,747
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	2,800	486	-	-	661	167	176	4,080
All Other Projects	II	3,675	607	-	-	1,633	167	176	6,258
Environmental Review Protection Zone	III	4,201	607	-	-	1,750	446	1,852	8,856
Environmental Violation Review									
Type II required	II	3,232	324	-	-	933	-	176	4,665
Type III required	II	7,560	324	-	-	933	307	1,852	10,976
Undividable lot w/existing single dwelling unit	III	3,442	324	-	-	933	307	1,852	6,856
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	8,825 + 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	4,854	1,852	LUS Fee + 12,184
2 - 3 lot Land Division with Concurrent Environmental Review	III	8,825 + 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 + 14,561

Unincorporated Multnomah County Land Use Fee Schedule
PROPOSED

Effective July 1, 2019 through June 30, 2020

Land Use Reviews (continued)	Type	LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	Hearings Officer	TOTAL
Land Division Amendment Review	lx	2,012.0	101	-	120	311	1,174	-	3,718
	lix	2,642.0	101	-	120	311	1,174	176	4,524
	lll	7,536.0	101	-	120	311	1,174	1,852	11,094
Land Division Final Plat Review/Final Dev Plan Review	Admin Review	2,625.0	101	-	80	311	1,301	-	4,418
If preliminary was Type lx with no street		3,990.0	242	-	80	700	1,580	-	6,592
If preliminary was Type lx or lix with a street		3,990.0	122	-	80	350	1,301	-	5,843
If preliminary was Type lix with no street		6,090.0	486	-	80	1,400	2,977	-	11,033
Additional Review of Final Plat	n/a	295.0	-	-	-	-	446	-	741
A fee will be charged for each review after the second review									
Lot Consolidation	lx	2,600.0	122	-	120	350	1,174	-	4,366
Master Plan									
Minor Amendments to Master Plans	ll	7,392.0	242	-	120	700	5,772	176	14,402
New Master Plans or Major Amds to Master Plans	lll	13,125.0	810	-	120	2,333	14,324	1,852	32,564
Non-conforming Situation Review	ll	4,620.0	81	66	-	233	2,291	176	7,467
Non-conforming Status Review	ll	2,205.0	-	-	-	-	196	176	2,577
Planned Development Bonus Review									
Minor Amendment	lix	5,550.0	963	66	-	2,955	1,940	176	11,650
New or Major Amendment	lll	21,840.0	963	66	-	2,955	3,924	1,852	31,600
Planned Development Review - all other	lix	4,725.0	963	66	120	2,955	1,733	176	10,738
	lll	6,825.0	963	66	120	2,955	3,494	1,852	16,275
Planned Development Amendment /	lix	2,720.0	162	33	120	467	601	176	4,279
Planned Unit Development Amendment	lll	7,242.0	162	66	120	467	1,174	1,852	11,083
River Review									
Resource Enhancement/PLA/Public Rec Trails	lix	1,365.0	242	-	-	622	-	176	2,405
Existing House/Duplex	lix	2,100.0	486	-	-	661	160	176	3,583
All Other Projects	lix	3,675.0	607	-	-	1,633	160	176	6,251
River Review Violation	ll	3,232.0	324	-	-	933	160	176	4,826
	lll	7,560.0	324	-	-	933	160	1,852	10,829
Statewide Planning Goal Exception	lll	30,485.0	-	-	-	778	3,185	1,852	36,300
Transportation Demand Management Review	ll	1,554.0	-	-	-	-	1,184	176	2,914
Transportation Impact Analysis - campus	ll	1,554.0	-	-	-	-	7,656	176	9,386
Tree Preservation Violation Review	ll	2,500.0	122	-	-	-	-	176	2,798
	lll	6,028.0	122	-	-	-	-	1,852	8,002
Tree Review	ll	2,642.0	101	-	-	-	-	176	2,919
Zoning Map Amendment	lll	5,880.0	511	-	120	1,477	5,858	1,852	15,696
Other Unassigned Reviews	I / lx	2,625.0	61	66	-	194	307	-	3,253
	ll / lix	2,877.0	122	66	120	350	601	176	4,312
	lll	5,900.0	203	-	120	583	2,334	1,852	10,992
EARLY ASSISTANCE SERVICES		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	TOTAL	
Design Advice Request - (per meeting with commission)		3,500.0	-	-	-	-	541	-	4,041
Early Assistance - Zoning									
Written Info Only		450.0	-	-	-	-	-	450	900
Meeting and Written Info		700.0	-	-	-	-	-	700	1,400
Early Assistance - Zoning & Infrastructure Bureaus									
Written Info Only		500.0	-	-	165	311	414	1,390	2,380
Meeting & Written Info		700.0	45	-	495	467	657	2,764	4,661
Written Info Only (Street Vacation requested)		500.0	-	-	165	311	614	1,590	2,670
Meeting & Written Info (Street Vacation requested)		700.0	45	-	495	467	1,057	2,764	4,661
Pre-Application Conference		1,995.0	463	-	495	1,400	1,216	5,569	9,669
Pre-Application Conference (Street Vacation requested)		1,995.0	463	-	495	1,400	1,618	5,989	10,060
Pre-Permit Zoning Plan Check ¹									
House or Duplex		210.0	-	-	-	-	-	210	420
All Other Development		473.0	-	-	-	-	-	473	946
Public Works Inquiry (Written Info Only) 1-2 housing units	(No)	-	-	-	50	50	50	150	300
Land Use Review or PLA expected)									
Remedial Action Exempt Review - Conference		415.0	255	-	-	1,400	-	2,070	2,740
OTHER LAND USE SERVICES		LUS Fee	Site Dev	Life Safety	WATER	BES	PBOT	TOTAL	
Additional Copies of Recording Documents		16.0	-	-	-	-	-	16	32
Appeals: Type II / lix		250.0	-	-	-	-	-	250	500
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)		255.0	-	-	-	-	-	255	510
Expert Outside Consultation ² (Per hour above base fee)		122.0	-	-	-	-	-	122	244
Field Verification By Land Use Staff (except for environmental plan checks)		210.0	-	-	-	-	-	210	420
Hourly Rate for Land Use Services		155.0	-	-	-	156	-	311	622
Lot Confirmation ³									
Sites Without Buildings		683.0	-	-	80	233	-	996	1,996
Sites With House(s) or Duplex(es)		735.0	-	33	80	233	-	1,081	2,154
Sites With Other Development		735.0	-	33	80	233	-	1,081	2,154
Mural Permit Fee		276.0	-	-	-	-	-	276	552
Structural Plan Review fee		149.0	-	-	-	-	-	149	298
Plan Check ⁴									
Commercial and Residential	2.12 per 1,000 valuation				80			80	160
Maximum number of allowable checksheets: 2									
Rate per additional checksheet	184.0	-	-	-	-	-	-	184	368
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)	263.0	-	-	-	-	-	-	263	526
Environmental Standards Plan Check and Field Verification (add to base fee)	764.0	-	-	-	-	-	-	764	1,528
Environmental Violation Plan Check (add to base fee)	893.0	-	-	-	-	-	-	893	1,786
Sign Permit Plan Check After Land Use Review (flat fee)	158.0	-	-	-	-	-	-	158	316
Radio Frequency Facilities Plan Check ⁵ (flat fee)	756.0	-	-	-	330	-	-	1,086	2,172
Property Line Adjustment									
Site Without Buildings		630.0	81	-	120	233	420	1,484	2,917
Sites With House(s) or Duplex(es)		683.0	81	33	120	544	420	1,881	3,764
Sites With Other Development		735.0	81	33	120	1,128	420	2,517	5,034
Property Line Adjustment With Lot Confirmation:									
Site Without Buildings		1,313.0	81	-	255	233	420	2,302	4,604
Sites With Houses(s) or duplex(es)		1,418.0	81	66	255	544	420	2,784	5,568
Sites With Other Development		1,470.0	81	66	255	1,128	420	3,420	6,840
Remedial Action Exempt Review - Simple		2,430.0	708	-	-	933	-	4,071	8,142
Remedial Action Exempt Review - Complex		3,255.0	1,887	-	-	2,488	-	7,630	15,260
Renovification Fee - Any Review & DAR reschedule		518.0	-	-	-	-	-	518	1,036
Street Vacation		105.0	-	-	495	-	-	600	1,200
Transcripts									
Zoning Confirmation									
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)		68.0	-	-	-	-	-	68	136
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)		280.0	-	-	-	-	-	280	560
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades Option 2, Use Determination; Complex Zoning Analysis, Convenience Store, Review of Covenants)		1,125.0	-	-	-	-	-	1,125	2,250
Please make check payable to the City of Portland. VISA, MasterCard and American Express accepted only in person.									

MULTNOMAH COUNTY
PROPOSED
Land Use Services Fee Schedule
Effective Date: July 1, 2019

Land Use Reviews	Process Type	Amount
Adjustment Review		
Site With Existing House/Duplex - Fences / Decks / Eaves	II	\$1,458 1,523
Site With Existing House/Duplex	II	\$2,691 2,836
All Other Projects	II	\$3,394 3,738
Comprehensive Plan Map Amendment With Zone Map Amendment		
Tier A -	III	\$17,712 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	\$21,121 21,982
Tier C - All Other Proposals	III	\$31,800 32,980
Conditional Use		
Type Ix	Ix	\$4,575 4,742
Type II	II	\$5,358 5,427
Type II - Radio Frequency Facilities	II	\$7,647 7,996
Type III - New	III	\$48,927 19,042
Type III - Existing	III	\$11,960 12,914
Type III - Radio Frequency	III	\$17,260 18,084
Design / Historic Resource Review		
Tier A - Signs only	Ix, II, or III	
Sign 20 sq ft or smaller		\$945 1,165
Sign > 20 sq ft		\$1,365
Each additional sign		\$400 155 (maximum \$4,000 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 \$994 1,326 maximum \$5,066 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 \$2,267 2,324 maximum \$6,007 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 \$5,350 15,850
Each Sign		\$400 155 (maximum \$4,000 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 \$2,735 2,796 maximum \$47,225 17,286
Each Sign		\$400 155 (maximum \$4,000 1,550) for signs
Tier G - All other projects not described above	Ix, II	\$0.032 of valuation minimum \$6,149 6,279 maximum \$40,139 20,769

MULTNOMAH COUNTY
PROPOSED
Land Use Services Fee Schedule
Effective Date: July 1, 2019

Land Use Reviews	Process Type	Amount
Tier G - All other projects not described above	III	\$0.032 of valuation minimum \$10,867 10,997 maximum \$32,647 32,747
Each Sign		\$400 155 (maximum \$1,000 1,550) for signs
Modifications	n/a	\$945 1,550
Environmental Review		
Resource Enhancement/Public Rec Trails	Ix	\$1,810 2,164
Existing House/Duplex	II	\$3,459 4,090
All Other Projects	II	\$6,018 6,258
Environmental Review Protection Zone	III	\$8,431 8,856
Environmental Violation Review		
Type II required	II	\$4,395 4,665
Type III required	III	\$10,780 10,976
Undividable lot with existing single dwelling unit	III	\$6,498 6,858
Greenway		
Existing House/Duplex	II	\$3,295 3,477
All Other Projects	II	\$9,348 9,733
Historic Landmark Designation		
Individual properties	III	\$4,140 4,167
Multiple properties or districts	III	\$5,220 9,646
Historic Landmark Demolition Review	IV	\$8,946 9,371
Impact Mitigation Plan		
Amendment (Minor)	II	\$10,243 10,742
Implementation	II	\$8,845 9,344
New / Amendment (Major)	III	\$36,822 38,231
Amendment (Use)	III	\$15,983 17,667
Land Division Review		
Type Ix	Ix	\$8,456 8,824 + \$250 263 per lot and tract, plus \$1,200 1,260 if new street
Type IIx	IIx	\$11,494 12,000 + \$250 263 per lot and tract, plus \$1,200 1,260 if new street
Type III	III	\$19,118 20,059 + \$250 263 per lot and tract, plus \$1,200 1,260 if new street
2 - 3 lot Land Division with Concurrent Environmental Review	III	\$13,174 13,760 + \$400 420 per lot and tract, plus \$2,000 2,100 if new street
4 or more lot Land Division with Concurrent Environmental Review	III	\$22,310 23,506 + \$400 420 per lot and tract, plus \$2,000 2,100 if new street
Land Division Amendment Review		
Type Ix	Ix	\$3,576 3,718
Type IIx	IIx	\$4,343 4,524
Type III	III	\$10,600 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		\$4,247 4,418
If preliminary was Type Ix, or IIx with a street		\$6,311 6,592
If preliminary was Type IIx with no street		\$5,602 5,843
If preliminary was Type III		\$10,571 11,033
Additional Review of Final Plat A fee will be charged for each review after the second review.	n/a	\$726 741
Lot Consolidation	Ix	\$3,133 4,366

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Land Use Reviews	Process Type	Amount
Master Plan		
Minor Amendments to Master Plans	II	\$13,950 14,402
New Master Plans or Major Amendments to Master Plans	III	\$32,278 32,564
Non-conforming Situation Review	II	\$7,503 7,467
Non-conforming Status Review	II	\$2,463 2,577
Planned Development Bonus Review		
Minor Amendment	IIx	\$11,349 11,650
New or Major Amendment	III	\$30,179 31,600
Planned Development Review - all other		
Type IIx	IIx	\$10,202 10,738
Type III	III	\$15,559 16,275
Planned Development Amendment / Planned Unit Development Amendment		
Type IIx	IIx	\$4,075 4,279
Type III	III	\$10,584 11,083
River Review		
Resource Enhancement/PLA/Public Rec Trails	IIx	\$1,977 2,405
Existing House/Duplex	IIx	\$3,452 3,583
All Other Projects	IIx	\$6,011 6,251
River Review Violation		
	II	\$4,555 4,825
	III	\$10,633 10,829
Statewide Planning Goal Exception	III	\$34,682 36,300
Transportation Demand Management Review	II	\$2,831 2,914
Transportation Impact Analysis - campus	II	\$9,303 9,386
Tree Preservation Violation Review		
Type II	II	\$2,781 2,798
Type III	III	\$7,620 8,002
Tree Review		
Type II	II	\$2,779 2,919
Zoning Map Amendment	III	\$15,452 15,696
Other Unassigned Reviews		
Type I / Ix	I / Ix	\$3,106 3,253
Type II / IIx	II / IIx	\$4,129 4,312
Type III	III	\$10,626 10,992
Early Assistance Services		
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner		\$1,944 2,364
Appointment for Early Land Use Assistance with Infrastructure Bureau and Planner (Street Vacation Requested)		\$2,344 2,764
Appointment for Early Land Use Assistance with Planner		\$500 700
Design-Commission Advice Request - (per meeting with commission)		\$3,061 4,041
Pre-Permit Zoning Plan Check		
House or Duplex		\$200 210
All Other Development		\$450 473
Pre-Application Conference		\$5,314 5,569
Pre-Application Conference (Street Vacation Requested)		\$5,714 5,969
Remedial Action Exempt Review - Conference		\$1,987 2,070
Written Comments from Infrastructure Bureaus and Planner		\$1,277 1,390
Written Comments from Infrastructure Bureaus and Planner (Street Vacation Requested)		\$1,477 1,590
Written Comments from Planner		\$400 450

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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)	\$242 255
Expert Outside Consultation (above base fee)	\$116 122 per hour
Field Verification By Land Use Staff (except for environmental plan checks)	\$200 210
Hourly Rate for Land Use Services (BDS)	\$148 155
Hourly Rate for Land Use Services (BES)	\$140 156
Lot Confirmation	
Sites Without Buildings	\$963 996
Sites With House(s) or Duplex(es)	\$1,048 1,081
Sites With Other Development	\$1,048 1,081
Mural Permit Fee	\$263 276
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 + \$70
Commercial and Residential	\$165 225 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)	\$250 263
Environmental Standards Plan Check & Field Verification (add to base fee)	\$727 764 (add to base fee)
Environmental Violation Plan Check (add to base fee)	\$850 893 (add to base fee)
Sign Permit Plan Check After Land Use Review	\$150 158
Radio Frequency Facilities Plan Check (flat fee)	\$865 1,086
Property Line Adjustment	
Sites Without Buildings	\$1,447 1,484
Sites With House(s) or Duplex(es)	\$1,814 1,881
Sites With Other Development	\$2,394 2,517
Property Line Adjustment With Lot Confirmation	
Sites Without Buildings	\$2,220 2,302
Sites With House(s) or Duplex(es)	\$2,672 2,784
Sites With Other Development	\$3,249 3,420
Remedial Action Exempt Review	
Simple	\$3,048 4,071
Complex	\$4,985 7,630
BES Land Use Exemption	\$844
BES LU and Bldg Permit Exemption	\$1,924
BES Bldg Permit/Dev Permit Exemption Hourly Fee	\$108
Renotification Fee - Any Review & DAR reschedule	\$493 518
Street Vacation	\$345 600
Transcripts	Actual cost
Zoning Confirmation	
Tier 1 (DMV New/Renewal, OLCC for Non-conforming Use)	\$65 68
Tier 2 (LUCS, Bank Letter, ODOT Outdoor Advertising Sign Permit)	\$250 280
Tier 3 (Documenting Non-conforming Situation, Non-conforming Upgrades)	\$850 1,125
Option 2, Notice of Use Determination, Complex Zoning Analysis, Convenience Store, Review of Covenants)	