

## Planning Division Fees Effective July 1, 2026

Note: Each fee component stands alone and may require multiple components. Applications requiring a public hearing (excluding appeals) must pay all applicable meeting fees.

Fee Type	Fee
<b>Annexation</b>	
	\$5,848 + Metro annexation fee
	Single tax lot less than 1 acre: \$150
	One to 5 acre: \$250
	Five to 40 acres: \$300
	More than 40 acres: \$400
<b>Appeals</b>	
Class 1 Decision	\$636
Planning Director Interpretation, Class 2 Administrative Decision, or other decision with Technical Review (e.g. SDC calculation, WCF decision, etc.)	\$3,110
DRB or Planning Commission Action	\$4,642
<b>Change of non-conforming use</b>	
	\$1,353
<b>Comprehensive Plan Amendment</b>	
Legislative text	\$12,721 + \$1,139 if BM 56 notice is required
Legislative map	\$8,574 + \$1,139 if BM 56 notice is required
Quasi-judicial map	\$4,173 + \$1,139 if BM 56 notice is required
<b>Conditional Use Permit</b>	
Accessory Use to SFD in Willamette River Greenway	\$2,291
All others	\$3,390
<b>Erosion Control Inspection Fee</b>	
Base	\$536
Per additional inspection	\$100
<b>Expedited Land Division (see Resolution No. 2928)</b>	
Under ORS 197 and Middle Housing Land Division requiring expedited review	\$1,527 + \$27/lot or land division unit
<b>Final Plat Review (see Resolution No. 2928)</b>	
Partition and Middle Housing Land Divisions	\$1,547
Subdivision	\$3,323
<b>Meeting Fee</b>	
Staff	\$382
DRB or Planning Commission Meeting or Hearing	\$3,470
City Council Meeting or Hearing	\$3,825
<b>Minor Amendments to Approved Plans and Other*</b>	
*These fees are applied to applications for administrative review not otherwise specified in this fee schedule	
Class 1	\$449
Class 2	\$1,949
<b>Parks Plan Review Fee</b>	
	\$3,497

## Planning Division Fees Effective July 1, 2026

Note: Each fee component stands alone and may require multiple components. Applications requiring a public hearing (excluding appeals) must pay all applicable meeting fees.

Fee Type	Fee
<b>Planned Unit Development</b>	
Stage 1	
Any Use	\$2,840
Modified	\$1,594
Stage 2	
< 2 gross acres	\$10,483
2 to 10 gross acres	\$13,109
> 10 gross acres	\$15,729
Modified	\$3,778
<b>Preapplication Conference</b>	
Residential < 10 lots/units	\$536
Other Signs only	\$255
All others	\$1,119
<b>Recorded Matter – Per Document</b>	
Document Fee – Per Legal Document	\$449
<b>Requested transcript of meeting</b>	
	Billed to the applicant at the City's current transcriptionist's rate
<b>Reinspection fee - when applicant fails to pass initial planning inspection</b>	
	Billed at hourly staff rate
<b>Request for Time Extension</b>	
First Extension	\$636
Second Extension	\$1,273
Third Extension	\$2,546
<b>Request to Modify Conditions of Approval</b>	
Administrative	\$1,239
DRB or Class 2 New Development Review	\$3,195
City Council	\$4,528
<b>Review of Building Permit Application</b>	
Residential – Deck/Garage/Carport, etc.	\$348
All other Residential	\$429
All other	\$1,266 or 0.0102% of value of building, whichever is greater, not to exceed \$19,098

## Planning Division Fees Effective July 1, 2026

Note: Each fee component stands alone and may require multiple components. Applications requiring a public hearing (excluding appeals) must pay all applicable meeting fees.

Fee Type	Fee
<b>SROZ Review</b>	
Verification of Boundary	
Abbreviated	\$529
Standard	\$650
SRIR Review	
Abbreviated	\$750
Standard	\$2,130
Review Mitigation Monitoring Report	
	\$636
<b>Signs Permits and Review (Except Temporary Signs)</b>	
Class 1 Sign Permit	\$255
Minor Adjustment as Part of Class I Sign Permit	\$127
Class 2 Sign Permit	\$723
Class 3 Sign Permit	\$1,072
Master Sign Plan	\$1,795
<b>Site Design Review</b>	
	Base fee \$2,840; <b>Plus</b> \$2,030 per occupied building subject to review <b>Plus</b> \$2,030 per 5 acres, or portion thereof, of net site area (excludes single-family lots)
<b>Staff interpretation (written)</b>	
Without public notice	\$342
With public notice	\$2,224
<b>Street Vacation</b>	
	\$5,332

## Planning Division Fees Effective July 1, 2026

Note: Each fee component stands alone and may require multiple components. Applications requiring a public hearing (excluding appeals) must pay all applicable meeting fees.

Fee Type	Fee
<b>Temporary Use and Sign Permits</b>	
Class 1 < 15 days	\$87
Class 1 15 - 30 days	\$121
Class 1 Annual Event Signs	\$60
Class 2 31-60 days	\$549
Class 2 61-120 days (signs only)	\$737
Class 2 61-120 days (other temporary uses, may incorporate concurrent sign request)	\$824
DRB Review more than 120 days (non-sign temporary uses only)	\$2,358
<b>Tentative Plat Review (see Resolution No. 2928)</b>	
Partition and Middle Housing Land Division not requiring expedited review	
Administrative Review	\$1,353
Subdivision	
	Base fee \$4,086 Plus \$47/lot
<b>Tree Permit</b>	
Type A Permit	
3 or fewer trees	\$27
Type B or C Permit	
3 or fewer trees	\$134
4 - 10 trees	\$188 + \$13/tree to be removed
11 - 25 trees	\$389 + \$13/tree to be removed
26 or more trees	\$415 + \$13/tree to be removed
Type D Permit	
	\$1,005
Review of Type C Tree Removal Plan	
	\$208
<b>Urban Reserve Concept Plan – Initiated by Owners</b>	
0 to 50 acres	Base fee \$3,349 Plus \$201/hour for Staff Review/Report/Research Time, Not to exceed \$16,077
51 to 250 acres	Base fee \$6,699 Plus \$201/hour for Staff Review/Report/Research Time, Not to exceed \$29,521
251+ acres	Base fee \$10,048 Plus \$201/hour for Staff Review/Report/Research Time

## Planning Division Fees Effective July 1, 2026

Note: Each fee component stands alone and may require multiple components. Applications requiring a public hearing (excluding appeals) must pay all applicable meeting fees.

Fee Type	Fee
<b>Variance</b>	
Administrative Relief	\$891
DRB or Class 2 New Development Review	\$4,046
<b>Waiver</b>	
Per Waiver	\$737
<b>Wireless Communication Facilities (see Resolutions 2720, 2905, and 2928)</b>	
<u>Deposit when submitting application:</u>	
Small Wireless Facility in Public ROW (See Resolution 2720)	-Planning Review Fee for up to 5 sites/nodes (same as Class 1 Review) \$449 <b>-Plus</b> Technical Review Fee of \$995 x number of sites/nodes
WCF in and out of Public ROW (pursuant to Section 6409a)	-Planning Review Fee per site/node (same as Class 1 Review) \$449 <b>-Plus</b> Technical Review Fee of \$2,240 per site/node
Modification to Existing WCF not eligible for 6409(a) and new macro WCFs on public property.	-Planning Review Fee per site/node (same as Class 2 Review) \$1,949 <b>-Plus</b> Technical Review Fee of \$4,977 per site/node
New WCF not on public property	-Planning Review Fee per site/node (same as Conditional Use Permit Review) \$3,390 <b>-Plus</b> Technical Review Fee of \$4,977 per site/node
<u>Final Cost:</u> Actual costs incurred by the City to review, including outside consulting costs. Applicants will be refunded any over payment and invoiced any under payment	
<b>Villebois Applications</b>	
Expedited Review	Double applicable fee
Specific Area Plan (SAP) Modification	\$2,036
Preliminary Development Plan (PDP)	Base fee \$3,055; <b>Plus</b> \$382/net acre for all sites > 2 acres; <b>Plus</b> \$27/lot
Final Development Plan (FDP)	\$2,036
Expedited Land Division	Double the regular fee
Architectural Review - Single Family	\$509
Architectural Review - Multi-family per Unit	\$127
<b>Zone Change</b>	
Legislative text	\$12,721 + \$1,139 if BM 56 notice is required
Legislative Map	\$8,574 + \$1,139 if BM 56 notice is required
Quasi-judicial Map	\$4,173
<b>Zoning Verification Letter</b>	
	\$402