



City of Tigard

Land Use Applications - 18/19 Fee Schedule

PROCEDURE	FEE
ACCESSORY DWELLING UNITS	\$ 272
ANNEXATION (Quasi-judicial)	\$ 3,641
APPEAL	
Type II to Hearings Officer ★	\$ 250
Expedited Review (Deposit) ★	\$ 300
Type III/Code Interpretation to City Council	\$ 3,661
APPROVAL EXTENSION	\$ 388
COMPREHENSIVE PLAN MAP AMENDMENT (Quasi-judicial)	\$ 4,580
COMPREHENSIVE PLAN TEXT AMENDMENT	\$ 12,174
CONDITIONAL USE	
New or Major Modification	\$ 7,248
Minor Modification	\$ 794
DEVELOPMENT CODE TEXT AMENDMENT	\$ 4,969
DEVELOPMENT CODE REVIEW	
Single-Family Building Plan	\$ 98
Commercial/Industrial/Institution–New Development	\$ 388
Commercial/Industrial/Institution–Tenant Improvements in Existing Development	
Project Valuation up to \$4,999	\$ -
Project Valuation \$5,000 - \$74,999	\$ 98
Project Valuation \$75,000 - \$149,999	\$ 243
Project Valuation \$150,000 and more	\$ 388
DIRECTOR'S DETERMINATION/CODE INTERPRETATION	\$ 794
DOWNTOWN DESIGN REVIEW	
Track 1	\$ 133
Track 2	
Under \$1,000,000	\$ 1,855 base + 0.004 x project valuation
\$1,000,000 and Over (Maximum fee of \$25,000)	\$ 7,152 base + 0.002 x project valuation
Track 3	\$ 3,763 base + applicable Type II fee
HISTORIC OVERLAY ZONE	
Designation or Removal of Designation	\$ 5,667
New Construction, Exterior Alteration, or Demolition	\$ 850
HOME OCCUPATION PERMIT	
Type I	\$ 134
Type II	\$ 325
LAND PARTITION	
2 Lots	\$ 4,362

PROCEDURE	FEE
3 Lots	\$ 5,245
Expedited	\$ 6,121
Final Plat	\$ 1,218
LOT LINE ADJUSTMENT OR LOT CONSOLIDATION	\$ 794
MARIJUANA FACILITY PERMIT	\$ 774
MISCELLANEOUS LAND USE REVIEW	\$ 794
NON-CONFORMING USE DETERMINATION	\$ 794
PLANNED DEVELOPMENT	
Concurrent Hearing (Conceptual Plan and Detailed Development Plan Review)	\$ 10,083 If Subdivision, add \$93 per lot
Conceptual Plan Review (Separate Hearing)	\$ 10,083
Detailed Development Plan Review (Separate Hearing)	\$ 10,083 If Subdivision, add \$93 per lot
PRE-APPLICATION CONFERENCE	
Type II	\$ 325
Type III	\$ 780
RENOTIFICATION FOR HEARING POSTPONEMENT	\$ 441
SENSITIVE LANDS REVIEW	
Type I	\$ 794
Type II	\$ 3,482
Type III	\$ 3,761
SIGN PERMIT	
New and Modification to an Existing Sign	\$ 218
Temporary Sign	\$ 69
SITE DEVELOPMENT REVIEW	
New or Major Modification	
Under \$1,000,000	\$ 6,150
\$1 Million and Over	\$ 7,989 base + \$6/each \$10,000 over \$1 million
Minor Modification	\$ 325
SUBDIVISION	
Preliminary Plat	\$ 9,653 plus \$93 per lot
Preliminraty Plat with Planned Development	\$ 10,083 plus \$93 per lot
Expedited Preliminary Plat	\$ 8,140 plus \$93 per lot
Final Plat	\$ 2,455
Plat Name Change	\$ 444
TEMPORARY USE PERMIT	
Type I	\$ 388
Special Exemption/Non-Profit Organization	\$ -
Special Mixed Use-Central Business District Zone Rate	
1st Temporary Use in a Calendar Year	\$ 388

PROCEDURE	FEE
2nd Through 5th Temporary Use With Substantially the Same Site Plan Within A Calendar Year	\$ 69
URBAN FORESTRY	
Plan Modification	\$ 764
Discretionary Plan Review (with concurrent Type III review)	\$ 478
Discretionary Plan Review (without concurrent Type III review)	\$ 2,945
Hazard Tree Dispute Resolution Fee	\$ 187 plus \$55 each additional tree
In Lieu of Planting Fees (Planting & 3 Year Maintenance)	
Street Tree	\$ 608 per 1.5" caliper tree
Open Grown Tree	\$ 608 per 1.5" caliper tree
Stand Grown Tree	\$ 433 per tree 2' in height or per 1 gallon container
Tree Removal Permit	
Simple	\$ -
Complex	\$ 333
Tigard Triangle District Tree Removal Fee (only applies to TMU Zone when removal approved through an adjustment)	\$ 300 per caliper inch DBH
Tree Canopy Fee (per square foot of tree canopy)	\$ 2.95 per sq. ft.
Urban Forest Inventory Fees	
Open Grown Tree	\$ 168 (+ \$28 each additional tree)
Stand of Trees	\$ 221 (+ \$44 each additional stand)
Tree Establishment Bond (Planting & Early Establishment)	
1.5" Caliper Minimum Street or Open Grown Tree in Subdivisions or Minor Land Partitions	\$ 554 per tree
1.5" Caliper Minimum Street or Open Grown Tree in Land Use Review Types other than Subdivisions or Minor Land Partitions	\$ 499 per tree
2' in Height or 1 Gallon Container Minimum Stand Grown Tree in Subdivisions or Minor Land Partitions	\$ 416 per tree
2' in Height or 1 Gallon Container Minimum Stand Grown Tree in Land Use Review Types other than Subdivisions or Minor Land Partitions	\$ 396 per tree
VACATION (Streets and Public Access)	\$ 2,937 Deposit + Actual Costs
VARIANCE/ADJUSTMENT	
Administrative Variance	\$ 850
Development Adjustment (includes TMU Zone Adjustments)	\$ 388
Special Adjustments	
Type I	\$ 388
Type II	\$ 850
VERTICAL HOUSING DEVELOPMENT ZONE	
Precertification Fee	\$ 800
Final Certification Fee	\$ 1,200
Annual Project Monitoring Fee	\$ 300
ZONING MAP AMENDMENT (Quasi-judicial)	\$ 4,580
ZONING ANALYSIS (DETAILED)	\$ 794

PROCEDURE	FEE
ZONING INQUIRY LETTER (SIMPLE)	\$ 116

COMMUNITY DEVELOPMENT - MISCELLANEOUS FEES & CHARGES	
Community Development Code (CD Rom)	\$ 10
Tigard Comprehensive Plan	\$ 75
GIS Maps	
8-1/2" x 11"	
Non-Aerial	\$ 2.50
Aerial	\$ 4
11" x 17"	
Non-Aerial	\$ 5
Aerial	\$ 7
17" x 22"	
Non-Aerial	\$ 11
Aerial	\$ 15
34" x 44"	
Non-Aerial	\$ 25
Aerial	\$ 30
Custom Maps	Staff Hourly Rate
Oversize Load Permits	\$ 200
Planimetric Maps	
Blue line print - quarter section	\$ 5
Mylar - Quarter Section	\$ 150 plus reproduction cost
Public Notice Signs	\$ 3.50
Retrieval of Materials Confiscated in ROW	
Land and A-board Signs (Cost is per sign)	\$ 40
Other signs and materials (based on size and value)	City Manager's Discretion (per TMC 7.61.035 Ord 10-06)
Tigard Transportation System Plan	\$ 75

EFFECTIVE DATE: OCTOBER 29, 2003 (Updated annually according to Resolution No. 03-59) (Resolution No. 03-59, Repealing Resolution No. 02-38, Repealing Resolution No. 98-58, Repealing Resolution No. 96-30, Repealing Resolution No. 91-01).

★ - Established by state statute.

NOTE 1: WITHDRAWN APPLICATIONS: In cases of withdraw of an application; refund of fees may be applicable, less costs incurred, as determined by the Director. Generally, refunds of 80 percent will be made for applications received and withdrawn prior to sending out request for comments to agencies and notice of public hearing being sent. Fifty-percent refunds will be made where notice of public hearing has been sent but no staff report has begun. **NO REFUNDS WILL BE PROVIDED FOR APPLICATIONS FOR WHICH A STAFF REPORT HAS BEGUN.**

NOTE 2: PROPERTY OWNER NOTICE REQUIREMENTS: For all Type II and Type III applications, applicants must submit a "Request of 500' Property Owner Notification" form so that all property owners of record within 500 feet of the subject properties and citywide interested parties are notified. The most current records of the Washington County Department of Assessment and Taxation shall be the official records for determining ownership.