



City of Tigard
Planning Fees – 25/26 Fee Schedule
 Resolution No. 26-07 (effective 2/10/2026)

TYPE OF APPLICATION	FEE
ADJUSTMENT	\$ 536 Plus Archive Fee B
ANNEXATION (Quasi-judicial)	\$ 5,043 Plus Archive Fee C
APPEAL	
Type II to Hearings Officer★	\$ 250 Plus Archive Fee B
Expedited Review (Deposit)★	\$ 300 Plus Archive Fee B
Type III	\$ 5,072 Plus Archive Fee C
COMPREHENSIVE PLAN MAP AMENDMENT (Quasi-judicial)	\$ 6,344 Plus Archive Fee C
CONDITIONAL USE	\$ 10,040 Plus Archive Fee D
DIRECTOR DETERMINATION	\$ 1,100 Plus Archive Fee B
DEVELOPMENT DESIGN REVIEW	\$ 11,846 Plus Archive Fee D
EXTENSION	
Type I	\$ 536 Plus Archive Fee B
Type II	\$ 1,100 Plus Archive Fee B
FOOD CART	\$ 256 per cart Plus Archive Fee A
FOOD CART POD	\$ 4,000 Plus Archive Fee B
HISTORIC RESOURCE REVIEW	
Type II: Construction / Alteration / Demolition	\$ 1,178 Plus Archive Fee B
Type III: Designation / Removal of Designation	\$ 7,850 Plus Archive Fee C
HOME BUSINESS PERMIT (Type II)	\$ 450 Plus Archive Fee B
HOME OCCUPATION PERMIT (Type I)	\$ 185 Plus Archive Fee A
LAND PARTITION	
2 Lots	\$ 6,039 Plus Archive Fee C
3 Lots	\$ 7,265 Plus Archive Fee C
Expedited	\$ 8,479 Plus Archive Fee C
Final Plat	\$ 1,687
LEGISLATIVE AMENDMENTS	
External Applicants	\$ 20,000 Plus Archive Fee D
City Council, Planning Commission, Community Dev. Director or designee	\$ 0
LOT LINE ADJUSTMENT / LOT CONSOLIDATION	\$ 1,100 Plus Archive Fee C
MARIJUANA FACILITY PERMIT	\$ 1,072 Plus Archive Fee B
MODIFICATION	

TYPE OF APPLICATION	FEE
Type I	\$ 450 Plus Archive Fee B
Type II (Additional requirements apply where project valuation is \$69,254 or more)	\$ 4,848 Plus Archive Fee C
PLANNED DEVELOPMENT	
Concept Plan	\$ 13,965 Plus Archive Fee D
Consolidated Concept and Detailed Plan With Land Division (in lieu of Subdivision, Sublot, or Land Partition fee)	\$ 13,965 Plus Archive Fee D Plus \$114 per lot
Detailed Plan With Land Division (in lieu of Subdivision, Sublot, or Land Partition fee)	\$ 4,848 Plus Archive Fee D Plus \$114 per lot
PRE-APPLICATION CONFERENCE	
Type II	\$ 450
Type III	\$ 1,081
PUBLIC FACILITIES EXCEPTION (inside River Terrace)	\$ 1,100 Plus Archive Fee B
SENSITIVE LANDS REVIEW	
Type I	\$ 1,100 Plus Archive Fee B
Type II	\$ 4,822 Plus Archive Fee C
Type III	\$ 5,208 Plus Archive Fee C
SIGN PERMIT	
New or Modified Sign	\$ 302 Plus Archive Fee A
Temporary Sign	\$ 95 Plus Archive Fee Temporary Sign
SITE DEVELOPMENT REVIEW	
Inside MU-CBD Zone: All Development	
Type I	\$ 178 Plus Archive Fee A
Type II: Under \$1M	\$ 2,492 Plus Archive Fee B
Type II: \$1M and over	\$ 7,701 Plus (0.004 X Project Valuation) & Archive Fee C
Outside MU-CBD Zone: Residential Development	
Type I: Under 13 Dwelling Units	\$ 536 Plus Archive Fee C
Type I: 13 Dwelling Units and over	\$ 1,100 Plus Archive Fee C
Type II: Under 13 Dwelling Units	\$ 1,316 Plus Archive Fee C
Type II: 13 Dwelling Units and over	\$ 2,192 Plus Archive Fee D
Outside MU-CBD Zone: Nonresidential and Mixed-Use Development	
Type II: Under \$1M	\$ 8,517 Plus Archive Fee D
Type II: \$1M and over	\$ 11,068 Plus (\$6 per each \$10,000 over \$1M) & Archive Fee D

TYPE OF APPLICATION	FEE
SUBDIVISION	
Preliminary Plat	\$ 13,370 Plus \$114 per lot and Archive Fee D
Expedited Preliminary Plat	\$ 11,275 Plus \$114 per lot and Archive Fee D
Final Plat	\$ 3,401
SUBLOT PLAT	
Preliminary Plat	\$ 6,578 Plus \$114 per lot and Archive Fee C
Final Plat	\$ 1,645
TEMPORARY USE PERMIT	
Type I	\$ 536 Plus Archive Fee A
Special Exemption: Non-Profit Organization	\$ -
Special Rate: Mixed Use-Central Business District Zone	
1st Permit in a Calendar Year	\$ 536 Plus Archive Fee A
2nd – 5th Permit in a Calendar Year with Substantially the Same Site Plan	\$ 95 Plus Archive Fee A
TRANSPORTATION MITIGATION REVIEW (inside Tigard Triangle)	\$ 1,100 Plus Archive Fee B
URBAN FORESTRY	
Plan Modification	\$ 1,057 Plus Archive Fee B
Discretionary Plan Review (with concurrent Type III review)	\$ 662
Discretionary Plan Review (without concurrent Type III review)	\$ 4,079 Plus Archive Fee C
WIRELESS COMMUNICATION FACILITY	
Site Development Review (Type II): Under \$1M	\$ 8,517 Plus Archive Fee D
Site Development Review (Type II): \$1M and over	\$ 11,068 Plus \$7 per each \$10,000 over \$1M and Archive Fee D
Conditional Use Permit	\$ 10,040 Plus Archive Fee D
URBAN FORESTRY FEES	
In Lieu of Planting Fees for Planting and 3-Year Maintenance	
Street Tree	\$ 841 per tree
Open Grown Tree	\$ 841 per tree
Stand Grown Tree	\$ 599 per stand
Tree Removal Permit	
Simple	\$ -
Complex (Maximum fee of \$5,000)	\$ 461 per tree
Tigard Triangle District Tree Removal Fee (in addition to Adjustment fee)	\$ 415 per caliper inch DBH
Tree Canopy Fee	\$ 3.00 per sq. ft. of canopy

TYPE OF APPLICATION	FEE
Urban Forestry Inventory Fees	
Open Grown Tree	\$ 233 Plus \$32 each additional tree
Stand of Trees	\$ 306 Plus \$50 each additional stand
Retroactive Tree Removal Permit Penalty	\$ 250.00 Minimum
Tree Establishment Bond for Planting and Early Establishment	
Open Grown Tree for all applications except land divisions	\$ 691 per tree
Stand Grown Tree for all applications except land divisions	\$ 550 per stand
VACATION (Streets and Public Access)	\$ 4,070 Deposit Plus actual costs
VERTICAL HOUSING DEVELOPMENT ZONE	
Precertification Fee	\$ 1,107
Final Certification Fee	\$ 1,662
Annual Project Monitoring Fee	\$ 415
ZONING CHANGE (Quasi-judicial)	\$ 6,344 Plus Archive Fee D
ZONING ANALYSIS	\$ 1,100 Plus Archive Fee A
ZONING REQUEST	\$ 161 Plus Archive Fee A
PLANNING REVIEW OF BUILDING PERMITS	
Small Form Residential (Includes single detached houses, duplexes, triplexes, and attached accessory dwelling units)	\$ 135 per dwelling unit
Detached Accessory Dwelling Unit	\$ 135
Rowhouse	\$ 135 per dwelling unit
Quad	\$ 439 per quad
Cottage Cluster	\$ 329 Plus \$80 per dwelling unit
Courtyard Unit	\$ 329 Plus \$80 per dwelling unit
Accessory Structures/Additions (Does not add dwelling units)	\$ 135
Non-Residential and Mixed Use – New Development	\$ 536
Tenant Improvements in Existing Development	
Project Valuation under \$5,000	\$ -
Project Valuation \$5,000 - \$74,999	\$ 135
Project Valuation \$75,000 - \$149,999	\$ 336
Project Valuation \$150,000 and more	\$ 536
MISCELLANEOUS FEES & CHARGES	
GIS Maps	
17" x 22"	
Non-Aerial	\$ 16

TYPE OF APPLICATION	FEE
Aerial	\$ 21
34" x 44"	
Non-Aerial	\$ 37
Aerial	\$ 43
Custom Maps	\$ Staff Hourly Rate
Archiving Fee	
Temporary Sign	\$ 10
A	\$ 36
B	\$ 150
C	\$ 250
D	\$ 450
Oversize Load Permit	\$ 325.00
Project / Plat Name Change	\$ 615
Public Notice Sign	\$ 8
Renotification for Hearing Postponement	\$ 579
Retrieval of Materials Confiscated in ROW	
Lawn and A-board signs	\$ 40.00 per sign
Other signs and materials (based on size and value)	City Manager's Discretion (per TMC 6.03; Ord. 12-02)
Tigard Comprehensive Plan	\$ 100.00
Tigard Transportation System Plan	\$ 100.00

★ - Established by state statute.

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).

WITHDRAWN APPLICATIONS: 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 of required public notice. Fifty-percent refunds will be made where public notice has been sent but no staff report has begun. NO REFUNDS WILL BE PROVIDED FOR APPLICATIONS FOR WHICH A STAFF REPORT HAS BEGUN.