

City	Significant tree	Preserve	Replacement	Fee In Lieu
Bend, OR	Deciduous trees measuring 6" or greater and coniferous trees measuring 10" or greater	Preservation shall be considered impracticable when it would prevent development of public streets, public utilities, needed housing or land uses permitted by the applicable land use district.	None	None
SE Area Plan	24" in diameter or greater measured at four feet above the ground	For sites two acres or larger, preserve at least 50%	None	None
Sandy, OR	11" DBH for subdivisions & 8" for land development such as commercial, industrial, and apartment sites.	3 healthy and native trees 11" DBH per gross acre	2:1 - Conifers must be at least 5' in height & deciduous species must be at least 1.5" caliper.	\$500 per tree
Oregon City, OR	Not defined	No requirement to preserve	Option 1—Mitigation. Retention and removal of trees, with subsequent mitigation by replanting pursuant to OCMC 17.41.060 (See Table); Option 2—Dedicated Tract. Protection of trees or groves by placement in a tract within a new subdivision or partition plat pursuant to OCMC 17.41.080; Option 3—Restrictive Covenant. Protection of trees or groves by recordation of a permanent; Option 4—Cash-in-lieu of planting pursuant to OCMC 17.41.120. restrictive covenant pursuant to OCMC 17.41.110; or	\$500 per tree

Portland, OR (New Development - requires preservation and on-site tree density)		Protect at least 1/3 of the non-exempt trees 12" and larger in diameter located completely or partially on the development site, unless mitigation occurs. Retaining trees at least 6 and less than 12" in diameter that are documented in a report prepared by an arborist or landscape professional to be Garry Oak (Quercus garryana), Pacific Madrone (Arbutus menziesii), Pacific Yew (Taxus brevifolia), Ponderosa Pine (Pinus ponderosa), Western Redcedar (Thuja plicata), or Western Flowering Dogwood (Cornus nuttallii) species are not included in the total count of trees on the site but may be used toward meeting the preservation standard. An applicant shall preserve and protect all non-exempt trees 20" in diameter or greater located completely or partially on the development site, unless mitigation and notice occurs. Additional notice is required for 36" or greater when not preserved.		For each tree not preserved and protected below the 1/3 requirement, payment to the Tree Planting and Preservation Fund is required as shown in Table 50-1. For trees not preserved and protected at least 12 inches and less than 20 inches in diameter the mitigation fee is the cost of (2) two-inch diameter replacement trees. For trees not preserved and protected at least 20 inches in diameter or greater the mitigation fee is the cost per diameter inch of tree not preserved and protected. Preservation, Fee in Lieu Trees > 12 and <20 inches diameter \$1,800 per tree, Trees >20 inches diameter \$450 per tree, other fees for planting and establishment
Portland, OR (33.630 Tree Preservation for Land Divisions and Planned Developments)	Provides options for different sizes of tree preservation	Option 1: Preserve all of the trees that are 20 or more inches in diameter and at least 20% of the total tree diameter on the site; Option 2: Preserve at least 75% of the trees that are 20 or more inches in diameter and at least 25% of the total tree diameter on the site; Option 3: Preserve at least 50% of the trees that are 20 or more inches in diameter and at least 30 percent of the total tree diameter on the site; Option 4: Where all trees are less than 20 inches in diameter, preserve at least 35% of the total tree diameter on the site; Option 5: If one or more tree groves are located completely or partially on the site, preserve all of the grove trees located on the site and at least 20%of the total tree diameter or canopy area on the site; or Option 6: If the site is larger than one acre, preserve at least 35% of the total tree canopy area on the site.	Mitigation. Where the minimum tree preservation standards of 33.630.100 can not be fully met, as determined by evaluating the criteria, mitigation must be provided as needed to replace the functions of trees removed from the site. Options include preservation of smaller diameter or native trees, permanent preservation of trees within a tree preservation tract, tree planting, payment in the City's Tree Planting and Preservation Fund, or other options that are consistent with the purpose of this chapter.	Preservation, Fee in Lieu Trees <u>>=</u> 12 and <20 inches diameter \$1,800 per tree, Trees <u>>=</u> 20 inches diameter \$450 per tree, other fees for planting and establishment

Gresham, OR	<p>Regulated Tree: Any tree on public or private property that is 8" or larger in diameter at 4' high is considered a regulated tree. All street trees, buffer trees, parking lot trees and significant trees are regulated. Perimeter Tree: A tree located w/in 5' of either side of a property line. Does not include trees in the public ROW or w/in 5' of the public ROW.</p>	<p>Regulated trees within 10' of the footprint of a proposed single-unit detached or middle housing dwellings, addition or improvements may be removed with the issuance of a building permit. Regulated trees require a Type I or Type II Tree Removal Permit. Perimeter trees may be removed in accordance with a land use permit.</p>	<p>Replacement varies for street trees, buffer trees, parking lot trees, and perimeter trees. Replacement also varies for trees less than 24" in diameter and trees 24" in diameter or larger.</p>	<p>\$600 per tree - Money will be spent in order of priority: 1. Along streams to provide shade for fish habitat, which helps the City meet state environmental requirements, 2. Along streets with limited tree canopy to enhance the visual appeal of commercial corridors and retail centers and 3, In tree-deficient neighborhoods to improve aesthetics and on-site stormwater management.</p>
Redmond, WA	<p>Any healthy tree 6" in diameter at breast height (d.b.h.), or any tree 4" in diameter at breast height (d.b.h.) that, after considering its age, height, value, or function, the tree or tree stand is determined to be significant. (SMP). This term also applies Citywide.</p>	<p>In all developments, a minimum of 35% of all significant trees shall be retained.</p>	<p>Minimum sizes for replacement trees shall be:</p> <ul style="list-style-type: none"> a. Two-and-one-half-inch caliper for deciduous trees; b. Six feet in height for evergreen trees. <p>When on-site cannot be achieved, the Administrator may consider off-site at city or cunty owned parks, open space areas, or river and stream corridors or lands controlled by the City, private open space within is permanently protected and maintained.</p>	<p>The amount of the fee shall be the tree base fee times the number of trees necessary to satisfy the tree replacement requirements of this section. The tree base fee shall cover the cost of a tree, installation (labor and equipment), maintenance for two years, and fund administration.</p> <ul style="list-style-type: none"> b. The fee shall be paid to the City prior to the issuance of a tree removal permit. c. Fees collected under this subsection shall be expended only for the planting of new trees in City-owned parks, open spaces, or rights-of-way.

Bellevue, WA	A healthy evergreen or deciduous tree, 8" in diameter or greater, measured 4' above existing grade.	<p>Perimeter Landscaping Area. In the required perimeter landscaping area the applicant shall retain all significant trees which will not constitute a safety hazard. Area devoted to access and sight areas as defined in the Transportation Code (Chapter 14.06 BCC) and area to be cleared for required roads, utilities, sidewalks, trails, or storm drainage improvements are exempt from this requirement.</p> <p>Site Interior. In areas of the site other than the required perimeter landscaping area, the applicant must retain at least 15% of the diameter inches of the significant trees existing in this area; provided, that alder and cottonwood trees’ diameter inches shall be discounted by a factor of 0.5. For land divisions & master plans, the applicant shall retain a minimum of 30% of the diameter inches of significant trees existing on the total site area of the development; provided, that alder and cottonwood trees’ diameter inches shall be discounted by a factor of 0.5.</p>	Director may administratively approve a modification to the perimeter or interior tree retention requirements if replacement of significant trees equals the equivalent diameter inches. There are other options for retention of vegetation.
Edmond, WA	<p>“Significant tree” means a tree that is at least six inches in diameter at breast height (DBH) as measured at 4.5' from the ground. For trees with multiple leaders at 4.5' height, the DBH shall be the combined cumulative total of branches greater than 6" diameter at four and 1/2' above the average grade. If a tree has been removed and only the stump remains that is below four and one-half feet tall, the size of the tree shall be the diameter of the top of the stump.</p>	New single-unit and land divisions 30%, Multi-unit development (2 or more units) 25%	<p>1. For each significant tree between 6" and 10"DBH removed, one replacement tree is required. 2. For each significant tree between 10.1" and 14" in DBH removed, 2 replacement trees are required. 3. For each significant tree greater than 14" and less the 24" in DBH removed, 3 replacement trees are required.</p> <p>After providing clear documentation to planning and development that all replacement options have been considered and are infeasible, including arborist reports as necessary, the developer shall pay a fee-in-lieu for each replacement tree required but not replaced. 1. The amount of the fee shall be \$1,000 multiplied by the number of trees necessary to satisfy the tree replacement requirements of this section and shall be deposited into the city’s tree fund. 2. The fee shall be paid to the city prior to the issuance of a tree removal permit or associated development permit. 3. For each significant tree greater than 24" in DBH removed, a fee based on an appraisal of the tree value by the city tree protection professional using trunk formula method in the current edition of the Guide for Plant Appraisal shall be required. 4. In no case shall the fee-in-lieu payments required by this subsection exceed \$2 per sq.ft. of lot area.</p>

Lakewood, WA	When measured at four and one-half (4.5) feet above ground, has a minimum diameter of nine (9) inches for evergreen trees and deciduous trees;	<p>Perimeter Trees. Significant trees w/in 20' of the lot perimeter/required buffer, whichever is greater, shall be preserved; except for the siting & placement of driveway & road access, buildings, vision clearance areas, utilities, sidewalks or pedestrian walkways, or storm drainage facilities & other similar required improvements, subject to the discretion of the Director.</p> <p>Interior Trees. For new single-family development including a single-family dwelling on an individual lot, multifamily development, & public/quasi-public institutional development, 50% of the significant trees located w/in the interior area of the lot shall be retained. For residential land divisions, significant trees shall be retained & preserved except to construct streets, utilities, or other on-site improvements. Tree retention shall thereafter be provided on a lot-by-lot basis as the individual lots are developed.</p> <p>i. For sites proposed to be developed or cleared, at least 50% of significant trees located outside the net buildable area plus any approved development footprint of the lot shall be retained if they are rated in good condition or better by an ISA certified arborist.</p> <p>c. For commercial & industrial development, 10% of the significant trees located within the interior area of the lot, or individual lots in the case of subdivisions, shall be retained.</p>	Payment in lieu of replacement may be made to the City Tree Fund for planting of trees in other areas of the City. The payment of an amount equivalent to the estimated cost of buying and planting the trees that would otherwise have been required to be planted on site, as determined by the City's Tree Replacement Cost Schedule. Payment in lieu of planting trees on site shall be made at the time of the issuance of any building permit for the property or completion of the project permit requiring the tree replacement, whichever occurs first.
Seattle, WA	Trees 6" or greater in diameter	Tree removal or topping is prohibited in the following cases, except as provided in Section 25.11.030 , or where the tree removal is required for the construction of a new structure, retaining wall, rockery, or other similar improvement that is approved as part of an issued building or grading permit as provided in Sections 25.11.060 , 25.11.070 , and 25.11.080 :	Trees over 2 feet in diameter that is removed in association with development in all zones shall be replaced by one or more new trees, the size and species of which shall be determined by the Director; the tree replacement required shall be designed to result, upon maturity, in a canopy cover that is at least equal to the canopy cover prior to tree removal. Preference shall be given to on-site replacement. When on-site replacement cannot be achieved, or is not appropriate as determined by the Director, preference for off-site replacement shall be on public property. no replacement is required if the tree is relocated to another location.

Boise, ID	All existing trees 4" caliper and greater shall be shown on the landscape plan.		Healthy desirable trees 4" caliper or greater that are removed shall be replaced with an equal replacement of the total caliper inches lost either on site or off-site per recommendation of the City Forester. Example: two 10" caliper trees removed may be mitigated with four 5" caliper trees, five 4" caliper trees, or seven 3" caliper trees. A mix is also required based on a table and when the total number of trees is greater than 10, one species cannot amount to more than 40% of the total.	
Coeur D'Alene, ID	6" or greater	<p>Trees can be removed if they meet one or more of the following conditions:</p> <ol style="list-style-type: none">1. Trees within a construction zone:<ol style="list-style-type: none">a. The tree is located within the building envelope.b. The tree is located within a proposed street right of way, driveway, or parking area.c. The tree is located within water, sewer, or other public utility easement.d. The tree is located w/in or adjacent to areas of cuts or fills that are deemed threatening to the life of the tree, as determined by a landscape professional. <p>Trees removed for any of the above conditions are not required to be replaced. Trees located within areas to remain in a natural state: Trees may be removed from these areas with the approval of the city if they meet any of the following conditions: a. Removal is required in order to achieve the wildfire mitigation goals established by the city. Trees removed for this reason need not be replaced.</p>	<p>Trees located within other areas to be disturbed: Trees can be removed within other areas except areas to remain in a natural state. Trees removed within these areas must be replaced on a 1:1 basis with trees that will have approximately the same size and crown at maturity. The replacement trees must be located on the same property. Tree Replacement: Trees designated or approved for removal shall be replaced in accordance with the following standard: 1. Replacement trees shall be indicated on a tree replanting plan. The replanting plan shall include all locations for replacement trees, and shall also indicate tree planting details, including species. 2. Replacement tree locations shall adhere to the wildfire mitigation goals for the project. The city's urban forester shall have the discretion to adjust the proposed replacement tree species or location based upon site specific conditions. 3. Replacement trees: Min of 1" caliper for deciduous and a min. height of 4' for evergreens. 4. Maintenance of replacement trees are the responsibility of the property owner. Required replacement trees shall be continuously maintained in a healthy manner. Trees that die within the first 5 years after planting must be replaced in kind, after which a new 5 year replacement period begins. Replanting must occur within 30 days of notification unless otherwise noted.</p>	
San Antonio, TX	Depends on type of tree	Canopy: Minimum final tree canopy coverage: single-family residential 38%, multi-family residential 25%, CRAG 15%, Tree Preservation: Depends on type of tree and the tree's size and use of the property	Yes, see Table 523-2 for mitigation requirements.	https://library.municode.com/tx/san_antonio/codes/unified_development_code?nodeId=APXCFESC_S35-C110TRPRFE