Systems Development Charges (SDCs)

City of Portland Oregon
Development Services Center
1900 SW Fourth Avenue
Portland, Oregon 97201
503-823-7300
www.portlandoregon.gov/bds

Bureau of Development Services
Bureau of Environmental Services
Portland Parks & Recreation
Portland Bureau of Transportation
Portland Fire & Rescue
Portland Water Bureau

The Bureau of Development Services (BDS) has compiled information about all the City's SDC fees in one handout as a service to our customers. The bureau's goal is to provide you with comprehensive information about what SDCs are and how they may apply to your project.

Systems Development Charges (SDCs) are fees assessed to new development and changes in use. These fees are collected to help offset the impact your project will have on the City's infrastructure of storm and sanitary sewer systems, parks and recreation facilities, water, and street systems.

Note: Your SDC's will be reassessed on the "anniversary date" of the permit application if your permit has not been issued.

City bureaus that assess SDCs

Bureau of Environmental Services (BES)	voice mail 503-823-7761	Charges cover the cost of increased use. SDCs reimburse BES for the infrastructure necessary for development.
Portland Parks and Recreation	503-823-5105	Charges cover a portion of the cost to provide for parks and recreation facilities to serve new development.
Portland Bureau of Transportation (PBOT)	503-823-7002	Charges cover the cost for transportation facilities needed to serve new development and the people who occupy or use the new development.
Portland Water Bureau	503-823-7368	Charges cover the cost for the new development's share of water system capacity.

SDCs may be charged when:

- There is a change of use or occupancy
- Increased number of plumbing fixture units
- Accessory Dwelling Units (ADU) are added
- Increasing the size of a water meter
- Addition of commercial floor area
- The project includes more than 500 sq. ft. of new or redeveloped impervious area
- New stormwater or sanitary connections are proposed
- Proposal results in additional volume to existing connections

Bureau of Environmental Services

Rates July 1, 2014 - June 30, 2015

Sanitary Sewer Systems Development Charges	
Class of Structure	**Rate**
Per equivalent dwelling unit, single family residences and townhomes	$ 4,779.00
Duplex, two family residences	$ 7,647.00
Tri-plex residences	$ 11,470.00
Four-plex residences	$ 15,293.00
Commercial Multi-family residential, 0.8 EDU per unit	$ 3,823.00
Commercial tenant spaces	By plumbing fixture count (PFU)
Commercial and Industrial	
Sanitary Sewer Connection Charges	
Line charge per square foot of line	$ 1.55
Branch charge per branch used	$ 5,732.00
Sewer Tap - **Contractor**	$ 100.00
Sewer Tap - **BOM**	$ 344.00
Sewer connection permit fee	$ 198.00

Stormwater System Development Charges	
Class of Structure	**Rate**
One or two unit residences	$ 854.00
Tri-plex residences	$ 988.00
Four-plex residences	$ 1,355.00
Commercial, Industrial and Multi-family residential	
On-site portion of charges per 1,000 sq ft impervious surface	$ 176.00
Off-site portion rate per linear foot of frontage (one time only charge)	$ 5.66
Off-site portion rate per daily vehicle trip (using trip number used for PBOT's SDC)	$ 3.04

Portland Bureau of Transportation

Rates effective July 1, 2014 - June 30, 2015 or until amended. Rates are for Citywide SDC only, additional fees apply if located within an overlay area.

Land Uses	Unit	Per Unit
Residential		
Single Family (1 to 3 units)	dwelling	$ 2,814.00
(plus an additional $2,554 if located within North Macadam overlay area) (plus an additional $2,236 if located within Innovation Quadrant overlay area)		
Multi Family (4 or more units)	dwelling	$ 2,024.00
Senior Housing	dwelling	$ 973.00
ADU (exempt until 7/31/16)	dwelling	$ 0.00
Rowhouse/Condo	dwelling	$ 1,769.00
Nursing Home	bed	$ 688.00
Congregate Care/Asst Living	dwelling	$ 508.00
Commercial-Services		
Bank	sq ft/GFA	$ 24.49
Day Care	sq ft/GFA	$ 3.00
Library	sq ft/GFA	$ 9.09
Post Office	sq ft/GFA	$ 17.49
Hotel/Motel	room	$ 2,597.00
Service Station/Fuel Sales	VFP	$ 13,177.00
Movie Theater	screen	$ 31,569.00
Carwash	wash stall	$ 14,819.00
Health Club	sq ft/GFA	$ 8.24
Marina	berth	$ 740.00

Land Uses	Unit	Per Unit
Commercial-Institutional		
School, K-12	sq ft/GFA	$ 2.75
University/College	student	$ 421.00
Junior/ Community College	student	$ 303.00
Church	sq ft/GFA	$ 2.63
Hospital	sq ft/GFA	$ 4.07
Park	acre	$ 581.00
Commercial-Restaurant		
Restaurant	sq ft/GFA	$ 19.64
Quick Service Restaurant (drive-through)	sq ft/GFA	$ 45.43
Commercial -Retail		
Miscellaneous Retail	sq ft/GLA	$ 4.78
Shopping Center	sq ft/GLA	$ 5.99
Supermarket	sq ft/GFA	$ 14.32
Convenience Market	sq ft/GFA	$ 51.08
Free-Standing Discount Store	sq ft/GFA	$ 9.35
Car Sales New/Used	sq ft/GFA	$ 8.91
Commercial Office		
Administrative Office	sq ft/GFA	$ 3.64
Medical Office/Clinic	sq ft/GFA	$ 9.57
Industrial		
Light Industrial/Manufacturing	sq ft/GFA	$ 2.25
Warehousing/Storage	sq ft/GFA	$ 1.18
Self Storage	sq ft/GFA	$ 0.87
Truck Terminal	acre	$ 30,035.00

GFA: Gross Floor Area | GLA: Gross Leasable Area
VFP: Vehicle Fueling Position

Portland Parks and Recreation

Rates: July 1, 2014 through June 30, 2015

Type of Unit	Non Central City	Central City
Single Family Dwelling	$ 8,582.00	$ 8,594.00
Multi Family (per unit)	$ 5,632.00	$ 5,528.00
Manufactured Home	$ 7,992.00	$ 8,365.00
ADU (exempt until 7/31/16)	$ 0.00	$ 4,676.00
Single Room Occupancy	$ 3,877.00	$ 4,943.00

Commercial Use and Occupancy Code	Non Central City	Central City
	per 1,000 sq. ft.	
Hospital/convalescent hospital/institutional day care	$ 508.00	$ 1,152.00
Office/bank	$ 480.00	$ 1,087.00
Retail/restaurant/nightclub	$ 379.00	$ 857.00
Industrial/school/assembly hall/motel/hotel	$ 239.00	$ 546.00
Warehouse/storage/parking garage/mausoleum	$ 54.00	$ 122.00

To see map and more information: www.portlandoregon.gov/parks > rentals/permits/fees > SDC fees

Portland Water Bureau

Rates: July 1, 2014 through June 30, 2015

Meter Size	Charge
5/8″	$ 2,185.00
3/4″	$ 3,277.00
1″	$ 5,462.00
1 1/2″	$ 10,925.00
2″	$ 17,227.00
3″	$ 32,300.00
4″	$ 53,834.00
6″	$ 107,668.00
8″	$ 172,269.00
10″	$ 309,653.00

NOTE: Fire lines are not assessed an SDC fee.

Commercial Systems Development Charge Form

If SDC charges apply to your commercial project you need to complete a SDC form when you apply for your building permit. This application forms available in the Development Services Center (DSC) and online at www.portlandoregon.gov/bds/45054.

Alternate Rate and Fee Calculation

Transportation

If you want us to use trip generation rates other than those used in the City's Transportation SDC Ordinance and Rate Study, you must submit data certified by a professional traffic engineer. Use *Request for Alternate Trip Generation Rate and SDC Calculation Form TSDC-3* to submit such data, and attach it to the application. Institutional development (educational and medical campuses) may elect to base SDCs on annual changes in trip generation. Use *Institutional Development of Special Trip Generation Rate and SDC Calculation Form TSDC-4*.

Parks

If you want us to use an alternate number of persons per dwelling unit than those used in the City's Parks SDC Methodology Study, you must submit analyzed and certified documentation by a suitable and competent professional. Alternative SDC rate calculations must be based on analysis of occupancy of classes of structures, not on the intended occupancy of a particular new development. *Use Request for Alternative occupancy and SDC Calculation Form PSDC-6* and include it with the application.

Optional Credit for Providing Qualified Public Improvements

Transportation

If you want to reduce the amount of your Transportation SDC, you may make improvements to specific transportation facilities in the City of Portland. Use *Request for Credit for Qualified Public Improvement Form TSDC-5* to submit such data, and attach it to your *Systems Development Charge Form*.

Parks

To reduce the amount of your Parks SDC, you may donate property or improvements to certain qualified park facilities in the City of Portland. Use *Request for Parks SDC Credit for Qualified Public Improvement, Form PSDC-7* to submit a request, and attach it to your *Systems Development Charge Form*.

Timing and Method of Payment

The City will give you a Notification of SDC Fees if you are required to pay any charges for your development. The goal is to update the fees on the "anniversary date" of the permit application, regardless of where that falls relative to the July 1 fee increase date. At this point you will decide when and how to pay for the SDCs.

Note: Your SDC's will be reassessed on the "anniversary date" of the permit application if your permit has not been issued.

For all SDCs

- Pay by cash, check, money order or credit card at the time the City issues a building permit.
- Water SDCs are due when water services are purchased. Pay by check, money order or credit card.
- Request a deferral of fee payment for 6, 9, or 12 months, depending on the project valuation, by signing a deferral contract. Effective July 1, 2012 through June 30, 2014, all new single family residential dwellings (including detached, duplex, rowhouse, townhouse), regardless of project value, have a deferral period of 18 months.* Interest shall accrue at the City's interim rate during the deferral period and will be payable, along with the deferred amount, upon the end of the deferral period. There is a non-refundable $50.00 finance fee.*
- Transfer SDC credits (contact respective bureaus for more information).

* **SPECIAL NOTE:** The City secures a loan or deferral by recording a lien on the benefited property. The lien remains in effect until the SDCs are paid in full. The City charges a non-refundable processing fee to cover the expense of setting up a loan or deferral. The installment contract must be signed by the property owner of record before the City authorizes a loan or deferral for the SDCs.

If You Need Help:

If you need help with or have questions about your Systems Development Charge (SDC) please call the appropriate bureau from the SDC hotline list below:

Portland Bureau of Transportation.....503-823-7002
Portland Parks and Recreation 503-823-5105
Bureau of Environmental Services.....503-823-7761
Portland Water Bureau.....503-823-7368

Portland Housing Bureau administers the SDC Exemption Program for affordable housing.

For more information:
Web site: www.portlandoregon.gov/phb/sdc
E-mail: indirect@portlandoregon.gov
Phone: 503-823-3270

Q&A

Q How are SDCs calculated?

A **Transportation:** the rate for each mode of transportation is based on the following: 1) amount of money the City needs to collect over the next 10 years to increase the City's transportation system to accommodate growth-related trips. 2) The projected City growth in the next 10 years. The SDC rate is multiplied by the number of trips your proposed land use generates based on nationally compiled statistics. 3) Additional Transportation SDC fees may be assessed on developement that is located within certain "overlay" areas. To determine if a development is within an "overlay" area, or for further information, contact the Bureau of Transportation at (503) 823-7002.

Parks and Recreation: the rate is based on the type of building. Demolition credits may apply. Commercial SDCs only apply to new construction, not tenant improvements or change of use.

Water: the rate is based on the size of meter installed. Meter size is determined by the number of plumbing fixtures installed at the property. Fire lines are exempt from SDC fees.

BES: Rates are for either the class and number of residential units or related to the size of a commercial project. Sanitary rates are calculated from equivalent dwelling units (EDUs). Commercial EDUs are estimated from the number and type of plumbing fixture units (PFU's) A table of the equivalencies for PFUs to EDUs is available upon request from BES at 503 823-7761. Stormwater SDCs are based on the square feet of impervious area in the project and the number of trips the new property is expected to generate (using trip generation number used by PBOT).

Q How often do SDC rates change?

A City of Portland fees/charges are adjusted annually for inflation at the beginning of the fiscal year on July 1. Bureaus that charge SDCs may also change the rates at other times, but particularly at their SDC Review Cycle which varies for each bureau. PBOT reviews on a 10 year cycle and starts a new cycle January 2018. Parks reviews on a 5-year cycle starting from January 2010.

Q Are there ways to reduce the SDC?

A Transportation and Parks each offer an optional alternate rate and fee calculation (page 3). BES Stormwater SDCs can be reduced by reducing the number of square feet of impervious area, such as with the use of vegetation or pervious pavement.

Q Are SDC credits available?

A Credits for providing qualified public improvements are available. You must complete the correct credit form and attach it to the SDC Form.

Transportation: allows credits if you participate in constructing certain types of street improvements, or change building use to one that reduces trips by more than 15 percent. Contact Transportation for an SDC list of capital projects and learn what projects qualify for a credit.

Parks: allows credits if you convey qualified property or facilities to Parks and Recreation, subject to approval.

BES: gives credits for any EDUs purchased with prior use of the property. BES credits follow a property and are not transferable.

Water: gives credit for water services that are permanently removed. Credit is applied towards the SDC fee of a new metered service. Credits are not transferable.

Q Can I give or sell my SDC credits?

A **Transportation**: SDC Credit Transfers will be issued by the City, and are transferable to other parcels or persons and available as credit for payment of Transportation SDCs only. Credits are good for a period of 10 years.

BES, Parks and Water do not transfer credits.

Q Are SDC exemptions available?

A **Transportation:** Any building permit issued by the City of Portland that is subject to a transportation SDC for Washington or Clackamas County is exempt from a Portland transportation SDC. Remodels of buildings of less than 3,000 sq. ft. with no change of occupancy are exempt. In buildings between 3,001 and 5,000 sq. ft. are assessed on a graded scale. Exemptions are available for qualifying affordable housing projects.

BES, Parks and Water: Exemptions are available for qualifying affordable housing projects.

Portland Housing Bureau (PHB): Contact PHB to inquire about the SDC Exemption Program for affordable housing or go to www.portlandoregon.gov/phb/dsc.

Q What is the Bureau of Development Services' role in SDCs?

A SDCs are development related fees,assessed to some projects. While the building permit is issued by BDS, SDCs are associated with the impact the project will have on the need for additional development of specific portions of the City's infrastructure. Bureaus other than BDS are charged with the mission of planning and maintaining Portland's streets, sidewalks, transit, water service, sanitary sewer system and parks. These services are partially funded through specific SDC fees.

Q How do I know who to call?

A Direct your question to the specific bureau that that assesses the SDC in question. Each bureau that charges SDCs has a SDC hotline. Call PHB for affordable housing exemtion inquiries. See page 3 for phone numbers.