

RESEARCH



System Development Charges Survey Report

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A study of the system development charges (SDC) administered by League of Oregon Cities found striking differences in city SDC implementation. These differences often depended on region, as well as population. Further, the number of cities in Oregon providing reductions and waivers over the last few years has increased. The reasons for such accommodation, previously related mostly to economic concerns, are now centered on affordable housing. A growing volume of data allowed the LOC to analyze past SDC revenue and fee estimates. This historical analysis reveals that while revenue has increased for almost all SDC types since 2013, revenue estimates (with data back to 2010) have been far less predictable. However, fee estimates on non-residential development have increased more than those for residential developments.

Data from this survey is also available on the LOC's online data portal: www.data.orcities.org.

Introduction

Every three years, the League of Oregon Cities (LOC) surveys its member cities about their system development charges (SDCs). SDCs are an important means for cities to pay for increased capacity within infrastructure to accommodate new users. These fees are set by each city and paid through new construction. As a result, cities with more new development will have more revenue generated from SDCs. New development creates the need for a larger capacity to provide city services such as water, transportation, sewer, stormwater, and parks and recreation. A city can establish an SDC for any or all these services. The fees can reimburse a city for extra capacity built into a system, pay for building new capacity to accommodate new development, or a combination of the two.

When setting an SDC, a city must include all planned future city projects related to the service, which must be outlined in the SDC methodology. When setting the rate paid by development projects, the city can also reduce the SDC below actual costs of building the capacity. Therefore, when cities set SDCs they are balancing the costs of infrastructure development and cost to developers with the impacts these may have on development within the city.

The LOC surveyed its members on their utilization of SDCs, including the types charged, rates and methods. The survey also asked about waivers, deferments or other accommodations that a city provides. The resulting data shows that much like other areas of city services, larger cities have far more complex and developed SDC structures.

Example 1 – House (Residential):	Example 2 - Office Building (Non-Residential):
<i>Single-family, 3-bedroom home</i>	<i>Professional building for general office use</i>
Lot size: 9,000 sq. ft.	Lot size: 47,000 sq. ft.
Building size: 2,000 sq. ft.	Building size: 20,000 sq. ft.
Development value: \$190,000	Development value: \$960,000
Land value: \$60,000	Land value: \$180,000
Parking spaces: 2	Parking spaces: 50
Water meter size: 3/4 inch	Water meter size: 2 inches
Water flow (gallons/mo.): 6,000	Water flow (gallons/mo.): 33,000
Fixture units: 16	Fixture units: 64
Number of employees: N/A	Number of employees: 96
Impervious Square Footage: 1,000 sq. ft.	Impervious Surface Area: 50% of Lot Size
	Storage: 35% of Sq. Footage
	ITE Code #710

Figure 1: Hypothetical Residential and Commercial Properties for SDC Calculations

Many cities use calculation methods that differ from their neighbors and include different fee structures. This creates difficulty in assessing the size and scope of development charges. Figure 1 above provides hypothetical residential and commercial property specifications to aid cities in evaluating their charges. This allows not only for a comparable rate across cities in varying regions and populations, it also provides opportunity for historical analysis. This hypothetical property has been used, unchanged since 2010. As such, this report will include historical trends and analysis not previously accomplished by the LOC.

General Results

Among survey respondents, 82 percent of cities collect SDCs for their city, county and/or special districts. Cities with a population greater than 1,250 were more likely to have SDCs of any kind, which is consistent with LOC's findings in previous surveys. The low population threshold for adopting SDCs suggests that this is an early adopted development policy for Oregon cities. The data from larger cities in this survey suggest that as city budgets and staff expertise increase, developing an SDC methodology becomes a goal. Cities in the North Willamette Valley, Metro and Central Oregon regions were also more likely to have SDCs. This is likely due to the recent history in these regions of city growth and development.

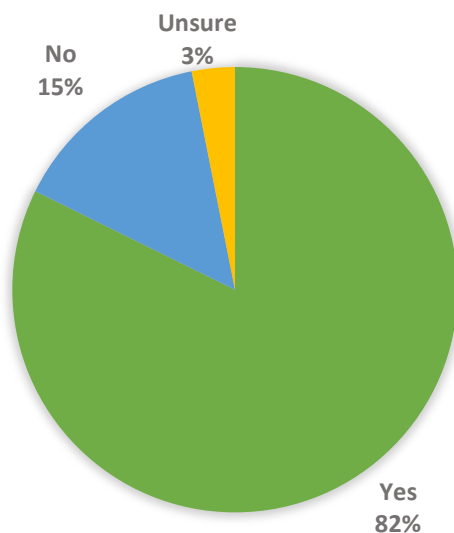


Figure 2: Does your city currently collect any System Development Charges (SDC's) for the city, county, or special district?

A similar pattern occurs when respondent cities are asked about other governmental entities such as counties and special districts charging SDCs. While only 23 percent of cities have other governments charge SDCs within their boundaries, this is more likely to occur in larger cities (in this case over 3,000 population) and in the Metro and Central Oregon regions. The significance of these regions suggests the other governments charging SDCs are likely counties and special districts. Amongst text answers, cities listed a variety of special districts, including water districts (such as Deschutes Valley Water District), parks districts (such as Willamalane Parks and Rec), and water and environmental services (such as Rogue Valley Sewer Services).

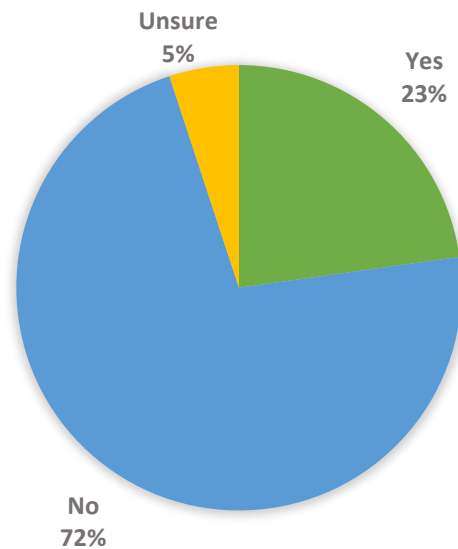


Figure 3: Do any other governmental entities levy and collect an SDC on development projects within the city?

The median year in which SDCs were last updated was 2014. Updates were far more likely to be in the recent past in larger cities. The Metro region had the most recent average updates (2017) and Eastern Oregon had the least recent average (1999). The median year in which SDCs would next be reviewed was 2020. This shows that cities are ready to review their existing SDCs in the near future. However, it should be noted that the common response of review and update in the near future was also common in the 2016 SDC Survey.

There are 24 respondent cities (26%) that have either a construction excise tax (CET) or an equivalent based on square footage or building valuation; nearly an identical proportion to same question asked in 2016. Seventy-five percent of these cities had a population greater than 3,000 residents. CETs were most common in the North Willamette Valley, Metro and Southern Oregon regions. Only two regions have a statistically significant “no” response to CETs: Central Oregon and North Eastern Oregon. Rates of such CETs commonly fell between \$.50 and \$1.30 per square foot and often commercial tax was half that of residential. Respondents note that these excise taxes are often collected on behalf of school districts and Metro Regional Government.

Accommodations

The 2016 version of this survey found a significant number of cities had increased their accommodations to incentivize development including fee reductions, etc. Many of these cities cited the need to aid local development following the Great Recession. Interestingly, the number of cities providing accommodations has increased in the last three years. Figure 4 below shows that 48 percent of cities provide accommodations (compared to 31 percent in 2016). This indicates a continuing perception the development requires such incentives from cities. These accommodations have most often been applied to all city SDC's and are more common for residential development. While 2016 saw the overwhelming number of respondents providing accommodations for economic stimulus, the majority of reasons provided in this survey related to affordable housing and assistance for low-income residential developments.

Accommodations were most common in cities with a population greater than 10,000 and in the Metro and Central Oregon regions.

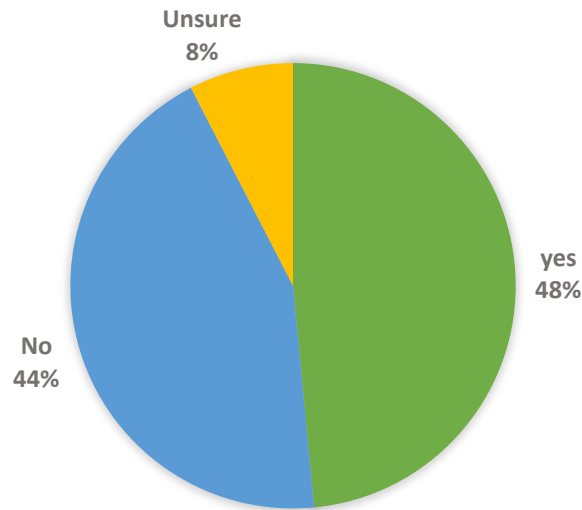


Figure 4: Has your city provided waivers and accommodation in last three years?

SDC Specific Results

Parks System Development Charges

Among respondent cities, 57 had SDCs to fund parks. This constitutes 59% of the cities surveyed and was most common in cities with a population greater than 3,000 residents. Further, parks SDCs were most common in the Metro region, both Willamette Valley regions, and the Central Oregon region. No city with a population less than 450 or in the South-Central or Eastern Oregon regions had parks SDCs.

Parks SDC - Average Annual Revenue 2016-2018			
	2016	2017	2018
1st Quintile	NA	NA	NA
2nd Quintile	\$9,069	\$15,115	\$6,046
3rd Quintile	\$17,172	\$32,871	\$44,806
4th Quintile	\$1,007,177	\$1,063,610	\$1,424,938
5th Quintile	\$1,689,455	\$2,072,379	\$2,357,650
TOTAL	\$1,080,021	\$1,288,466	\$1,518,653
N. Coast	\$16,501	\$33,300	\$45,784
Metro	\$2,848,898	\$3,469,546	\$3,948,906
N. Willamette	\$248,114	\$251,726	\$434,813
S. Willamette	\$20,439	\$66,186	\$111,869
C. Coast	\$41,555	\$9,387	\$9,522
S. Coast	\$1,156	\$1,445	\$1,514
S. Oregon	\$557,413	\$554,963	\$337,023
Gorge	\$19,244	\$11,214	\$12,282
C. Oregon	\$302,115	\$285,485	\$364,131
SC Oregon	NA	NA	NA
NE Oregon	\$6,284	\$6,207	\$5,986
E. Oregon	NA	NA	NA
TOTAL	\$1,080,021	\$1,288,466	\$1,518,653

Table 1: Average Annual Parks SDC Revenue 2016-2018

These 57 cities collected an average of \$1.5 million from parks SDCs in FY2018. As would be expected, the larger the city, the more revenue was collected. While no revenue was collected from respondents for parks SDCs for cities with a population less than 450, an average of \$2.36 million was collected for cities with a population greater than 10,000. Portland collected the most revenue of respondents (\$40 million) for FY2018 followed by Salem (\$3.2 million). Cities collected on average \$378,028 for other government entities in FY2018. This occurred exclusively in cities with a population greater than 3,000, as well as in the Metro and both Willamette Valley regions.

Average Estimated Parks SDCs FY2018		
	Residential	Non-Residential
1st Quintile	NA	NA
2nd Quintile	\$3,023	\$3,023
3rd Quintile	\$2,745	\$3,508
4th Quintile	\$2,903	\$3,282
5th Quintile	\$4,770	\$26,786
TOTAL	\$3,804	\$17,681
N. Coast	\$2,945	\$7,200
Metro	\$6,976	\$24,248
N. Willamette	\$3,386	\$20,346
S. Willamette	\$2,947	NA
C. Coast	\$783	\$4,360
S. Coast	NA	NA
S. Oregon	\$1,759	\$12,514
Gorge	\$1,933	NA
C. Oregon	\$1,913	\$1,874
SC Oregon	NA	NA
NE Oregon	\$417	\$500
E. Oregon	NA	NA
TOTAL	\$3,804	\$17,681

Table 2: Average Estimated Parks SDCs for FY2018

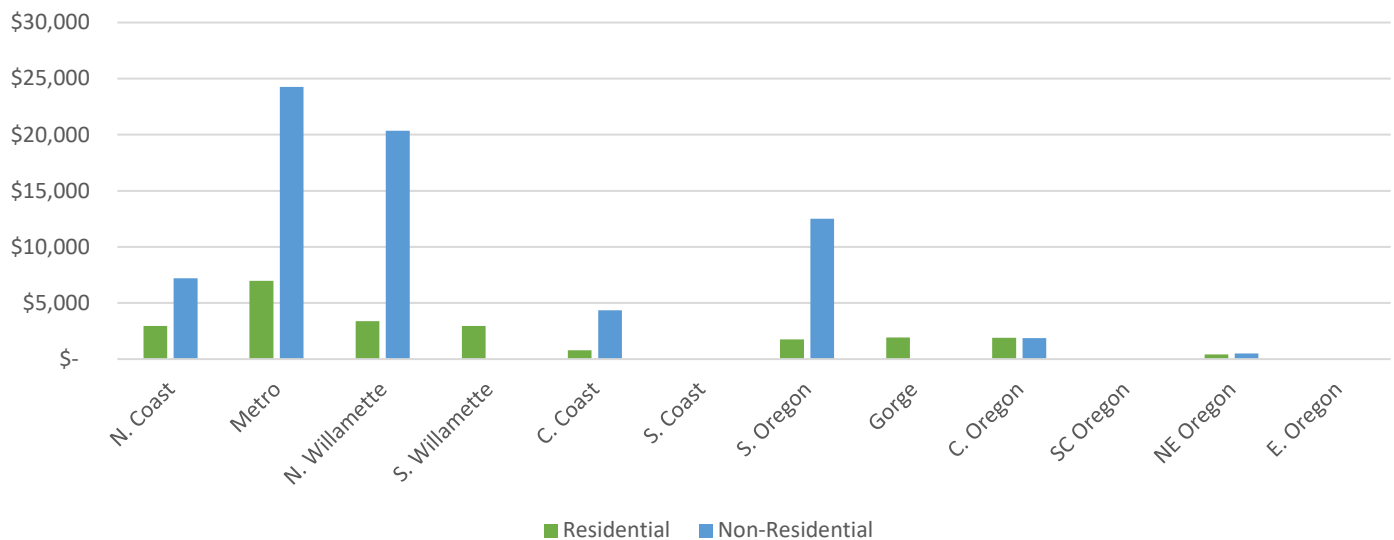


Figure 5: Average Estimated Parks SDCs for FY2018 by Region

Twenty-two cities charge parks SDC for only residential development, whereas 32 more charge for both residential and non-residential development. Non-residential charges are more likely in cities with a population greater than 10,000, was

well as in the Metro and North Willamette Valley regions. Based on the example structures from Figure 1, parks SDCs averaged \$3,804 for residential structures and \$17,681 for non-residential development. The difference in the two average estimates is likely due to several extreme responses for non-residential development. The highest Parks SDC estimate for residential development was from Lake Oswego (\$14,057), where the highest non-residential estimate was also from Lake Oswego (\$114,832). Fee calculations were most commonly assessed per unit.

Sewer System Development Charges

Sixty-nine cities had SDCs to fund sewers. This constitutes 72 percent of the cities surveyed and was most common in cities with a population greater than 1,250. Tied with water SDCs, this was the most common SDC cities collected. Sewer SDCs were most common in the Metro, North Willamette Valley, and Central Oregon regions.

Sewer SDC - Average Annual Revenue 2016-2018			
	2016	2017	2018
1st Quintile	NA	NA	NA
2nd Quintile	\$566	\$849	\$4,343
3rd Quintile	\$43,477	\$85,259	\$96,550
4th Quintile	\$65,719	\$91,673	\$106,097
5th Quintile	\$1,201,420	\$1,566,932	\$1,942,094
TOTAL	\$551,678	\$730,370	\$896,309
N. Coast	\$36,209	\$61,394	\$70,327
Metro	\$1,805,115	\$2,428,436	\$2,916,287
N. Willamette	\$252,977	\$309,510	\$405,781
S. Willamette	\$68,730	\$118,015	\$304,000
C. Coast	\$111,726	\$86,014	\$69,790
S. Coast	\$32,336	\$31,101	\$36,597
S. Oregon	\$83,908	\$117,817	\$73,515
Gorge	\$98,455	\$224,184	\$98,268
C. Oregon	\$301,133	\$359,384	\$431,457
SC Oregon	NA	NA	NA
NE Oregon	\$9,466	\$9,579	\$9,779
E. Oregon	\$900	\$0	\$1,600
TOTAL	\$551,678	\$730,370	\$896,309

Table 3: Average Annual Parks SDC Revenue 2016-2018

An average of almost \$900,000 was collected from sewer SDCs in FY2018. While larger cities often collect higher rates of revenue, the amount for cities with a population greater than 10,000 is almost 20 times that of cities in the 4th Quintile. This is interesting as sewer SDCs are common in both these population categories. This is likely due to the large difference in revenue from the highest revenue listed (Portland with \$32.9 million) and the sheer drop to the second highest (Wilsonville with \$2.1 million). Here again, no city with a population less than 450 listed revenue for this SDC. Cities in the Metro and Southern Oregon regions collected an average of \$1.9 million for other government entities, most commonly water services districts.

Average Estimated Sewer SDCs FY2018		
	Residential	Non-Residential
1st Quintile	NA	NA
2nd Quintile	\$1,032	\$1,066
3rd Quintile	\$4,060	\$15,317
4th Quintile	\$4,534	\$21,020
5th Quintile	\$3,353	\$23,642
TOTAL	\$3,709	\$19,660
N. Coast	\$2,809	\$11,780
Metro	\$3,494	\$30,737
N. Willamette	\$4,663	\$17,224
S. Willamette	\$6,047	\$27,356
C. Coast	\$3,617	\$19,544
S. Coast	\$2,382	\$3,335
S. Oregon	\$2,378	\$6,340
Gorge	\$1,773	\$14,881
C. Oregon	\$5,504	\$35,534
SC Oregon	NA	NA
NE Oregon	\$1,544	\$7,178
E. Oregon	\$400	\$450
TOTAL	\$3,709	\$19,660

Table 4: Average Estimated Sewer SDCs for FY2018

Fifty-nine cities charge sewer SDC for residential development, and all but one (Milwaukie) charges for non-residential development. Based on the example developments from Figure 1, sewer SDCs averaged \$3,709 for residential structures and \$19,660 for non-residential development. The highest sewer SDC estimate for residential development was from Veneta (\$10,537), whereas the highest non-residential estimate was Sherwood (\$166,807). Fee calculations were most commonly assessed as a flat fee per unit.

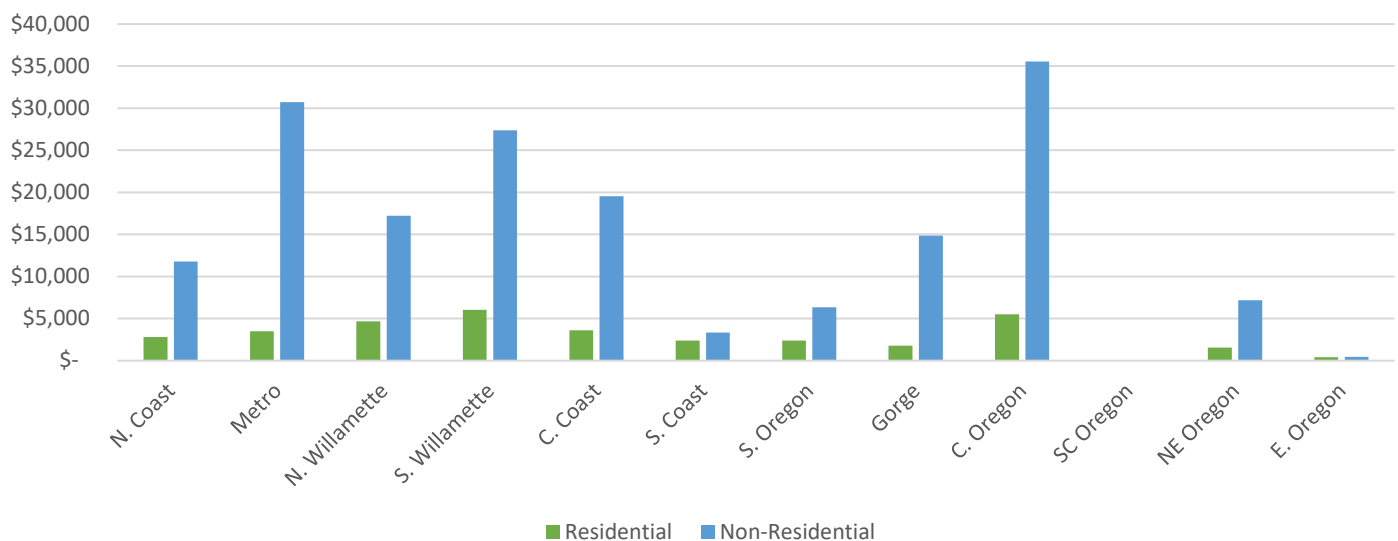


Figure 6: Average Estimated Sewer SDCs for FY2018 by Region

Stormwater System Development Charges

Among respondent cities, 46 had SDCs to fund stormwater infrastructure. This constitutes 48% of the cities surveyed and was most common in cities with a population greater than 3,000. Stormwater SDCs were most common to the Metro, North, and South Willamette Valley regions. These regions are all contained within the Willamette Drainage Basin, an area known for periodic flooding. No city with a population less than 450 or in the South-Central, Northeastern, Eastern Oregon regions had stormwater SDCs.

Stormwater SDC- Average Annual Revenue 2016-2018			
	2016	2017	2018
1st Quintile	NA	NA	NA
2nd Quintile	\$0	\$0	\$0
3rd Quintile	\$19,936	\$25,053	\$34,984
4th Quintile	\$29,550	\$38,084	\$48,112
5th Quintile	\$214,329	\$210,450	\$223,743
TOTAL	\$129,622	\$130,622	\$142,178
N. Coast	\$7,963	\$17,016	\$23,307
Metro	\$254,649	\$277,262	\$277,757
N. Willamette	\$57,583	\$56,691	\$74,923
S. Willamette	\$25,782	\$54,379	\$102,969
C. Coast	\$61,485	\$50,556	\$63,351
S. Coast	\$27,331	\$48,794	\$38,558
S. Oregon	\$277,682	\$139,920	\$100,473
Gorge	\$33,603	\$29,011	\$89,585
C. Oregon	\$32,242	\$8,301	\$39,833
SC Oregon	NA	NA	NA
NE Oregon	NA	NA	NA
E. Oregon	NA	NA	NA
TOTAL	\$129,622	\$130,622	\$142,178

Table 5: Average Annual Stormwater SDC Revenue 2016-2018

Forty-six cities collected an average of \$142,000 in revenue from stormwater SDCs in FY2018, the smallest average of among surveyed SDCs. While “NA” applies to cities that had no SDC’s, several smaller cities in the 1st quintile listed fee revenue as \$0. This implies that while these cities have SDC’s enacted for stormwater, there have been no new developments within city limits in the last three years. Portland collected the most revenue of respondents (<\$1 million). Even in Oregon’s largest cities, this SDC revenue constitutes only and small portion of potential revenue sources. Beaverton and West Linn were the only two cities that collected stormwater SDC revenue for other governments in FY2018, averaging \$289,803 between them.

Average Estimated Stormwater SDCs FY2018		
	Residential	Non-Residential
1st Quintile	NA	NA
2nd Quintile	\$1,609	\$1,609
3rd Quintile	\$1,198	\$8,942
4th Quintile	\$1,171	\$10,688
5th Quintile	\$785	\$5,810
TOTAL	\$973	\$7,398
N. Coast	\$328	\$7,717
Metro	\$760	\$5,310
N. Willamette	\$918	\$5,887
S. Willamette	\$1,222	\$12,702
C. Coast	\$1,909	\$8,607
S. Coast	\$3,080	\$42,529
S. Oregon	\$1,064	\$2,056
Gorge	\$519	\$4,423
C. Oregon	\$912	\$7,862
SC Oregon	NA	NA
NE Oregon	NA	NA
E. Oregon	NA	NA
TOTAL	\$973	\$7,398

Table 6: Average Estimated Stormwater SDCs FY2018

Fifty-nine cities charge a stormwater SDC for residential development, and all but West Linn charge for non-residential development. Based on the example developments from Figure 1, sewer SDCs averaged \$973 for residential development and \$7,398 for non-residential development. Here we see those cities in the 2nd quintile that had no revenue providing estimates for both types of development. The most striking disparity between residential and non-residential development estimates are in South Willamette Valley and South Coast regions. The highest stormwater SDC estimate for residential development was from Bandon (\$3,080) and the highest non-residential estimate was also Bandon (\$42,529). Fee calculations were most commonly assessed per square footage of the total development footprint or of total impervious area.

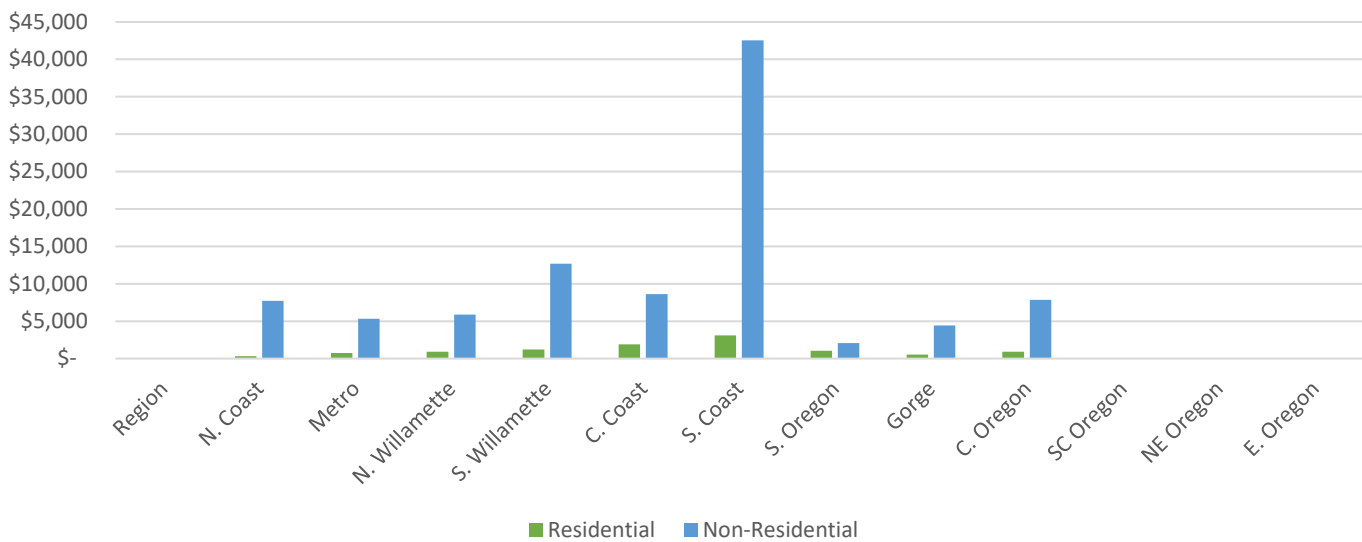


Figure 7: Average Estimated Stormwater SDCs FY2018 by Region

Transportation System Development Charges

Fifty-two cities surveyed utilized transportation SDCs. Comprising 54% of cities, this SDC was most common in cities with a population of more than 3,000. Transportation SDCs were most common in the Metro region, both Willamette Valley regions, and the Central Oregon region. These also happen to be the areas with the largest number of residents commuting daily via public transportation according to the *U.S. Census American Communities Survey*. No city with less than 1,250 residents or in South-Central or Eastern Oregon had a transportation SDCs.

Transportation SDC - Average Annual Revenue 2016-2018			
	2016	2017	2018
1st Quintile	NA	NA	NA
2nd Quintile	NA	NA	NA
3rd Quintile	\$31,394	\$51,778	\$62,146
4th Quintile	\$110,103	\$163,174	\$227,567
5th Quintile	\$1,455,191	\$1,862,976	\$1,741,163
TOTAL	\$918,761	\$1,183,337	\$1,148,751
N. Coast	\$44,242	\$121,194	\$75,794
Metro	\$2,110,970	\$3,018,517	\$2,639,692
N. Willamette	\$312,819	\$365,912	\$610,717
S. Willamette	\$113,674	\$212,816	\$493,523
C. Coast	\$57,031	\$63,100	\$57,549
S. Coast	\$17,080	\$28,944	\$25,370
S. Oregon	\$1,356,239	\$713,097	\$569,245
Gorge	\$215,673	\$187,640	\$136,709
C. Oregon	\$604,656	\$644,484	\$755,155
SC Oregon	NA	NA	NA
NE Oregon	\$25,864	\$36,057	\$25,796
E. Oregon	NA	NA	NA
TOTAL	\$918,761	\$1,183,337	\$1,148,751

Table 7: Average Annual Transportation SDC Revenue 2016-2018

These 57 cities with transportation SDCs collected an average of \$1.14 million from these SDCs in FY2018. The larger the city, the more revenue was collected with cities larger than 10,000 population averaging \$1.7 million in collection. By contrast, cities with a population between 3,000 and 10,000 residents only averaged \$228,000. Portland collected the most revenue of respondents (\$17.6 million) for FY 2018 followed distantly by Wilsonville (\$4.2 million) and Beaverton (\$3.5 million). The only other government entity listed that charged a transportation SDC in city limits was Washington County, which utilized a transportation development tax (TDT). Only Wilsonville, Sherwood, and Durham reported revenue collection figures for Washington County TDT.

Average Estimated Transportation SDCs FY2018		
	Residential	Non-Residential
1st Quintile	NA	NA
2nd Quintile	NA	NA
3rd Quintile	\$ 2,033	\$91,401
4th Quintile	\$2,849	\$56,807
5th Quintile	\$5,502	\$112,697
TOTAL	\$4,339	\$97,041
N. Coast	\$2,370	\$54,929
Metro	\$7,761	\$139,827
N. Willamette	\$3,385	\$119,714
S. Willamette	\$3,439	\$90,543
C. Coast	\$1,695	\$26,189
S. Coast	\$1,742	\$52,608
S. Oregon	\$2,271	\$31,311
Gorge	\$1,725	\$40,740
C. Oregon	\$3,768	\$86,653
SC Oregon	NA	NA
NE Oregon	\$ 2,066	\$23,328
E. Oregon	NA	NA
TOTAL	\$4,339	\$97,041

Table 8: Average Estimated Transportation SDCs FY2018

Among the 46 cities that charge a transportation SDC, only Lafayette and Pendleton do not charge non-residential development. Based on the example structures, transportation SDCs averaged \$4,339 for residential structures and \$97,041 for non-residential development. This is the highest ratio difference in the two estimates (non-residential estimates are 22 times higher than residential). The extreme difference in the two average estimates is likely due to several outlier responses for non-residential development.

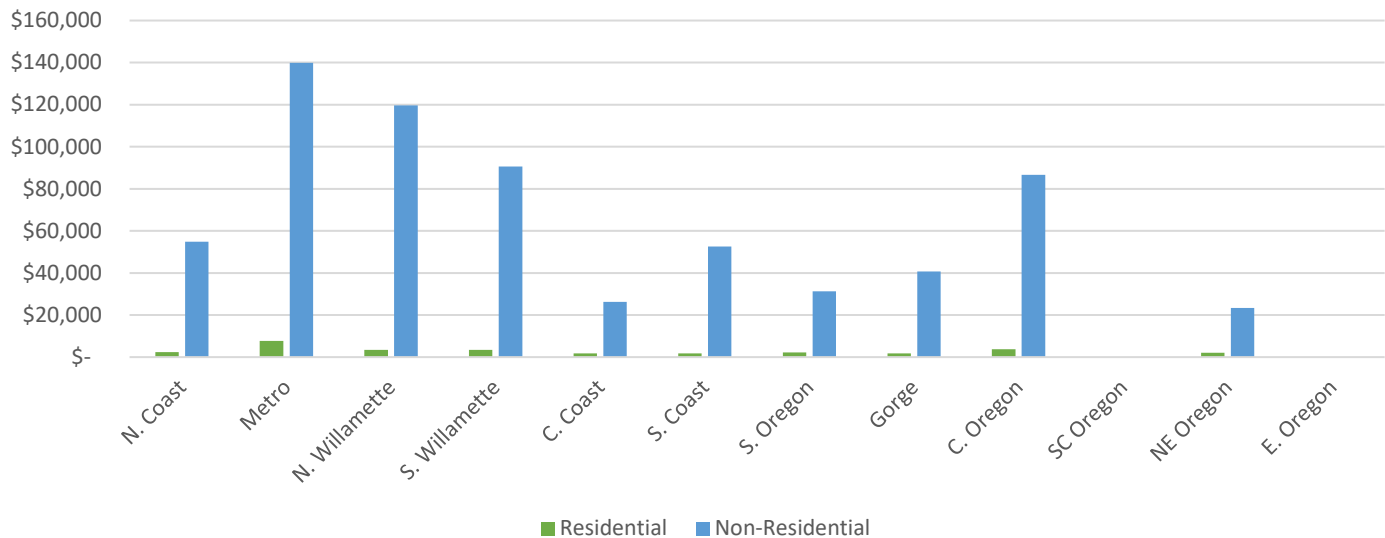


Figure 8: Average Estimated Transportation SDCs FY2018 by Region

The highest transportation SDC estimate for residential development was from Wilsonville (\$12,757), and the two highest non-residential estimates were from Happy Valley (\$604,655) and Carlton (\$333,000). While it could be argued this is

due to the size of these cities or their proximity to the Portland Metro area, large cities within Metro have low transportation SDCs. Milwaukie's estimated for the same non-residential development was \$2,114. Hillsboro's estimate for non-residential was \$9,123. Fee calculations were most commonly assessed per dwelling unit or by square footage.

Water System Development Charges

Sixty-nine cities had SDCs for water systems. This constitutes 72% of the cities surveyed and was most common in cities larger than 1,250 population. Tied with sewer SDCs, this was the most common SDC cities collected. Water SDCs were most common in the Metro, North Willamette Valley and Central Oregon regions. These findings, taken with the sewer SDC results above, suggest that water and sewer charges are most often exacted in tandem with one another.

Water SDC - Average Annual Revenue 2016-2018			
	2016	2017	2018
1st Quintile	\$0	\$0	\$7,843
2nd Quintile	\$2,958	\$1,648	\$8,388
3rd Quintile	\$38,384	\$59,627	\$74,699
4th Quintile	\$70,958	\$90,085	\$105,712
5th Quintile	\$955,158	\$1,010,567	\$1,015,237
TOTAL	\$416,337	\$450,588	\$467,693
N. Coast	\$17,290	\$43,528	\$43,640
Metro	\$1,232,722	\$1,256,478	\$1,234,811
N. Willamette	\$190,292	\$243,545	\$319,312
S. Willamette	\$112,847	\$303,217	\$283,296
C. Coast	\$83,989	\$66,637	\$64,220
S. Coast	\$114,280	\$85,805	\$91,750
S. Oregon	\$47,051	\$30,015	\$39,385
Gorge	\$120,044	\$158,096	\$79,119
C. Oregon	\$243,031	\$295,858	\$327,721
SC Oregon	NA	NA	NA
NE Oregon	\$10,423	\$10,210	\$4,499
E. Oregon	\$585	\$469	\$380
TOTAL	\$416,337	\$450,588	\$467,693

Table 9: Average Annual Water SDC Revenue 2016-2018

An average of \$468,000 was collected from water SDCs in FY2018. Only two respondent cities in the 1st Quintile charge SDCs for water, which explains the lack of revenue in 2016 and 2017. 2018 saw new development and a revenue spike in Scotts Mills of \$15,686. Only the South-Central region had no respondent city that charged this SDC. Portland collected the most revenue of respondents (\$6.6 million) for FY2018 followed by Hillsboro (\$2.9 million).

Average Estimated Water SDCs FY2018		
	Residential	Non-Residential
1st Quintile	\$4,922	\$4,922
2nd Quintile	\$2,378	\$2,428
3rd Quintile	\$3,038	\$13,676
4th Quintile	\$5,029	\$23,364
5th Quintile	\$5,206	\$28,111
TOTAL	\$4,507	\$20,995
N. Coast	\$2,305	\$11,032
Metro	\$6,710	\$37,645
N. Willamette	\$4,487	\$16,947
S. Willamette	\$7,037	\$26,865
C. Coast	\$3,014	\$17,217
S. Coast	\$6,546	\$21,602
S. Oregon	\$3,792	\$18,582
Gorge	\$3,160	\$15,689
C. Oregon	\$2,573	\$17,067
SC Oregon	NA	NA
NE Oregon	\$959	\$3,474
E. Oregon	\$560	\$625
TOTAL	\$4,507	\$20,995

Table 10: Average Estimated Water SDCs FY2018

Among 58 cities with residential water SDCs, only the city of Banks does not charge for non-residential development. Based on the example structures, water SDCs averaged \$4,507 for residential structures and \$20,995 for non-residential development. The highest water SDC estimate for residential development was from Wilsonville (\$14,440), followed closely by West Linn (\$14,135). The highest non-residential estimates were again from Wilsonville (\$76,799) and West Linn (\$75,400). Fee calculations vary significantly in this SDC compared to other development charges but are most commonly assessed by meter size.

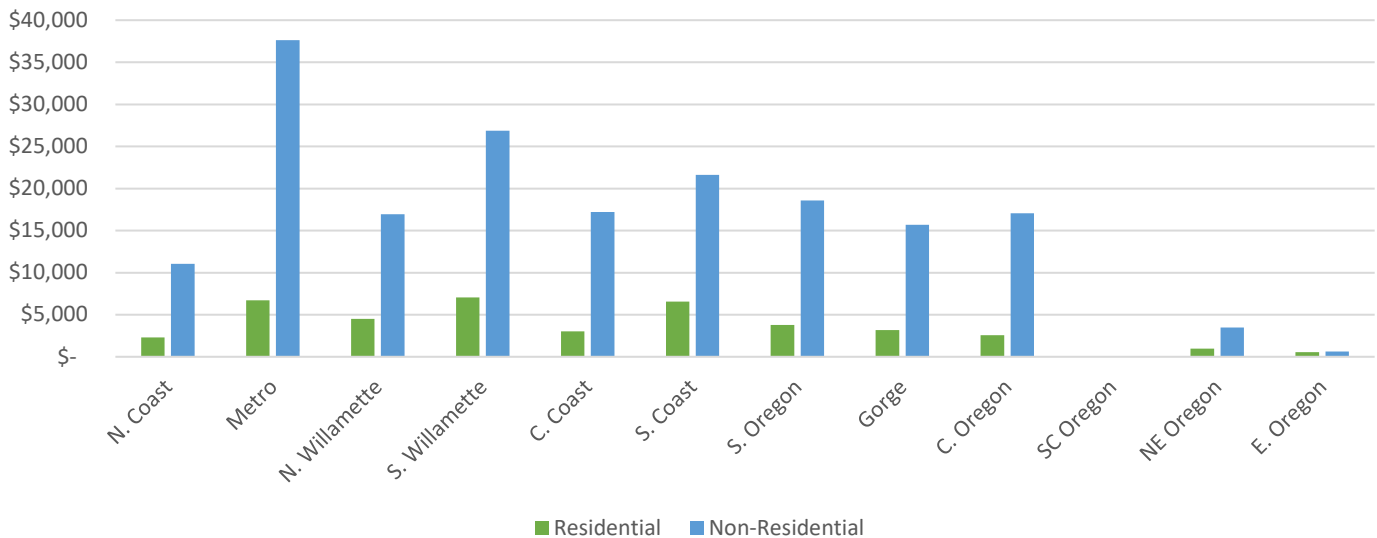


Figure 9: Average Estimated Water SDCs FY2018 by Region

Analysis

Revenue

Overall, revenue for SDCs in FY2018 increases dramatically the larger the city. In fact, Figure 9 below shows revenue without the inclusion of Portland, which exaggerates the revenue average in the 5th Quintile due to its size. Even without Portland, the data shows the rapid increase in revenue as a city increases in population. The figure also shows a rapid increase in revenue from the 2nd Quintile to the third (many cities as they reach 1,250 begin or have already adopted development fees) and dramatically from the 3rd to the 4th Quintile. This last increase may be due to population increase or the average size of cities in areas in Oregon developing quickly.

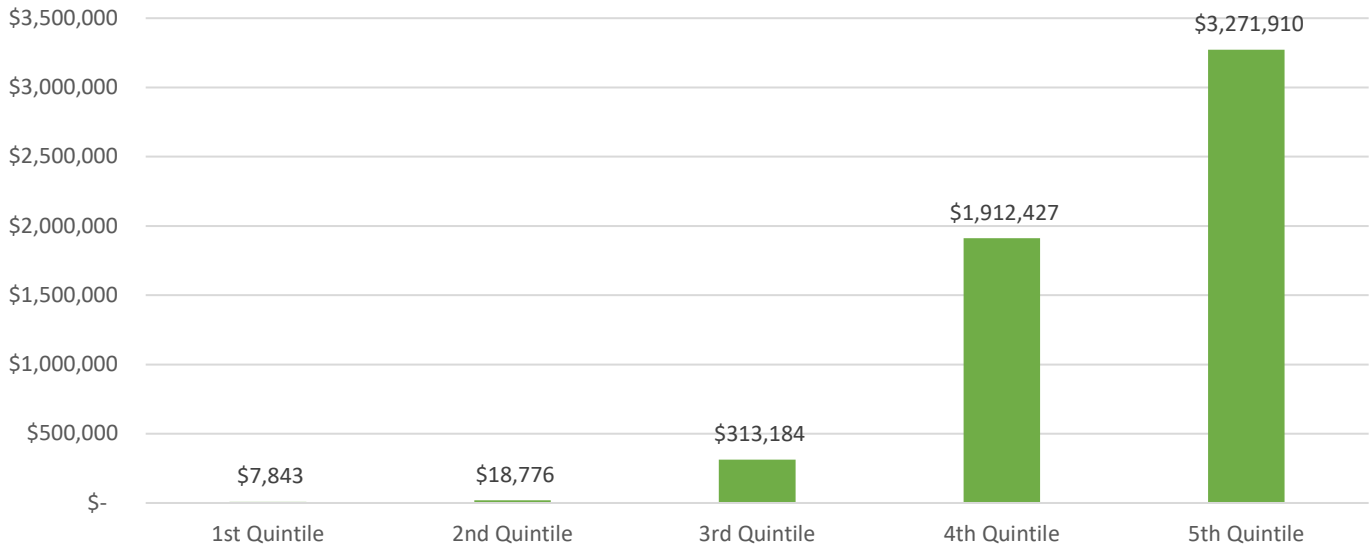


Figure 10: Average SDC Revenue for FY2018 by Population Quintile (Portland Excluded)

Regionally, in Figure 10 below, we see a trend in SDC revenue that parallels the total population in each of these regions. It also speaks to the levels of growth and development currently found in these regions as well. Note that these regional averages are calculated without Portland but do not alter the data further. This means that small cities in the Metro region are averaged with those larger cities' revenues. Even with this in mind, the averages for regions such as Metro, North Willamette Valley, and Central Oregon remain higher than the overall state average in respondent cities.

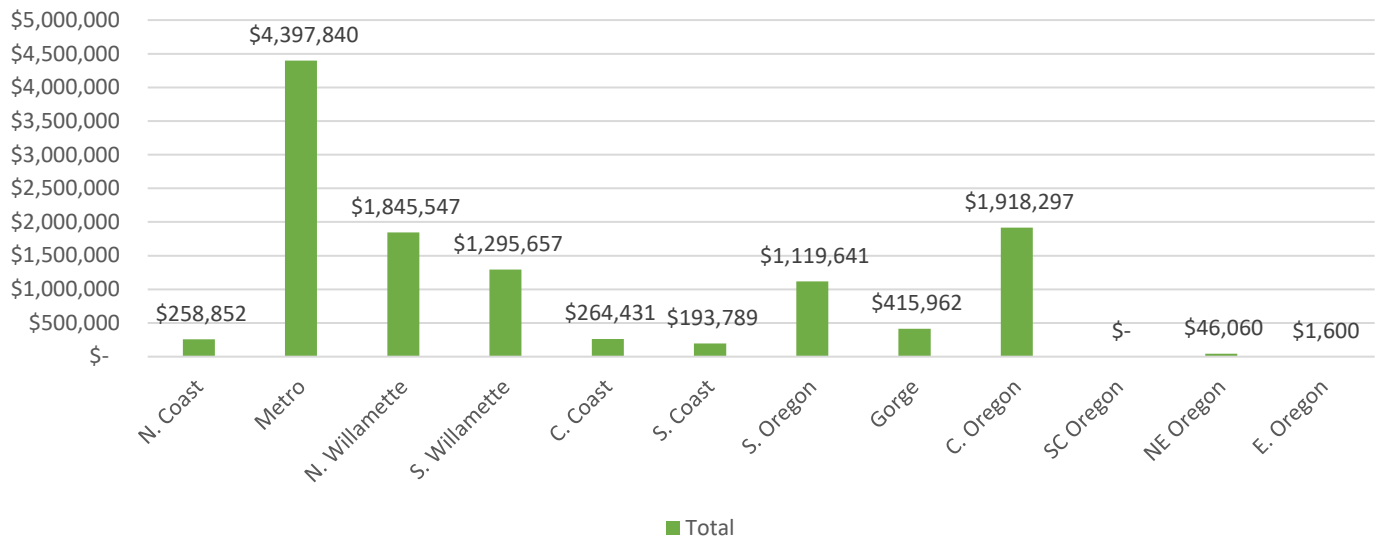


Figure 11: Average SDC Revenue for FY2018 by Region (Portland Excluded)

Fee Estimates

Analysis of SDC fee estimates shows that relatively low variation in overall costs in residential fee estimates. Compared to the variation in non-residential structures, residential fee estimates show far less change in small versus large cities. Please note that these estimates include Portland as its size was far less of an outlier in these estimates. In fact, Portland was never the highest estimate per unit in any SDC category; residential or non-residential developments.

Combined Estimated SDC Costs FY2018		
	Residential	Non-Residential
1st Quintile	\$4,922	\$4,922
2nd Quintile	\$4,955	\$5,038
3rd Quintile	\$8,474	\$52,908
4th Quintile	\$13,328	\$76,938
5th Quintile	\$17,293	\$159,847
TOTAL	\$13,135	\$100,672
N. Coast	\$7,935	\$57,735
Metro	\$20,411	\$182,578
N. Willamette	\$13,687	\$98,930
S. Willamette	\$18,933	\$118,222
C. Coast	\$9,555	\$61,412
S. Coast	\$13,750	\$120,074
S. Oregon	\$6,879	\$33,001
Gorge	\$8,362	\$55,718
C. Oregon	\$8,966	\$96,060
SC Oregon	NA	NA
NE Oregon	\$3,327	\$18,595
E. Oregon	\$960	\$1,075
TOTAL	\$13,135	\$100,672

Table 11: Combined Estimated SDC Costs for FY2018

Figure 12 shows the average estimate of combined SDC costs for FY2018. The figure shows the rate at which cities charge development increases dramatically for non-residential development as a city increases in size. The average of residential and non-residential fee estimates is identical in the 1st Quintile (both are \$4,922) compared to cities with a

population greater than 10,000 (\$17,293 for residential and \$159,847 for non-residential). The non-residential development costs in the 5th Quintile are more than nine times those of residential fee estimates.

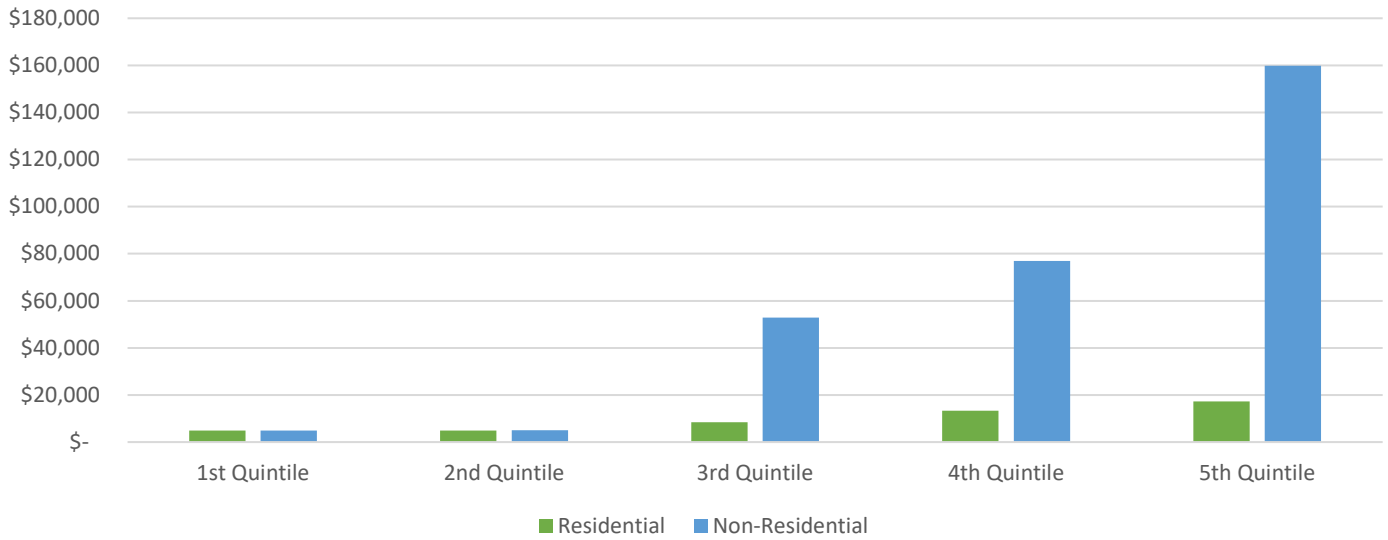


Figure 12: Combined Estimated SDC Costs for FY2018 by Quintile

The below figure shows the estimates as they trend across all regions. In no location were residential fee estimates greater than non-residential fee estimates. Across all respondent cities, the mean non-residential estimate was 7.66 times the residential fee estimate. While most regions were close to this ratio, several differed from this average. The Eastern Oregon region had a nearly identical ratio (1.12). Other regions with a smaller difference include: Southern Oregon (4.8), North Eastern Oregon (5.59), South Willamette Valley (6.24), and the Gorge (6.66). The highest ratio was in Central Oregon (10.71).

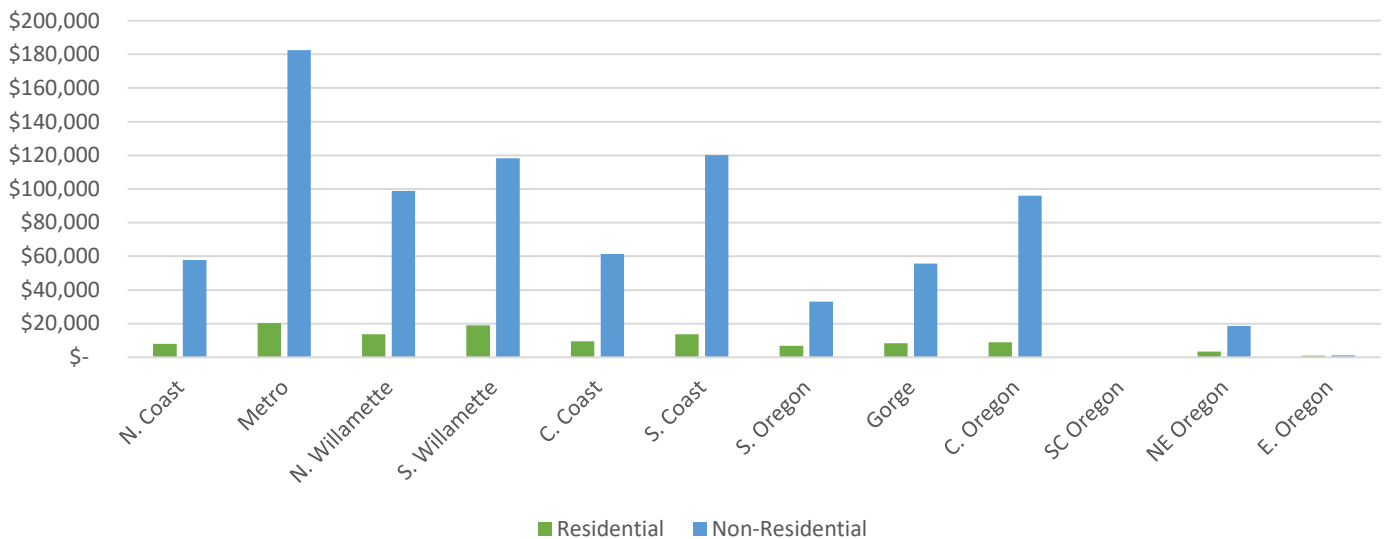


Figure 13: Combined Estimated SDC Costs for FY2018 by Quintile

Historic Trends (Revenue)

Forty-four cities participated in both the 2016 and 2019 SDC surveys. As a result, we can analyze historic trends in their revenue over the last six years. Please note that these respondents represent a smaller portion of the overall respondents, and as a result, the responses skew in different ways to the overall survey. Table 12 shows the breakdown of these select cities.

Breakdown of Selected Respondents for Historical Analysis		
	#	%
1st Quintile	0	0.0%
2nd Quintile	2	4.5%
3rd Quintile	12	27.3%
4th Quintile	8	18.2%
5th Quintile	22	50.0%
TOTAL	44	
N. Coast	1	2.3%
Metro	14	31.8%
N. Willamette	12	27.3%
S. Willamette	1	2.3%
C. Coast	2	4.5%
S. Coast	2	4.5%
S. Oregon	2	4.5%
Gorge	2	4.5%
C. Oregon	4	9.1%
SC Oregon	0	0.0%
NE Oregon	4	9.1%
E. Oregon	0	0.0%
TOTAL	44	

Table 12: Breakdown of Selected Respondents for Historical Analysis

Among cities selected for the historical analysis, the sample skews toward larger cities as well as cities in the Metro, North Willamette, and Central Oregon regions. In fact, no cities in the 1st Quintile, or in South-Central or Eastern Oregon regions are available for this analysis. However, the regions overrepresented are those areas with higher than average development in the last several years, and as such, this sample provides opportunity to show the increasing population growth in these cities.

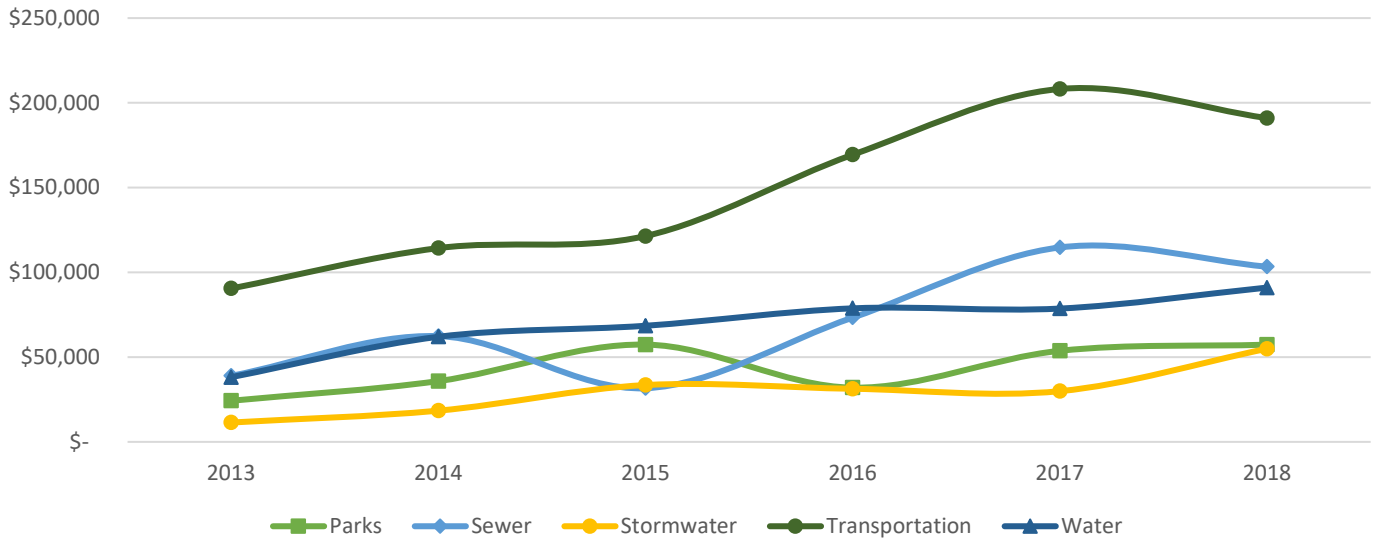


Figure 14: Median SDC Revenue 2013-2018

Figure 14 above shows the median trends across regions from fiscal years 2013-2018. Here the types of data show a cumulative increase in total SDC revenue over time despite fluctuation in certain SDCs. In particular, transportation and sewer SDCs have increased dramatically after FY2015. This may be due to an uptick in development following the effects of the Great Recession. Water and stormwater SDCs have also increased over time, albeit only slightly. Parks SDCs have actually decreased slightly from their peak in FY2015 (\$68,498) to their median in FY2018 (\$57,349). Some of this increase could be associated with inflation. Figure 15 below shows the revenue in these 44 cities inflation adjusted to 2018 dollars.¹

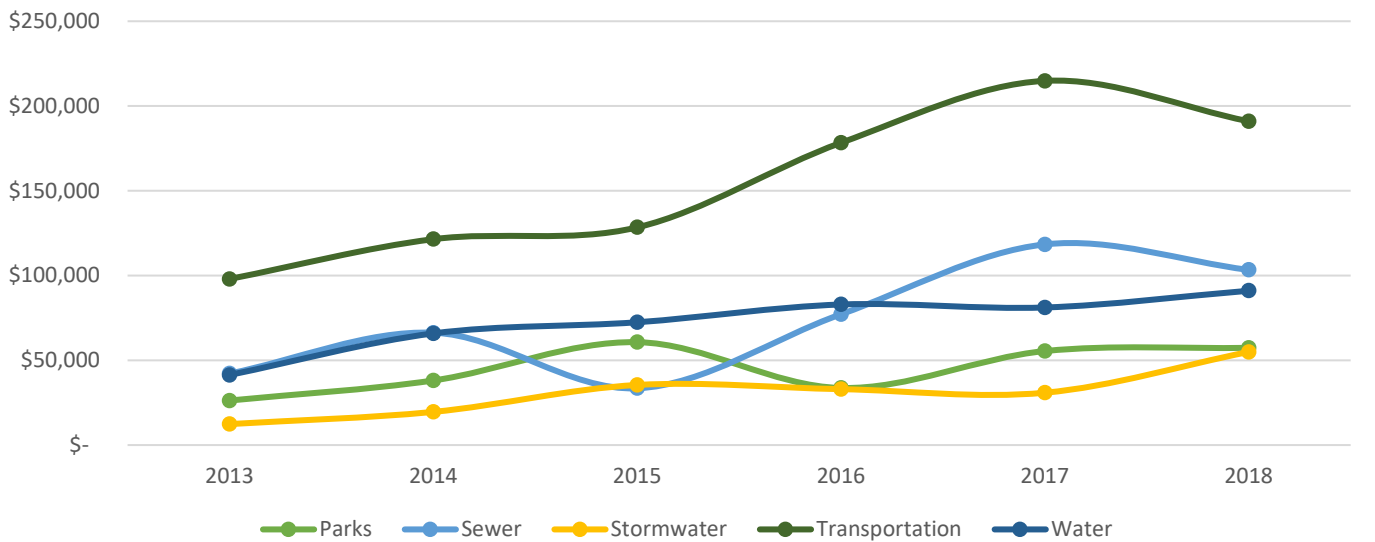


Figure 15: Median SDC Revenue 2013-2018 (2018 Inflation Adjusted)

¹ Based in Bureau of Labor Statistics CPI Calculations for Western Region Class-B/C (i.e. cities under 2.5 million). June CPI Used. <https://data.bls.gov/timeseries/CUURN400SA0>

If nothing else, this adjustment shows the relative decrease in these 44 cities for revenues from parks SDCs. Adjusted for inflation, median parks SDC revenue has decline from \$72,436 at its FY2015 peak to \$57,349 in FY2018. However, despite this decline in the last three years, since FY2013, the median revenue gained for all SDC types (regardless of CPI adjustment) has increased. In these select cities, median SDC revenue (adjusted to inflation) has increased by 126% since FY2013. This constitutes roughly 21% per year.

Instead of adjusting for CPI and instead using the Federal Housing Finance Agency’s Housing Price Index (HPI) for Oregon², we see the same trends since FY2013, albeit less extreme. Transportation SDCs, for example, when adjusted by HPI increases by roughly 36% over six years. This results in a total 58% increase cumulatively across all SDCs since FY2013, or 9.6% increase annually.

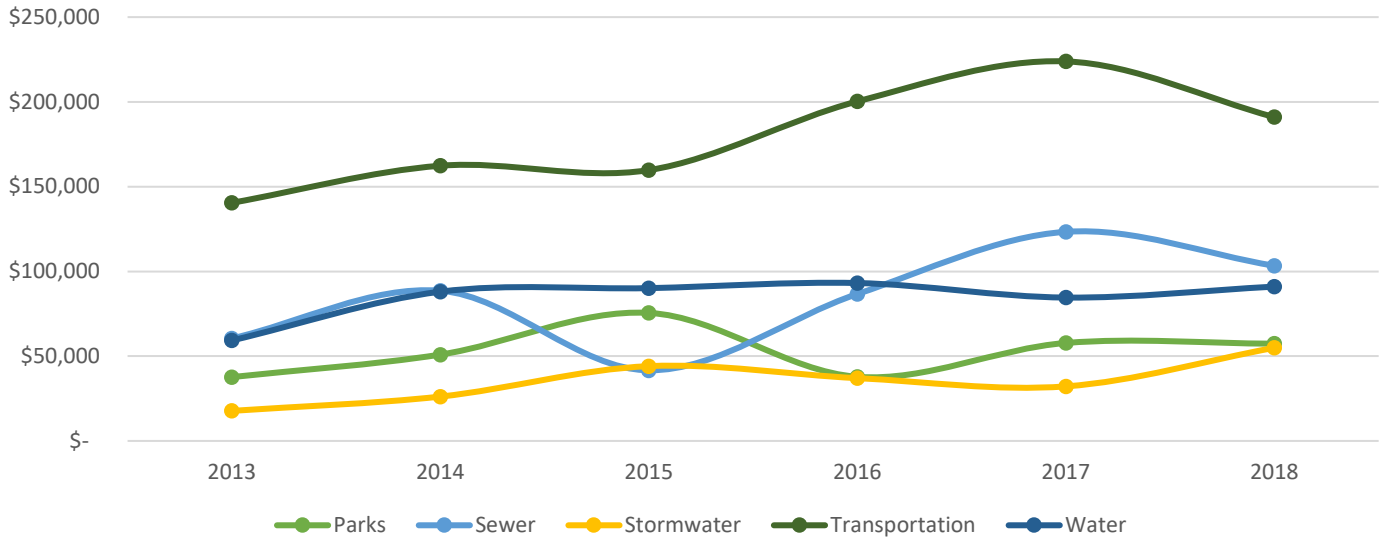


Figure 16: Median SDC Revenue 2013-2018 (2018 Housing Price Index Adjusted)

² Housing Price Index figures are from the second quarter estimate for each year to correspond to the end of the fiscal year.

If we look at revenue over time from a per capita (by population) we interesting differences per resident as well as over time.

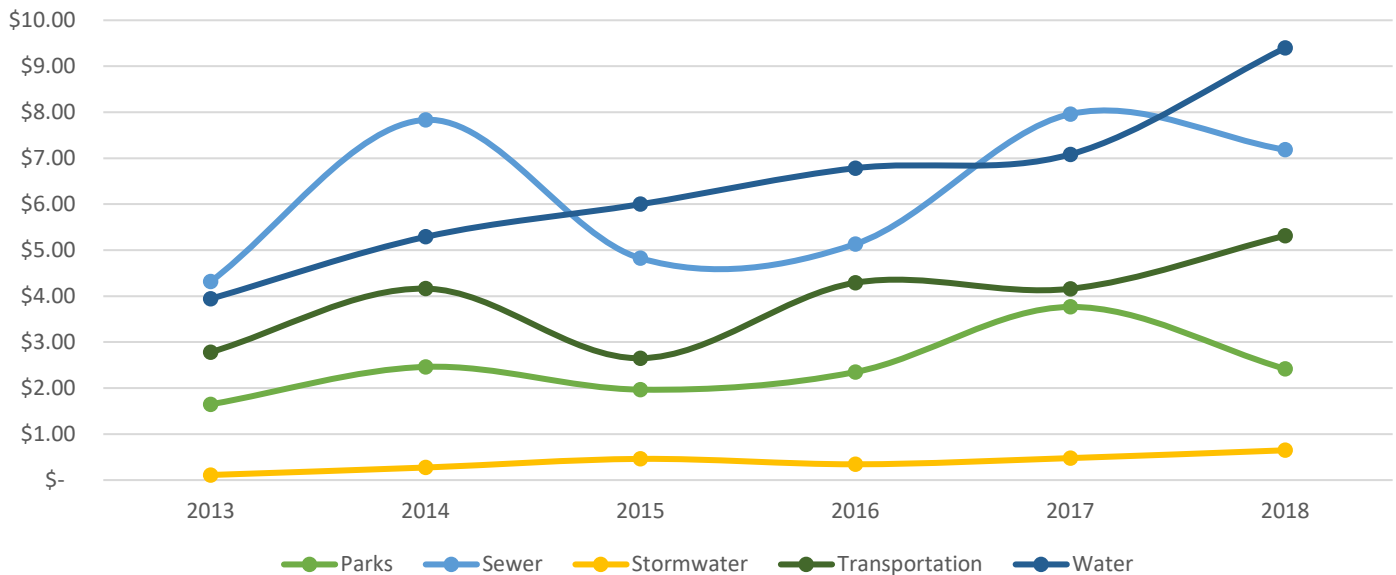


Figure 17: Water Revenues 2013-2018 Per Capita

Figure 16 shows that despite transportation SDCs representing the highest earning revenue source overall, it ranks only third as a per capita revenue source. In fact, sewer and water SDCs compete over the six-year period for highest revenue source per resident. Also noteworthy are the trends in each revenue source. Water SDCs have increased the most from a median of \$3.94 in FY2013 to \$9.40 in FY2018. Even when adjusted for inflation (not pictured), median water SDCs per capita have more than doubled in six years. No median SDC revenue has decreased over this time, in nominal or real (inflation adjusted) dollars.

Historic Trends (Fee Estimates)

Analyzing trends in fee estimates presents both positive and negative results. First, the fee estimates have been asked in SDC surveys since 2010. As a result, the LOC has data for these estimates for almost a decade. The downside to this is that no single city provided estimates for sequential surveys. Even if we were to use only those cities that had participated more than once, the number of cities in the selected sample would be too small to be statistically useful. For this reason, the following analysis uses all available data and where possible medians are used.

When adjusted for inflation, residential fee estimates show significant fluctuations in estimates. Figure 15 shows that while parks, stormwater and sewer SDCs have increased over time; transportation and water SDCs have decreased. Indeed, transportation and water have declined by over 25% (30% and 26%, respectively). These changes could be influenced by differing cities and individuals completing these surveys. However, trends across multiple cities do appear to show changes in the charges collected on residential developments.

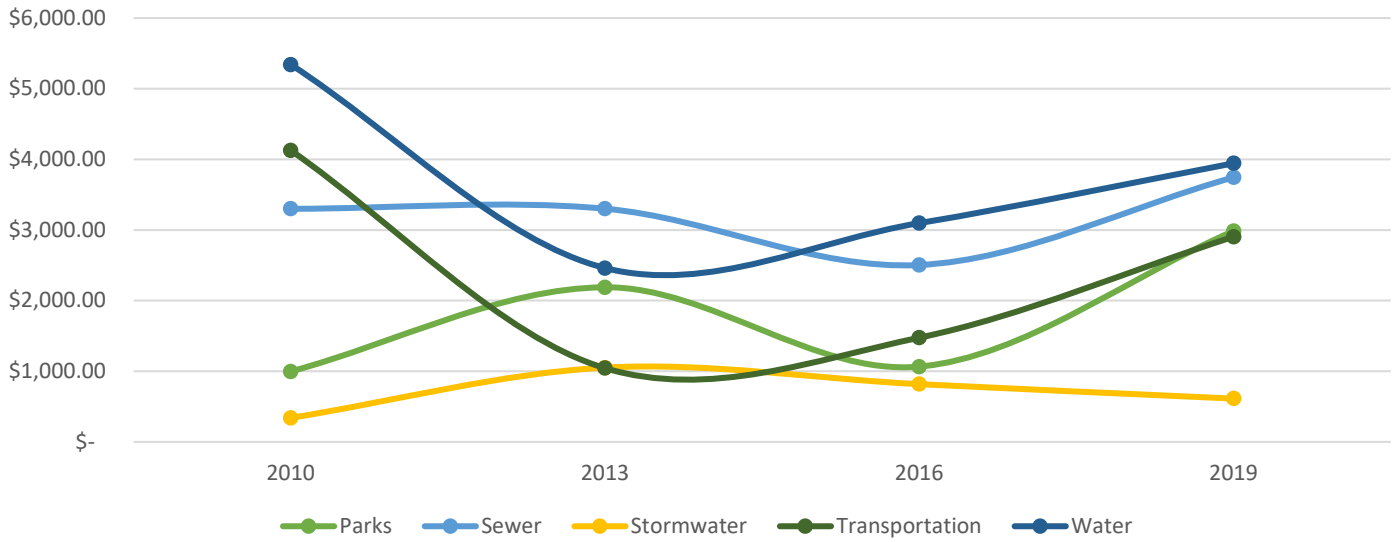


Figure 18: Median Residential SDC Estimates Over Time (Inflation Adjustment in 2018 Dollars)

Non-residential fee estimates shown below in Figure 19 presented an interesting standout among SDC trends. Most SDCs show similar increasing charges with fluctuation from year to year. In the case of transportation SDCs, median estimates have increased dramatically from \$19,773 in 2010 to \$59,358 as of 2019. The change is a significant increase numerically, but as a percent increase, it has increased 200%. Proportional to the original estimates in 2010, other SDCs have increased far more.

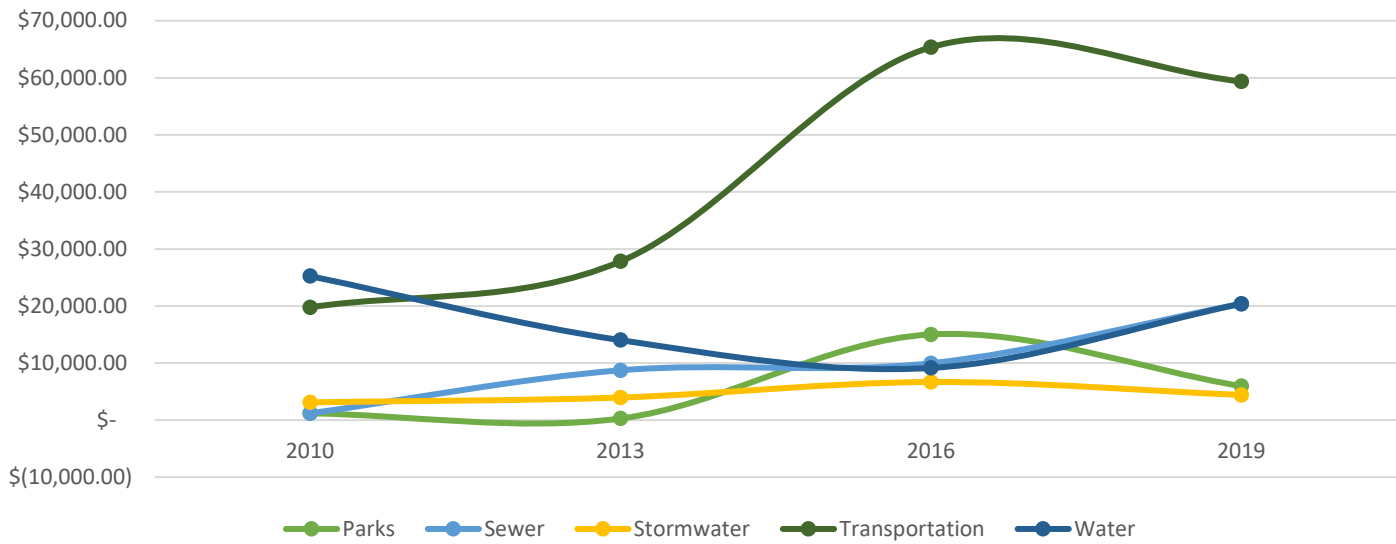


Figure 19: Median Non-Residential SDC Estimates Over Time (Inflation Adjustment in 2018 Dollars)

Parks SDCs have increased four times their original median estimate in 2010 from \$1,187 for non-residential development to \$5,945 in 2019. Greater still is sewer SDCs, which increased 1,600% since 2010; from \$1,187 to \$20,374.

Note that the samples in certain years, especially those in 2010 are small and these results should not be taken as significant. Further, smaller quintiles often had low representation proportionate to larger cities. Even examining only those cities over 10,000 population, we can see similar trends in the data, seen in Figure 18.

SDC Estimates Percent Change from 2010-2019 for Cities Over 10,000		
	Residential	Non-Residential
Parks	199.1%	400.7%
Sewer	13.5%	1616.0%
Stormwater	80.3%	41.5%
Transportation	-29.6%	200.2%
Water	-26.2%	-19.1%
Overall Percent Change	0.6%	118.8%

Figure 20: SDC Estimates (CPI Adjusted) Change from 2010-2019 for Cities Over 10,000

Adjusting these estimates using the Housing Price Index, we see that the changes over the same period are less extreme. In fact, overall residential fee estimates have declined by 27% since 2010. This means (in the context of HPI adjustment) that the fee estimates on residential development have declined relative to the value of the property. Non-residential estimated under HPI adjustment showed a 58.9% increase over nine years.

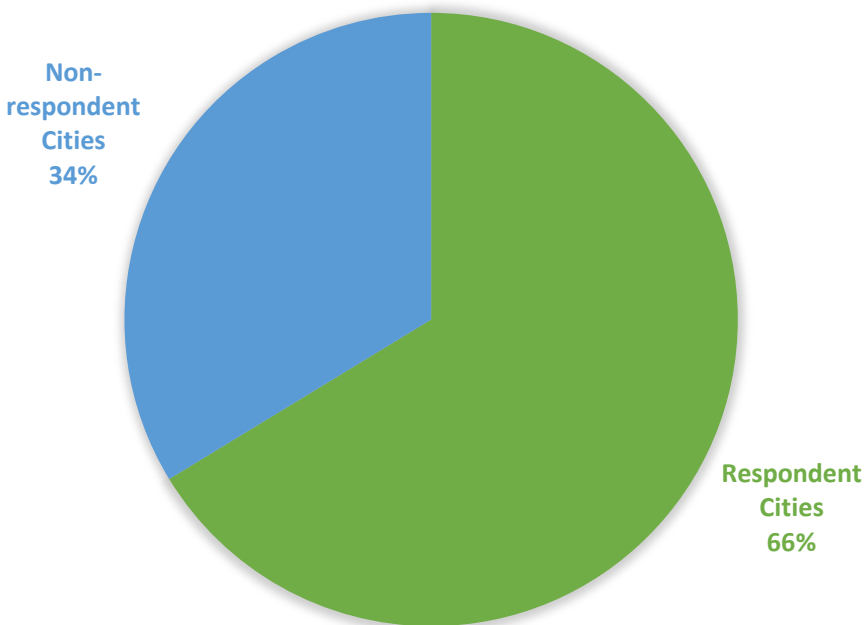
SDC Estimates Percent Change from 2010-2019 for Cities Over 10,000		
	Residential	Non-Residential
Parks	117.2%	263.6%
Sewer	-17.6%	1146.1%
Stormwater	30.9%	2.8%
Transportation	-48.9%	118.0%
Water	-46.4%	-41.3%
Overall Percent Change	-27.0%	58.9%

Figure 21: SDC Estimated Change (HPI Adjusted) from 2010-2019 for Cities Over 10,000

Survey Methods

This survey was conducted from April 8 to May 17, 2019, and responses were received from 96 cities. These cities represent 1,909,145 residents, or 66% of the population residing in Oregon cities. The LOC created the survey with Qualtrics and distributed it to city managers, city recorders, and other individuals with positions equal to a city’s chief executive officer. These individuals often relied on support from relevant city staff or forwarded the survey to be completed by that individual.

Population		
	#	%
Quintile		
1st Quintile	13	13.5%
2nd Quintile	10	10.4%
3rd Quintile	23	24.0%
4th Quintile	21	21.9%
5th Quintile	29	30.2%
TOTAL	96	
Region		
N. Coast	3	3.1%
Metro	20	20.8%
N. Willamette	24	25.0%
S. Willamette	4	4.2%
C. Coast	5	5.2%
S. Coast	3	3.1%
S. Oregon	9	9.4%
Gorge	4	4.2%
C. Oregon	7	7.3%
SC Oregon	1	1.0%
NE Oregon	10	10.4%
E. Oregon	6	6.3%
TOTAL	96	



Cities are divided into population quintiles or groups of cities representing roughly one-fifth of the 241 total cities. This is done to provide more accurate comparison of differences among city populations. If LOC randomly selected cities from each quintile, we would expect 20% to come from each of the five quintiles. Among respondent cities, there was overrepresentation in the Metro, North Willamette Valley, and Central Oregon regions. Further, the survey had an underrepresentation of cities in several regions, particularly Coast regions, South-Central Oregon and the Gorge. Cities in the 5th and 3rd population quintiles were overrepresented and cities with a population less than 1,250 were underrepresented in amongst respondents.

Appendix A: Invitation to Participate

2019 System Development Charges Survey

The League needs your help – please complete this survey by Friday, May 3.

The legislature has been examining barriers to housing construction, and one of the issues that has risen toward the top of people’s concerns is the cost of System Development Charges (SDCs). SDCs are an important way for cities to pay for capacity within infrastructure to accommodate new users. These fees are set by each city and paid by new construction. The fees either reimburse a city for the capacity it built to:

- accommodate the new users;
- to pay for planned development of that capacity;
- or a combination thereof.

A city adopts an SDC using a method that considers all future city projects. The city can also reduce the SDC below the actual cost to build when it adopts the fee. For these reasons, SDCs are a complicated balance of infrastructure costs and the desire for city growth. Moving forward, it is likely there will be a work group of stakeholders that will be discussing if there are reforms that the legislature will be pursuing relating to SDC.

Every three years, the League surveys cities about their SDCs, and data from this survey allows cities to compare SDC rates and provides information about the decisions other cities make. This year’s survey will also assist in clarifying the facts around SDCs. This survey also shows the consideration that cities take when adopting these fees.

The survey will also help the League advocate to leave SDC discussions at the local level.

Please complete this survey no later than 5 PM, May 3.

PLEASE NOTE: The survey asks for specific information that may require searching archived data. As a result, completion of the survey may take an hour or more. The attached PDF version can be used to support survey responses to the online version.

Survey Link Below:

http://orcities.co1.qualtrics.com/jfe/form/SV_3z80uNnzIxOBlxr

Thank you in advance for your participation and quick response. If you have any questions regarding the survey, please contact: research@orcities.org



Erin Doyle, *Intergovernmental Relations Associate*

503-588-6550 direct: 503-540-6574 cell: 503-941-8934

1201 Court St. NE, Suite 200, Salem, OR 97301-4194

www.orcities.org



Appendix B: Survey Instrument

2019 System Development Charges Survey

Q2 Please fill out the following questions.

- City Name: (1) _____
- Your Name: (2) _____
- Your Title: (3) _____
- Email Address: (4) _____

Q3 Does your city currently collect any System Development Charges (SDC's) for the city, county, or special district?

- Yes (1)
- No (2)
- Unsure (3)

Skip To: Q8 If Does your city currently collect any System Development Charges (SDC's) for the city, county, or... = No

Display This Question:
If Does your city currently collect any System Development Charges (SDC's) for the city, county, or... = Yes

Q4 Please provide a link to your last annual SDC accounting (If available online)

Q5 Which of the following SDCs does your city currently collect? (Check all that Apply)

Only check if your city is collecting the revenue on behalf of your city or another governmental entity. Do not check if

your city does not collect the revenue (e.g. the county collects a regional transportation SDC, or a municipal utility board collects a separate SDC).

- Parks SDC (1)
- Sewer SDC (2)
- Stormwater SDC (3)
- Transportation SDC (4)
- Water SDC (5)

Q6 Does your city receive any SDC revenue that is collected by another governmental entity (e.g. a county transportation SDC)?

- Yes (Please Specify) (1) _____
- No (2)
- Unsure (3)

Q7 Do any other governmental entities levy and collect an SDC on development projects within the city (e.g. a special district that collects sewer SDC)?

- Yes (Please Specify) (1) _____
- No (2)
- Unsure (3)

Q8 Does your city charge a construction excise tax or other construction fee based on square footage or building valuation of the structure?

- Yes (1)
- No (2)
- Unsure (3)

Display This Question:
If Does your city charge a construction excise tax or other construction fee based on square footage... = Yes

Q9 What type of projects are the fees collected from your construction excise tax used for?

Display This Question:
If Does your city charge a construction excise tax or other construction fee based on square footage... = Yes

Q10 Please list the fee rate for your Construction Excise Tax

SDC Rates -Parks

Q12 Please indicate whether the Parks SDC is retained by the city or is collected by another entity (such as a special district).

Next, please list the annual revenue collected from this SDC for the last three fiscal years.

	Total Annual Revenue (\$)		
	FY2013 (1)	FY2014 (2)	FY2015 (3)
City Revenue (1)			
Collected for Other Entity (Please Specify) (2)			
Other Entities Collect in the City (3)			

Q13 Parks SDC is charged for (Check all that Apply)

- Residential Development (1)
- Non-Residential Development (2)

Q14 Parks SDC is comprised of (Check all that Apply) :

- Improvement Fee (1)
- Reimbursement Fee (2)
- Other Fee (administration, land acquisition, etc.) (3)

Example 1 – House (Residential):	Example 2 - Office Building (Non-Residential):
<i>Single-family, 3-bedroom home</i>	<i>Professional building for general office use</i>
Lot size: 9,000 sq. ft.	Lot size: 47,000 sq. ft.
Building size: 2,000 sq. ft.	Building size: 20,000 sq. ft.
Development value: \$190,000	Development value: \$960,000
Land value: \$60,000	Land value: \$180,000
Parking spaces: 2	Parking spaces: 50
Water meter size: 3/4 inch	Water meter size: 2 inches
Water flow (gallons/mo.): 6,000	Water flow (gallons/mo.): 33,000
Fixture units: 16	Fixture units: 64
Number of employees: N/A	Number of employees: 96
Impervious Square Footage: 1,000 sq. ft.	Impervious Surface Area: 50% of Lot Size
	Storage: 35% of Sq. Footage
	ITE Code #710

Q16 Please provide an average Parks SDC for the above examples

	Improvement Fee (1)	Reimbursement Fee (2)	Other Fee 1 (3)	Other Fee 2 (4)
Example Residential (1)				
Example Non-Residential (2)				

Q17 Please describe the basis of your fee (e.g. square footage) and any other calculation notes:

Q18 Is the adopted SDC charge less than the fee calculated using your methodology?

- Yes (1)
- No (2)
- Unsure (3)

Q19 What year was the Parks SDC fee last updated?

Q20 What year is the next planned Parks SDC Update?

SDC Rates -Sewer

Q22 Please indicate whether the Sewer SDC is retained by the city or is collected by another entity (such as a special district).

Next, please list the annual revenue collected from this SDC for the last three fiscal years.

	Total Annual Revenue (\$)		
	FY2013 (1)	FY2014 (2)	FY2015 (3)
City Revenue (1)			
Collected for Other Entity (2)			
Other Entities Collect in the City (3)			

Q23 Sewer SDC is charged for (Check all that Apply)

- Residential Development (1)
- Non-Residential Development (2)

Q24 Sewer SDC is comprised of (Check all that Apply) :

- Improvement Fee (1)
- Reimbursement Fee (2)
- Other Fee (administration, land acquisition, etc.) (3)

Example 1 – House (Residential):

Single-family, 3-bedroom home

Lot size: 9,000 sq. ft.
 Building size: 2,000 sq. ft.
 Development value: \$190,000
 Land value: \$60,000
 Parking spaces: 2
 Water meter size: 3/4 inch
 Water flow (gallons/mo.): 6,000
 Fixture units: 16
 Number of employees: N/A
 Impervious Square Footage: 1,000 sq. ft.

Example 2 - Office Building (Non-Residential):

Professional building for general office use

Lot size: 47,000 sq. ft.
 Building size: 20,000 sq. ft.
 Development value: \$960,000
 Land value: \$180,000
 Parking spaces: 50
 Water meter size: 2 inches
 Water flow (gallons/mo.): 33,000
 Fixture units: 64
 Number of employees: 96
 Impervious Surface Area: 50% of Lot Size
 Storage: 35% of Sq. Footage
 ITE Code #710

Q26 Please provide an average Sewer SDC for the above examples

	Improvement Fee (1)	Reimbursement Fee (2)	Other Fee 1 (3)	Other Fee 2 (4)
Example Residential (1)				
Example Non-Residential (2)				

Q27 Please describe the basis of your fee (e.g. square footage) and any other calculation notes:

Q28 Is the adopted SDC charge less than the fee calculated using your methodology?

- Yes (1)
- No (2)
- Unsure (3)

Q29 What year was the Sewer SDC fee last updated?

Q30 What year is the next planned Sewer SDC Update?

SDC Rates -Stormwater

Q32 Please indicate whether the Stormwater SDC is retained by the city or is collected by another entity (such as a special district).

Next, please list the annual revenue collected from this SDC for the last three fiscal years.

	Total Annual Revenue (\$)		
	FY2013 (1)	FY2014 (2)	FY2015 (3)
City Revenue (1)			
Collected for Other Entity (2)			
Other Entities Collect in the City (3)			

Q33 Stormwater SDC is charged for (Check all that Apply)

- Residential Development (1)
- Non-Residential Development (2)

Q34 Stormwater SDC is comprised of (Check all that Apply) :

- Improvement Fee (1)
- Reimbursement Fee (2)
- Other Fee (administration, land acquisition, etc.) (3)

Example 1 – House (Residential):	Example 2 - Office Building (Non-Residential):
<i>Single-family, 3-bedroom home</i>	<i>Professional building for general office use</i>
Lot size: 9,000 sq. ft.	Lot size: 47,000 sq. ft.
Building size: 2,000 sq. ft.	Building size: 20,000 sq. ft.
Development value: \$190,000	Development value: \$960,000
Land value: \$60,000	Land value: \$180,000
Parking spaces: 2	Parking spaces: 50
Water meter size: 3/4 inch	Water meter size: 2 inches
Water flow (gallons/mo.): 6,000	Water flow (gallons/mo.): 33,000
Fixture units: 16	Fixture units: 64
Number of employees: N/A	Number of employees: 96
Impervious Square Footage: 1,000 sq. ft.	Impervious Surface Area: 50% of Lot Size
	Storage: 35% of Sq. Footage
	ITE Code #710

Q36 Please provide an average Stormwater SDC for the above examples

	Improvement Fee (1)	Reimbursement Fee (2)	Other Fee 1 (3)	Other Fee 2 (4)
Example Residential (1)				
Example Non-Residential (2)				

Q37 Please describe the basis of your fee (e.g. square footage) and any other calculation notes:

Q38 Is the adopted SDC charge less than the fee calculated using your methodology?

- Yes (1)
- No (2)
- Unsure (3)

Q39 What year was the Stormwater SDC fee last updated?

Q40 What year is the next planned Stormwater SDC Update?

SDC Rates -Transportation

Q42 Please indicate whether the Transportation SDC is retained by the city or is collected by another entity (such as a special district).

Next, please list the annual revenue collected from this SDC for the last three fiscal years.

	Total Annual Revenue (\$)		
	FY2013 (1)	FY2014 (2)	FY2015 (3)
City Revenue (1)			
Collected for Other Entity (2)			
Other Entities Collect in the City (3)			

Q43 Transportation SDC is charged for (Check all that Apply)

- Residential Development (1)
- Non-Residential Development (2)

Q44 Transportation SDC is comprised of (Check all that Apply) :

- Improvement Fee (1)
 - Reimbursement Fee (2)
 - Other Fee (administration, land acquisition, etc.) (3)
-

Example 1 – House (Residential):	Example 2 - Office Building (Non-Residential):
<i>Single-family, 3-bedroom home</i>	<i>Professional building for general office use</i>
Lot size: 9,000 sq. ft.	Lot size: 47,000 sq. ft.
Building size: 2,000 sq. ft.	Building size: 20,000 sq. ft.
Development value: \$190,000	Development value: \$960,000
Land value: \$60,000	Land value: \$180,000
Parking spaces: 2	Parking spaces: 50
Water meter size: 3/4 inch	Water meter size: 2 inches
Water flow (gallons/mo.): 6,000	Water flow (gallons/mo.): 33,000
Fixture units: 16	Fixture units: 64
Number of employees: N/A	Number of employees: 96
Impervious Square Footage: 1,000 sq. ft.	Impervious Surface Area: 50% of Lot Size
	Storage: 35% of Sq. Footage
	ITE Code #710

Q46 Please provide an average Transportation SDC for the above examples

	Improvement Fee (1)	Reimbursement Fee (2)	Other Fee 1 (3)	Other Fee 2 (4)
Example Residential (1)				
Example Non-Residential (2)				

Q47 Please describe the basis of your fee (e.g. square footage) and any other calculation notes:

Q48 Is the adopted SDC charge less than the fee calculated using your methodology?

- Yes (1)
- No (2)
- Unsure (3)

Q49 What year was the Transportation SDC fee last updated?

Q50 What year is the next planned Transportation SDC Update?

SDC Rates -Water

Q52 Please indicate whether the Water SDC is retained by the city or is collected by another entity (such as a special district).

Next, please list the annual revenue collected from this SDC for the last three fiscal years.

	Total Annual Revenue (\$)		
	FY2013 (1)	FY2014 (2)	FY2015 (3)
City Revenue (1)			
Collected for Other Entity (2)			
Other Entities Collect in the City (3)			

Q53 Water SDC is charged for (Check all that Apply)

- Residential Development (1)
- Non-Residential Development (2)

Q54 Water SDC is comprised of (Check all that Apply) :

- Improvement Fee (1)
- Reimbursement Fee (2)
- Other Fee (administration, land acquisition, etc.) (3)

<u>Example 1 – House (Residential):</u>	<u>Example 2 - Office Building (Non-Residential):</u>
<i>Single-family, 3-bedroom home</i>	<i>Professional building for general office use</i>
Lot size: 9,000 sq. ft.	Lot size: 47,000 sq. ft.
Building size: 2,000 sq. ft.	Building size: 20,000 sq. ft.
Development value: \$190,000	Development value: \$960,000
Land value: \$60,000	Land value: \$180,000
Parking spaces: 2	Parking spaces: 50
Water meter size: 3/4 inch	Water meter size: 2 inches
Water flow (gallons/mo.): 6,000	Water flow (gallons/mo.): 33,000
Fixture units: 16	Fixture units: 64
Number of employees: N/A	Number of employees: 96
Impervious Square Footage: 1,000 sq. ft.	Impervious Surface Area: 50% of Lot Size
	Storage: 35% of Sq. Footage
	ITE Code #710

Q56 Please provide an average Water SDC for the above examples

	Improvement Fee (1)	Reimbursement Fee (2)	Other Fee 1 (3)	Other Fee 2 (4)
Example Residential (1)				
Example Non-Residential (2)				

Q57 Please describe the basis of your fee (e.g. square footage) and any other calculation notes:

Q58 Is the adopted SDC charge less than the fee calculated using your methodology?

- Yes (1)
- No (2)
- Unsure (3)

Q59 What year was the Water SDC fee last updated?

Q60 What year is the next planned Water SDC Update?

Q61 Does your city charge more for a Water SDC on a residential unit with a 1-inch meter?

- Yes (1)
- No (2)
- Unsure (3)

Display This Question:

If Does your city charge more for a Water SDC on a residential unit with a 1-inch meter? = Yes

Q62 Please provide an average Water SDC for the above residential example IF it had a 1" meter.

	Improvement Fee (1)	Reimbursement Fee (2)	Other Fee 1 (3)	Other Fee 2 (4)
Example Residential (with 1" Meter) (1)				

Display This Question:

If Does your city charge more for a Water SDC on a residential unit with a 1-inch meter? = Yes

Q63 Does your city waive or reduce the Water SDC if extra capacity for a 1" meter is intended for a home fire suppression sprinkler system?

- Yes (1)
- No (2)
- Unsure (3)

Display This Question:

If Does your city currently collect any System Development Charges (SDC's) for the city, county, or... = Yes

Q64 Has your city provided any SDC waivers, reductions, or other payment accommodations in the last three years?

- Yes (1)
- No (2)
- Unsure (3)

Display This Question:

If Has your city provided any SDC waivers, reductions, or other payment accommodations in the last t... = Yes

Q65 What type of waiver, reduction or accommodation has your city implemented in the last three years? (Check all that Apply)

- Temporary SDC Moratorium (SDCs not collected on all projects) (1)
- SDC Waivers (SDCs waived on certain projects) (2)
- SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction) (3)
- SDC Payments Phased-In (SDCs are phased-in over a period of time) (4)
- SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy) (5)
- SDC Repeal (repeal of SDC ordinance) (6)
- Other Accommodation (Please Specify) (7) _____

Display This Question:

If Has your city provided any SDC waivers, reductions, or other payment accommodations in the last t... = Yes

Q66 Waivers, reductions or accommodations have been given to the following SDC types (check all that apply):

- Parks (1)
- Sewer (2)
- Transportation (3)
- Water (4)
- Stormwater (5)

Display This Question:

If Has your city provided any SDC waivers, reductions, or other payment accommodations in the last t... = Yes

Q67 Waivers, reductions or accommodations have been given to the following types of development (check all that apply):

- Residential (1)
- Commercial (2)

Display This Question:

If Has your city provided any SDC waivers, reductions, or other payment accommodations in the last t... = Yes

Q68 What was the purpose and desired goal of the waivers, reductions or accommodation?

Display This Question:

If Has your city provided any SDC waivers, reductions, or other payment accommodations in the last t... = Yes

Q69 What are the qualifications for a project to receive a waiver or reduction?

Q70 This concludes the survey. Do you have any additional questions or comments?

Appendix C: Responses by City

Introductory Questions

City	Population	QCODE	REGION	Does your city currently collect any SDC's?	Parks SDC	Sewer SDC	Stormwater SDC	Transportation SDC	Water SDC
Albany	53145	5	3	Yes	X	X		X	X
Athena	1170	2	11	No					
Aumsville	3975	4	3	Yes	X	X		X	X
Aurora	985	2	3	Yes					
Baker City	9890	4	12	No					
Bandon	3155	4	6	Yes		X	X	X	X
Banks	1785	3	2	Yes	X			X	X
Barlow	135	1	2	No					
Beaverton	97000	5	2	Yes	X	X	X	X	X
Butte Falls	440	1	7	No					
Carlton	2270	3	3	Yes	X	X	X	X	X
Cascade Locks	1375	3	8	Yes	X	X			X
Cave Junction	1940	3	7	Yes		X			X
Clatskanie	1765	3	1	Yes		X			X
Coquille	3915	4	6	Yes	X	X	X	X	X
Cornelius	11935	5	2	Yes	X	X	X	X	X
Cottage Grove	10005	5	4	Yes	X	X	X	X	X
Culver	1480	3	9	Yes		X	X		
Dallas	15830	5	3	Yes	X	X	X	X	X
Dundee	3230	4	3	Yes		X	X		X
Dunes City	1335	3	5	No					
Durham	1880	3	2	Yes	X			X	
Estacada	3400	4	2	Yes	X	X	X	X	X
Fairview	8990	4	2	Yes	X	X	X		X
Florence	8795	4	5	Yes		X	X	X	X
Forest Grove	24125	5	2	Yes	X	X	X	X	X
Gervais	2585	3	3	Yes	X	X	X		X
Glendale	865	2	7	Yes		X			X
Grass Valley	165	1	8	No					
Gresham	110505	5	2	Yes	X	X	X	X	X
Halfway	295	1	12	No					
Happy Valley	20945	5	2	Yes	X		X	X	
Helix	195	1	11	No					
Hermiston	18200	5	11	Yes	X	X			X
Hillsboro	101920	5	2	Yes	X	X	X	X	X
Hines	1560	3	12	Yes		X			X
Hood River	7990	4	8	Yes	X	X	X	X	X
Huntington	445	1	12	Unsure					
Irrigon	1990	3	11	Yes	X	X			X
Island City	1130	2	11	No					
Jefferson	3245	4	3	Yes	X	X	X		X
Jordan Valley	175	1	12	No					
La Pine	1840	3	9	Yes		X			X

City	Population	QCODE	REGION	Does your city currently collect any SDC's?	Parks SDC	Sewer SDC	Stormwater SDC	Transportation SDC	Water SDC
Lafayette	4105	4	3	Yes	X	X		X	X
Lake Oswego	38215	5	2	Yes	X	X	X	X	X
Lebanon	16920	5	3	Yes	X	X	X	X	X
Lexington	265	1	11	Unsure					
Lyons	1195	2	3	No					
Madras	6345	4	9	Yes	X	X	X	X	X
Malin	815	2	10	Yes		X			X
McMinnville	33810	5	3	Yes	X	X		X	
Medford	80375	5	7	Yes	X	X	X	X	
Milwaukie	20525	5	2	Yes		X	X	X	X
Mitchell	140	1	9	No					
Molalla	9625	4	3	Yes	X	X	X	X	X
Mt. Angel	3415	4	3	Yes	X	X	X	X	X
Mt. Vernon	525	2	12	Yes		X			X
Myrtle Creek	3490	4	7	Yes		X			X
Nehalem	280	1	1	Yes					X
Newberg	23795	5	3	Yes	X	X	X	X	X
Newport	10125	5	5	Yes	X	X	X	X	X
North Plains	3095	3	2	Yes	X			X	X
Pendleton	16810	5	11	Yes	X			X	
Philomath	4715	4	4	Yes	X	X	X	X	X
Pilot Rock	1505	3	11	No					
Portland	648740	5	2	Yes	X	X	X	X	X
Powers	695	2	6	Yes		X			X
Redmond	29190	5	9	Yes	X	X		X	X
Rogue River	2245	3	7	Yes		X	X	X	X
Salem	165265	5	3	Yes	X	X	X	X	X
Scotts Mills	375	1	3	Yes					X
Sherwood	19505	5	2	Yes	X	X	X	X	X
Silverton	10325	5	3	Yes	X	X	X	X	X
Sisters	2725	3	9	Yes	X	X		X	X
Sodaville	345	1	3	Yes					X
Spray	160	1	9	Unsure		X			X
Springfield	60865	5	4	Yes	X	X	X	X	
St. Helens	13240	5	1	Yes	X	X	X	X	X
Stanfield	2185	3	11	Yes	X	X		X	X
Sublimity	2890	3	3	Yes	X	X	X	X	X
Sutherlin	8140	4	7	Yes					
Talent	6380	4	7	Yes	X		X	X	X
Tangent	1250	3	3	Yes	X	X	X	X	
The Dalles	14735	5	8	Yes	X	X	X	X	X
Troutdale	16185	5	2	Yes	X	X	X	X	X
Turner	2085	3	3	Yes	X	X		X	X
Union	2160	3	11	No					
Veneta	4790	4	4	Yes	X	X	X	X	X
Waldport	2105	3	5	Yes	X	X			X
West Linn	25830	5	2	Yes	X	X	X	X	X
Willamina	2160	3	3	Yes		X			X
Wilsonville	25250	5	2	Yes	X	X	X	X	X
Winston	5480	4	7	Yes	X	X		X	

City	Population	QCODE	REGION	Does your city currently collect any SDC's?	Parks SDC	Sewer SDC	Stormwater SDC	Transportation SDC	Water SDC
Wood Village	3920	4	2	Yes	X	X			X
Yachats	745	2	5	Yes		X	X		X
Yamhill	1090	2	3	Yes	X	X	X		X

City	Does your city receive any SDC revenue that is collected by another governments?	Does your city receive any SDC revenue that is collected by another governments?	Do any other governmental entities levy and collect an SDC on development projects within the city?	Do any other governmental entities levy and collect an SDC on development projects within the city - Text	Does your city charge a construction excise tax or other construction fee?	What type of projects are the fees collected from your construction excise tax used for?	Please list the fee rate for your Construction Excise Tax
Albany	No		No		No		
Athena					No		
Aumsville	No		Unsure		No		
Aurora							
Baker City					No		
Bandon	No		No		No		
Banks	Yes	TDT - Washington Co	No		Yes	School District	
Barlow					No		
Beaverton	No		Yes	Clean Water Services, TVWD, THPRD	No		
Butte Falls					No		
Carlton	No		No		No		
Cascade Locks	No		No		No		
Cave Junction	No		No		No		
Clatskanie	No		No		No		
Coquille	No		No		No		
Cornelius	No		Yes	Sewer SDC - Clean Water Service Water SDC - City of Hillsboro	Yes	Revenue generated by the tax is used for general public services	.75% of the construction valuation
Cottage Grove	No		No		No		
Culver	No		Yes	School District	No		
Dallas	No		No		No		
Dundee	No		Yes	Parks	No		
Dunes City					No		
Durham	No		Yes	Clean Water Services - sewer and stormwater; City of Tigard - water	Unsure		
Estacada	No		No		Yes	capital improvements	\$1.00 per square foot for residential, .50 per square foot for all other - for school excise tax
Fairview	No		Yes	Rockwood Water PUD may levy a Water SDC, as they provide water services to a small portion of our customers (within City limits). On these properties, Fairview would not collect a water SDC.	Yes	Parks-Related Capital Projects	\$.50/ft ² Residential / \$.25/ft ² Commercial
Florence	No		No		No		
Forest Grove	No		No		No		
Gervais			No		No		
Glendale	No		No		No		
Grass Valley					Unsure		
Gresham	No		No		Yes	Metro's UGB expansion planning	.12% improvement value charged to building permits with over \$100,000 valuation.
Halfway					No		
Happy Valley	No		Yes	Water Environment Services - Sewer, Sunrise Water Auth. for water meter	Yes	School Excise Tax for Schools, Metro Excise Tax for Planning	School ET = 1.30\$/sf residential, 0.65\$/sf commercial, Metro ET = .0012 x Valuation
Helix					No		

City	Does your city receive any SDC revenue that is collected by another governments?	Does your city receive any SDC revenue that is collected by another governments?	Do any other governmental entities levy and collect an SDC on development projects within the city?	Do any other governmental entities levy and collect an SDC on development projects within the city - Text	Does your city charge a construction excise tax or other construction fee?	What type of projects are the fees collected from your construction excise tax used for?	Please list the fee rate for your Construction Excise Tax
Hermiston	No		No		No		
Hillsboro	Unsure		Unsure		Yes		0.12% of the valuation for projects over \$100k, maximum fees of \$12k
Hines	No		No		No		
Hood River	No		Yes	Parks & Recreation District, School District	Yes	Dedicated for Affordable Housing	1% of building valuation, with some exemptions
Huntington	No		No		No		
Irrigon	No		No		No		
Island City					No		
Jefferson	No		No		Yes	Excise tax funds are passed to the Jefferson School District; the City keeps a small % to cover administering the fee, which goes into the General Fund.	\$1.00 per Sq Ft residential; 50 cents per Sq Ft commercial
Jordan Valley					No		
La Pine	No		No		No		
Lafayette	No		No		No		
Lake Oswego	No		No		Yes	Residential and Commercial	Metro 12% increase in value capped at \$12,000, LO School District - Res 1.26/sqft Comm .63/sqft
Lebanon	No		No		No		
Lexington	No		No		No		
Lyons					Yes	They are forwarded to the school district.	\$1.26/sq ft for residential, \$0.63/sq ft for nonresidential
Madras	No		Yes	Deschutes Valley Water District collects SDCs for there water system within the City limits.	No		
Malin	No		No		No		
McMinnville	No		No		No		
Medford	Yes	Regional sanitary sewer treatment SDC	Yes	Rogue Valley Sewer Service District	Yes	residential, commercial, and industrial improvements	one-third of one percent of the value
Milwaukie	No		No		Yes	Affordable Housing	1% of the value of the improvement
Mitchell					Unsure		
Molalla	No		Unsure		Unsure		
Mt. Angel	No		No		No		
Mt. Vernon	No		No		No		
Myrtle Creek	No		No		No		
Nehalem	No		No		No		
Newberg	No		Yes	Parks - CPRD	No		
Newport	No		No		Yes	Affordable Housing	One percent of residential, commercial, and industrial construction
North Plains	No		No		No		
Pendleton	No		No		No		
Philomath	No		No		No		
Pilot Rock					No		
Portland	No		No		No		
Powers	No		No		No		

City	Does your city receive any SDC revenue that is collected by another governments?	Does your city receive any SDC revenue that is collected by another governments?	Do any other governmental entities levy and collect an SDC on development projects within the city?	Do any other governmental entities levy and collect an SDC on development projects within the city - Text	Does your city charge a construction excise tax or other construction fee?	What type of projects are the fees collected from your construction excise tax used for?	Please list the fee rate for your Construction Excise Tax
Redmond	Yes	County collects Transportation SDC's for development outside city limits but within UGB.	No		No		
Rogue River	No		No		Yes	Transportation	
Salem	No		No		No		
Scotts Mills	No		No				
Sherwood	No		Unsure		No		
Silverton	No		No		Yes	building permits	
Sisters	No		No		No		
Sodaville	No		No		No		
Spray	No		No		No		
Springfield	No		Yes	Willamalane Parks and Rec	No		
St. Helens	No		No		Yes	It is collected on behalf of the School District. The City does not use the funds collected.	Residential rate \$1.30/sq ft - Nonresidential rate \$0.65/ sq ft not to exceed \$32,600
Stanfield	No		No		No		
Sublimity	No		No		No		
Sutherlin							
Talent	No		Yes	Rogue Valley Sewer Services	Yes	School District Related Projects	\$1.26 Commercial/\$0.63 Residential
Tangent	No		No		Yes	We only keep 3% of the excise tax; the rest is sent to the Greater Albany Public School District.	\$1.00 per square foot for residential and 0.50 per square foot for commercial.
The Dalles	No		No		No		
Troutdale	Yes	Multnomah County	Yes	Multnomath County Road	Unsure		
Turner	No		Yes	school district	Yes	1%	
Union					No		
Veneta	No		No		No		
Waldport	No		Yes	Southwest Lincoln Water PUD	No		
West Linn	No		Yes	Water SDC for South Fork Water Board, (water treatment/wholesale provider), Sewer SDC for Tri City Service District	Yes	Metro construction excise tax for development planning grant program. School construction excise taxes for school facility capital projects.	Metro .12% of construction (under \$100K projects exempt), West Linn Wilsonville School \$1.26 per sq ft residential, \$.63 per sq ft nonresidential. Lake Oswego School \$1.05 per sq ft residential, \$.53 per sq ft. non residential
Willamina	No		No		Yes		
Wilsonville	Yes	Washington County TDT	Yes	Washington County TDT	Yes	Metro CET for planning grants, School District CET for capital improvements	Metro .0012 X valuation for projects valued more than \$100K not to exceed \$12,000. School \$1.27 X living area; .63 X SF not to exceed \$30,000 commercial/industrial
Winston	No		No		No		
Wood Village	No		No		Yes	School Facilities; Metro	Schools \$1.00 per sq ft residential; \$.50 per sq ft on non-residential; Metro .12% of construction value
Yachats	No		No		No		

City	Does your city receive any SDC revenue that is collected by another governments?	Does your city receive any SDC revenue that is collected by another governments?	Do any other governmental entities levy and collect an SDC on development projects within the city?	Do any other governmental entities levy and collect an SDC on development projects within the city - Text	Does your city charge a construction excise tax or other construction fee?	What type of projects are the fees collected from your construction excise tax used for?	Please list the fee rate for your Construction Excise Tax
Yamhill	No		No		No		

Parks

City	Parks SDC- City Revenue - FY2016	Parks SDC- City Revenue - FY2017	Parks SDC - City Revenue - FY2018	Please indicate whether the Parks SDC is retained by the city or is collected by another -Collected for Other Entity (Please Specify) - Text	Parks SDC- Collected for Other Entity (Please Specify) - FY2016	Parks SDC - Collected for Other Entity (Please Specify) - FY2017	Parks SDC Collected for Other Entity (Please Specify) - FY2018	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
Albany	\$220,553	\$423,219	\$333,197								
Athens											
Aumsville											
Aurora											
Baker City											
Bandon											
Banks	\$0	\$0	\$1,800								
Barlow											
Beaverton					\$410,248	\$967,529	\$1,417,745				
Butte Falls											
Carlton	\$13,700	\$18,966	\$66,772								
Cascade Locks	\$19,244	\$11,214	\$12,282								
Cave Junction											
Clatskanie											
Coquille	\$1,156	\$1,445	\$1,514								
Cornelius	\$4,471	\$5,137	\$5,800								
Cottage Grove	\$24,146	\$83,116	\$57,349								
Culver											
Dallas	\$282,305	\$203,841	\$388,827								
Dundee											
Dunes City											
Durham	\$1,320	\$0	\$0								
Estacada				School District	\$119,169	\$112,521	\$109,239				
Fairview	\$14,088	\$14,282	\$13,068								
Florence											
Forest Grove	\$366,000	\$538,091	\$1,094,000								
Gervais	\$3,690	\$18,848	\$8,424								
Glendale											
Grass Valley											
Gresham	\$1,213,300	\$857,303	\$1,273,408								

City	Parks SDC- City Revenue - FY2016	Parks SDC- City Revenue - FY2017	Parks SDC - City Revenue - FY2018	Please indicate whether the Parks SDC is retained by the city or is collected by another -Collected for Other Entity (Please Specify) - Text	Parks SDC- Collected for Other Entity (Please Specify) - FY2016	Parks SDC - Collected for Other Entity (Please Specify) - FY2017	Parks SDC Collected for Other Entity (Please Specify) - FY2018	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
Halfway											
Happy Valley	\$1,487,754	\$1,956,348	\$1,644,371								
Helix											
Hermiston	\$21,200	\$14,400	\$15,000								
Hillsboro	\$3,662,406	\$4,245,745	\$2,061,630								
Hines											
Hood River											
Huntington											
Irrigon	\$1,500	\$3,000	\$2,500								
Island City											
Jefferson	\$12,786	\$4,262	\$4,262								
Jordan Valley											
La Pine											
Lafayette	\$26,763	\$23,519									
Lake Oswego	\$1,820,571	\$1,055,600	\$1,277,857								
Lebanon	\$136,029	\$421,157	\$286,475								
Lexington											
Lyons											
Madras	\$14,129	\$28,832	\$35,049								
Malin											
McMinnville	\$30,180	\$129,198	\$204,412								
Medford	\$1,372,090	\$1,540,103	\$820,324								
Milwaukie											
Mitchell											
Molalla	\$213,699	\$437,080	\$751,944								
Mt. Angel											
Mt. Vernon											
Myrtle Creek											
Nehalem											
Newberg	\$76,598	\$77,090	\$270,316	Chehalem Park and Recreation District	\$107,123	\$114,370	\$314,139				
Newport	\$79,652	\$12,666	\$14,319								
North Plains	\$79,178	\$95,795	\$217,834								
Pendleton	\$1,894	\$6,887	\$4,554								
Philomath	\$11,640	\$91,679	\$251,000								
Pilot Rock											
Portland	\$23,133,689	\$33,603,310	\$40,004,449		\$0	\$0	\$0		\$0	\$0	\$0
Powers											
Redmond	\$862,180	\$695,122	\$892,442								

City	Parks SDC- City Revenue - FY2016	Parks SDC- City Revenue - FY2017	Parks SDC - City Revenue - FY2018	Please indicate whether the Parks SDC is retained by the city or is collected by another -Collected for Other Entity (Please Specify) - Text	Parks SDC- Collected for Other Entity (Please Specify) - FY2016	Parks SDC - Collected for Other Entity (Please Specify) - FY2017	Parks SDC Collected for Other Entity (Please Specify) - FY2018	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Parks SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
Rogue River											
Salem	\$2,394,823	\$1,644,386	\$3,275,352								
Scotts Mills											
Sherwood	\$985,839	\$179,552	\$652,115								
Silverton											
Sisters	\$30,037	\$132,500	\$164,903								
Sodaville											
Spray											
Springfield	\$25,531	\$23,763	\$27,258	Willamalane	\$399,993	\$372,294	\$427,046				
St. Helens	\$16,501	\$33,300	\$45,784								
Stanfield	\$540	\$540	\$1,890								
Sublimity	\$37,200	\$55,652	\$53,301	None				None			
Sutherlin											
Talent	\$298,950	\$120,887	\$184,445								
Tangent	\$16,195	\$51,824	\$3,239		\$0	\$0	\$0		\$0	\$0	\$0
The Dalles								NWCPRD	\$59,553	\$56,175	\$55,434
Troutdale											
Turner											
Union											
Veneta											
Waldport	\$3,458	\$6,108	\$4,725								
West Linn	\$525,000	\$382,000	\$192,000	n/a							
Willamina											
Wilsonville	\$1,804,219	\$1,605,754	\$1,742,364								
Winston	\$1,200	\$3,900	\$6,300								
Wood Village	\$0	\$0	\$55,539								
Yachats											
Yamhill	\$9,069	\$15,115	\$6,046								

Parks (Cont'd)

City	Parks SDC is charged for Residential	Parks SDC is charged for Non-Residential	Parks SDC is comprised of (Check all that Apply) : - Selected Choice	Parks SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Parks SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Parks SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Parks SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Parks SDC fee last updated ?	What year is the next planned Parks SDC Update?
Albany	X		Improvement Fee		\$1,745							Building square footage and number of bedrooms for residential development.	No	2001	The next update is planned for Spring of 2020.
Athena															
Aumsville	X	X	Improvement Fee, Other Fee (administration, land acquisition, etc.)												
Aurora															
Baker City															
Bandon															
Banks	X		Improvement Fee										Unsure	2008	2018
Barlow															
Beaverton	X	X	Improvement Fee, Reimbursement Fee		Single Family \$6,450 and Multi-Family \$4,824				\$167 per employee			Set by THPRD	Unsure	\$2,019	unknown
Butte Falls															
Carlton	X	X	Improvement Fee		\$1,842			\$6,815				Square Footage	No	\$2,016	\$2,019
Cascade Locks	X		Improvement Fee		\$534							Residential only. Flat fee.	Unsure	\$2,006	Charter amendment doesn't allow any increases to fees.
Cave Junction															

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Clatskanie Coquille	X	X	Improvement Fee										flat fee 289 per structure	Unsure	\$2,014	
Cornelius Cottage Grove	X	X	Improvement Fee		\$4,471	\$2,224			\$7,104	\$0			Set Fee for Single Family Home of \$2,223.50 Set Fee for Multi Family of \$1,606.70 per unit Set Fee for Manufactured Home of \$1,147.91	Unsure Yes	\$2,010 \$2,019	unknown \$2,020
Culver Dallas	X	X	Improvement Fee		\$2,343				\$86,511				Residential - Flat Rate Non-residential - Occupant load/2.6 = EDU, EDU x \$2,343.00	Unsure	\$2,014	\$2,020
Dundee Dunes City																
Durham	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	administration	\$600	\$600	\$120						For residential dwellings fee is 1320.00 per RDU. For multi family, each unit is considered 3/4 of a RDU. For non-residential, fee is determined per employee.	No	\$1,998	

City	Parks SDC is charged for Residential 1	Parks SDC is charged for Non-Residential 1	Parks SDC is comprised of (Check all that Apply) : - Selected Choice	Parks SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Parks SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Residential 1 - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Residential 1 - Other Fee 2	Please provide an average Parks SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Non-Residential 1 - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Non-Residential 1 - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Parks SDC fee last updated ?	What year is the next planned Parks SDC Update?
Estacada	X		Improvement Fee, Reimbursement Fee		\$5,421		\$109		\$0		\$0	per unit	Yes	\$2,019	unknown
Fairview Florence	X		Improvement Fee		\$2,362							Flat Fee	No	\$2,019	\$2,020
Forest Grove	X		Improvement Fee		\$5,218							Set fee per residential unit.	Yes	\$2,017	Not sure, the fee is increased annually by Seattle ENR index.
Gervais	X		Improvement Fee		\$2,356				\$2,356			The parks SDC charge is based on the capital needs of the City as identified in the capital improvement plan, which was adopted by the City Council by resolution 09-009 in December, 2009.	No	\$2,009	Unknown
Glendale Grass Valley															
Gresham	X		Improvement Fee		\$4,086							Charged per dwelling unit. Rate is higher in the Pleasant Valley (\$5,533) and Springwater (\$7,095) plan areas.	No	\$2,018	\$2,019

City	Parks SDC is charged for Residential 1	Parks SDC is charged for Non-Residential 1	Parks SDC is comprised of (Check all that Apply) : - Selected Choice	Parks SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Parks SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Residential 1 - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Residential 1 - Other Fee 2	Please provide an average Parks SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Non-Residential 1 - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Non-Residential 1 - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Parks SDC fee last updated ?	What year is the next planned Parks SDC Update?
Halfway Happy Valley	X		Improvement Fee		\$7,490				\$0				Single Family House (sf does not matter) = Parks Rate Multifamily Parks Rate (sf does not matter) = 87% of regular single family rate. Commercial: No Parks SDC fee	No	\$2,018	\$2,019
Helix Hermiston	X		Improvement Fee		\$400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Fee is based upon water meter diameter.	No	\$2,009	Not applicable
Hillsboro	X	X					\$6,393				\$1,211		Parks SDCs are adjusted annually and based on charges to land costs and construction costs. Land costs are established as the base cost of residential tract land in Hillsboro as determined by Washington County Assessor's Sales Ratio Report, which	No	\$2,019	No update planned

City	Parks SDC is charged for Residential 1	Parks SDC is charged for Non-Residential 1	Parks SDC is comprised of (Check all that Apply) : - Selected Choice	Parks SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Parks SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Parks SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Parks SDC for the above examples - Example Residential 1 - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Residential 2 - Other Fee 2	Please provide an average Parks SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Parks SDC for the above examples - Example Non-Residential 1 - Other Fee 1	Please provide an average Parks SDC for the above examples - Example Non-Residential 2 - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Parks SDC fee last updated ?	What year is the next planned Parks SDC Update?
Hines												is set on July 1st of each year. Construction costs are based on the annual change to the U.S. 20-City Average Construction Cost Index (CCI). The average of the change in value of land and construction costs is used each year as an index to adjust the current fee.			
Hood River	X		Improvement Fee		\$3,517	\$0	\$0	\$0	\$0	\$0	\$0	Per dwelling unit	Yes	\$2,017	Unknown
Huntington Irrigon	X	X	Improvement Fee		\$500				\$500			Established Ordinance with adopted fee based upon ERU, not square footage.	Yes	\$2,006	Soon
Island City Jefferson	X		Improvement Fee		\$4,262							Fee established at the above noted rate per single family dwelling unit built inside the City.	Unsure	\$2,011	unknown
Jordan Valley															

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La Pine																
Lafayette	X		Improvement Fee		\$811				\$0				One EDU	No	\$2,018	
Lake Oswego	X	X	Improvement Fee		\$14,057				\$114,832				370 sqft/employee 47,000 sf building \$904/employee (47000/370) x 904 = 114,832	No	\$2,019	\$2,020
Lebanon	X	X	Improvement Fee		\$3,475				\$9,810				Residential - Dwelling Unit Non-Residential - Square Footage	Yes	\$2,008	\$2,021
Lexington																
Lyons																
Madras	X	X	Improvement Fee		\$1,874				\$1,874				Charge per single family dwelling unit, per duplex unit, per triplex unit, or per business structure.	No	\$2,004	\$2,021
Malin																
McMinnville	X		Improvement Fee		\$2,331								Per residential dwelling unit.	Yes	Adjusted annually by CPI	Parks Master Plan update expected in 2020-2021
Medford	X	X	Improvement Fee		\$3,425				\$12,514				Residential fees are per dwelling unit. Commercial fees are calculated using building sqft & tenant use to determine the	Unsure	\$2,016	\$2,021

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												number of employees, then charged per employee.			
Milwaukie Mitchell															
Molalla	X		Improvement Fee		\$7,983	\$0	\$160					Per EDU and 2% administrative fee.	No	\$2,004	\$2,019
Mt. Angel	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$1,027	\$0	\$21						Unsure	\$2,015	
Mt. Vernon															
Myrtle Creek															
Nehalem															
Newberg	X		Improvement Fee		\$6,866				\$0			Fees based on census data Dwelling unit	Yes	\$2,017	unknown
Newport	X	X	Improvement Fee, Other Fee (administration, land acquisition, etc.)	4.18% admin fee	\$977		\$43		\$0			Single family residential is assessed at \$0.51 per square foot. Fee listed represents a 45% discount of the maximum the City could assess per its 2017 methodology.	Yes	\$2,018	\$2,019
North Plains	X		Improvement Fee, Other Fee (administration,		\$6,448			\$6,448				Per residential dwelling Unit	No	\$2,018	We strive to update

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			land acquisition, etc.)													each fiscal year
Pendleton	X		Improvement Fee		\$226	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Our past fee charge was \$138.00. We increased the fee May 5, 2019. We charge a flat rate.	Unsure	\$2,019	\$2,020
Philomath	X		Improvement Fee		\$1,066								\$1,066 per Equiv. Dwelling Unit (EDU)	No	\$1,997	\$2,019
Pilot Rock																
Portland	X	X	Improvement Fee		\$13,201				\$28,190				Assumes non-central city sub-area (Parks SDC fee has two sub-areas); Assumes no demolition or previous use credits apply; Assumes Fiscal Year 2018-19 rate schedule (fees are indexed annually); Residential: 5 size categories. Applied 1,700-2,199 s.f. fee; Commercial: 13,000 s.f. office/7,000 s.f. storage	No	\$2,015	tbd
Powers																

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Redmond	X		Improvement Fee		\$2,672							Per dwelling unit.	Yes	\$2,010	\$2,019
Rogue River Salem	X	X	Improvement Fee		\$4,075				\$13,560			Residential - Dwelling units by type Non-Residential - Per square foot based on zoning For question below: New fees adopted in 2019 implemented partially in 2019 and fully in 2020	Yes	\$2,019	\$2,024
Scotts Mills Sherwood	X	X	Improvement Fee, Other Fee (administration, land acquisition, etc.)	Adminstration	\$6,953		\$716		\$1,973		\$179	For residential it is per dwelling unit. For non-residential it is per employee and we have a table that tells us how many employees to assume per square foot for specific types of uses.	Unsure	\$2,012	\$2,020
Silverton Sisters	X		Improvement Fee, Reimbursement Fee		\$1,193							Per housing unit	No	\$2,016	\$2,021
Sodaville															

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Spray Springfield	X		Improvement Fee		\$3,805	\$0	\$0	\$0	\$0	\$0	\$0	Per dwelling unit.	No	\$2,018	\$2,019
St. Helens	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$2,720	\$85	\$140	\$6,624	\$192	\$384		Residential, flat fee per single family dwelling. Nonresidential office building, based on FTE. Improvement Fee=\$69/FTE; Reimbursement Fee=\$2/FTE; Administration Fee=\$4/FTE	No	\$2,017	Unknown
Stanfield	X		Improvement Fee			\$540	\$0	\$0	\$0	\$0	\$0	Fees are based on a single family home. Apartments are figured at 0.8 single family homes.	Yes	\$2,016	Not planned at this time.
Sublimity	X		Improvement Fee, Reimbursement Fee		\$2,679	\$0	\$2,546					Per detached SF Residence/Unit : \$2679 Min Sq Ft Lot 10,000 sq ft Admin Fee \$134	No	\$2,018	\$2,022
Sutherlin Talent	X		Improvement Fee, Reimbursement Fee				\$1,702					Base fee was calculated in 2007 and has been updated yearly since 2013 by the Pacific Northwest CCL.	No	\$2,018	\$2,019

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Tangent	X		Improvement Fee		\$3,239				\$0			Master Parks Plan	Unsure	\$2,012	Unknown
The Dalles	X		Improvement Fee		\$1,747							Per Residential Unit	Yes	\$2,017	\$2,020
Troutdale															
Turner Union															
Veneta	X		Improvement Fee,Reimbursement Fee				\$4,695					Per Dwelling Unit	Yes	\$2,007	not planned
Waldport	X	X	Improvement Fee		\$545				\$4,360			Residential = 1 EDU Non-residential = divide total land area by 6000, then multiply by residential unit price	No	\$2,005	
West Linn	X		Improvement Fee,Other Fee (administration, land acquisition, etc.)	Administration	\$11,228		\$307		\$0		\$0	single family, multi family	No	\$2,018	Unknown
Willamina															
Wilsonville	X	X	Improvement Fee,Reimbursement Fee		\$5,301	\$524			\$10,520	\$1,040		Per residential unit by dwelling type, per 1000 gross square feet of building.	Yes	\$2,008	\$2,019
Winston	X		Other Fee (administration, land acquisition, etc.)				\$150					Flat rate. Residential only.	Unsure	Over 10 years	Unknown
Wood Village	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration,	Note; We are reporting FY16, FY17 and FY18	\$2,403	\$180			\$4,356	\$335		Residential is a flat fee per residence, 80% of residential for multifamily	No	\$2,018	\$2,020

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			land acquisition, etc.)									unit; Commercial Industrial is based on building square footage and a rate by category, with the methodology tying the fee back to employment, but translating to building square footage for administration.			
Yachats															
Yamhill	X	X	Improvement Fee		\$3,023				\$3,023				Unsure	\$2,018	

Sewer

City	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
Albany	\$632,104	\$511,151	\$881,359								
Athens											
Aumsville											
Aurora											
Baker City											
Bandon	\$32,336	\$53,350	\$54,781								

City	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
Banks											
Barlow											
Beaverton	\$86,068	\$94,001	\$170,482		\$18,121,395	\$19,043,137	\$20,076,847				
Butte Falls											
Carlton	\$6,874	\$117,464	\$270,579								
Cascade Locks	\$65,913	\$49,347	\$39,811								
Cave Junction	\$21,105	\$46,765	\$32,835		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clatskanie	\$1,500	\$14,100	\$5,250								
Coquille		\$8,853	\$18,413								
Cornelius	\$1,900	\$1,400	\$5,800		\$19,065	\$23,190	\$122,300				
Cottage Grove	\$17,459	\$43,030									
Culver	\$75,702	\$13,733	\$147,033	Culver Skl Dist.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dallas	\$608,528	\$378,940	\$734,049								
Dundee	\$17,592	\$75,803	\$36,274								
Dunes City											
Durham											
Estacada											
Fairview	\$8,183	\$20	\$13,358								
Florence	\$126,752	\$139,756	\$141,506								
Forest Grove	\$150,562	\$221,845	\$421,949	Clean Water Services	\$602,247	\$887,379	\$2,109,745				
Gervais	\$0	\$38,190	\$20,522								
Glendale	\$0										
Grass Valley											
Gresham	\$1,051,683	\$867,493	\$1,368,946								
Halfway											
Happy Valley											
Helix											
Hermiston	\$18,737	\$11,198	\$10,000								
Hillsboro	\$440,188	\$380,649	\$183,097					Clean Water Services	\$4,668,741	\$6,661,210	\$2,855,608
Hines	\$1,800	\$0	\$3,000		\$0	\$0	\$0		\$0	\$0	\$0
Hood River	\$118,533	\$114,305	\$122,950								
Huntington											
Irrigon	\$7,878	\$15,756	\$13,100								
Island City											
Jefferson	\$24,423	\$8,141	\$8,141								
Jordan Valley											

City	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
La Pine	\$51,300	\$148,311	\$183,451								
Lafayette	\$122,760	\$117,775									
Lake Oswego	\$337,418	\$422,555	\$401,666								
Lebanon	\$195,829	\$336,210	\$290,544								
Lexington											
Lyons											
Madras	\$78,695	\$132,582	\$86,698								
Malin											
McMinnville	\$490,088	\$418,302	\$411,498								
Medford	\$289,521	\$291,359	\$219,326	Regional SS Treatment Plant	\$1,409,302	\$1,355,128	\$1,146,774				
Milwaukie	\$37,000	\$40,000	\$90,000								
Mitchell											
Molalla	\$88,668	\$301,993	\$477,848								
Mt. Angel											
Mt. Vernon	\$0	\$0	\$200								
Myrtle Creek	\$16,884	\$12,060	\$14,472								
Nehalem											
Newberg	\$617,489	\$1,094,556	\$991,341								
Newport	\$188,050	\$107,796	\$42,635								
North Plains											
Pendleton											
Philomath	\$120,000	\$193,000	\$304,000								
Pilot Rock											
Portland	\$19,693,666	\$27,871,777	\$32,933,144		\$0	\$0	\$0		\$0	\$0	\$0
Powers											
Redmond	\$1,066,646	\$951,232	\$1,189,041								
Rogue River											
Salem	\$1,076,979	\$1,280,055	\$1,805,939								
Scotts Mills											
Sherwood	\$22,060	\$3,286	\$26,485	CWS	\$20,352	\$7,554	\$21,868				
Silverton											
Sisters	\$233,321	\$551,061	\$551,061								
Sodaville											
Spray											
Springfield											
St. Helens	\$70,917	\$108,688	\$135,403								
Stanfield	\$1,782	\$1,782	\$6,237								
Sublimity	\$104,470	\$142,442	\$116,642	None				None			
Sutherlin											

City	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - City Revenue - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2018	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Sewer SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018
Talent											
Tangent	\$34,982	\$111,944	\$0		\$0	\$0	\$0		\$0	\$0	\$0
The Dalles	\$110,918	\$508,901	\$132,044								
Troutdale											
Turner											
Union											
Veneta											
Waldport	\$20,376	\$10,491	\$25,229								
West Linn	\$111,000	\$135,000	\$71,000	Tri-City Service District	\$28,000	\$33,000	\$18,000				
Willamina	\$25,150	\$17,500	\$33,500								
Wilsonville	\$1,519,276	\$1,526,940	\$2,152,412								
Winston	\$92,028	\$121,083	\$27,427								
Wood Village	\$7,493	\$4,708	\$73,388								
Yachats											
Yamhill	\$1,697	\$1,697	\$8,485								

Sewer (Cont'd)

City	Sewer SDC is charged for Residential	Sewer SDC is charged for Non-residential	Sewer SDC is comprised of (Check all that Apply) :- Selected Choice	Sewer SDC is comprised of (Check all that Apply) :- Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Sewer SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Sewer SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Sewer SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Sewer SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Sewer SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Sewer SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Sewer SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Sewer SDC for the above examples - Example Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology?	What year was the Sewer SDC fee last updated?	What year is the next planned Sewer SDC Update?
Albany	X	X	Improvement Fee,Reimbursement Fee,Other Fee		\$3,255	\$298	\$7		\$13,929	\$298	\$7		Residential: Equivalent Dwelling Unit Commercial: Customer Class	Yes	\$2,019	\$2,020

			(administration, land acquisition, etc.)									(low, medium, high effluent strength) and number of fixtures Industrial: Flow and effluent strength			
Athena															
Aumsville															
Aurora															
Baker City															
Bandon	X	X	Improvement Fee, Reimbursement Fee		\$1,434	\$948		\$2,008	\$1,327			20000 ft2 / 1000 * .07 EDUs * 948 for Reimbursement 20000 ft2 / 1000 * .07 EDUs * 1433.96 for Improvement	No	\$2,004	In the next year or two
Banks															
Barlow															
Beaverton	X	X	Improvement Fee, Reimbursement Fee		\$5,100	\$0		\$5,100				SDC Charged per EDU	Unsure	\$2,019	Work is planned to begin in FY20
Butte Falls															
Carlton	X	X	Improvement Fee		\$6,874			\$38,233				Water Meter Size for 2"	No	\$2,010	\$2,019
Cascade Locks	X	X	Improvement Fee			\$1,513						Sewer SDC's are based on size of water meter.	Unsure	\$2,006	Charter amendment doesn't allow any increases to fees.
Cave Junction	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$2,985			\$2,985				SFR = \$2,985.00 Multiple Units = \$2,985 + \$1,493. for each additional unit Subdivision - \$2,985 each unit	Unsure	\$2,004	\$2,020
Clatskanie	X	X	Improvement Fee		\$1,500			\$1,600				Flat fee	Unsure	\$2,005	Unknown
Coquille	X	X	Improvement Fee									flat fee 2,951 per connection	Unsure	\$2,014	
Cornelius	X	X	Improvement Fee		\$232			\$464				Residential Fee is \$232.00 Per EDU Commercial Fee is \$232 Per EDU based on Fixture Count	Unsure	\$2,014	Unknown
Cottage Grove	X	X	Improvement Fee		\$895			\$3,578				Based on fixture count.	No	\$2,019	\$2,020
Culver	X	X	Improvement Fee		\$4,088			\$22,483				Residential is per dwelling unit; Non-residential is on water flow.	No	\$2,008	\$2,020
Dallas	X	X	Improvement Fee		\$4,136			\$12,032				Residential - Flat Rate Non-residential - Fixture Units/22 = Equivalent Dwelling Unit, EDU x \$4136 = fee	Unsure	\$2,014	\$2,020
Dundee	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	Compliance	\$1,049	\$4,806	\$161	\$3,730	\$17,088	\$572		Non-residential, low commercial/office based on plumbing fixture units. Note: Commercial uses with higher strength waste (over	Yes	\$2,018	Unknown - update to wastewater facilities

														domestic BOD/TSS), such as restaurants, are still based on plumbing fixture units, but using higher rates.			plan not scheduled
Dunes City																	
Durham																	
Estacada																	
Fairview	X	X	Improvement Fee, Reimbursement Fee		\$2,482	\$763			\$13,248	\$4,070				Water Line Size	No	\$2,019	\$2,020
Florence	X	X	Improvement Fee		\$5,029				\$20,116					Our SDC's are based on EDU (Equivalent Dwelling Unit). For non-residential as the example above the SDC is based on 0.2 EDU per 1,000 square feet of gross building area. Please note that beginning July 1, 2018, the City started a temporary deferral program for residential. For homes less than 1,000 square feet SDC's are reduced 60%; for homes 1,000 - 1,199 sf the reduction is 50%; 1,200 - 1,399 sf is 40%; 1,400 - 1,599 sf is 30%; and 1,600 - 1,799 sf the reduction is 20%. ADU's as long as they are serviced by the existing water and sewer connections of the home are exempt from SDC's.	No	\$2,018	\$2,019
Forest Grove	X	X			\$5,650									Fee is set by Clean Water Services. City retains 20% of the fee collected.	Unsure		
Gervais	X	X	Improvement Fee		\$6,365				\$6,365					The sewer SDC is based largely on the needs of the city as identified in the Capital Improvement Plan.	No	\$2,006	\$2,019
Glendale	X	X	Improvement Fee		\$1,200				\$1,200						Unsure	\$2,003	Unknown
Grass Valley																	
Gresham	X	X	Improvement Fee, Reimbursement Fee		\$4,100	\$2,041			\$25,951	\$12,931				Based on water meter size.	No	\$2,018	\$2,009
Halfway																	
Happy Valley																	
Helix																	
Hermiston	X	X	Improvement Fee		\$225	\$0	\$0	\$0	\$1,802	\$0	\$0	\$0		SDC is based upon water meter diameter.	No	\$2,009	Not applicable
Hillsboro	X	X	Other Fee (administration, land acquisition, etc.)	per EDU			\$5,650				\$5,650			Sewer fees are charged on the basis of equivalent dwelling unit.	No	\$2,019	\$2,020

Hines	X	X	Improvement Fee		\$600				\$600			A flat rate.	No	Unsure.	Probably should soon.
Hood River	X	X	Improvement Fee, Reimbursement Fee		\$880	\$982	\$156		\$4,689	\$5,237	\$156	Water meter size	No	\$2,015	\$2,020
Huntington Irrigon	X	X	Improvement Fee		\$2,626				\$2,626				No	\$2,006	Soon (saving funds for the planning)
Island City															
Jefferson	X	X	Reimbursement Fee			\$3,971						fee is per EDU (equivalent dwelling unit)	Unsure	\$2,016	unknown
Jordan Valley															
La Pine	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	Improvement Fee and Reimbursement Fee are calculated in the formula. We receive a combined Fee that includes both these elements.			\$9,272				\$50,415	Our fee's our based on Meter size. MCE(Meter Capacity Equivalent)	No	\$2,017	
Lafayette	X	X	Improvement Fee, Reimbursement Fee		\$2,088	\$3,306						One EDU	Unsure	\$2,018	
Lake Oswego	X	X	Improvement Fee, Reimbursement Fee		\$2,302	\$655			\$15,348	\$4,369		Based on water meter size	No	\$2,019	\$2,020
Lebanon	X	X	Improvement Fee, Reimbursement Fee		\$3,544	\$623			\$28,542	\$5,021		Water Meter Size	No	\$2,008	\$2,021
Lexington															
Lyons															
Madras	X	X	Improvement Fee, Reimbursement Fee		\$4,390	\$899			\$35,119	\$7,193		Sewer is calculated at 83% Improvement to 17% Reimbursement based on the size of the water meter installed. A standard residential meter equates to 1 EDU or \$5,289. A 2" equates to 8 EDUs or \$42,312	No	\$2,019	\$2,029
Malin															
McMinnville	X	X	Reimbursement Fee			\$3,159				\$12,636		Residential: Per dwelling unit; Non-residential: # of equivalent dwelling units (16 fixture units = 1 EDU)	Yes	Adjusted annually by CPI	Wastewater Master Plan update expected

																	2021-2022
Medford	X	X	Improvement Fee		\$2,269				\$22,097					Residential is a flat rate based per unit. \$1551.72 for the SS treatment SDC and \$716.98 for the SS Collection SDC. The commercial fee is based on the number and type of fixtures. In this case I used 21 water closets, 21 lavatories and 22 sinks. The Treatment and Collection fees are combined.	No	\$2,018	\$2,019
Milwaukie	X		Improvement Fee, Reimbursement Fee		\$436	\$750								Equal to 16 fixture units (Table 7-3 Oregon Plumbing Specialty Code)	Unsure	\$2,018	\$2,019
Mitchell Molalla	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$4,817	\$198	\$101		\$25,691	\$1,056	\$535			Meter size	No	\$2,016	\$2,019
Mt. Angel	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$1,915	\$67	\$29								Unsure	\$2,015	
Mt. Vernon	X	X	Improvement Fee		\$200				\$300					flat fee plus extra fees, if any	No	\$1,999	unknown
Myrtle Creek	X	X	Improvement Fee		\$2,412				\$2,420					single family home for residential example, Square footage for the non-residential	Unsure	\$2,006	
Nehalem																	
Newberg	X	X	Improvement Fee, Reimbursement Fee		\$5,383	\$1,346			\$4,795	\$19,181				Fixture units Base is 18 fixture units	No	\$2,018	\$2,028
Newport	X	X	Improvement Fee, Other Fee (administration, land acquisition, etc.)		\$1,990		\$87		\$8,198		\$358			Residential charged at \$1.07 per square foot for first 1,700 square feet and \$0.86 per square foot for the last 300 square feet. Office charged at 2,139 per EDU EDU calculated at 0.2 per 1,000 square feet.	Yes	\$2,018	\$2,019
North Plains																	
Pendleton																	
Philomath	X	X	Improvement Fee, Reimbursement Fee		\$5,811	\$2,795			\$22,307	\$10,738				based on meter size	Yes	\$2,004	\$2,019
Pilot Rock																	

Portland	X	X	Reimbursement Fee			\$6,446				\$23,468			Sanitary SDC is based on Equivalent Dwelling Units (EDUs), which for non-residential properties can be based on Fixture Units, if applicable; Single-Family Residential = 1 EDU; Multi-family Residential = 0.8 EDUs per dwelling unit; Non-residential = 1 EDU per 7, 12, or 16 fixture units depending on business type (e.g. a church = 16 PFU/EDU; a restaurant = 7 PFU/EDU)	No	\$2,018	\$2,019	
Powers																	
Redmond	X	X	Improvement Fee, Reimbursement Fee		\$2,348	\$1,018			\$18,784	\$8,144			Based on water meter size. Our standard residential meter size is 5/8" and was used for calculating residential SDC's (we do not have a rate for 3/4").	Yes	\$2,010	\$2,019	
Rogue River																	
Salem	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	Administrative	\$2,742	\$1,120	\$113		\$14,532	\$5,940	\$598		Meter size	No	\$2,019	\$2,024	
Scotts Mills																	
Sherwood	X	X	Improvement Fee, Reimbursement Fee		\$462	\$272			\$8,456	\$158,351			Per ESU	Unsure	\$2,017	\$2,022	
Silverton																	
Sisters	X	X	Improvement Fee, Reimbursement Fee										water meter size	No	\$2,019	\$2,024	
Sodaville																	
Spray																	
Springfield	X	X	Improvement Fee, Reimbursement Fee		\$2,649	\$1,305	\$198		\$10,595	\$5,219	\$791		Per Drainage Fixture Unit for local Wastewater SDC	No	\$2,018	\$2,019	
St. Helens	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	Administration	\$2,898	\$1,023	\$196		\$15,459	\$5,455	\$1,046		Fixed fee based on water meter size.	No	\$2,017	\$2,022	
Stanfield	X	X	Reimbursement Fee		\$0	\$1,782	\$0	\$0	\$0	\$17,107	\$0	\$0	Residential is based on a single family home. An apartment is 0.8 units. Non-residential depends on the type of use and the number of	Yes	\$2,016	Not planned.	

												fixtures. An office is 0.15 ERU's (single family homes) per fixture.			
Sublimity	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$3,257	\$970	\$211		\$3,257	\$970	\$211	see calculation link http://www.cityofsublimity.org/news-events/SDC-Methodology	No	\$2,018	\$2,023
Sutherlin															
Talent															
Tangent	X	X	Improvement Fee		\$6,996				\$6,996			Additional capacity of lagoons.	Unsure	\$2,012	Unknown
The Dalles	X	X	Improvement Fee		\$1,789				\$19,679			Residential - 1 unit per number of dwelling units Commercial - 1 unit per every 9 employees Restaurants/Drinking Establishments - 1 unit per every 10 seating capacity Hospitals/Rest Homes - 1 unit per 2 beds Industrial - 1 unit per 10,000 gallons per month	Yes	\$2,006	unsure
Troutdale															
Turner															
Union															
Veneta	X	X	Improvement Fee, Reimbursement Fee				\$10,537				\$56,197	based on water meter size. Single family dwellings usually use a 5/8" meter (\$7,024.59 SDC).	Unsure	\$2,017	Not planned
Waldport	X	X	Improvement Fee, Reimbursement Fee		\$603	\$3,142			\$4,824	\$25,136		Standard dwelling 3/4" = 1 EDU Non-standard = meter size (2" = 8 EDU) x strength factor (in this case, office = 1) x EDU charge	No	\$2,010	
West Linn	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	Administrative	\$2,900	\$744	\$137		\$23,200	\$5,952	\$1,096	Water meter size	No	\$2,018	\$2,020
Willamina	X	X													\$2,020
Wilsonville	X	X	Improvement Fee, Reimbursement Fee		\$3,679	\$1,577			\$10,304	\$4,416		By dwelling unit type (SF/MF), equivalent dwelling unit (EDU).	Unsure	\$2,011	\$2,021
Winston	X	X	Other Fee (administration, land acquisition, etc.)				\$3,024				\$3,000	\$150/1,000 SQ. FT.	Unsure	\$2,018	\$2,019
Wood Village	X	X	Improvement Fee, Reimbursement Fee		\$2,083	\$870			\$11,104	\$4,635		Equivalent Dwelling Units dry weather flow equivalents tied to meter size for commercial/industrial	No	\$2,018	\$2,019
Yachats															
Yamhill	X	X	Improvement Fee		\$1,697				\$1,697				No	\$2,018	unsure

Stormwater

City	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - City Revenue - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent- City Revenue - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent- City Revenue - FY2018	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - Text	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2018	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - Text	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2018
Albany											
Athens											
Aumsville											
Aurora											
Baker City											
Bandon	\$53,750	\$96,447	\$75,920								
Banks											
Barlow											
Beaverton	\$950,502	\$616,157	\$458,505		\$960,953	\$1,026,872	\$1,122,211				
Butte Falls											
Carlton	\$20,040	\$24,164	\$72,742								
Cascade Locks											
Cave Junction											
Clatskanie											
Coquille	\$912	\$1,140	\$1,195								
Cornelius	\$3,530	\$1,410	\$35,621								
Cottage Grove	\$13,763	\$30,358	\$30,938								
Culver	\$8,651	\$7,000	\$74,985		\$0	\$0	\$0		\$0	\$0	\$0
Dallas	\$114,818	\$61,732	\$145,036								
Dundee	\$16,513	\$24,912	\$14,616								
Dunes City											
Durham											
Estacada											
Fairview	\$748	\$0	\$7,332								
Florence	\$38,527	\$83,060	\$83,854								
Forest Grove	\$31,324	\$57,215	\$71,725								

City	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - City Revenue - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent- City Revenue - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent- City Revenue - FY2018	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - Text	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2018	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - Text	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2018
Gervais	\$2,854	\$11,416	\$5,281								
Glendale											
Grass Valley											
Gresham	\$677,298	\$697,483	\$688,914								
Halfway											
Happy Valley	\$68,878	\$94,194	\$67,584								
Helix											
Hermiston											
Hillsboro	\$280,029	\$329,024	\$380,880								
Hines											
Hood River	\$46,078	\$35,450	\$43,072		\$0	\$0	\$0		\$0	\$0	\$0
Huntington											
Irrigon											
Island City											
Jefferson	\$0	\$0	\$0								
Jordan Valley											
La Pine											
Lafayette											
Lake Oswego	\$5,014	\$29,922	\$21,339								
Lebanon	\$8,347	\$22,284	\$15,532								
Lexington											
Lyons											
Madras	\$55,833	\$9,601	\$4,681								
Malin											
McMinnville											
Medford	\$507,178	\$257,002	\$165,265								
Milwaukie	\$8,000	\$10,000	\$37,500								
Mitchell											
Molalla	\$26,703	\$67,076	\$87,882								
Mt. Angel											
Mt. Vernon											
Myrtle Creek											
Nehalem											
Newberg	\$36,488	\$43,479	\$54,945								
Newport	\$84,443	\$18,051	\$42,847								
North Plains											
Pendleton											
Philomath	\$37,800	\$78,400	\$175,000								

City	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - City Revenue - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent- City Revenue - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent- City Revenue - FY2018	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - Text	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Collected for Other Entity - FY2018	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - Text	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2016	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2017	Please indicate whether the Stormwater SDC is retained by the city or is collected by another ent... - Other Entities Collect in the City - FY2018
Pilot Rock											
Portland	\$684,427	\$911,936	\$976,582								
Powers											
Redmond											
Rogue River											
Salem	\$397,097	\$342,546	\$481,133								
Scotts Mills											
Sherwood	\$28,521	\$281	\$5,434								
Silverton											
Sisters											
Sodaville											
Spray											
Springfield											
St. Helens	\$7,963	\$17,016	\$23,307								
Stanfield											
Sublimity	\$65,037	\$71,896	\$18,216								
Sutherlin											
Talent	\$48,185	\$22,837	\$35,680								
Tangent	\$3,099	\$10,789	\$3,694								
The Dalles	\$21,127	\$22,572	\$136,097								
Troutdale											
Turner											
Union											
Veneta											
Waldport											
West Linn	\$10,000	\$12,000	\$6,000	Tri-City Service District	\$33,000	\$57,000	\$37,000				
Willamina											
Wilsonville	\$562,168	\$844,784	\$853,419								
Winston											
Wood Village											
Yachats											
Yamhill	\$0	\$0	\$0								

Stormwater (Cont'd)

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
Albany																
Athens																
Aumsville																
Aurora																
Baker City																
Bandon	X	X	Improvement Fee,Reimbursement Fee		\$1,439	\$1,641			\$19,869	\$22,659			Improvement = Impervious Structure Ft2 + Impervious Non-Structure Ft2 / 2500 * 1438.98 Reimbursement = Impervious Structure Ft2 + Impervious Non-Structure Ft2 / 2500 * 1641.02	No	\$2,004	\$2,020
Banks																
Barlow																

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
Beaverton	X	X	Improvement Fee, Reimbursement Fee		\$1,083				\$1,083				Residential is \$1,083 per EDU and Commercial is \$1,083 per 2,640 ft of newly created impervious surface.	Unsure	\$2,019	Work is planned to begin in FY20
Butte Falls																
Carlton	X	X	Improvement Fee		\$1,973				\$11,400				Square Footage .57 x SF	No	\$2,010	\$2,019
Cascade Locks																
Cave Junction																
Clatskanie																
Coquille	X	X	Improvement Fee										flat fee of 228 per structure	Unsure	\$2,014	
Cornelius	X	X	Improvement Fee		\$759				\$9,529				Residential Fee calculated is for Quantity only \$759 Per EDU Commercial Fee calculated is for Quantity only \$759 Per ESU	Unsure	\$2,014	Unknown
Cottage Grove	X	X	Improvement Fee		\$812				\$7,202				Flat fee for Residential. Per square foot charged for hard surface.	No	\$2,019	\$2,020

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Culver	X	X	Improvement Fee		\$1,750				\$14,000				One fee of \$1,750.00 per 2,500 s.f. for both residential and non residential.	No	\$2,008	\$2,020
Dallas	X	X	Improvement Fee		\$957				\$3,320				Residential = Flat Rate Non-residential = \$6160/acre of impervious surface = fee	Yes	\$2,014	\$2,020
Dundee	X	X	Improvement Fee,Reimbursement Fee		\$974	\$1,462			\$9,149	\$13,733			Non-residential based on total impervious surface area	Yes	\$2,005	\$2,019
Dunes City																
Durham																
Estacada																
Fairview	X	X	Improvement Fee,Reimbursement Fee		\$473	\$61			\$4,444	\$571			Square Footage Impervious Area Assumed to be 2,500 ft^2 unless the home is larger than 2,500 ft^2, then calculated on actual home size - Residential Square Footage	No	\$2,019	\$2,020

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
Florence	X	X	Improvement Fee		\$2,313				\$6,874				Impervious Area - Commercial Residential SDC for stormwater is \$2,313 per dwelling unit. For non-residential the fee is based on impervious area with a charge of \$12,742 per net acre of impervious area. See notes on Sewer SDC for temporary residential deferral program based on home size.	No	\$2,016	\$2,019
Forest Grove	X	X			\$300								Fee is established by Clean Water Services, a county service district. City retains 100% of fee collected.	Unsure		
Gervais	X	X	Improvement Fee		\$1,427				\$1,427				The Stormwater	No	\$2,006	\$2,019

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
													SDC is based largely on the needs of the city as identified in the Capital Improvement Plan.			
Glendale Grass Valley																
Gresham	X	X	Improvement Fee, Reimbursement Fee		\$200	\$468			\$4,693	\$6,296			Based on impervious area, higher rates in Pleasant Valley and Springwater plan areas. Improvement portion of SDC is waived for 100% site infiltration.	No	\$2,018	\$2,019
Halfway																
Happy Valley	X	X	Improvement Fee		\$216				\$1,692				Stormwater rate = Impervious Surface x .072 , or min of \$216.00	No	\$2,018	\$2,019
Helix																
Hermiston																
Hillsboro	X	X	Other Fee (administration, land acquisition, etc.)	water quality and water quantity fees			\$545				\$545		based on a water quality and water quantity charge	No	\$2,019	\$2,020
Hines																

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Hood River	X	X	Improvement Fee		\$695	\$0	\$0	\$0	\$6,110	\$0	\$0	\$0	Flat amount per dwelling unit for residential. Commercial is based on impervious surface at \$0.26 per sq. ft.	No	\$2,007	\$2,020
Huntington Irrigon																
Island City																
Jefferson	X	X	Improvement Fee		\$105				\$105				Formula for storm drainage SDC improvement fee per EDU: Planned capacity increasing project costs A· Projected Growth expressed in EDUs = SDC per EDU	Unsure	\$2,016	unknown
Jordan Valley																
La Pine																
Lafayette																
Lake Oswego	X	X	Improvement Fee		\$162				\$1,256				Res - flat rate Comm - total impervious area times rate	No	\$2,019	\$2,020

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
Lebanon	X	X	Improvement Fee,Reimbursement Fee		\$71	\$12			\$1,662	\$289			\$83 per 1,000 sq. ft. of impervious surface	No	\$2,008	\$2,021
Lexington																
Lyons																
Madras	X	X	Improvement Fee		\$73				\$1,723				Stormwater is calculated on amount of impervious surface on the property. We assess \$220 per 3,000 square feet where 3,000 sf of impervious surface area equals 1 Residential Drainage Equivalent	No	Very long ago	Within the next 5 years.
Malin																
McMinnville																
Medford	X	X	Improvement Fee		\$653				\$4,111				Residential is a flat rate based on an average single family residential impervious area on 3730sf. The commercial is based on the impervious	No	\$2,018	\$2,019

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													area and is charged at a rate of \$652.56/3730 sf.			
Milwaukie	X	X	Improvement Fee		\$930				\$930				Equal to 2,706 sq. feet of impervious surface on property	Unsure	\$2,018	\$2,019
Mitchell Molalla	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)		\$891	\$41	\$18		\$7,934	\$365	\$160		Total Impervious Surface (sf) divided by 2640 SF. SF Home is 2640 SF.	No	\$2,016	\$2,022
Mt. Angel	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)		\$300	\$270	\$10							Unsure	\$2,015	
Mt. Vernon Myrtle Creek Nehalem																
Newberg	X	X			\$369				\$3,017				Impervious surface 2877 square feet	No	\$2,015	\$2,020
Newport	X	X	Improvement Fee,Other Fee		\$1,441		\$63		\$9,908		\$432		Residential assessed at \$0.80 per	Yes	\$2,018	\$2,019

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			(administration, land acquisition, etc.)										square foot for first 1,700 square feet and \$0.48 per square foot for remaining 300 square feet. Non-residential assessed at \$0.44 per square foot of new impervious surface area.			
North Plains																
Pendleton																
Philomath	X	X	Improvement Fee		\$1,684				\$13,186				EDU = 3,000 sqft impervious surface. 47,000 sqft lot x 50% = 23,500 / 3000 (EDU) = 7.83 x \$1684 per EDU = \$13,186	Yes	\$1,998	\$2,019
Pilot Rock																
Portland	X	X	Reimbursement Fee			\$1,089				\$8,465			Stormwater SDC is based on three factors: Impervious Area, Street Frontage, and Daily Vehicle Trips per Dwelling	No	\$2,018	\$2,019

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													Unit (or per 1000 sq. ft. of floor area for non-residential.) For Single- or Two-Family Residential, flat class average fee of \$1,089 is charged based on the averages of the three factors listed above, while all others are site/project-specific based on the three components. In cases of redevelopment, all components are calculated on the net new amounts of impervious area, frontage (rarely), and trips.			
Powers																
Redmond																
Rogue River																

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Salem	X	X	Improvement Fee		\$613				\$4,700				Single family per unit Other per SF of impervious area	No	\$2,019	\$2,024
Scotts Mills																
Sherwood	X	X	Improvement Fee		\$510				\$3,863				510 per Equivalent service unit which equals 2640 square feet. It is assumed a single family residence is 1 ESU	Unsure	\$2,017	\$2,022
Silverton																
Sisters																
Sodaville																
Spray																
Springfield	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)	Admin	\$1,272	\$882	\$108		\$9,964	\$6,909	\$844		impervious area square footage	No	\$2,018	\$2,019
St. Helens	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)	Administration fee	\$251	\$62	\$16		\$5,894	\$1,457	\$367		Flat fee per Equivalent Dwelling Unit (EDU). 1 EDU = 2,500 sq ft of impervious surface area. Improvement Fee=\$627/E	No	\$2,017	\$2,022

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													DU; Reimbursement Fee=\$155/EDU; Administration Fee=\$39/EDU			
Stanfield Sublimity	X	X	Improvement Fee, Other Fee (administration, land acquisition, etc.)		\$556	\$0	\$28						Per residential unit \$584.00 Non-residential : see link http://www.cityofsublimity.org/news-events SDC Methodology	No	\$2,018	\$2,023
Sutherlin Talent	X	X	Improvement Fee, Reimbursement Fee				\$1,476				\$0		Non-residential is charged on a square footage bases.	Yes	\$2,018	\$2,019
Tangent	X	X	Improvement Fee		\$254								Square footage	Unsure	\$2,012	Unknown
The Dalles	X	X	Improvement Fee		\$342				\$2,736				1 unit per every 3000 square feet of impervious area	Yes	\$2,007	unsure
Troutdale																
Turner																
Union																

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
Veneta	X	X	Improvement Fee,Reimbursement Fee				\$130						Stormwater Small residential, Per DU (up to 1,000 sf) Med. residential, Per DU (1,001 -2,999 sf) Large residential, (.072) X imp surface Mfd dwelling park, (.072) X no. of spaces plus actual imp surface	Unsure	has not been updated since adopted	Not planned
Waldport																
West Linn	X		Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)	Administrative	\$290	\$965	\$63						Single Family	No	\$2,018	\$2,020
Willamina																
Wilsonville	X	X	Improvement Fee,Reimbursement Fee		\$1,147	\$618			\$9,776	\$5,264			Per residential dwelling unit, per square foot of impervious surface	Unsure	\$2,012	\$2,022
Winston																

City	Residential	Non-Residential	Stormwater SDC is comprised of (Check all that Apply) : - Selected Choice	Stormwater SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Stormwater SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Stormwater SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology ?	What year was the Stormwater SDC fee last updated?	What year is the next planned Stormwater SDC Update?
Wood Village																
Yachats																
Yamhill	X	X	Improvement Fee		\$1,609				\$1,609					No	\$2,018	unsure

Transportation

City	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - City Revenue - FY2016	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - City Revenue - FY2017	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - City Revenue - FY2018	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - Text	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - FY2016	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - FY2017	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - FY2018	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - Text	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - FY2016	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - FY2017	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - FY2018
Albany	\$455,338	\$457,273	\$1,105,306								
Athens											
Aumsville											
Aurora											
Baker City											
Bandon	\$33,032	\$56,488	\$49,273								
Banks											
Barlow											
Beaverton	\$605,346	\$1,482,956	\$3,510,352								
Butte Falls											
Carlton	\$54,825	\$50,908	\$135,499								
Cascade Locks											
Cave Junction											

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Clatskanie											
Coquille	\$1,129	\$1,400	\$1,467								
Cornelius	\$127,156	\$6,665	\$144,636								
Cottage Grove	\$150,348	\$74,731	\$73,047								
Culver											
Dallas	\$203,855	\$80,333	\$171,029								
Dundee											
Dunes City											
Durham				TDT for Wash Cty	\$8,278	\$0	\$0				
Estacada											
Fairview											
Florence	\$42,501	\$95,454	\$49,902								
Forest Grove	\$920,307	\$2,651,161	\$1,222,889								
Gervais											
Glendale											
Grass Valley											
Gresham	\$1,413,084	\$2,381,007	\$2,363,100								
Halfway											
Happy Valley	\$1,387,712	\$2,670,184	\$1,823,700								
Helix											
Hermiston											
Hillsboro	\$6,268,072	\$5,132,070	\$2,241,552								
Hines											
Hood River	\$346,496	\$135,317	\$201,156		\$0	\$0	\$0	\$0	\$0	\$0	\$0
Huntington											
Irrigon											
Island City											
Jefferson											
Jordan Valley											
La Pine											
Lafayette	\$181,929	\$176,420									
Lake Oswego	\$727,282	\$847,278	\$647,452								
Lebanon	\$405,777	\$767,349	\$348,520								
Lexington											
Lyons											
Madras	\$156,872	\$459,119	\$386,013								
Malin											

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McMinnville	\$252,413	\$479,540	\$325,256								
Medford	\$3,951,253	\$2,042,566	\$1,637,226								
Milwaukie	\$29,000	\$86,000	\$304,000								
Mitchell											
Molalla	\$144,608	\$259,920	\$375,785								
Mt. Angel											
Mt. Vernon											
Myrtle Creek											
Nehalem											
Newberg	\$414,779	\$335,636	\$1,625,042								
Newport	\$71,560	\$30,746	\$65,195								
North Plains	\$10,490	\$12,691	\$29,806								
Pendleton	\$49,297	\$69,683	\$43,086								
Philomath	\$77,000	\$350,900	\$914,000								
Pilot Rock											
Portland	\$12,322,991	\$19,500,602	\$17,595,404		\$0	\$0	\$0		\$0	\$0	\$0
Powers											
Redmond	\$1,599,158	\$1,334,328	\$1,753,836								
Rogue River											
Salem	\$1,264,795	\$1,313,020	\$1,947,289								
Scotts Mills											
Sherwood	\$628,293	\$62,918	\$31,726	WACO TDT but CITY RETAINS THIS AMOUNT TOO	\$933,563	\$138,590	\$597,871				
Silverton											
Sisters	\$57,937	\$140,005	\$125,615								
Sodaville											
Spray											
Springfield											
St. Helens	\$44,242	\$121,194	\$75,794								
Stanfield	\$2,430	\$2,430	\$8,505								
Sublimity	\$56,110	\$75,382	\$55,698								
Sutherlin											
Talent	\$74,624	\$60,502	\$62,214								
Tangent	\$6,574	\$29,254	\$17,750								
The Dalles	\$84,850	\$239,963	\$72,261								
Troutdale											
Turner											
Union											
Veneta											

City	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - City Revenue - FY2016	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - City Revenue - FY2017	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - City Revenue - FY2018	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - Text	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - FY2016	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - FY2017	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Collected for Other Entity - FY2018	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - Text	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - FY2016	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - FY2017	Please indicate whether the Transportation SDC is retained by the city or is collected by another... - Other Entities Collect in the City - FY2018
Waldport											
West Linn	\$424,000	\$408,000	\$191,000								
Willamina											
Wilsonville	\$2,578,879	\$3,999,189	\$4,210,374					Washington County			\$1,051,290
Winston	\$42,839	\$36,222	\$8,296								
Wood Village											
Yachats											
Yamhill											

Transportation (Cont'd)

City	Transportation SDC is charged for Residential	Transportation SDC is charged for Non-Residential	Transportation SDC is comprised of (Check all that Apply) : - Selected Choice	Transportation SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Transportation SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology?	What year was the Transportation SDC fee last updated?	What year is the next planned Transportation SDC Update?
Albany	X	X	Improvement Fee,Reimbursement Fee		\$3,363	\$578			\$92,146	\$15,837			Peak PM Trip and building square footage for Commercial/Industrial	Yes	2019	2020
Athens																
Aumsville																
Aurora																
Baker City																
Bandon	X	X	Improvement Fee,Reimbursement Fee		\$1,136	\$606			\$34,306	\$18,302			Improvement: Bldg ft2 / 1000 * 1.51 * 1135.96 Reimbursement: bldg. ft2 / 1000 * 1.51 *606.04	No	2014	2020
Banks	X	X	Improvement Fee,Reimbursement Fee											Yes	2017	2019
Barlow																
Beaverton	X	X	Improvement Fee,Reimbursement Fee		Single Family Attached 4,853 and Single Family Detached 8,113				Depends on trips generated				Single Family Attached \$4,853 and Single Family Detached \$8,113, Multifamily & Commercial depends on traffic study	Unsure	2018	Work is scheduled to begin FY20
Butte Falls																
Carlton	X	X	Improvement Fee		\$3,619				\$333,000				General Office X Square Foot 16.65 x	No	2009	2019
Cascade Locks																
Cave Junction																
Clatskanie																
Coquille	X	X	Improvement Fee										289 per structure	Unsure	2014	

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Cornelius	X	X	Improvement Fee		\$8,706				\$182,740				Fee based on Washington County Rate Schedule	Unsure	2018	2019
Cottage Grove	X	X	Improvement Fee		\$1,945				\$55,226				Flat fee for Residential Assessed by ITE Code for Commercial and Industrial	No	2019	2020
Culver																
Dallas	X	X	Improvement Fee		\$3,231				\$91,100				Residential = Flat Rate Non-residential = variable, depends on use; \$amount per 1000SF of gross floor area = fee From example: \$4555 x (20,000/1000) = \$91,100	No	2018	2020
Dundee Dunes City																
Durham	X	X	Other Fee (administration, land acquisition, etc.)	Washington County can provide this information since it is their tax. I will skip the rest of the questions.												
Estacada																
Fairview																
Florence	X	X	Improvement Fee		\$971				\$9,364				Residential SDC is based on 9.52 trips @ \$102 per trip. Non-residential is based on average weekday trips for the ITE code. For the example above we use the average rate for ITE code 710 which is 9.74 trips per 1,000 sf of gross floor area. Due to our community characteristics, we reduced the average to 4.59 trips per 1,000 sf GFA. Please see note regarding our temporary	No	2016	2019

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													SDC deferral program for residential in the sewer portion of the survey.			
Forest Grove	X	X			\$8,706				varies				This is a transportation tax that was established by ordinance in Washington County. City administers the tax per their ordinance and retains 100% of tax on development in Forest Grove.	Unsure		
Gervais																
Glendale																
Grass Valley																
Gresham	X	X	Improvement Fee, Reimbursement Fee		\$3,897	\$99			\$116,920	\$2,960			Fees generally based on the number of residential units (different charge depending on attached or detached) or the building area. Fees are higher the in the Pleasant Valley and Springwater plan areas. 25% reduction applied to all use types within our commercial centers (Downtown, Rockwood and Civic).	No	2018	2019
Halfway																
Happy Valley	X	X	Improvement Fee		\$9,135				\$604,655				TSDC Residential Rate = \$ 9135 per new single family house TSDC Office 47,000sf x 12865/1000 = \$604,655	No	2018	2019
Helix																
Hermiston																
Hillsboro	X	X					\$8,706				\$9,137		Residential TDT is based on a fixed price per dwelling unit, and the basis for	No	2019	2020

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													parks/commercial/medical/office/industrial charges varies			
Hines Hood River	X	X	Improvement Fee		\$1,950	\$0	\$0	\$0	\$44,880	\$0	\$0	\$0	Based on square footage of the building, \$2,244 per 1,000 sq. ft.	No	2013	2021
Huntington Irrigon																
Island City																
Jefferson																
Jordan Valley																
La Pine																
Lafayette	X		Improvement Fee		\$5,513								One EDU	No	2018	
Lake Oswego	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$11,323	\$361	\$475		\$75,632	\$2,412	\$3,176		Res - flat rate Comm - Person trips (Calculated based on type of use) times rate	Yes	2019	2020
Lebanon	X	X	Improvement Fee, Reimbursement Fee										Residential - Dwelling Unit Non-Residential - sq. ft. / trips per ITE Manual	No	2008	2021
Lexington																
Lyons																
Madras	X	X	Improvement Fee, Reimbursement Fee		\$3,220	\$439			\$74,058	\$10,099			City assess \$3,659 per thousand SF of Gross Floor Area per trip generated in the peak hour of adjacent street traffic for one hour between 4 and 6 pm. We use the most current edition of the ITE to determine trip rates. However, we are in the process	No	2019	5-10 years

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													of updating our methodology and will be switching to a per person trip end rate vs. vehicle trip rate.			
Malin McMinnville	X	X	Improvement Fee		\$2,518				\$63,787				Net new PM peak trips generated by the proposed use.	Yes	2015	Transportation System Plan update expected 2021-2022
Medford	X	X	Improvement Fee		\$2,945				\$89,449				Residential is a flat rate per unit. The fee does vary depending on the street classification. \$2945.19 for a lower order street and \$3681.48 for a higher order street. Commercial is based on SF of the building which is converted to average trips. This fee does vary depending on the street classification. \$89448.90 for access to a lower order street and \$111,811.13 for access to a higher order street.	No	2018	2019
Milwaukie	X	X	Improvement Fee,Reimbursement Fee		\$2,013	\$101			\$2,013	\$101			Derived from trip generations for each land use type.	Unsure	2018	2019
Mitchell Molalla	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)		\$3,374	\$769	\$83		\$97,624	\$22,916	\$2,420		ITE Trip rate	No	2016	2019
Mt. Angel	X	X	Improvement Fee,Reimbursement Fee		\$1,380	\$67	\$29							Unsure	2015	

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			ment Fee,Other Fee (administration, land acquisition, etc.)													
Mt. Vernon																
Myrtle Creek																
Nehalem																
Newberg	X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)		\$5,856	\$539	\$26		\$170,668	\$15,720	\$801		pm peak hour person trips use ITE trip rate x 1.68 to get person trip	No	2017	2027
Newport	X	X	Improvement Fee,Other Fee (administration, land acquisition, etc.)		\$2,318		\$101		\$41,216		\$1,798		Residential assessment \$1.22 per square foot for first 1,700 square feet and \$1.15 per square foot for remaining 300 square feet. Non-residential assessed at \$321 per Average Daily Vehicle Trip (ADVT). Office use is 6.70 ADVT per 1,000 square feet.	Yes	2018	2019
North Plains	X	X	Improvement Fee		\$697				\$1,059				Based on ITE Manual Trip Rate	No	2018	2020
Pendleton	X		Improvement Fee		\$1,702								New single-family dwelling flat rate of \$1701.80 New multi-family dwelling (duplex or greater) flat rate of \$1118.40 per unit.	No	2019	2020
Philomath	X	X	Improvement Fee,Reimbursement Fee		\$3,634	\$1,806			\$90,850	\$45,150			10 trips per day = 1 EDU based in info provided, assuming office building has an EDU of 25	Yes	2004	2019

City	Transportation SDC is charged for Residential	Transportation SDC is charged for Non-Residential	Transportation SDC is comprised of (Check all that Apply) : - Selected Choice	Transportation SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Transportation SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology?	What year was the Transportation SDC fee last updated?	What year is the next planned Transportation SDC Update?
Pilot Rock																
Portland	X	X	Improvement Fee		\$5,236				\$108,200				Residential uses are charged per dwelling unit. Most commercial uses are charged per square foot of GFA. There are a few exceptions (gas stations are per fueling position; hotels are per room; colleges are per student; parks are per acre; car washes are per wash stall). The rates have a basis in the current version of the ITE Trip Generation Manual, the ITE Trip Generation Handbook and locally collected data.	No	2018	2019
Powers Redmond	X	X	Improvement Fee,Reimbursement Fee		\$3,480	\$396			\$80,040	\$9,108			Per PM peak hour trip as calculated per the ITE Trip Generation Manual (9th Edition) or a Trip Generation study performed by a registered professional engineer. Pass-by trips are excluded.	Yes	2010	2019
Rogue River																
Salem	X	X	Improvement Fee		\$2,873				\$43,472				Equivalent length new daily trips For question below: Fees adopted in 2019 implemented partially in 2019 and fully in 2020	Yes	2019	2024
Scotts Mills																
Sherwood	X	X	Improvement Fee,Reimbursement	Administration	\$10,313				\$210,961	\$9,358	\$2,648		Fees are based on trips. Example fees noted above are BOTH the City SDC and the	No	2017	2022

City	Transportation SDC is charged for Residential	Transportation SDC is charged for Non-Residential	Transportation SDC is comprised of (Check all that Apply) : - Selected Choice	Transportation SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Transportation SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology?	What year was the Transportation SDC fee last updated?	What year is the next planned Transportation SDC Update?
			Fee, Other Fee (administration, land acquisition, etc.)										TDT because this is the amount we retain, we just have additional regulations on how and where the TDT is spent. In the example residential, \$1607 was City and \$8706 was TDT. Non-residential, \$29,427 was City and \$182,740 was TDT			
Silverton Sisters	X	X	Improvement Fee, Reimbursement Fee										per pm peak hour trip	No	2019	2024
Sodaville Spray Springfield	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)	admin	\$3,507	\$185	\$185		\$72,747	\$3,828	\$3,829		Dwelling unit for residential Square footage for office	No	2018	2019
St. Helens	X	X	Improvement Fee, Reimbursement Fee		\$2,237	\$133			\$51,841	\$3,088			Fixed fee per trip end generated. Residential = 9.52 trips/SFD ITE Code 710 weekday peak hour trips = 11.03/1,000 sq ft bldg Improvement Fee = \$235/trip Reimbursement Fee = \$14/trip	No	2013	Unknown
Stanfield	X	X	Improvement Fee		\$2,430	\$0	\$0	\$0	\$23,328	\$0	\$0	\$0	Residential is based on a single family home. An apartment is 0.8 single family homes. Non-residential depends on the type of development and number of fixtures. One fixture is 0.15 ERUs (single family homes).	Yes	2016	Not planned.

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Sublimity	X	X	Improvement Fee, Reimbursement Fee, Other Fee (administration, land acquisition, etc.)		\$1,942	\$61	\$100						Per detached SF residence \$2103 Non-residential Please see link http://www.cityofsublimity.org/news-events SDC Methodology	No	2018	2023
Sutherlin																
Talent	X	X	Improvement Fee, Reimbursement Fee				\$2,935				\$2,906		SDCs are calculated based on PM Peak Hour trip generation, 10th edition of ITE manual	Yes	2018	2019
Tangent	X	X	Improvement Fee		\$1,315				\$8,218				Trip ends	Unsure	2012	Unknown
The Dalles	X	X	Improvement Fee		\$1,500				\$36,600				Residential - 1,500 per dwelling unit Most Commercial and Industrial Development - Trip Ends generated per T.S.F.G.F.A. (thousand square foot gross floor area)	Yes	2007	unsure
Troutdale																
Turner																
Union																
Veneta	X	X	Improvement Fee, Reimbursement Fee				\$2,496						Per EDU. Single family dwelling - 1 EDU	Unsure	2005	2020
Waldport																
West Linn	X	X	Improvement Fee, Reimbursement Fee		\$8,810	\$1,795	\$0		\$7,925	\$1,595			Calculated based on type of land use and a per person trip calculation	No	2018	2019
Willamina																
Wilsonville	X	X	Improvement Fee, Reimbursement Fee		\$10,843	\$1,914			\$167,110	\$29,490			Per dwelling unit per housing type (SF/MF), gross floor area - commercial/industrial	Unsure	2017	2027

City	Transportation SDC is charged for Residential	Transportation SDC is charged for Non-Residential	Transportation SDC is comprised of (Check all that Apply) :- Selected Choice	Transportation SDC is comprised of (Check all that Apply) :- Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Transportation SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Transportation SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology?	What year was the Transportation SDC fee last updated?	What year is the next planned Transportation SDC Update?
Winston	X	X	Other Fee (administration, land acquisition, etc.)				\$932				\$1,578			Unsure	2018	2019
Wood Village																
Yachats																
Yamhill																

Water

City	Please indicate whether the Water SDC is retained by the city or is collected by another entity - City Revenue - FY2016	Please indicate whether the Water SDC is retained by the city or is collected by another entity - City Revenue - FY2017	Please indicate whether the Water SDC is retained by the city or is collected by another entity - City Revenue - FY2018	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Collected for Other Entity - Text	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2016	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2017	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Collected for Other Entity - FY2018	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - Text	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2016	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2017	Please indicate whether the Water SDC is retained by the city or is collected by another entity - Other Entities Collect in the City - FY2018	Water SDC is charged for Residential	Water SDC is charged for Non-Residential	Water SDC is comprised of (Check all that Apply) :- Selected Choice
Albany	\$269,812	\$381,379	\$382,329									X	X	Improvement Fee,Reimbursement Fee
Athens														
Aumsville														
Aurora														
Baker City														

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Bandon	\$114,280	\$164,954	\$166,062									X	X	Improvement Fee,Reimbursement Fee
Banks												X		Improvement Fee
Barlow														
Beaverton	\$444,441	\$991,903	\$828,294					TVWD, Raleigh Hills Water and West Slope each collect in the City.				X	X	Improvement Fee,Reimbursement Fee
Butte Falls														
Carlton	\$50,538	\$42,124	\$92,517									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Cascade Locks	\$59,626	\$25,510	\$27,661									X	X	Improvement Fee
Cave Junction	\$17,200	\$21,303	\$26,150		\$0	\$0	\$0		\$0	\$0	\$0	X	X	Improvement Fee,Other Fee (administration, land acquisition, etc.)
Clatskanie	\$1,500	\$16,500	\$6,500									X	X	Improvement Fee
Coquille		\$6,656	\$17,438									X	X	Improvement Fee
Cornelius	\$11,175	\$8,940	\$79,615	City of Hillsboro	\$1,603	\$12,420	\$35,651					X	X	Improvement Fee
Cottage Grove	\$102,693	\$270,434	\$243,592									X	X	Improvement Fee
Culver														
Dallas	\$459,651	\$374,012	\$700,577									X	X	Improvement Fee
Dundee	\$22,855	\$53,902	\$35,684									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Dunes City														
Durham														
Estacada														

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Fairview	\$8,183	\$20	\$13,358									X	X	Improvement Fee,Reimbursement Fee
Florence	\$100,707	\$119,143	\$133,650									X	X	Improvement Fee
Forest Grove	\$576,831	\$610,600	\$1,259,600									X	X	
Gervais	\$0	\$13,878	\$6,939									X	X	Improvement Fee
Glendale	\$5,580											X	X	Improvement Fee
Grass Valley														
Gresham	\$566,757	\$506,703	\$1,076,163									X	X	Improvement Fee,Reimbursement Fee
Halfway														
Happy Valley														
Helix														
Hermiston	\$25,430	\$18,305	\$1,500									X	X	Improvement Fee
Hillsboro	\$8,049,701	\$6,929,934	\$2,579,850									X	X	
Hines	\$1,170	\$938	\$460		\$0	\$0	\$0		\$0	\$0	\$0	X	X	Improvement Fee,Other Fee (administration, land acquisition, etc.)
Hood River	\$221,728	\$182,785	\$147,715		\$0	\$0	\$0		\$0	\$0	\$0	X	X	Improvement Fee,Reimbursement Fee
Huntington														
Irrigon	\$5,838	\$11,676	\$9,730									X	X	Improvement Fee
Island City														
Jefferson	\$5,139	\$1,269	\$1,269									X	X	Improvement Fee
Jordan Valley														
La Pine	\$16,860	\$36,694	\$68,946									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Lafayette	\$84,645	\$78,643										X	X	Improvement Fee,Reimbursement Fee

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Lake Oswego	\$609,906	\$872,255	\$773,236									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Lebanon	\$126,302	\$218,445	\$186,186									X	X	Improvement Fee,Reimbursement Fee
Lexington														
Lyons														
Madras	\$322	\$0	\$2,818					Deschutes Valley Water				X	X	Reimbursement Fee
Malin														
McMinnville														
Medford														
Milwaukie	\$6,000	\$9,000	\$23,000									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Mitchell														
Molalla	\$67,450	\$241,011	\$351,715									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Mt. Angel												X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Mt. Vernon	\$0	\$0	\$300									X	X	Improvement Fee
Myrtle Creek	\$43,799	\$31,285	\$37,542									X	X	Improvement Fee
Nehalem														
Newberg	\$393,504	\$683,590	\$489,173									X	X	Improvement Fee,Reimbursement Fee
Newport	\$126,851	\$66,401	\$21,947									X	X	Improvement Fee,Other Fee

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														(administration, land acquisition, etc.)
North Plains	\$87,035	\$116,045	\$261,737									X	X	Improvement Fee,Other Fee (administration, land acquisition, etc.)
Pendleton														
Philomath	\$123,000	\$336,000	\$323,000									X	X	Improvement Fee,Reimbursement Fee
Pilot Rock														
Portland	\$4,410,265	\$5,422,207	\$6,564,291		\$0	\$0	\$0		\$0	\$0	\$0	X	X	Reimbursement Fee
Powers														
Redmond	\$771,602	\$729,450	\$872,655									X	X	Improvement Fee,Reimbursement Fee
Rogue River														
Salem	\$1,471,614	\$1,687,355	\$2,371,781									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Scotts Mills	\$0	\$0	\$15,686									X	X	Improvement Fee
Sherwood	\$628,011	\$140,082	\$613,760									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Silverton														
Sisters	\$183,341	\$417,286	\$366,465									X	X	Improvement Fee,Reimbursement Fee
Sodaville	\$0	\$0	\$0									X	X	Improvement Fee
Spray														
Springfield														
St. Helens	\$33,079	\$70,556	\$80,780									X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)

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Stanfield	\$0	\$648	\$2,268									X	X	Reimbursement Fee
Sublimity	\$73,470	\$106,202	\$119,348	none				none				X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Sutherlin														
Talent	\$121,624	\$37,458	\$54,463									X	X	Improvement Fee,Reimbursement Fee
Tangent														
The Dalles	\$78,778	\$265,992	\$61,980									X	X	Improvement Fee
Troutdale														
Turner														
Union														
Veneta												X	X	Improvement Fee,Reimbursement Fee
Waldport	\$24,409	\$14,368	\$37,063									X	X	Improvement Fee,Reimbursement Fee
West Linn	\$347,000	\$448,000	\$234,000	South Fork Water Board	\$31,000	\$43,000	\$20,000					X	X	Improvement Fee,Reimbursement Fee,Other Fee (administration, land acquisition, etc.)
Willamina	\$16,392	\$11,608	\$20,000									X	X	
Wilsonville	\$1,504,082	\$1,526,940	\$2,890,907									X	X	Improvement Fee,Reimbursement Fee
Winston														
Wood Village	\$8,722	\$8,061	\$89,548									X	X	Improvement Fee,Reimbursement Fee
Yachats														
Yamhill	\$3,295	\$3,295	\$16,475									X	X	Improvement Fee

Water (Cont'd)

City	Water SDC is comprised of (Check all that Apply) : - Other Fee (administration, land acquisition, etc.) - Text	Please provide an average Water SDC for the above examples - Example Residential - Improvement Fee	Please provide an average Water SDC for the above examples - Example Residential - Reimbursement Fee	Please provide an average Water SDC for the above examples - Example Residential - Other Fee 1	Please provide an average Water SDC for the above examples - Example Residential - Other Fee 2	Please provide an average Water SDC for the above examples - Example Non-Residential - Improvement Fee	Please provide an average Water SDC for the above examples - Example Non-Residential - Reimbursement Fee	Please provide an average Water SDC for the above examples - Example Non-Residential - Other Fee 1	Please provide an average Water SDC for the above examples - Example Non-Residential - Other Fee 2	Please describe the basis of your fee (e.g. square footage) and any other calculation notes:	Is the adopted SDC charge less than the fee calculated using your methodology?	What year was the Water SDC fee last updated?	What year is the next planned Water SDC Update?	Does your city charge more for a Water SDC on a residential unit with a 1-inch meter?	Please provide an average Water SDC for the above residential example IF it had a 1" meter. - Example Residential (with 1" Meter) - Improvement Fee	Please provide an average Water SDC for the above residential example IF it had a 1" meter. - Example Residential (with 1" Meter) - Reimbursement Fee	Please provide an average Water SDC for the above residential example IF it had a 1" meter. - Fee 1	Please provide an average Water SDC for the above residential example IF it had a 1" meter. - Fee 2
Albany		\$2,243	\$614			\$11,954	\$3,272			Water meter size	Yes	2019	2020	Yes	\$3,745	\$1,025		
Athens																		
Aumsville																		
Aurora																		
Baker City																		
Bandon		\$5,184	\$1,362			\$17,106	\$4,495			Improvement: Meter size EDU 3.3 * 5183.78 Reimbursement: Meter size EDU 3.3 * 1362.22	No	2004	2020	No				
Banks											Yes	1997	2019	Yes				
Barlow																		
Beaverton		\$5,411				\$5,411				FY 15 5/8" \$5,411 3/4" \$7,792 1" \$13,852 1.5" \$31,167	Unsure	2019	2020	Yes	\$13,852			
Butte Falls																		
Carlton	Compliance	\$2,179	\$5,185	\$151		\$42,088				Based on Water Meter Size	No	2008	2019	No				
Cascade Locks		\$922				\$4,918				Water SDC's are based on size of meter	Unsure	2004		Yes	\$1,537			
Cave Junction		\$2,150				\$2,150				\$2,150 for each unit regardless of type	Unsure	2004	2020	Yes	\$5,375			
Clatskanie		\$1,250				\$4,140				Flat fee residential \$1250 Flat fee Commercial \$1500. \$55 per fixture over 16 units. flat fee per 2951	Unsure	2005	unknown	No				
Coquille											Unsure	2014		Unsure				
Cornelius		\$5,824				\$31,069				Water SDC for Commercial and Residential is based on water meter size	Unsure	2014	Unknown	Yes	\$9,709			

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Cottage Grove		\$4,434				\$17,735				Fee based on fixture counts.	No	2019	2020	No					
Culver																			
Dallas		\$4,046				\$11,770				Residential - Flat Rate Non-residential - Fixture Units/22 = Equivalent Dwelling Unit, EDU x \$4046 = fee	Unsure	2014	2020	No					
Dundee	Compliance	\$5,186	\$1,055	\$108		\$27,663	\$5,627	\$578		Based on water meter size	Yes	2018	2019	Yes	\$8,645	\$1,758	\$181		
Dunes City																			
Durham																			
Estacada																			
Fairview		\$1,980	\$1,667			\$10,559	\$8,886			Water Meter Size	No	2019	2020	Yes	\$3,300	\$2,777			
Florence		\$4,015				\$16,060				Residential is based per EDU. For non-residential in the example above we use 0.2 EDU per 1,000 sf of gross building area. We also have a separate water SDC based of the amount of landscaping/ All lawn/turf areas are one EDU per 2,500 sf and all shrubbery or native vegetation areas are one EDU per 4,000 sf of area. This is in addition to the \$16,060 example above. Also please see sewer SDC for the temporary SDC deferral program for residential development.	No	2016	2019	No					
Forest Grove		\$6,075				varies				Fee is set by size of the meter(s) installed.	Yes		2020	Yes	\$15,189				
Gervais		\$2,313				\$2,313				The Water SDC is based largely on the needs of the city	No	2006	2019	No					

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Glendale		\$3,540				\$3,540				as identified in the Capital Improvement Plan. The basis of the fee considers the cost of existing facilities, priority then existing users, that value of unused capacity, rate-making principals employed to finance publicly owned capital improvements, and other relevant factors identified by the Council. The methodology shall promote the objective that future system users shall contribute no more than an equitable share of the cost of then existing facilities. The methodology used to establish the improvement fee shall consider the cost of projected capital improvements needed to increase the capacity of the systems to which the fee is related.	Unsure	ORD 332 passed 11/1998 and amended 2/2003	Unsure	No				
Grass Valley																		
Gresham		\$2,513	\$2,105			\$15,912	\$13,333			Based on water meter size.	No	2018	2019	Yes	\$4,187	\$3,509		
Halfway																		
Happy Valley																		
Helix																		
Hermiston		\$282	\$0	\$0	\$0	\$2,254	\$0	\$0	\$0	SDC is based upon water meter diameter.	No	2009	Not applicable	Yes	\$704	\$0	\$0	\$0

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Hillsboro				\$10,300				\$51,500		based on the size of the meter	No	2019	not planned	No				
Hines	shut off fees	\$800		\$20		\$800				Flat rate.	No	Unsure	We should update soon.	No				
Hood River		\$2,478	\$1,661	\$2,103		\$13,215	\$8,860	\$3,856		Meter size plus a connection fee	No	2015	2020	Yes	\$4,130	\$2,768	\$2,307	
Huntington																		
Irrigon		\$1,946				\$1,946				Based on EDU	Yes	2006	Soon	Yes	\$2,919			
Island City																		
Jefferson		\$4,794				\$4,794				Planned capacity increasing project costs - Projected Growth expressed in EDUs = SDC per EDU \$4,448,889.50 - 928 EDUs = \$4,794	No	2016	unknown	Unsure				
Jordan Valley																		
La Pine	Combination of both Improvement and Reimbursement. Fee is calculated using Meter size			\$3,957				\$21,104		Meter size determines the fee. MCE(Meter Capacity Equivalent)	No	2017	2021	Yes			\$7	
Lafayette		\$2,088	\$3,306							One EDU for residential. Engineer calculates for Commercial	No	2018		No				
Lake Oswego		\$6,394	\$1,201	\$527		\$34,135	\$6,413	\$2,814		meter size	No	2019	2020	Yes	\$10,654	\$2,002	\$878	

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Lebanon		\$2,479	\$14			\$19,827	\$114			Water Meter Size	No	2008	2021	Yes	\$6,196	\$36		
Lexington																		
Lyons																		
Madras			\$1,355				\$10,840			The City assess \$1,355 per EDU based on meter equivalent. A 3/4" meter equals 1 EDU. A 2" meter equals 8 EDUs.	No	2017	10-15 years	Yes		\$3,388		
Malin																		
McMinnville																		
Medford																		
Milwaukie	Administration	\$829	\$999	\$140						Based on water meter	Unsure	2018	2019	Yes	\$1,385	\$1,664	\$234	
Mitchell																		
Molalla		\$3,343	\$619	\$80		\$17,828	\$3,302	\$423		Meter size. charge only 3/4" rate if 1" on resident is a result of fire sprinkler requirements.	No	2016	2020	Yes	\$5,571	\$1,032	\$133	
Mt. Angel		\$1,480	\$2,178	\$73							Unsure	2015		Unsure				
Mt. Vernon		\$300				\$450				flat fee plus any additional costs, if any	No	1999	unknown	No				
Myrtle Creek		\$6,257				\$50,056				residential example is for a 3/4 meter, non residential is for a 2" meter	No			Yes	\$15,643			
Nehalem																		
Newberg		\$2,607	\$2,824			\$13,817	\$14,968			Size of meter	No	2017	2027	Yes	\$4,432	\$4,801		
Newport		\$1,132		\$49		\$4,622		\$202		Residential assessment at \$0.61 for first 1,700 square feet and \$0.48 per square foot for remaining 300 square feet. Non-residential assessed \$1,206 per EDU. Office EDU equivalency of 0.2 EDU per 1,000 square feet.	Yes	2018	2019	No				

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North Plains		\$6,466				\$33,990				Based on Meter Size	No	2018	We strive to update each FY	Yes	\$10,903				
Pendleton																			
Philomath		\$5,371	\$4,002			\$20,624	\$15,371			based on water meter size	Yes	2005	2019	Yes	\$7,628	\$5,683			
Pilot Rock																			
Portland			\$4,211				\$22,460			The Bureau's SDC is a reimbursement fee calculated in accordance with the language and intent of the Oregon state legislation as specified in ORS 223.297 to 223.314. The Portland Water Bureau's SDC adheres to the definition in ORS 223.299 (3) of a "Reimbursement fee means a fee for costs associated with capital improvements already constructed, or under construction when the fee is established, for which the local government determines that capacity exists." The Bureau's buy-in SDC is essentially the "cost per equivalent meter unit" times the size of the meter (in equivalent units) added to the water system. Cost per equivalent meter unit is simply the net "value" of the water system divided by the total number of "equivalent meter units" (5/8" meter = 1	No	2018	2019	Yes		\$7,019			

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										equivalent meter unit)â€ served by the system. The net value of the water system begins with the value of existing water facilities using estimated replacement cost, less accumulated depreciation (net replacement cost book value). Construction work in progress, current planned spending capital construction through year-end, and projected year-end fund cash balances, are added. Customer contributions and unpaid bond principal are deducted. The resulting total is the net "value" of the water system. The equivalent meter unit is a ratio based on the capacity of larger meters as compared to the capacity of a base meter such as a typical residential customerâ€™s 5/8" meter.												
Powers Redmond		\$2,133	\$274			\$17,064	\$2,192			Based on meter size. Our standard residential meter size is 5/8" and was used to calculate residential SDC. We do not have a rate for a 3/4" meter.	Yes	2010	2019	Yes	\$5,333	\$685						
Rogue River																						

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Salem		\$3,569	\$1,265	\$230		\$18,915	\$6,703	\$1,218		Meter size	No	2019	2024	Yes	\$6,067	\$2,150	\$391	
Scotts Mills		\$7,843				\$7,843				The SDC fees were based on recommendations from the staff of the Mid-Willametter Valley Council of Governments, who completed a Water Systems Development Charge Study in January 2005.	No	2002		No				
Sherwood	Administration	\$3,715	\$1,801	\$76		\$14,879	\$30,704	\$620		meter size	No	2015	Uncertain but it is regularly looked at	Yes	\$9,289	\$4,501	\$189	
Silverton																		
Sisters										water meter size	No	2019	2024	Yes	\$1,620	\$1,559	\$159	
Sodaville		\$2,000				\$2,000				Gravity System SDC \$2,000 Pressurized System \$3,000	Unsure	2017		No				
Spray																		
Springfield																		
St. Helens	Administration fee	\$1,534	\$1,666	\$160		\$8,183	\$8,887	\$853		Fixed fees based on water meter size.	No	2017	2022	Yes	\$2,557	\$2,777	\$267	
Stanfield		\$0	\$648	\$0	\$0	\$0	\$6,221	\$0	\$0	Residential is based on a single family home. An apartment is 0.8 Single family homes. Non-residential depends on the type of development and number of fixtures. One fixture is 0.15 ERUs (single family homes).	Yes	2016	Not planned.	No				
Sublimity		\$3,712	\$696	\$220						per 3/4 " water meter per unit \$4628 non-residential: Please see link http://www.cityofsublimity.org/news-events SDC Methodology	No	2018	2023	Yes	\$6,187	\$1,160	\$367	
Sutherlin																		

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Talent				\$3,221						non-residential is based on actual meter size	Yes	2018	2019	Yes			\$8,054	
Tangent																		
The Dalles		\$2,317				\$16,219				Based on meter size - 1 unit per 3/4 inch meter	Yes	2006	unsure	Yes	\$4,634			
Troutdale																		
Turner																		
Union																		
Veneta				\$7,306						Based on 1 (ERU) which equals 432 gallons per day.	Unsure	2013	Not Planned	No				
Waldport		\$404	\$3,442			\$3,232	\$27,536			Meter size 3/4" = 1 EDU = 3846 Meter size 2" = 8 EDU = 3846 x 8	No	2010		Yes				
West Linn	Administrative	\$12,713	\$1,068	\$357		\$67,800	\$5,696	\$1,904		Meter size	No	2018	2021	Yes	\$21,188	\$1,780	\$595	
Willamina													2020					
Wilsonville		\$14,256	\$144			\$76,031	\$768			Meter size	No	2019	2029	Yes	\$23,760	\$240		
Winston																		
Wood Village		\$862	\$2,301			\$4,593	\$12,265			Per Capita equivalents through EDU methodology and meter demand on system.	No	2018	2019	Yes	\$1,439	\$3,843		
Yachats																		
Yamhill		\$3,295				\$3,295					No	2018	unknown	No				

Additional Questions

City	Does your city waive or reduce the Water SDC if extra capacity for a 1" meter is intended for a home fire suppression sprinkler system?	Has your city provided any SDC waivers, reductions, or other payment accommodations in the last three years?	What type of waiver, reduction or accommodation has your city implemented in the last three years? (Check all that Apply) - Selected Choice	What type of waiver, reduction or accommodation has your city implemented in the last three years? (Check all that Apply) - Other Accommodation (Please Specify) - Text	Waivers, reductions or accommodations have been given to the following SDC types (check all that apply):	Waivers, reductions or accommodations have been given to the following types of development (check all that apply):	What was the purpose and desired goal of the waivers, reductions or accommodation?	What are the qualifications for a project to receive a waiver or reduction?	This concludes the survey. Do you have any additional questions or comments?
Albany	No	Yes	SDC Payments Phased-In (SDCs are phased-in over a period of time)		Sewer,Transportation,Water	Residential	The goal of phasing in of an existing established SDC's is to lessen the the impact of development and encourage economic development.	The City does not offer waivers or reductions to customers.	The City does not charge a construction excise tax. However, we collect a fee for the Albany School District through the City's building permits. The revenue collected is transferred to the school district.
Athens									
Aumsville									
Aurora									
Baker City									We charge mainline fees for sewer and water hookups even if property has mainline running by the parcel
Bandon		Unsure							
Banks	No	Unsure							
Barlow									
Beaverton	Yes	Yes	Other Accommodation (Please Specify)		Parks,Sewer,Transportation,Water,Stormwater	Residential	Affordable Housing	Provide affordable housing on a proportional base at 60-80% of the area median income	
Butte Falls									
Carlton		No							
Cascade Locks	No	No							I forgot to add the 2" sewer sdc charge for the example. It's \$8038.00
Cave Junction	No	No							In response to the housing crisis we are seeing cities with larger tax bases deferring/waiving/reducing etc., the SDCs. For a city with a smaller tax base,

									(Cave Junction has a population of 1940) this would be an extreme hit to our already minimal budget. We have also experienced large investors beginning projects and then walking away only to leave the project sit for years. Waiting for a sale in order to recoup fees would not be a safe risk for a city with smaller populations.
Clatskanie		No							
Coquille		No							
Cornelius	Yes	Yes	SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)		Sewer, Transportation, Water	Commercial	Commercial Projects may defer payment of approved SDC fees until occupancy approval. Residential projects that require water meters to be sized up to accommodate fire suppression systems, may qualify for Water SDC reduction.	Residential projects with fire sprinkler systems must meet requirements of Resolution No. 2018-37. Reduction is allowed provided that the increased water meter size is only necessary to serve the fire sprinkler system and does not directly result in an increase in monthly consumption.	
Cottage Grove		No							I left out the 2018 SDC Revenue for Parks of \$57,349 or Sewer of \$43,727. I'm not sure which one as I unable to go back to add.
Culver		No							
Dallas		Yes	SDC Waivers (SDCs waived on certain projects),SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction)		Parks, Sewer, Transportation, Water, Stormwater	Commercial	Credits given for redevelopment of lot. Based on previous record of fixture units from existing of demolished structures.	If the new structure doesn't increase the load of municipal systems; or Eliminates the load/need on the system.	
Dundee	Unsure	No							

Dunes City Durham		No								We collect construction excise taxes for the school district and metro. We do not keep any of the funds...they are passed through to the other entities. I was not sure how you wanted me to classify the CET for these other entities, so I answered "unsure" when asked if we collected CETs.
Estacada Fairview	No	Yes	SDC Waivers (SDCs waived on certain projects),SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction)		Sewer,Water,Stormwater	Residential	To incentivize development (applied to BOTH Residential and Commercial - survey will not allow me to select both)	http://www.fairvieworegon.gov/ArchiveCenter/ViewFile/Item/2539	Unable to go back and correct Sewer and Storm Revenue Corrected Numbers Are: Fund FY2016 FY2018 Sewer 5,884 75 27,214 Storm 784 0 7,332	
Florence		Yes	SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction)		Sewer,Transportation,Water,Stormwater	Residential	To encourage affordable single-family housing development	Based on square footage of the home. ADU's received 100% reduction of SDC's (water, sewer, stormwater and transportation). Single-family residential temporary deferral is: Homes 0-999 sf 60% 1,000 - 1,199 sf 50% 1,200 - 1,399 sf 40% 1,400 - 1,599 sf 30% 1,600 - 1,799 sf 20% No deferrals on single-family homes 1,800 sf or larger.	Since we established the deferral program in July 2018 we have had 2 deferrals at 60%; 1 at 50%; 1 at 40%; 8 at 30%; 7 at 20%; 6 ADU's (100% deferral) and 5 with no deferrals.	
Forest Grove	No	Yes	SDC Payments Phased-In (SDCs are phased-in over a period of time),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)		Parks,Sewer,Transportation,Water,Stormwater	Residential	Phased-in payments is to permit financing as required by state law when requested by the homeowner. Payments delayed have been for non-profit housing developments to allow the project to occur. Delayed payments are due prior to the issuance of certificate of occupancy.	Have not done waivers or reductions.	Did not fill in all of the information due to time. Tried to at least get the residential information completed.	

Gervais		Unsure							
Glendale		No							
Grass Valley									No
Gresham	No	No							We have an online SDC calculator that allows the public to estimate their SDCs. It provides for all inputs, including meter usage (fire only) and existing/prior use for allocated system capacity, that impact the charge. It can be accessed at www.greshamoregon.gov/sdc
Halfway									
Happy Valley		No							
Helix									
Hermiston	No	Yes	SDC Waivers (SDCs waived on certain projects)		Sewer,Water	Commercial	SDC waivers are an incentive for major economic development projects	A project must generate more than 50 new jobs and/or qualify for a enterprise zone property tax exemption.	
Hillsboro		No							
Hines		No							
Hood River	Yes	No							
Huntington									
Irrigon	No	No							
Island City									
Jefferson		No							
Jordan Valley									
La Pine	No	Unsure							
Lafayette		Yes	SDC Payments Phased-In (SDCs are phased-in over a period of time)		Parks,Sewer,Transportation,Water	Residential	Allowed a payment plan for SDC's as required by statute.		
Lake Oswego	No	Yes	SDC Waivers (SDCs waived on certain projects)		Parks,Sewer,Transportation,Water,Stormwater	Residential	Affordable Housing - No SDCs on ADUs	Must meet rent restrictions for 10 years	
Lebanon	No	No							Q18 No (not yes as marked)
Lexington									
Lyons									None
Madras	Yes	Yes	SDC Reductions (Some SDC revenue is collected - partial waiver or fee)		Parks,Sewer,Transportation,Water,Stormwater	Commercial	To help development occur and be flexible to the market.	We will reduce SDC's if paid at time of building permit and give the developer a credit equal to our LGIP interest rate on SDCs. We will allow deferrals on payments up to 9 months or Certificate of Occupancy (whichever comes first). We give credit for the highest previous use on property verified within the past 20 years.	We give credits, waivers, reductions, accommodations on both residential, commercial and industrial. I

			amount reduction),SDC Payments Phased-In (SDCs are phased-in over a period of time),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)					We will enter into payment plans for up to 5 years on SDC's if it is a change of use only. We will credit development for oversize of infrastructure and improvements that are non-adjacent to the development. Most recently we are proposing an housing incentive program to reduce SDCs 25%, 50%, and 75% depending on the type and selling price of housing. Example is any home gets 25% reduction off of SDCs if they build a single family dwelling, duplex, or triplex. If the home sells for \$240,000 or less then they will receive another 25% reduction. Any multifamily (4 or more) receive's an 75% reduction on SDCs as well as an additional 90% reduction on Parks SDCs. We also have created a job incentive program to credit 1% per job credit in the City's Enterprise Zone up to 25% credit. We have also created a cap on land use classification to not exceed Shopping Center in the C2 and C3 zones. All of the new proposed credits and incentives go before City Council on April 23rd for their consideration.	tried to check both but it would not allow me to.
Malin McMinnville		Yes	SDC Waivers (SDCs waived on certain projects)		Sewer,Transportation	Residential	To increase the availability of affordable housing.	<p>B.â€,Affordable Housing.</p> <p>1.â€,The following affordable housing projects are exempt from the transportation and wastewater systems development charge imposed in MMC 3.10.020:</p> <p>a.â€,Housing for low-income residents which is exempt from real property taxes under state law. Applicants will need to provide proof of exemption at the time of application.</p> <p>b.â€,Owner-occupied or lease-to-purchase housing for households with an income at or below 80 percent of the Area Median Income as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development. Income levels will need to be certified and provided by the applicant at the time of application.</p> <p>c.â€,Homeless Shelter Developments.</p> <p>d.â€,If the project has units that do not qualify for the exemption or a commercial component, the exemption will be applied to only that portion of the project that qualifies.</p>	
Medford		Yes	SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy),Other	We also offer a multiple payment option called bancrofting	Parks,Sewer,Transportation,Stormwater	Commercial	To help encourage development and also offset the implementation of the construction excise tax.	They need to request to defer their SDC fees at the time of building permit application and pay a \$150 fee per building permit.	

			Accommodation (Please Specify)						
Milwaukie	Unsure	Yes	Other Accommodation (Please Specify)	Bancroft Financing over a ten year period or less.	Sewer, Transportation, Water, Stormwater	Commercial	To provide a financing option for homeowners and business owners to help spread the costs.	Owners of single family, multi-family, not-for-profit, public organizations, and commercial properties can apply. The application from the property owner needs to be completed and verified.	
Mitchell Molalla	Yes	Yes	SDC Payments Phased-In (SDCs are phased-in over a period of time)		Sewer, Transportation, Water, Stormwater	Commercial	Allowed by code and requested by developer	Written request to City Manager, enter into agreement with Finance Department	
Mt. Angel		No							I noticed the survey asks for the last 3 years worth of Parks SDC collected, but the form asks for FY 2013, 14, 15, is this intentional? It is confusing, which was intended?
Mt. Vernon		No							
Myrtle Creek	No	No							
Nehalem									
Newberg	No	Yes	SDC Waivers (SDCs waived on certain projects)		Sewer, Water	Residential		low to moderate income single family res. projects for certified nonprofit entities	
Newport		Yes	SDC Payments Phased-In (SDCs are phased-in over a period of time), Other Accommodation (Please Specify)		Parks, Sewer, Transportation, Water, Stormwater	Residential	Credit for pre-existing development acknowledges existing impact on services. Installment plan is an option to allow payment to be financed over time. Credit transfer for credits attributed to qualified improvements is incentive, given that developers in small towns have a hard time using them up in 10 years as required by statute.	Already addressed.	
North Plains	Yes	Yes			Parks, Transportation				

Pendleton		Yes	SDC Waivers (SDCs waived on certain projects),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)		Parks,Transportation	Residential	Encourage the development of needed housing.	Waiver: A written request submitted to the city manager. Delayed payment agreement that is recorded.	
Philomath	No	No							
Pilot Rock									
Portland	No	Yes	Temporary SDC Moratorium (SDCs not collected on all projects),SDC Waivers (SDCs waived on certain projects)		Parks,Sewer,Transportation,Water,Stormwater	Residential	Affordable Housing, ADUs	Affordable Housing: https://www.portlandoregon.gov/citycode/?c=73403&a=497699 ADUs: https://www.portlandoregon.gov/bds/article/575523	
Powers									
Redmond	No	Yes	SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)		Parks,Sewer,Transportation,Water	Commercial	Encourage development through the Enterprise Zone program and accommodate developer/builders by delaying collection of SDC's to occupancy.	Based on industry type, minimum investment amount, increase in employment and other criteria identified by the Greater Redmond Area Enterprise Zone incentive program.	Question 6 should be changed to "No". I was not able to navigate back to the question to correct myself.
Rogue River									
Salem	Yes	Yes	Temporary SDC Moratorium (SDCs not collected on all projects),SDC Waivers (SDCs waived on certain projects)		Parks,Sewer,Transportation,Water,Stormwater	Residential	Accessory Dwelling Units - 5 year moratorium to increase urban density Low-income housing - waiver for units affordable to households less than 80% of annual medium income	Accessory dwelling unit - meet definition Low income housing - deed restriction is recorded that maintains affordability of the property for not less than 30 years;	
Scotts Mills		No							FY 2016 SDC income-0 FY 2017 SDC income-7843

									FY 2018 SDC income as of April 8, 2019-7843
Sherwood	Unsure	Yes	SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)		Parks,Transportation	Commercial	To help development proceed when the SDC fees are large	For any development when the Transportation and/or Parks SDC is greater than \$50,000 we allow them to defer to occupancy	
Silverton Sisters	Unsure	Yes	SDC Waivers (SDCs waived on certain projects)		Parks,Sewer,Transportation,Water	Residential	affordable housing	depends on the request	
Sodaville Spray		No							
Springfield		Yes	SDC Waivers (SDCs waived on certain projects)		Sewer,Transportation,Stormwater	Residential	For Accessory Dwelling Units, to stimulate more housing infill.	Create a new Accessory Dwelling Unit whether attached or detached.	This did not specify local versus regional sewer SDCs. Therefore I only put in information regarding local SDCs. Also, it would be helpful to have a "back" button on all pages or at least a preview of all of the questions ahead of time. This would reduce errors and allow us to know what types of information will be needed ahead of time before getting into the middle of the survey and tracking it down.
St. Helens	No	Yes	SDC Waivers (SDCs waived on certain projects)		Parks,Sewer,Transportation,Water,Stormwater	Residential	Assist non-profit groups such as Habitat for Humanity	Non-profit, provide positive benefit to the communtiy.	
Stanfield		Yes	Other Accommodation (Please Specify)	SDCs can be waived if the developer installs infrastructure of the same type that will be used by other users besides the new development. The amount of the waiver depends on the cost of the infrastructure being installed.	Parks,Sewer,Transportation,Water	Residential	The goal of the waivers is to ensure that desired and needed infrastructure is installed, and to encourage developers to pay for that infrastructure when it is connected to their developments, and to achieve costs savings	The project must be used by other residents or businesses, not just those who purchase, lease, or rent the new development.	No.

							when work is done at the same time as other work required by the development.		
Sublimity	Unsure	Unsure							SDC Methodology was just updated in 2018 and is on the City website.
Sutherlin Talent	No	No							SDC for parks was calculated incorrectly in the survey. That particular page included all SDCs in the calculation. Parks SDCs are as follows: 2018-\$32,038, 2017-\$13,457, 2016-\$54,517
Tangent The Dalles	No	No Yes	SDC Waivers (SDCs waived on certain projects),SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction)		Transportation	Commercial	to provide incentives for businesses to relocate and/or expand within the City and facilitate the filling of existing vacant buildings within the City, with an emphasis on the Downtown Commercial District, and encourage new small scale developments, primarily by small business.	Reduce the costs of expansion for existing businesses which have been in the City for a minimum of two years, including businesses who seek to relocate to a new site involving the construction of new facilities.	
Troutdale Turner Union									
Veneta		Yes	SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy),Other	Deferral Payments	Parks,Sewer,Transportation,Water,Stormwater	Commercial	for commercial - to promote economic development	non-residential development. SDV reduction by 50% for 1 year. Renewed annually by Council if desired. SDC reduction/deferred payment for affordable housing	

			r Accommodation (Please Specify)						
Waldport	No	No							
West Linn	No	Yes	Other Accommodation (Please Specify)	Loans with interest	Parks,Sewer,Transportation,Water	Residential	Question prior did not allow choice of both-- SDC loans have been provided to both residential and commercial. Purpose--meeting Bancroft bonding act	Meeting Bancroft bonding act. ORS 223.205-223.295	
Willamina		No							
Wilsonville	Yes	Yes	SDC Reductions (Some SDC revenue is collected - partial waiver or fee amount reduction),SDC Payments Delayed (SDCs delayed until a later date, such as the time of occupancy)		Parks,Sewer,Transportation,Water,Stormwater	Residential	To accommodate fire sprinklers in Villebois; Appeal of SDC calculations.	Outlined in Chapter 11 of city code (WC 11.040.04-.08)	Q67 would not allow both options to be chosen, which is what I would have done.
Winston		Yes	Other Accommodation (Please Specify)	financed/amortize d over 10 years/2 annual installments	Parks,Sewer,Transportation	Residential	To make construction more affordable.		
Wood Village	No	No							Note that the reported fiscal periods are FY16, 17 and 18, not the identified 13, 14, 15; Urban Renewal does offer incentives for certain kinds of development, with those incentives frequently being applied to the payment of SDC
Yachats									
Yamhill		Unsure							

