

Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES

	Current Fee ~ 2020-2021	2021-2022 Fee Changes	Notes
Construction Excise Tax (CET)			
School Construction Excise Tax (CET)- Imposed on improvements to real property that result in a new structure or additional square footage in an existing structure. See exemptions in ORS 320.173	Residential; \$1.23 per sq. ft. Commercial; \$0.61 per sq. ft. (not to exceed 30,700 per permit or structure) Fee set by Resolution between School District & City.		ORS 320.170 & Resolution 16-17. Per this Resolution 16-17, Oregon Dept. of Revenue will determine adjusted rates and report to the School.
System Development Charges (SDC)			
Water			
(based on water meter size)			Increased 1.6% per
			ENR 20 City Annual Ave CCI as of Dec 2020
5/8"	\$5,477.66	\$8,940.00	See Resolution 21-05
3/4"	\$5,477.66	\$8,940.00	See Resolution 17-16
1"	\$9,147.33	\$14,900.00	
1.5"	\$18,240.73	\$29,800.00	
2"	\$29,196.02	\$47,680.00	
3"	\$63,923.89	\$89,400.00	
4"		\$149,000.00	
6"		\$298,000.00	
8"		\$476,800.00	
Wastewater			
(based on water meter size)			Increased 1.6% per
			ENR 20 City Annual Ave CCI as of Dec 2020
3/4"	\$4,848.69	\$4,927.25	See Resolution 15-24
1" (single family only)	\$4,848.69	\$4,927.25	See Resolution 17-16
1"	\$8,080.75	\$8,211.68	
1.5"	\$16,160.37	\$16,422.20	
2"	\$25,856.60	\$26,275.52	
3"	\$51,713.20	\$52,551.04	
4"	\$78,095.46	\$79,344.99	
6"	\$156,192.02	\$158,691.09	
8"	\$249,906.56	\$253,905.07	
Parks			
(based on type of residential development)			Increased 1.6% per
			ENR 20 City Annual Ave CCI as of Dec 2020
Single Family	\$2,191.64	\$2,227.15	See Resolution 639
Multi-Family (per unit)	\$1,611.49	\$1,637.61	See Resolution 17-16
Manufactured Home in a Park	\$1,716.96	\$1,744.78	
Stormwater			
(based on Equivalent Service Unit; ESU=2,750 sq. ft. of impervious surface)			Increased 1.6% per
			ENR 20 City Annual Ave CCI as of Dec 2020
Single Family	\$660.83	\$671.53	Resolution 708; Resolution 17-16
Multi-Family & Commercial	Based on ESU		1-ESU per ESU
Transportation			
			Increased 1.6% per
			ENR 20 City Annual Ave CCI as of Dec 2020
			See Resolution 15-11
			See Resolution 18-07
			See Resolution 17-16
ITE Land Use Code/Category			
Port and Terminal (Land Uses 000-099)	TOTAL SDC PER UNIT		Unit*
010 Waterport/Marine Terminal**	\$36,645.69	\$37,239.42	/Berth
021 Commercial Airport	\$12,285.02	\$12,484.06	/Ave. flights per day
022 General Aviation Airport	\$3,119.33	\$3,169.86	/Employee
030 Intermodal Truck Terminal	\$13,994.25	\$14,220.99	/Acre
090 Park-n-Ride Lot with Bus Service	\$1,324.65	\$1,346.11	/Parking space
093 Light Rail Transit Station with Parking	\$2,649.29	\$2,692.22	/Parking space
Industrial (Land Uses 100-199)	TOTAL SDC PER UNIT		Unit*
110 General light industrial	\$2,072.43	\$2,106.01	/T.S.F.G.F.A.
120 General heavy industrial	\$1,452.84	\$1,476.38	/T.S.F.G.F.A.
130 Industrial park	\$1,816.05	\$1,845.47	/T.S.F.G.F.A.
140 Manufacturing	\$1,559.66	\$1,584.93	/T.S.F.G.F.A.
150 Warehousing	\$683.69	\$694.77	/T.S.F.G.F.A.
151 Mini-warehouse	\$555.50	\$564.50	/T.S.F.G.F.A.
152 High-Cube Warehouse/Distribution Center	\$256.38	\$260.53	/T.S.F.G.F.A.
160 Data center	\$192.29	\$195.40	/T.S.F.G.F.A.
170 Utilities	\$1,623.76	\$1,650.07	/T.S.F.G.F.A.
Residential (Land Uses 200-299)	TOTAL SDC PER UNIT		Unit*
210 Single family detached housing	\$2,136.53	\$2,171.14	/ Dwelling unit
220 Apartment	\$1,324.65	\$1,346.11	/ Dwelling unit
221 Low-Rise Apartment	\$1,239.19	\$1,259.27	/ Occupied dwelling unit
222 High-Rise Apartment	\$747.78	\$759.90	/ Dwelling unit
223 Mid-Rise Apartment	\$833.25	\$846.74	/ Dwelling unit
224 Rental Townhouse	\$1,538.30	\$1,563.22	/ Dwelling unit
230 Residential condominium/townhouse	\$1,110.99	\$1,128.99	/ Dwelling unit
231 Low-Rise Residential Condominium/Townhouse	\$1,666.49	\$1,693.49	/ Dwelling unit
232 High-Rise Residential Condominium/Townhouse	\$811.88	\$825.03	/ Dwelling unit
233 Luxury Condominium/Townhouse	\$1,175.09	\$1,194.13	/ Occupied dwelling unit
240 Mobile home park	\$1,260.55	\$1,280.98	/ Occupied dwelling unit
251 Senior Adult Housing - Detached	\$576.86	\$586.21	/ Dwelling unit
252 Senior Adult Housing - Attached	\$534.13	\$542.79	/ Dwelling unit
253 Congregate Care Facility	\$363.21	\$369.09	/ Dwelling unit
254 Assisted living	\$470.04	\$477.66	/ Bed
255 Continuing Care Retirement Community	\$341.84	\$347.38	/ Unit
260 Recreational Homes	\$555.50	\$564.50	/ Dwelling unit
265 Timeshare	\$1,602.39	\$1,628.35	/ Dwelling unit
270 Residential Planned Unit Development	\$1,324.65	\$1,346.11	/ Dwelling unit
Lodging (Land Uses 300-399)	TOTAL SDC PER UNIT		Unit*
310 Hotel	\$1,281.92	\$1,302.69	/ Room
311 All Suites Hotel	\$854.61	\$868.46	/ Room
312 Business Hotel	\$1,324.65	\$1,346.11	/ Occupied Room
320 Motel	\$1,004.17	\$1,020.43	/ Room
330 Resort Hotel	\$897.34	\$911.88	/ Room

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Transportation continued	Current Fee ~ 2020-2021	2021-2022 Fee Changes	Notes
Recreational (Land Uses 400-499)	TOTAL SDC PER UNIT		Unit*
411 City Park**	\$403.80	\$410.34	/Acre
412 County Park	\$192.29	\$195.40	/Acre
413 State Park**	\$138.87	\$141.12	/Acre
414 Water Slide Park	\$4,102.13	\$4,168.59	/T.S.F.G.F.A.
415 Beach Park	\$2,777.48	\$2,822.49	/Acre
416 Campground/Recreational Vehicle Park	\$576.86	\$586.21	/Occupied camp site
417 Regional park	\$427.31	\$434.23	/Acre
418 National Monument	\$897.34	\$911.88	/Acre
420 Marina	\$405.94	\$412.52	/Berth
430 Golf course	\$640.96	\$651.34	/Acre
431 Miniature Golf Course	\$705.05	\$716.48	/Hole
432 Golf Driving Range	\$2,670.66	\$2,713.93	/Tees/Driving Position
433 Batting Cages	\$4,743.09	\$4,819.93	/Cage
435 Multipurpose Recreational Facility	\$7,648.76	\$7,772.68	/T.S.F.G.F.A.
437 Bowling Alley	\$3,653.46	\$3,712.65	/T.S.F.G.F.A.
440 Adult Cabaret	\$82,619.46	\$83,958.04	/T.S.F.G.F.A.
441 Live Theater	\$42.73	\$43.42	/Seat
443 Movie Theater without Matinee	\$51,276.62	\$52,107.39	/Movie Screen
444 Movie Theater with Matinee - Fri pm peak hr	\$98,087.91	\$99,677.11	/Movie screen
445 Multiplex Movie Theater - Fri pm peak hr	\$48,627.33	\$49,415.18	/Movie screen
452 Horse Racetrack	\$128.19	\$130.27	/Seat
453 Automobile Racetrack - Saturday peak hr	\$598.23	\$607.92	/Attendee
454 Dog Racetrack	\$320.48	\$325.67	/Attendee
460 Arena**	\$7,121.04	\$7,236.42	/Acre
465 Ice Skating Rink	\$5,042.20	\$5,123.90	/T.S.F.G.F.A.
466 Snow Ski Area	\$55,549.68	\$56,129.17	/Lift
473 Casino/Video Lottery Establishment	\$28,693.54	\$29,158.43	/T.S.F.G.F.A.
480 Amusement Park	\$8,439.28	\$8,576.01	/Acre
481 Zoo**	\$24,544.41	\$24,942.07	/Acre
488 Soccer Complex	\$36,684.15	\$37,278.50	/Field
490 Tennis Courts	\$8,289.72	\$8,424.03	/Court
491 Racquet/Tennis Club	\$7,157.36	\$7,273.33	/Court
492 Health/Fitness Club	\$7,541.94	\$7,664.13	/T.S.F.G.F.A.
493 Athletic Club	\$12,733.70	\$12,940.00	/T.S.F.G.F.A.
495 Recreational Community Center	\$5,854.08	\$5,948.93	/T.S.F.G.F.A.
Institutional (Land Uses 500-599)	TOTAL SDC PER UNIT		Unit*
501 Military Base	\$833.25	\$846.74	/Employee
520 Elementary School	\$2,585.20	\$2,627.08	/T.S.F.G.F.A.
522 Middle School/Junior High School	\$2,542.47	\$2,583.65	/T.S.F.G.F.A.
530 High School	\$2,072.43	\$2,106.01	/T.S.F.G.F.A.
534 Private School (K-8) - pm peak hour generator	\$13,951.51	\$14,177.56	/T.S.F.G.F.A.
536 Private School (K-12) - pm peak hour generator	\$11,750.89	\$11,941.28	/T.S.F.G.F.A.
540 Junior/Community College	\$5,426.78	\$5,514.70	/T.S.F.G.F.A.
550 University/College	\$1,687.86	\$1,715.20	/Employee
560 Church	\$1,175.09	\$1,194.13	/T.S.F.G.F.A.
561 Synagogue	\$3,610.73	\$3,669.23	/T.S.F.G.F.A.
562 Mosque - pm peak hour generator	\$23,544.52	\$23,925.98	/T.S.F.G.F.A.
565 Day Care Center	\$26,364.73	\$26,791.88	/T.S.F.G.F.A.
566 Cemetery	\$1,794.68	\$1,823.75	/Acre
571 Prison	\$6,217.29	\$6,318.02	/T.S.F.G.F.A.
580 Museum	\$384.57	\$390.81	/T.S.F.G.F.A.
590 Library	\$15,596.64	\$15,849.34	/T.S.F.G.F.A.
591 Lodge/Fraternal Organization	\$64.10	\$65.13	/Member
Medical (Land Uses 600-699)	TOTAL SDC PER UNIT		Unit*
610 Hospital	\$1,986.97	\$2,019.17	/T.S.F.G.F.A.
620 Nursing Home	\$1,581.03	\$1,606.64	/T.S.F.G.F.A.
630 Clinic	\$11,067.20	\$11,246.52	/T.S.F.G.F.A.
640 Animal Hospital/Veterinary Clinic	\$10,084.40	\$10,247.78	/T.S.F.G.F.A.
Office (Land Uses 700-799)	TOTAL SDC PER UNIT		Unit*
710 General office building	\$3,183.42	\$3,235.00	/T.S.F.G.F.A.
714 Corporate Headquarters Building	\$3,012.50	\$3,061.31	/T.S.F.G.F.A.
715 Single Tenant Office Building	\$3,717.56	\$3,777.79	/T.S.F.G.F.A.
720 Medical-dental office building	\$7,627.40	\$7,750.97	/T.S.F.G.F.A.
730 Government Office Building	\$2,585.20	\$2,627.00	/T.S.F.G.F.A.
731 State Motor Vehicles Department	\$36,513.23	\$37,104.81	/T.S.F.G.F.A.
732 United States Post Office	\$23,971.82	\$24,360.21	/T.S.F.G.F.A.
733 Government Office Complex	\$6,089.10	\$6,187.75	/T.S.F.G.F.A.
750 Office park - pm peak hour	\$3,162.06	\$3,213.29	/T.S.F.G.F.A.
760 Research and development center-pm peak hour	\$2,286.08	\$2,323.12	/T.S.F.G.F.A.
770 Business park - pm peak hour	\$2,692.02	\$2,735.64	/T.S.F.G.F.A.

Fee Schedule ~ SYSTEM DEVELOPMENT CHARGES continued

Transportation continued	Current Fee ~ 2020-2021	2021-2022 Fee Changes	Notes
Retail (Land Uses 800-899)	TOTAL SDC PER UNIT		Unit*
810 Tractor Supply Store	\$2,991.14	\$3,039.60	/T.S.F.G.F.A.
811 Construction Equipment Rental Store	\$2,115.16	\$2,149.43	/T.S.F.G.F.A.
812 Building Materials and Lumber Store	\$9,593.00	\$9,748.43	/T.S.F.G.F.A.
813 Free Standing Discount Super Store	\$6,691.60	\$6,800.02	/T.S.F.G.F.A.
814 Variety Store	\$14,571.11	\$14,807.18	/T.S.F.G.F.A.
815 Free Standing Discount Store	\$5,080.55	\$5,162.87	/T.S.F.G.F.A.
816 Hardware/Paint Store	\$4,601.65	\$4,676.20	/T.S.F.G.F.A.
817 Nursery (Garden Center)	\$14,827.49	\$15,067.72	/T.S.F.G.F.A.
818 Nursery (Wholesale)	\$11,045.84	\$11,224.80	/T.S.F.G.F.A.
820 Shopping Center	\$3,974.35	\$4,038.75	/T.S.F.O.G.L.A.
823 Factory Outlet Center	\$4,892.64	\$4,971.92	/T.S.F.G.F.A.
826 Specialty Retail Center	\$5,789.99	\$5,883.80	/T.S.F.O.G.L.A.
841 Automobile Sales	\$5,597.70	\$5,688.39	/T.S.F.G.F.A.
842 Recreational Vehicle Sales	\$5,426.78	\$5,514.70	/T.S.F.G.F.A.
843 Automobile Parts Sales	\$5,621.63	\$5,712.71	/T.S.F.G.F.A.
848 Tire Store	\$6,088.39	\$6,187.03	/T.S.F.G.F.A.
849 Tire Superstore	\$4,508.07	\$4,581.11	/T.S.F.G.F.A.
850 Supermarket	\$7,848.53	\$7,975.68	/T.S.F.G.F.A.
851 Convenience Market (Open 24 Hours)	\$36,421.45	\$37,011.54	/T.S.F.G.F.A.
852 Convenience Market (Open 15-16 Hours)	\$17,995.92	\$18,287.48	/T.S.F.G.F.A.
853 Convenience Market with Gasoline Pumps	\$17,624.29	\$17,909.83	/T.S.F.G.F.A.
854 Discount Supermarket	\$9,586.42	\$9,741.74	/T.S.F.G.F.A.
857 Discount Club	\$8,930.68	\$9,075.37	/T.S.F.G.F.A.
860 Wholesale Market	\$1,880.14	\$1,910.61	/T.S.F.G.F.A.
861 Sporting Goods Superstore	\$3,931.21	\$3,994.90	/T.S.F.G.F.A.
862 Home Improvement Superstore	\$2,190.37	\$2,225.86	/T.S.F.G.F.A.
863 Electronics Superstore	\$2,595.88	\$2,637.93	/T.S.F.G.F.A.
864 Toy/Children's Superstore	\$10,661.26	\$10,833.99	/T.S.F.G.F.A.
865 Baby Superstore	\$3,888.48	\$3,951.48	/T.S.F.G.F.A.
866 Pet Supply Superstore	\$7,221.46	\$7,338.46	/T.S.F.G.F.A.
867 Office Supply Superstore	\$7,264.19	\$7,381.88	/T.S.F.G.F.A.
868 Book Superstore	\$33,799.84	\$34,347.46	/T.S.F.G.F.A.
869 Discount Home Furnishing Superstore	\$3,354.35	\$3,408.69	/T.S.F.G.F.A.
872 Bed and Linen Superstore	\$4,743.09	\$4,819.93	/T.S.F.G.F.A.
875 Department Store	\$3,995.30	\$4,060.03	/T.S.F.G.F.A.
876 Apparel Store	\$8,182.89	\$8,315.47	/T.S.F.G.F.A.
879 Arts and Crafts Store	\$13,267.83	\$13,482.79	/T.S.F.G.F.A.
880 Pharmacy/Drugstore without Drive-Through	\$7,597.49	\$7,720.58	/T.S.F.G.F.A.
881 Pharmacy/Drugstore with Drive-Through	\$8,045.73	\$8,176.08	/T.S.F.G.F.A.
890 Furniture Store	\$352.53	\$358.23	/T.S.F.G.F.A.
896 DVD/Video Store	\$29,056.75	\$29,527.53	/T.S.F.G.F.A.
897 Medical Equipment Store	\$2,649.29	\$2,692.22	/T.S.F.G.F.A.
Services (Land Uses 900-999)	TOTAL SDC PER UNIT		Unit*
911 Walk-in Bank	\$25,916.06	\$26,335.94	/T.S.F.G.F.A.
912 Drive-in Bank	\$14,190.81	\$14,420.73	/T.S.F.G.F.A.
918 Hair Salon	\$3,097.96	\$3,148.15	/T.S.F.G.F.A.
920 Copy, Print and Express Ship Store	\$15,831.66	\$16,088.16	/T.S.F.G.F.A.
925 Drinking Place	\$24,228.21	\$24,620.74	/T.S.F.G.F.A.
931 Quality Restaurant	\$6,801.10	\$6,911.29	/T.S.F.G.F.A.
932 High-Turnover (Sit Down) Restaurant	\$8,365.30	\$8,500.83	/T.S.F.G.F.A.
933 Fast-food restaurant without drive-through	\$22,208.39	\$22,568.20	/T.S.F.G.F.A.
934 Fast-food restaurant with drive-through	\$28,561.85	\$29,024.61	/T.S.F.G.F.A.
935 Fast-food rest w/drive-thru & no indoor seating	\$10,573.45	\$10,744.76	/T.S.F.G.F.A.
936 Coffee/donut shop without drive-through	\$34,607.72	\$35,168.42	/T.S.F.G.F.A.
937 Coffee/donut shop with drive-through	\$37,440.96	\$38,047.57	/T.S.F.G.F.A.
938 Coffee/donut kiosk	\$65,609.15	\$66,672.13	/T.S.F.G.F.A.
939 Bread/Donut/Bagel Shop w/o Drive-Thru Window	\$59,822.73	\$60,791.97	/T.S.F.G.F.A.
940 Bread/Donut/Bagel Shop w/Drive-Thru Window	\$40,572.63	\$41,229.98	/T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$11,088.57	\$11,268.23	/Servicing Position
942 Automobile Care Center	\$6,644.60	\$6,752.25	/T.S.F.O.G.L.A.
943 Automobile Parts and Service Center	\$9,528.91	\$9,683.29	/T.S.F.G.F.A.
944 Gasoline/service station	\$10,371.77	\$10,539.81	/Vehicle fueling position
945 Gasoline/service station with convenience market	\$3,688.24	\$3,748.00	/Vehicle fueling position
946 Gasoline/service sta w/conv market & car wash	\$7,074.04	\$7,188.65	/Vehicle fueling position
947 Self-Service Car Wash	\$11,836.35	\$12,028.13	/Wash stall
948 Automated Car Wash	\$30,167.75	\$30,656.52	/T.S.F.G.F.A.
950 Truck Stop	\$29,120.85	\$29,592.66	/T.S.F.G.F.A.
* Abbreviations used in the "Unit" column:			
T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area			
T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable Area			
T.S.F.O.G.L.A. = Thousand Square Feet Occupied Gross Leaseable			
V.F.P. = Vehicle Fueling Position			
**No ITE PM peak hour trip generation for this code/category, the trip			