

Fee Schedule - SYSTEM DEVELOPMENT CHARGES		
Construction Excise Tax (CET)		Notes
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	Ordinance 900: **Residential \$1.41 per sq. ft. **Nonresidential \$.70 per sq. ft. (non residential max \$35,200)	ORS 320.170 Oregon Dept. of Revenue will determine adjusted rates and report to the School.
System Development Charges (SDC)		
Water SDC's		Increased 2.7% per
(based on water meter size)		ENR 20 City Annual Ave CCI as of Dec 2023
5/8"	\$10,413.53	See Resolution 21-05
3/4"	\$10,413.53	See Resolution 17-16
1"	\$17,355.89	
1.5"	\$34,711.77	
2"	\$55,538.84	
3"	\$104,135.32	
4"	\$173,558.87	
6"	\$347,117.73	
8"	\$555,388.37	
Wastewater SDC's		Increased 2.7% per
(based on water meter size)		ENR 20 City Annual Ave CCI as of Dec 2023
3/4"	\$5,739.38	See Resolution 15-24
1" (single family only)	\$5,739.38	See Resolution 17-16
1"	\$9,565.16	
1.5"	\$19,128.99	
2"	\$30,606.37	
3"	\$61,212.74	
4"	\$92,423.00	
6"	\$184,847.28	
8"	\$295,754.87	
Parks SDC's		Increased 2.7% per
(based on type of residential development)		ENR 20 City Annual Ave CCI as of Dec 2023
Single Family	\$2,594.23	See Resolution 639
Multi-Family (per unit)	\$1,907.53	See Resolution 17-16
Manufactured Home in a Park	\$2,032.37	
Stormwater SDC's		
(based on Equivalent Service Unit;		
ESU=2,750 sq. ft. of impervious surface)		Resolution 708; Resolution 17-16
Single Family	\$671.66	1-ESU, Updated per Ordinance 915
Multi-Family & Commercial	Based on ESU	per ESU
Transportation SDC's		Increased 2.7% per
		ENR 20 City Annual Ave CCI as of Dec 2023
		See Resolution 15-11
		See Resolution 18-07
ITE Land Use Code/Category		See Resolution 17-16

Port and Terminal (Land Uses 000-099)	TOTAL SDC PER UNIT	Unit*
010 Waterport/Marine Terminal**	\$43,368.78	/Berth
021 Commercial Airport	\$14,538.86	/Ave. flights per day
022 General Aviation Airport	\$3,691.61	/Employee
030 Intermodal Truck Terminal	\$16,561.65	/Acre
090 Park-n-Ride Lot with Bus Service	\$1,567.67	/Parking space
093 Light Rail Transit Station with Parking	\$3,135.34	/Parking space
Industrial (Land Uses 100-199)	TOTAL SDC PER UNIT	Unit*
110 General light industrial	\$2,452.64	/T.S.F.G.F.A.
120 General heavy industrial	\$1,719.38	/T.S.F.G.F.A.
130 Industrial park	\$2,149.22	/T.S.F.G.F.A.
140 Manufacturing	\$1,845.80	/T.S.F.G.F.A.
150 Warehousing	\$809.12	/T.S.F.G.F.A.
151 Mini-warehouse	\$657.41	/T.S.F.G.F.A.
152 High-Cube Warehouse/Distribution Center	\$303.42	/T.S.F.G.F.A.
160 Data center	\$227.56	/T.S.F.G.F.A.
170 Utilities	\$1,921.66	/T.S.F.G.F.A.
Residential (Land Uses 200-299)	TOTAL SDC PER UNIT	Unit*
210 Single family detached housing	\$2,528.50	/Dwelling unit
220 Apartment	\$1,567.67	/Dwelling unit
221 Low-Rise Apartment	\$1,466.53	/Occupied dwelling unit
222 High-Rise Apartment	\$884.97	/Dwelling unit
223 Mid-Rise Apartment	\$986.11	/Dwelling unit
224 Rental Townhouse	\$1,820.52	/Dwelling unit
230 Residential condominium/townhouse	\$1,314.82	/Dwelling unit
231 Low-Rise Residential Condominium/Townhouse	\$1,972.23	/Dwelling unit
232 High-Rise Residential Condominium/Townhouse	\$960.83	/Dwelling unit
233 Luxury Condominium/Townhouse	\$1,390.67	/Occupied dwelling unit
240 Mobile home park	\$1,491.81	/Occupied dwelling unit
251 Senior Adult Housing - Detached	\$682.69	/Dwelling unit
252 Senior Adult Housing - Attached	\$632.12	/Dwelling unit
253 Congregate Care Facility	\$429.84	/Dwelling unit
254 Assisted living	\$556.27	/Bed
255 Continuing Care Retirement Community	\$404.56	/Unit
260 Recreational Homes	\$657.41	/Dwelling unit
265 Timeshare	\$1,896.37	/Dwelling unit
270 Residential Planned Unit Development	\$1,567.67	/Dwelling unit
Lodging (Land Uses 300-399)	TOTAL SDC PER UNIT	Unit*
310 Hotel	\$1,517.10	/Room
311 All Suites Hotel	\$1,011.40	/Room
312 Business Hotel	\$1,567.67	/Occupied Room
320 Motel	\$1,188.39	/Room
330 Resort Hotel	\$1,061.97	/Room
Recreational (Land Uses 400-499)	TOTAL SDC PER UNIT	Unit*
411 City Park**	\$477.89	/Acre
412 County Park	\$227.56	/Acre

413 State Park**	\$164.35	/Acre
414 Water Slide Park	\$4,854.71	/T.S.F.G.F.A.
415 Beach Park	\$3,287.05	/Acre
416 Campground/Recreational Vehicle Park	\$682.69	/Occupied camp site
417 Regional park	\$505.70	/Acre
418 National Monument	\$1,061.97	/Acre
420 Marina	\$480.41	/Berth
430 Golf course	\$758.55	/Acre
431 Miniature Golf Course	\$834.40	/Hole
432 Golf Driving Range	\$3,160.62	/Tees/Driving Position
433 Batting Cages	\$5,613.26	/Cage
435 Multipurpose Recreational Facility	\$9,052.02	/T.S.F.G.F.A.
437 Bowling Alley	\$4,323.73	/T.S.F.G.F.A.
440 Adult Cabaret	\$97,776.98	/T.S.F.G.F.A.
441 Live Theater	\$50.57	/Seat
443 Movie Theater without Matinee	\$60,683.93	/Movie Screen
444 Movie Theater with Matinee - Fri pm peak hr	\$116,083.29	/Movie screen
445 Multiplex Movie Theater - Fri pm peak hr	\$57,548.59	/Movie screen
452 Horse Racetrack	\$151.71	/Seat
453 Automobile Racetrack - Saturday peak hr	\$707.98	/Attendee
454 Dog Racetrack	\$379.27	/Attendee
460 Arena**	\$8,427.48	/Acre
465 Ice Skating Rink	\$5,967.25	/T.S.F.G.F.A.
466 Snow Ski Area	\$65,740.92	/Lift
473 Casino/Video Lottery Establishment	\$33,957.71	/T.S.F.G.F.A.
480 Amusement Park	\$9,987.56	/Acre
481 Zoo**	\$29,047.37	/Acre
488 Soccer Complex	\$43,414.29	/Field
490 Tennis Courts	\$9,810.57	/Court
491 Racquet/Tennis Club	\$8,470.46	/Court
492 Health/Fitness Club	\$8,925.59	/T.S.F.G.F.A.
493 Athletic Club	\$15,069.84	/T.S.F.G.F.A.
495 Recreational Community Center	\$6,928.08	/T.S.F.G.F.A.
Institutional (Land Uses 500-599)	TOTAL SDC PER UNIT	Unit*
501 Military Base	\$986.11	/Employee
520 Elementary School	\$3,059.48	/T.S.F.G.F.A.
522 Middle School/Junior High School	\$3,008.91	/T.S.F.G.F.A.
530 High School	\$2,452.64	/T.S.F.G.F.A.
534 Private School (K-8) - pm peak hour generator	\$16,511.08	/T.S.F.G.F.A.
536 Private School (K-12) - pm peak hour generator	\$13,906.73	/T.S.F.G.F.A.
540 Junior/Community College	\$6,422.38	/T.S.F.G.F.A.
550 University/College	\$1,997.51	/Employee
560 Church	\$1,390.67	/T.S.F.G.F.A.
561 Synagogue	\$4,273.16	/T.S.F.G.F.A.
562 Mosque - pm peak hour generator	\$27,864.04	/T.S.F.G.F.A.
565 Day Care Center	\$31,201.65	/T.S.F.G.F.A.
566 Cemetery	\$2,123.94	/Acre
571 Prison	\$7,357.93	/T.S.F.G.F.A.
580 Museum	\$455.13	/T.S.F.G.F.A.
590 Library	\$18,458.03	/T.S.F.G.F.A.

591 Lodge/Fraternal Organization	\$75.85	/Member
Medical (Land Uses 600-699)	TOTAL SDC PER UNIT	Unit*
610 Hospital	\$2,351.50	/T.S.F.G.F.A.
620 Nursing Home	\$1,871.09	/T.S.F.G.F.A.
630 Clinic	\$13,097.61	/T.S.F.G.F.A.
640 Animal Hospital/Veterinary Clinic	\$11,934.51	/T.S.F.G.F.A.
Office (Land Uses 700-799)	TOTAL SDC PER UNIT	Unit*
710 General office building	\$3,767.46	/T.S.F.G.F.A.
714 Corporate Headquarters Building	\$3,565.18	/T.S.F.G.F.A.
715 Single Tenant Office Building	\$4,399.58	/T.S.F.G.F.A.
720 Medical-dental office building	\$9,026.73	/T.S.F.G.F.A.
730 Government Office Building	\$3,059.48	/T.S.F.G.F.A.
731 State Motor Vehicles Department	\$43,212.01	/T.S.F.G.F.A.
732 United States Post Office	\$28,369.74	/T.S.F.G.F.A.
733 Government Office Complex	\$7,206.22	/T.S.F.G.F.A.
750 Office park - pm peak hour	\$3,742.18	/T.S.F.G.F.A.
760 Research and development center-pm peak hour	\$2,705.49	/T.S.F.G.F.A.
770 Business park - pm peak hour	\$3,185.91	/T.S.F.G.F.A.
Retail (Land Uses 800-899)	TOTAL SDC PER UNIT	Unit*
810 Tractor Supply Store	\$3,539.90	/T.S.F.G.F.A.
811 Construction Equipment Rental Store	\$2,503.21	/T.S.F.G.F.A.
812 Building Materials and Lumber Store	\$11,352.95	/T.S.F.G.F.A.
813 Free Standing Discount Super Store	\$7,919.25	/T.S.F.G.F.A.
814 Variety Store	\$17,244.35	/T.S.F.G.F.A.
815 Free Standing Discount Store	\$6,012.64	/T.S.F.G.F.A.
816 Hardware/Paint Store	\$5,445.88	/T.S.F.G.F.A.
817 Nursery (Garden Center)	\$17,547.77	/T.S.F.G.F.A.
818 Nursery (Wholesale)	\$13,072.33	/T.S.F.G.F.A.
820 Shopping Center	\$4,703.49	/T.S.F.O.G.L.A.
823 Factory Outlet Center	\$5,790.26	/T.S.F.G.F.A.
826 Specialty Retail Center	\$6,852.23	/T.S.F.O.G.L.A.
841 Automobile Sales	\$6,624.66	/T.S.F.G.F.A.
842 Recreational Vehicle Sales	\$6,422.38	/T.S.F.G.F.A.
843 Automobile Parts Sales	\$6,652.98	/T.S.F.G.F.A.
848 Tire Store	\$7,205.37	/T.S.F.G.F.A.
849 Tire Superstore	\$5,335.13	/T.S.F.G.F.A.
850 Supermarket	\$9,288.43	/T.S.F.G.F.A.
851 Convenience Market (Open 24 Hours)	\$43,103.39	/T.S.F.G.F.A.
852 Convenience Market (Open 15-16 Hours)	\$21,297.48	/T.S.F.G.F.A.
853 Convenience Market with Gasoline Pumps	\$20,857.67	/T.S.F.G.F.A.
854 Discount Supermarket	\$11,345.16	/T.S.F.G.F.A.
857 Discount Club	\$10,569.12	/T.S.F.G.F.A.
860 Wholesale Market	\$2,225.08	/T.S.F.G.F.A.
861 Sporting Goods Superstore	\$4,652.43	/T.S.F.G.F.A.
862 Home Improvement Superstore	\$2,592.22	/T.S.F.G.F.A.
863 Electronics Superstore	\$3,072.12	/T.S.F.G.F.A.
864 Toy/Children's Superstore	\$12,617.20	/T.S.F.G.F.A.
865 Baby Superstore	\$4,601.86	/T.S.F.G.F.A.

866 Pet Supply Superstore	\$8,546.32	/T.S.F.G.F.A.
867 Office Supply Superstore	\$8,596.89	/T.S.F.G.F.A.
868 Book Superstore	\$40,000.82	/T.S.F.G.F.A.
869 Discount Home Furnishing Superstore	\$3,969.74	/T.S.F.G.F.A.
872 Bed and Linen Superstore	\$5,613.26	/T.S.F.G.F.A.
875 Department Store	\$4,728.29	/T.S.F.G.F.A.
876 Apparel Store	\$9,684.14	/T.S.F.G.F.A.
879 Arts and Crafts Store	\$15,701.97	/T.S.F.G.F.A.
880 Pharmacy/Drugstore without Drive-Through	\$8,991.34	/T.S.F.G.F.A.
881 Pharmacy/Drugstore with Drive-Through	\$9,521.81	/T.S.F.G.F.A.
890 Furniture Store	\$417.20	/T.S.F.G.F.A.
896 DVD/Video Store	\$34,387.56	/T.S.F.G.F.A.
897 Medical Equipment Store	\$3,135.34	/T.S.F.G.F.A.
Services (Land Uses 900-999)	TOTAL SDC PER UNIT	Unit*
911 Walk-in Bank	\$30,670.67	/T.S.F.G.F.A.
912 Drive-in Bank	\$16,794.28	/T.S.F.G.F.A.
918 Hair Salon	\$3,666.32	/T.S.F.G.F.A.
920 Copy, Print and Express Ship Store	\$18,736.16	/T.S.F.G.F.A.
925 Drinking Place	\$28,673.16	/T.S.F.G.F.A.
931 Quality Restaurant	\$8,048.84	/T.S.F.G.F.A.
932 High-Turnover (Sit Down) Restaurant	\$9,900.01	/T.S.F.G.F.A.
933 Fast-food restaurant without drive-through	\$26,282.78	/T.S.F.G.F.A.
934 Fast-food restaurant with drive-through	\$33,801.86	/T.S.F.G.F.A.
935 Fast-food rest w/drive-thru & no indoor seating	\$12,513.28	/T.S.F.G.F.A.
936 Coffee/donut shop without drive-through	\$40,956.91	/T.S.F.G.F.A.
937 Coffee/donut shop with drive-through	\$44,309.94	/T.S.F.G.F.A.
938 Coffee/donut kiosk	\$77,645.93	/T.S.F.G.F.A.
939 Bread/Donut/Bagel Shop w/o Drive-Thru Window	\$70,797.91	/T.S.F.G.F.A.
940 Bread/Donut/Bagel Shop w/Drive-Thru Window	\$48,016.16	/T.S.F.G.F.A.
941 Quick Lubrication Vehicle Shop	\$13,122.90	/Servicing Position
942 Automobile Care Center	\$7,863.63	/T.S.F.O.G.L.A.
943 Automobile Parts and Service Center	\$11,277.10	/T.S.F.G.F.A.
944 Gasoline/service station	\$12,274.59	/Vehicle fueling position
945 Gasoline/service station with convenience market	\$4,364.89	/Vehicle fueling position
946 Gasoline/service sta w/conv market & car wash	\$8,371.85	/Vehicle fueling position
947 Self-Service Car Wash	\$14,007.87	/Wash stall
948 Automated Car Wash	\$35,702.38	/T.S.F.G.F.A.
950 Truck Stop	\$34,463.41	/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 Leasable Area		
T.S.F.O.G.L.A. = Thousand Square Feet Occupied Gross Leasable Area		
V.F.P. = Vehicle Fueling Position		
**No ITE PM peak hour trip generation for this code/category, the trip generation shown is ITE weekday average divided by ten.		