



SYSTEM DEVELOPMENT FEES (SDC)
New One and Two Family Dwellings

Effective 2/1/21

SANITARY SEWER

Connection Charge	\$5,800.00
Inspection.....	\$35.00

STORM SEWER

Storm Water Quality*	\$238.00	
Storm Water Quantity*	\$291.00	
Storm Water SDC	\$1,252.00	per Equivalent Service Unit (ESU) of created impervious area on non-right-of-way property.

*Fees are normally waived if an on-site Quantity and/or Quality system is provided, verify with Site Development Division at (503) 350-4021. Per the Clean Water Service Rates and Charges Resolution and Order for Fiscal Year 2020-21 the updated Fee-In-Lieu of onsite Stormwater Management Approaches to include a hydromodification component in addition to water quality. The combined Fee-in-Lieu for both hydromodification and water quality is \$1.50 per square foot of unmanaged impervious area. Either component individually is \$1.00 per square foot of unmanaged impervious area. Note: The City of Beaverton is a member agency of Clean Water Services.

TRAFFIC DEVELOPMENT TAX (TDT)

Detached Housing	\$9,269.00
Attached Housing (Townhouse)	\$5,544.00

SOUTH COOPER MOUNTAIN SUPPLEMENTAL TRANSPORTATION SDC

Applies only to properties located in the South Cooper Mountain area (this is in addition to the TDT fee above).

Detached Housing	\$8,826.00
Attached Housing (Townhouse)	\$5,281.00

PARK FEE.....\$11,787.00

METRO CONSTRUCTION EXCISE TAX...0.12 percent of value (0.0012 x the valuation). Only on projects with valuations over \$100,000.

SCHOOL DISTRICT CONSTRUCTION EXCISE TAX

New Residential*	\$1.39 per square foot of residential building area.
Residential Alterations/Additions*	\$1.39 per square foot of new residential building area.
Manufactured Dwellings*	\$1.39 per square foot of residential building area.

*Does not include area of garages, carports, decks, patio covers, exterior decks, accessory structures and ramadas.

WATER FEES

City of Beaverton	
SDC (5/8 inch)	\$8,774.00
Meter (5/8 inch)	\$419.00
SDC (3/4 inch)	\$13,161.00
Meter (3/4 inch)	\$419.00

OR

Tualatin Valley Water District	The City does not collect Water SDC/Meter fees for TVWD. Contact TVWD at (503) 642-1511 for payment information.
Raleigh Water District	The City does not collect Water SDC/Meter fees for RWD. Contact RWD at (503) 292-4894 for payment information.
West Slope Water District	The City does not collect Water SDC/Meter fees for WSWD. Contact WSWD at (503) 292-2777 for payment information.

Other Applicable Fees

Development Code Review	\$75.00	(All new homes and additions.)
Sidewalk/Driveway/Approach	\$25.00	(All new homes and alterations/additions where a new public sidewalk and/or approach is installed.)
Utility Locate	\$25.00	(All new homes where applicant does not already have the information.)
Engineering Division Review	\$75.00	(All new homes and additions.)
Erosion Control		Based on valuation of project: (All new homes and additions.)
Value \$0 to \$25,000.....	\$75.00	
\$25,001 to \$50,000.....	\$100.00	
\$50,001 to \$100,000.....	\$150.00	
\$100,001 and over	\$150.00	plus \$125.00 per \$100,000 of valuation or fraction thereof over \$100,000.

Note: Fees subject to increases normally occurring January or July 1 of each year.

SYSTEM DEVELOPMENT FEES (SDC)

New Multi-Family Dwellings

Effective 2/1/21

SANITARY SEWER

Connection Charge	\$5,800.00	per dwelling unit
Inspection.....	\$45.00	per building

STORM SEWER

Storm Water Quality*	\$238.00	(for each 2,640 square feet of newly created impervious surface.)
Storm Water Quantity*	\$291.00	(for each 2,640 square feet of newly created impervious surface.)
Storm Water SDC	\$1,252.00	(for each 2,640 square feet of newly created impervious surface.)

*Fees are normally waived if an on-site Quantity and/or Quality system is provided, verify with Site Development Division at (503) 350-4021. Per the Clean Water Service Rates and Charges Resolution and Order for Fiscal Year 2020-21 the updated Fee-In-Lieu of onsite Stormwater Management Approaches to include a hydromodification component in addition to water quality. The combined Fee-in-Lieu for both hydromodification and water quality is \$1.50 per square foot of unmanaged impervious area. Either component individually is \$1.00 per square foot of unmanaged impervious area. Note: The City of Beaverton is a member agency of Clean Water Services.

TRAFFIC DEVELOPMENT TAX (TDT)..... Contact the Transportation Division at (503) 526-2221.

SOUTH COOPER MOUNTAIN SUPPLEMENTAL TRANSPORTATION SDC

Applies only to properties located in the South Cooper Mountain area (this is in addition to the TDT fee above).

Multi-family Dwellings..... \$6,072.00 per dwelling unit

PARK FEE..... \$8,840.00 per dwelling unit

METRO CONSTRUCTION EXCISE TAX...0.12 percent of value (0.0012 x the valuation). Only on projects with valuations over \$100,000. The maximum tax is \$12,000.00.

SCHOOL DISTRICT CONSTRUCTION EXCISE TAX

New Multi-Unit Residential* \$1.39 per square foot of multiple-unit residential building area.

Multi-Unit Residential Alt/Add*.. \$1.39 per square foot of new residential building area.

*Does not include area of garages, carports, decks, patio covers, exterior decks, accessory structures and ramadas. There is \$33,700 maximum charge per building.

WATER FEES

City of Beaverton

SDC (5/8 inch)	\$8,774.00	
(3/4 inch)	\$13,161.00	
(1 inch).....	\$21,935.00	
(1 ½ inch) and larger		Contact Paula Moore for cost estimate at (503) 526-2342

pmoore@beavertonoregon.gov

Meter (5/8 inch)	\$419.00	
(3/4 inch)	\$419.00	
(1 inch).....	\$474.00	
(1 ½ inch).....	\$1,600.00	Commercial, \$1,132.00 Irrigation
(2 inch).....	\$1,803.00	Commercial, \$1,290.00 Irrigation
(3 inch and over).....	At cost.	Contact Paula Moore for cost estimate at (503) 526-2342

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Raleigh Water District The City does not collect Water SDC/Meter fees for RWD. Contact RWD at (503) 292-4894 for payment information.

West Slope Water District The City does not collect Water SDC/Meter fees for WSWD. Contact WSWD at (503) 292-2777 for payment information.

OTHER APPLICABLE FEES

Development Code Review\$75.00
 Sidewalk/Driveway/Approach\$25.00
 Engineering Division Review\$75.00
 Erosion Control Based on valuation of project:

Value	\$0 to \$25,000.....	\$75.00	
	\$25,001 to \$50,000.....	\$100.00	
	\$50,001 to \$100,000.....	\$150.00	
	\$100,001 and over	\$150.00	plus 125.00 per \$100,000 of valuation or fraction thereof over \$100,000.

Note: Fees subject to increases normally occurring January or July 1 of each year.

SYSTEM DEVELOPMENT FEES (SDC)

New Commercial Development

Effective 2/1/21

SANITARY SEWER

Connection Charge\$5,800.00 per equivalent dwelling unit (see worksheet)
Inspection.....\$45.00

STORM SEWER

Storm Water Quality*\$238.00 (for each 2,640 square feet of newly created impervious surface.)
Storm Water Quantity*.....\$291.00 (for each 2,640 square feet of newly created impervious surface.)
Storm Water SDC\$1,252.00 (for each 2,640 square feet of newly created impervious surface.)

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TRAFFIC DEVELOPMENT TAX (TDT) Contact the Transportation Division at (503) 526-2221.

SOUTH COOPER MOUNTAIN SUPPLEMENTAL TRANSPORTATION SDC

...Contact the Transportation Division at (503) 526-2221.

Applies only to properties located in the South Cooper Mountain area (this is in addition to the TDT fee above).

PARK FEE.....\$466.00 per employee as determined by THPRD SDC Worksheet based on type of use and square footage of building. (see worksheet)

Senior Housing.....\$6,597.00 per unit*

*Senior housing is defined as congregate care facilities with common dining.

METRO CONSTRUCTION EXCISE TAX...0.12 percent of value (0.0012 x the valuation). Only on projects with valuations over \$100,000. The maximum tax is \$12,000.00.

SCHOOL DISTRICT CONSTRUCTION EXCISE TAX

New Commercial\$0.69 per square foot of commercial building area.*

Commercial Alterations/Additions.....\$0.69 per square foot of new building area.*

*There is \$33,700 maximum charge per building.

WATER FEES

City of Beaverton

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(3/4 inch) \$13,161.00
(1 inch)..... \$21,935.00
(1 ½ inch) and larger Contact Paula Moore for cost estimate at (503) 526-2342
pmoore@beavertonoregon.gov

Meter (5/8 inch)\$419.00
(3/4 inch)\$419.00
(1 inch).....\$474.00
(1 ½ inch).....\$1,600.00 Commercial, \$1,132.00 Irrigation
(2 inch).....\$1,803.00 Commercial, \$1,290.00 Irrigation
(3 inch and over).....At cost. Contact Paula Moore for cost estimate at

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Other Applicable Fees

Development Code Review\$75.00
Sidewalk/Driveway/Approach\$25.00
Engineering Division Review\$75.00

Erosion Control - Based on valuation of project:

Value	\$0 to \$25,000.....	\$75.00	
	\$25,001 to \$50,000.....	\$100.00	
	\$50,001 to \$100,000.....	\$150.00	
	\$100,001 and over	\$150.00	plus \$125.00 per \$100,000 of valuation or fraction thereof over \$100,000.

Note: Fees subject to increases normally occurring January or July 1 of each year.

**SEWER PERMIT WORKSHEET
FIXTURE UNIT RATINGS**

FIXTURE	FIXTURE UNIT VALUE	X	NO. OF FIXTURES	=	TOTAL FIXTURE UNIT VALUE
Baptistry/Font	4	X		=	
Bath					
• Tub/Shower	4	X		=	
• Jacuzzi/Whirlpool	4	X		=	
Car Wash					
• Each Stall	6	X		=	
• Drive Through	16	X		=	
Cuspidor/Water Asp	1	X		=	
Dishwasher					
• Commercial	4	X		=	
• Domestic	2	X		=	
Drinking Fountain	1	X		=	
Eye Wash	1	X		=	
Floor Drain ¹					
• 2 inch	2	X		=	
• 3 inch	5	X		=	
• 4 inch	6	X		=	
• Car Wash Drain	6	X		=	
Garbage Disposal					
• ¾ hp	0/16 ²	X		=	
• ¾ to 5 hp	32	X		=	
• over 5 hp	42	X		=	
Condensate/Ice Machine/Ref Drains	1	X		=	
Oil Sep (gas station)	6	X		=	
Recreational Vehicle Dump Station	16	X		=	
Shower					
• Gang (per head)	1	X		=	
• Stall	2	X		=	
Sink					
• Bar/Hand/Kitch/Non-Food Svc	2	X		=	
• Bradley	5	X		=	
• Commercial-Food Service	3	X		=	
• Service-Utility/Mop	3	X		=	
Swimming Pool Filter	1	X		=	
Clothes Washer	6	X		=	
Water Extractor	6	X		=	
Water Closet (Toilet)	6	X		=	
Urinal	6	X		=	

Any fixture unit rating not addressed in this table shall be calculated pursuant to the current State Plumbing Code.

Total Fixture Unit Value = _____
Divided by 16 = _____ EDU*
(Round to the nearest 1/10th)

*EDU = Equivalent Dwelling Unit

¹ Count the greater of either the number of floor sinks or the units that drain into them but not both.

² Fixture unit values for garbage disposals less than ¾ h.p. installed in non-residential applications shall be based on the proposed use of the facility. Uses associated with commercial food processing, preparation, handling, or group food services (cafeterias) shall be charged 16 fixture units. Uses for individual employee support (i.e., employee lunchrooms) shall not be charged separately.

TUALATIN HILLS PARK AND RECREATION DISTRICT PARK SDC WORKSHEET Square Feet Per Employee

<u>STANDARD INDUSTRY CLASSIFICATION (SIC)</u>	<u>SQUARE FEET PER EMPLOYEE</u>	<u>STANDARD INDUSTRY CLASSIFICATION (SIC)</u>	<u>SQUARE FEET PER EMPLOYEE</u>
Manufacturing:		Trucking 1,500	
General.....	700	Communications	250
Food Related	775	Utilities	225
Textile, Apparel	575	Retail:	
Lumber, Wood Products.....	560	General	700
Paper and Related.....	1,400	Hardware	1,000
Printing and Publishing.....	600	Food Stores	675
Chemicals, Petrol, Rubber, and Plastics	850	Restaurant/Bar	225
Cement, Stone, Clay, Glass	800	Appliance/Furniture	1,000
Furniture and Furnishings.....	600	Auto Dealership	650
Primary Metals.....	1,000	Gas Station (gas only)	300
Secondary Metals	800	Gas Station (gas and service)....	400
Non-Electrical Machinery	600	Regional Shopping Center.....	600
Electrical Machinery	375	Services:	
Electrical Design	325	Hotel/Motel.....	1,500
Transportation Equipment	500	Health Services (hospital)	500
Other	400	Health Services (clinic)	350
Wholesale Trade:		Educational	1,300
Durable Goods	1,000	Cinema	1,100
Non-Durable Goods.....	1,150	Personal Services	600
Warehousing:		Finance, Insurance, and Real Estate, Business Services..	350
Storage	20,000	Government Administration	300
Distribution	2,500		

The Parks and Recreation SDCs for a particular non-residential development are determined by:

1. dividing the total building space (square feet) in the development by the number of square feet per employee (from the above Table), round to the nearest one-tenth, and
2. multiplying the result (from Step 1) by the SDC's Per New Employee rate.

Accessibility Information: This information can be made available in alternative formats such as large print or audio tape. To request alternative formats, please call 503-526-2493 or email cddmail@BeavertonOregon.gov.