Systems Development Charges (SDCs)

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

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

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

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

City bureaus that assess SDCs

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

Fees are now available on our new website:

www.portland.gov/bds/systems-development-charges-sdcs

SDCs may be charged when:

- There is a change of use [illegible]
- Increased number of plumbing fixture units
- Accessory Dwelling Units (ADU) are added
- Increasing [illegible] of a water [illegible]
- [illegible] project [illegible] area
- New stormwater or sanitary connections are proposed
- Proposed results in additional volume to existing connections
- New or additional square feet of residential or commercial property are built

For special projects such as microunits, shared kitchens, etc., please contact each bureau to verify which fee category is applicable to your project.

Bureau of Environmental Services

Rates July 1, 2019 - June 30, 2020

Sanitary Sewer Systems Development Charges	
Class of Structure	**Rate**
Per equivalent dwelling unit, single family residences and townhomes	$ 6,917.00
Duplex, two family residences	$ 11,067.20
Tri-plex residences	$ 16,600.80
Four-plex residences	$ 22,134.40
Commercial Multi-family residential, 0.8 EDU per unit	$ 5,533.60
Micro Units 0.6 EDU	$ 4,150.20
Commercial tenant spaces	By plumbing fixture count (PFU)
Commercial and Industrial	

Sanitary Sewer Connection Charges	
Line charge per square foot of line	$ 1.87
Branch charge per branch used	$ 6,967.00
Sewer Tap - **Contractor**	$ 122.00
Sewer Tap - **BOM**	$ 419.00
Sewer connection permit fee	$ 241.00
Wye/Fee/Standard Manhole	$ 815.00
Complex sewer connection	$ 1,628.00

Stormwater System Development Charges	
Class of Structure	**Rate**
One or two unit residences	$ 1,159.00
Tri-plex residences	$ 1,338.00
Four-plex residences	$ 1,835.00
Commercial, Industrial and Multi-family residential	
On-site portion of charges per 1,000 sq ft impervious surface	$ 242.00
Off-site portion rate per linear foot of frontage (one time only charge)	$ 7.69
Off-site portion rate per daily vehicle trip (using trip number used for PBOT's SDC)	$ 4.21