

BDS News / Customer Notification

Accessory Dwelling Unit (ADU) System Development Charge (SDC) Waiver Expiration

In an effort to support and assist in the City Council goal to create incentives for the development of ADUs, the Bureau of Development Services (BDS) is providing this reminder that the current waiver of System Development Charges (SDC) for new Accessory Dwelling Units (ADUs) is scheduled to expire in July 2016.

In order to receive the current SDC waiver for ADU projects, a complete building permit submittal must be received on or before July 31, 2016. Additionally, the ADU must receive approval of final inspection no later than June 30, 2017.

A “complete building permit submittal” requires an applicant come to the Development Services Center where their building permit application and required plans are screened to ensure minimum submittal requirements are met. Once this screening is completed, the applicant will be asked to pay a preliminary amount of the overall permit fees called “intake fees”. After intake fees are paid, the building permit submittal is considered complete and will have a status of “Under Review”. All other non-SDC development related fees are due at time of permit issuance. Questions about SDC’s should be directed to the individual Bureaus (Water, Parks and Recreation, Environmental Services, and Transportation).

BDS strongly encourages applicants to submit their complete building permit submittals as soon as possible to allow themselves time to gather and provide any additional information or submittal requirements that may be missing. This will also start the permit review process moving toward an issued permit, and will allow projects to begin construction with enough time to meet the Final Inspection by June 30, 2017 requirement. *Note* – if plans are lacking required information the application will not be accepted. Well prepared plans result in faster intake and faster review times.

The Bureau of Development Services is responsible for the development review process, but does not assess SDC fees. For questions about the permit application process, please contact BDS Permitting Services at 503-823-7357. For Questions about SDCs, please contact the service bureaus. A complete listing of bureaus and contact information can be found on the BDS webpage under Fees, System Development Charges and Other Charges <http://www.portlandoregon.gov/bds/34186>. Additional information can be found in the ADU Waiver Frequently Asked Questions (link).

RS Folders with a subtype "ADU", excluding cancelled or expired folders

As of March 11, 2016

Count of FOLDERRSN		
Row Labels	Grand Total Applications*	Permits Finaled
FY09-10	36	36
FY10-11	59	57
FY11-12	76	75
FY12-13	86	79
FY13-14	111	93
FY14-15	190	126
FY15-16	195	16
Grand Total Applications*	753	482

* Does not capture all ADUs due to limitation in access to data.