

## Preliminary FY 18-19 BES Rate Ordinance Exhibit A - SDCs and Other Fees

	FY 17-18	FY 18-19	\$ Change	% Change
<b>E. System Development and Connection Charges</b>				
1) Sanitary System				
a) Development Charge (per equivalent dwelling unit)	\$6,046	\$6,446	\$400	6.62%
2) Stormwater Management System				
a) Single Family or Duplex Residence (per parcel)	\$1,089	\$1,105	\$15	1.42%
b) 3-Plex Residential Development (per parcel)	\$1,258	\$1,272	\$14	1.10%
c) 4-Plex Residential Development (per parcel)	\$1,725	\$1,745	\$20	1.18%
d) All Other Developments				
i. Impervious Area Component (per 1000 square feet of impervious area)	\$231	\$228	(\$3)	-1.30%
ii. Frontage Component (per linear foot of frontage)	\$7.12	\$7.40	\$0.28	3.93%
iii. Trip Generation Component (per daily vehicle trip)	\$3.84	\$4.02	\$0.18	4.69%
3) Connection Charges				
a) Line Charge (per square foot within the zone of benefit )	\$1.75	\$1.81	\$0.06	3.43%
b) Branch Charge (per branch used)	\$6,531	\$6,742	\$211	3.23%
c) Wyes and Tees (per wye or tee used )	\$299	\$308	\$9	3.00%
4) Sanitary Sewer Conversion Charges				
a) Residential (single family, duplex, 3-plex, and 4-plex)				
i. Branch Charge (per branch used)	\$6,531	\$6,742	\$211	3.23%
b) Commercial (all other Users)				
i. Simple Sewer Extensions (per square foot)	\$2.99	\$3.08	\$0.09	3.00%
ii. Complex Sewer Extensions	\$6.14	\$6.32	\$0.18	3.00%
5) System Development Charge Exemptions				
a) Affordable housing				
Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges.				
b) Accessory Dwelling Units				
Sanitary and stormwater development charges will be suspended for Accessory Dwelling Units (ADU's) until July 31, 2018 provided that an occupancy permit is obtained no later than June 30, 2019.				

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<b>F. Building Plan Review Fees</b>				
1) One or two family residential structures or each dwelling unit of a row house development.	\$532	\$555	\$23	4.32%
a) Revisions/Recheck Fees for Residential Permits	\$177	\$185	\$8	4.52%
2) Structures auxiliary to or interior modifications of one or two family residential dwelling units submitted on a separate application	\$177	\$185	\$8	4.52%
3) Tenant improvements in and additions to commercial buildings	\$354	\$370	\$16	4.52%
4) Commercial Buildings (other than those listed in 1, 2, and 3 above)	\$1,063	\$1,111	\$48	4.52%
a) Revisions/Recheck Fees for Commercial Permits	\$354	\$370	\$16	4.52%
5) Private Stormwater facilities for development that does not include structures.				
For impervious areas up to 5,000 square feet	\$709	\$741	\$32	4.51%
For impervious areas over to 5,000 square feet	\$886	\$926	\$40	4.51%
Hourly rate for complex plan review by agreement with applicant	\$177	\$185	\$8	4.52%
6) Commercial Stormwater Facility Inspection (one to two facilities)	\$975	\$1,018	\$43	4.41%
a) Each additional facility	\$177	\$185	\$8	4.52%
7) Residential Stormwater Facility	\$487	\$509	\$22	4.52%
8) Additional Charge for Plans Reviewed by Bureau of Environmental Services Pollution Prevention				
a) Review Fee – per hour with one hour minimum (recheck fees to apply and total time is tracked and assessed per permit)	\$108	\$107	(\$1)	-0.93%
b) Recheck Fee (incomplete corrections/revisions were made and an additional check sheet is generated)	\$81	\$80	(\$1)	-1.23%
9) Fee for Major Projects Group (assigned by Bureau of Development Services)	\$20,000	\$20,000	\$0	0.00%

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G. Land Use Review Fees	FY 17-18	FY 18-19	\$ Change	% Change
1) Adjustment Review				
a) Existing House/Duplex	\$260	\$280	\$20	7.69%
b) All Other Projects	\$332	\$358	\$26	7.83%
2) Central City Master Plans	n/a	\$2,185	n/a	n/a
3) Comprehensive Natural Resource Management Plan & Amendments				
a) Type I	\$585	\$631	\$46	7.86%
b) Type II	\$1,169	\$1,261	\$92	7.87%
c) Type III	\$2,003	\$2,158	\$155	7.74%
4) Comprehensive Plan Map Amendment w/Zone Map Amendment				
a) Tier A	\$942	\$1,016	\$74	7.86%
b) Tier B	\$942	\$1,016	\$74	7.86%
c) Tier C	\$1,498	\$1,614	\$116	7.74%
5) Conditional Use				
a) Type I	\$195	\$210	\$15	7.69%
b) Type II	\$302	\$323	\$21	6.95%
c) Type III – new	\$870	\$932	\$62	7.13%
d) Type III – existing	\$390	\$420	\$30	7.69%
6) Design/Historic Review				
a) Type D	\$357	\$385	\$28	7.84%
b) Type F	\$357	\$385	\$28	7.84%
c) Type G	\$1,405	\$1,513	\$108	7.69%
7) Environmental Review				
a) Resource Enhancement/PLA	\$260	\$280	\$20	7.69%
b) Existing House/Duplex	\$552	\$596	\$44	7.97%
c) All Other Projects	\$1,398	\$1,506	\$108	7.73%
8) Environmental Review Protection Zone	\$1,462	\$1,577	\$115	7.87%

**Preliminary FY 18-19 BES Rate Ordinance Exhibit A - SDCs and Other Fees**

	FY 17-18	FY 18-19	\$ Change	% Change
<b>G. Land Use Review Fees (continued)</b>				
9) Environmental Violation Review				
a) Type II Required	\$780	\$841	\$61	7.82%
b) Type III Required	\$780	\$841	\$61	7.82%
c) Columbia South Shore Plan District (CSSPD)	\$780	\$841	\$61	7.82%
d) CSSPD, undividable lot with existing single dwelling unit	\$780	\$841	\$61	7.82%
e) Undividable lot with existing single dwelling unit	\$780	\$841	\$61	7.82%
10) Greenway				
a) Existing House Duplex or Simple Non-Residential or Mixed Use	\$552	\$596	\$44	7.97%
b) All Other Projects	\$1,417	\$1,525	\$108	7.62%
11) Impact Mitigation Plan				
a) Amendment (minor)	\$1,949	\$2,102	\$153	7.85%
b) Implementation	\$1,949	\$2,102	\$153	7.85%
c) New/Amendment (major)	\$1,949	\$2,102	\$153	7.85%
d) Amendment (use)	\$1,949	\$2,102	\$153	7.85%
12) Land Division Review				
a) Type I	\$521	\$562	\$41	7.87%
b) Type IIx	\$1,169	\$1,261	\$92	7.87%
c) Type III	\$3,378	\$3,644	\$266	7.87%
13) 2 to 3 Lot Land Division with Concurrent Environmental Review	\$1,169	\$1,261	\$92	7.87%
14) 4 or More Lot Land Division with Concurrent Environmental Review	\$4,872	\$5,256	\$384	7.88%
15) Land Division Amendment Review (all types)	\$260	\$280	\$20	7.69%
16) Land Division Final Plat Review/Final Development Plan Review				
a) If preliminary was Type I with no street	\$260	\$280	\$20	7.69%
b) If preliminary was Type I or IIx with a street	\$585	\$631	\$46	7.86%
c) If preliminary was Type IIx with no street	\$292	\$315	\$23	7.88%
d) If preliminary was Type III	\$1,169	\$1,261	\$92	7.87%

**Preliminary FY 18-19 BES Rate Ordinance Exhibit A - SDCs and Other Fees**

	FY 17-18	FY 18-19	\$ Change	% Change
<b>G. Land Use Review Fees (continued)</b>				
17) Lot Consolidation	\$292	\$315	\$23	7.88%
18) Master Plan				
a) Minor Amendments to Master Plans	\$585	\$631	\$46	7.86%
b) New Master Plans or Major Amendments to Master Plans	\$2,031	\$2,185	\$154	7.58%
19) Non-conforming Situation Review	\$265	\$282	\$17	6.42%
20) Planned Development Bonus Review	n/a	\$2,663	n/a	n/a
21) Planned Development Review - All Other	\$2,469	\$2,663	\$194	7.86%
22) Planned Development Amendment	\$390	\$420	\$30	7.69%
23) Planned Unit Development Amendment	\$390	\$420	\$30	7.69%
24) Statewide Planning Goal Exception	\$650	\$701	\$51	7.85%
25) Zoning Map Amendment	\$1,259	\$1,356	\$97	7.70%
26) Other Unassigned Reviews				
a) Type I	\$162	\$175	\$13	8.02%
b) Type II/IIx	\$306	\$329	\$23	7.52%
c) Type III	\$487	\$526	\$39	8.01%
27) Written Comments from Infrastructure Bureau and Planner	\$342	\$363	\$21	6.14%
28) Appointment for Early Land Use Assistance with Bureau and Planner	\$498	\$530	\$32	6.43%
29) Pre-Application Conference	\$1,256	\$1,350	\$94	7.48%
30) Conference Public Works Inquiry (Written Info Only)	\$50	\$50	\$0	0.00%
31) Remedial Action Exempt Review - Conference	\$1,256	\$1,350	\$94	7.48%

**Preliminary FY 18-19 BES Rate Ordinance Exhibit A - SDCs and Other Fees**

	FY 17-18	FY 18-19	\$ Change	% Change
<b>G. Land Use Review Fees (continued)</b>				
32) Hourly Rate for Land Use Services	\$130	\$140	\$10	7.69%
33) Lot Confirmation				
a) Sites without Buildings	\$195	\$210	\$15	7.69%
b) Sites with House(s) or Duplex(es)	\$195	\$210	\$15	7.69%
c) Sites with Other Development	\$195	\$210	\$15	7.69%
34) Property Line Adjustment				
a) Site without Buildings	\$195	\$210	\$15	7.69%
b) Sites with House(s) or Duplex(es)	\$455	\$491	\$36	7.91%
c) Sites with Other Development	\$942	\$1,016	\$74	7.86%
35) Property Line Adjustment with Lot Confirmation				
a) Site without Buildings	\$195	\$210	\$15	7.69%
b) Sites with House(s) or Duplex(es)	\$455	\$491	\$36	7.91%
c) Sites with Other Development	\$942	\$1,016	\$74	7.86%
36) Remedial Action Exempt Review of Development Permit				
a) Remedial Action Land Use Exempt Review - BES	\$780	\$841	\$61	7.82%
b) Remedial Action Land Use and Building Permit Exemption - BES	\$1,860	\$1,921	\$61	3.28%
c) Remedial Action Exempt Review of Development Permit (Hourly)	\$108	\$108	\$0	0.00%
<b>J. Street Use Permit Fees</b>				
1) Access Permit				
a) Type 1	n/a	n/a		
b) Type 2 Base Charge	\$1,244	\$1,266	\$22	1.77%
c) Type 2 Daily Rate	\$413	\$418	\$5	1.21%
2) Sewer Connection Fees: Connections to existing laterals or extensions of laterals from sewer mains to property lines; Sewer or lateral extensions more than 100 feet in length are deemed a public improvement.	\$223	\$232	\$9	4.04%

**Preliminary FY 18-19 BES Rate Ordinance Exhibit A - SDCs and Other Fees**

	FY 17-18	FY 18-19	\$ Change	% Change
<b>J. Street Use Permit Fees (continued)</b>				
3) Sewer Tap Fees				
a) Mainline Sewer and Manhole Tap	\$387	\$403	\$16	4.13%
b) Wye and Tee, and Standard Manhole (rate per installation, all materials provided by the contractor)	\$754	\$784	\$30	3.98%
c) City Inspection of Insert-A-Tee installed by Permittee	\$112	\$117	\$5	4.46%
4) Short Sewer Extension (up to 50 feet)	\$600	\$600	\$0	0.00%
a) additional 51 to 100 feet.	\$400	\$400	\$0	0.00%
5) Residential Infill Permit	\$3,000	\$3,000	\$0	0.00%
6) Basic Sewer Extension	\$3,000	\$3,000	\$0	0.00%
7) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4				
a) Project Manager (per hour)	\$153	\$152	(\$1)	-0.65%
b) Construction Manager (per hour)	\$125	\$131	\$6	4.80%
c) Engineering Technician (per hour)	\$109	\$117	\$8	7.34%
d) Inspector (per hour)	\$120	\$121	\$1	0.83%
e) Revegetation (per hour)	\$122	\$133	\$11	9.02%
f) Maintenance (per hour)	\$181	\$177	(\$4)	-2.21%
8) Complex Permit (full cost recovery per item 7 above)				
9) Revegetation Inspection	\$881	\$949	\$68	7.72%
10) Construction Warranty Fee	\$500	\$500	\$0	0.00%
11) Permit Reactivation Fee	\$500	\$500	\$0	0.00%
12) Street Vacation Fee	\$300	\$300	\$0	0.00%

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	FY 17-18	FY 18-19	\$ Change	% Change
<b>K. Source Control Manual and FOG Fees</b>				
1) Source Control Manual Fees				
a) Source Control Special Circumstances Advanced Review Application Fee	\$100	\$100	\$0	0.00%
2) FOG Variance Processing Fee				
a) FOG variance Request Processing Fee	\$250	\$250	\$0	0.00%
<b>L. Stormwater Management Manual Fees</b>				
1) Special Circumstances Application Fee	\$100	\$100	\$0	0.00%
2) Offsite Management Fee (per square foot)	\$4	\$4	\$0	0.00%
3) Post-Issued Permit Offsite Management Fee (per square foot)	\$7	\$7	\$0	0.00%
4) Manufactured Stormwater Treatment Technologies Application Fee (Total)	\$8,000	\$8,000	\$0	0.00%
a) Application Review Fee	\$5,000	\$5,000	\$0	0.00%
b) Third-Party Water Quality Review	\$3,000	\$3,000	\$0	0.00%

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# Sanitary and Stormwater Systems Development Charges

## Sample Calculations

*Note: Rates are preliminary, and assume no credits or exemptions for redevelopment, on-site facilities, etc.*

	FY 2018 Adopted	FY 2019 Projected	
Sanitary SDC rate per Equivalent Dwelling Unit (EDU):	\$ 6,046.00	\$ 6,446.00	106.6%
On-site cost per 1,000 square feet (ksf) of new Impervious Area:	\$ 231.00	\$ 228.00	98.7%
Off-site cost per foot of Frontage:	\$ 7.12	\$ 7.40	103.9%
Off-site cost per New Trip:	\$ 3.84	\$ 4.02	104.7%

Single Family Residential Dwelling			
Sanitary Equivalent Dwelling Units:	1.00	(EDUs)	
Impervious Area:	2.40	(1,000 sq. ft.)	
Frontage:	70.00	(ft.)	
Units:	1	(dwelling)	
Daily New Vehicle Trips/Unit:	9.52		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$6,446	\$1,105	<b>\$7,551</b> 105.8%
Current SDC:	\$6,046	\$1,089	<b>\$7,135</b>

Four-plex (4 two-story townhouses)			
Sanitary Equivalent Dwelling Units:	3.20	(EDUs)	
Impervious Area:	4.00	(1,000 sq. ft.)	
Frontage:	100.00	(ft.)	
Units:	4	(townhouses)	
Daily New Vehicle Trips/Unit:	5.81		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$20,627	\$1,745	<b>\$22,373</b> 106.2%
Current SDC:	\$19,347	\$1,725	<b>\$21,072</b>

Five Story Apartment Building			
Sanitary Equivalent Dwelling Units:	126.40	(EDUs)	
Impervious Area:	34.80	(1,000 sq. ft.)	
Frontage:	217.00	(ft.)	
Units:	158	(apartments)	
Daily New Vehicle Trips/Unit:	6.65		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$814,774	\$13,764	<b>\$828,538</b> 106.5%
Current SDC:	\$764,214	\$13,619	<b>\$777,833</b>

Pharmacy (2-story Retail)			
Sanitary Equivalent Dwelling Units:	1.90	(EDUs)	
Impervious Area:	30.80	(1,000 sq. ft.)	
Frontage:	304.00	(ft.)	
Units:	8.94	(ksf gross floor area)	
Daily New Vehicle Trips/Unit:	44.32		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$12,247	\$10,865	<b>\$23,112</b> 103.7%
Current SDC:	\$11,487	\$10,801	<b>\$22,288</b>

Single Story Warehouse			
Sanitary Equivalent Dwelling Units:	2.00	(EDUs)	
Impervious Area:	59.20	(1,000 sq. ft.)	
Frontage (ft.):	68.00	(ft.)	
Units:	30.79	(ksf gross floor area)	
Daily New Vehicle Trips/Unit:	3.56		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$12,892	\$14,441	<b>\$27,333</b> 102.5%
Current SDC:	\$12,092	\$14,580	<b>\$26,672</b>

24-story Office Building			
Sanitary Equivalent Dwelling Units:	8.25	(EDUs)	
Impervious Area:	40.00	(1,000 sq. ft.)	
Frontage (ft.):	790.00	(ft.)	
Units:	604	(ksf gross floor area)	
Daily New Vehicle Trips/Unit:	11.03		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$53,180	\$41,748	<b>\$94,927</b> 105.1%
Current SDC:	\$49,880	\$40,447	<b>\$90,327</b>

Business Park with 3 Buildings			
Sanitary Equivalent Dwelling Units:	17.50	(EDUs)	
Impervious Area:	363.00	(1,000 sq. ft.)	
Frontage (ft.):	1,670.00		
Units:	363.42	(ksf gross floor area)	
Daily New Person Trips/Unit:	8.58		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$112,805	\$107,657	<b>\$220,462</b> 103.3%
Current SDC:	\$105,805	\$107,717	<b>\$213,522</b>

Industrial Park with 2 Large Buildings			
Sanitary Equivalent Dwelling Units:	11.00	(EDUs)	
Stormwater Impervious Area:	543.00	(1,000 sq. ft.)	
Frontage (ft.):	814.00		
Units:	259.31	(ksf gross floor area)	
Daily New Person Trips/Unit:	8.58		
	<u>Sanitary</u>	<u>Stormwater</u>	<u>Total</u>
New SDC:	\$70,906	\$138,772	<b>\$209,678</b> 101.6%
Current SDC:	\$66,506	\$139,772	<b>\$206,278</b>