

Bureau of Environmental Services
Development Fees Year-Over-Year Comparison - DRAFT

Fee Name	Adopted Rates FY 2018-2019	Proposed Rates FY 2019-2020	Percent Change	Dollar Change	Unit Type
E. System Development and Connection Charges					
1) Sanitary System					
1a) Development Charge	\$6,446.00	\$6,917.00	7.31%	\$471	per equivalent dwelling unit
2) Stormwater Management System					
2a) Single Family or Duplex Residence	\$1,103.00	\$1,159.00	5.08%	\$56	per parcel
2b) 3-Plex Residential Development	\$1,272.00	\$1,338.00	5.19%	\$66	per parcel
2c) 4-Plex Residential Development	\$1,745.00	\$1,835.00	5.16%	\$90	per parcel
2d) All Other Developments					
2di) Impervious Area Component	\$228.00	\$242.00	6.14%	\$14.00	per 1,000 square feet of impervious area
2dii) Frontage Component	\$7.40	\$7.69	3.92%	\$0.29	per linear foot of frontage
2diii) Trip Generation Component	\$4.02	\$4.21	4.73%	\$0.19	per daily vehicle trip
3) Connection Charges					
3a) Line Charge	\$1.81	\$1.87	3.31%	\$0.06	per square foot within the zone of benefit
3b) Branch Charge	\$6,742.00	\$6,967.00	3.34%	\$225.00	per branch used
3c) Wyes and Tees	\$308.00	\$318.00	3.25%	\$10.00	per wye or tee used
4) Sanitary Sewer Conversion Charges					
4a) Residential (Single Family, Duplex, 3-Plex, and 4-Plex)					
4ai) Branch Charge	\$6,742.00	\$6,967.00	3.34%	\$225.00	per branch used
4b) Commercial (All Other Users)					
4bi) Simple Sewer Extensions	\$3.08	\$3.18	3.25%	\$0.10	per square foot
4bii) Complex Sewer Extensions	\$6.32	\$6.53	3.32%	\$0.21	per square foot
5) System Development Charge Exemptions					

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5a) Affordable Housing	Qualified affordable housing developments will be exempt from all or part of required sanitary and stormwater system development charges.				
5b) Accessory Dwelling Units	Qualified Accessory Dwelling Units (ADUs) will be exempt from required sanitary and stormwater system development charges.				
F. Building Plan Review Fees Based on Type of Review					
1) One or Two Family Residential Structures	\$555	\$652	17.48%	\$97	per application
2) Revisions/Recheck Fees for Residential Permits	\$185	\$217	17.30%	\$32	per application
3) Structures Auxiliary to or Interior Modifications of One or Two Family Residential Dwelling Units Submitted on a Separate Application	\$185	\$217	17.30%	\$32	per application
4) Tenant Improvements In and Additions to Commercial Buildings					
4a) Environmental Review	\$370	\$435	17.57%	\$65	per application
4b) Source Control Review	\$0	\$435	NA	\$435	per application
5) Commercial Buildings (other than those listed in other categories above)					
5a) Environmental Review	\$1,111	\$1,304	17.37%	\$193	per application
5b) Source Control Review	\$0	\$652	NA	\$652	per application
6) Commercial Permit Revisions/Recheck with Management Approval (Additional Checksheet Required)					
6a) Environmental Review	\$0	\$435	NA	\$435	per review
6b) Source Control Review	\$0	\$435	NA	\$435	per review
7) Over-the-Counter Hourly Rate, Billable in 15 Minute Increments for a Maximum of One Hour.					
7a) Environmental Review	\$0	\$217	NA	\$217	per hour
7b) Source Control Review	\$0	\$217	NA	\$217	per hour
8) Commercial Stormwater Facility Inspection					
8a) Up to Two Facilities	\$1,018	\$1,196	17.49%	\$178	per application

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Fee Name	Adopted Rates FY 2018-2019	Proposed Rates FY 2019-2020	Percent Change	Dollar Change	Unit Type
8b) Each Additional Facility	\$185	\$217	17.30%	\$32	per facility
9) Residential Stormwater Facility Inspection	\$509	\$598	17.49%	\$89	per application
10) Fee for Major Projects Group (Assigned by Bureau of Development Services)	\$20,000	\$20,000	0.00%	\$0	per project
G. Land Use Review Fees					
1) Adjustment Review					
1a) Existing House/Duplex	\$280	\$318	13.57%	\$38	per application
1b) All Other Projects	\$358	\$397	10.89%	\$39	per application
2) Central City Master Plans					
2) Central City Master Plans	\$2,185	\$2,381	8.97%	\$196	per application
3) Comprehensive Natural Resource Management Plan & Amendments					
3a) Type I	\$631	\$714	13.15%	\$83	per application
3b) Type II	\$1,261	\$1,429	13.32%	\$168	per application
3c) Type III	\$2,158	\$2,381	10.33%	\$223	per application
4) Comprehensive Plan Map Amendment w/Zone Map Amendment					
4a) Tier A	\$1,016	\$1,151	13.29%	\$135	per application
4b) Tier B	\$1,016	\$1,151	13.29%	\$135	per application
4c) Tier C	\$1,614	\$1,786	10.66%	\$172	per application
5) Conditional Use					
5a) Type I	\$210	\$238	13.33%	\$28	per application
5b) Type II	\$323	\$318	-1.55%	(\$5)	per application
5c) Type III – New	\$932	\$953	2.25%	\$21	per application
5d) Type III – Existing	\$420	\$476	13.33%	\$56	per application
6) Design/Historic Resource Review					
6a) Tier D	\$385	\$437	13.51%	\$52	per application
6b) Tier F	\$385	\$437	13.51%	\$52	per application
6c) Tier G	\$1,513	\$1,667	10.18%	\$154	per application
7) Environmental Review/River Review					
7a) Resource Enhancement/PLA	\$280	\$635	126.79%	\$355	per application
7b) Existing House/Duplex	\$596	\$675	13.26%	\$79	per application
7c) All Other Projects	\$1,506	\$1,667	10.69%	\$161	per application

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8) Environmental Review Protection Zone	\$1,577	\$1,786	13.25%	\$209	per application
9) Environmental Violation Review/River Review Violation					
9a) Type II Required	\$841	\$953	13.32%	\$112	per application
9b) Type III Required	\$841	\$953	13.32%	\$112	per application
9c) Columbia South Shore Plan District (CSSPD)	\$841	\$953	13.32%	\$112	per application
9d) CSSPD, Undividable Lot with Existing Single Dwelling Unit	\$841	\$953	13.32%	\$112	per application
9e) Undividable Lot with Existing Single Dwelling Unit	\$841	\$953	13.32%	\$112	per application
10) Greenway					
10a) Existing House Duplex or Simple Non-Residential or Mixed Use	\$596	\$675	13.26%	\$79	per application
10b) All Other Projects	\$1,525	\$1,667	9.31%	\$142	per application
11) Impact Mitigation Plan					
11a) Amendment (Minor)	\$2,102	\$2,381	13.27%	\$279	per application
11b) Implementation	\$2,102	\$2,381	13.27%	\$279	per application
11c) New/Amendment (Major)	\$2,102	\$2,381	13.27%	\$279	per application
11d) Amendment (Use)	\$2,102	\$2,381	13.27%	\$279	per application
12) Land Division Review					
12a) Type I	\$562	\$635	12.99%	\$73	per application
12b) Type IIx	\$1,261	\$1,429	13.32%	\$168	per application
12c) Type III	\$3,644	\$4,128	13.28%	\$484	per application
13) 2 to 3 Lot Land Division with Concurrent Environmental Review	\$1,261	\$1,429	13.32%	\$168	per application
14) 4 or More Lot Land Division with Concurrent Environmental Review	\$5,256	\$5,953	13.26%	\$697	per application
15) Land Division Amendment Review (All Types)	\$280	\$318	13.57%	\$38	per application
16) Land Division Final Plat Review/Final Development Plan Review					
16a) If Preliminary Was Type I with No Street	\$280	\$318	13.57%	\$38	per application
16b) If Preliminary Was Type I or IIx with a Street	\$631	\$714	13.15%	\$83	per application
16c) If Preliminary Was Type IIx with No Street	\$315	\$357	13.33%	\$42	per application
16d) If Preliminary Was Type III	\$1,261	\$1,429	13.32%	\$168	per application
17) Lot Consolidation	\$315	\$357	13.33%	\$42	per application

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Fee Name	Adopted Rates FY 2018-2019	Proposed Rates FY 2019-2020	Percent Change	Dollar Change	Unit Type
18) Master Plan					
18a) Minor Amendments to Master Plans	\$631	\$714	13.15%	\$83	per application
18b) New Master Plans or Major Amendments to Master Plans	\$2,185	\$2,381	8.97%	\$196	per application
19) Non-Conforming Situation Review	\$282	\$238	-15.60%	(\$44)	per application
20) Planned Development Bonus Review	\$2,663	\$3,016	13.26%	\$353	per application
21) Planned Development Review – All Other	\$2,663	\$3,016	13.26%	\$353	per application
22) Planned Development Amendment	\$420	\$476	13.33%	\$56	per application
23) Planned Unit Development Amendment	\$420	\$476	13.33%	\$56	per application
24) Statewide Planning Goal Exception	\$701	\$794	13.27%	\$93	per application
25) Zoning Map Amendment	\$1,356	\$1,508	11.21%	\$152	per application
26) Other Unassigned Reviews					
26a) Type I	\$175	\$198	13.14%	\$23	per application
26b) Type II/IIx	\$329	\$357	8.51%	\$28	per application
26c) Type III	\$526	\$595	13.12%	\$69	per application
27) Early Assistance, Written Info Only	\$363	\$318	-12.40%	(\$45)	per application
28) Early Assistance, Meeting and Written Info	\$530	\$476	-10.19%	(\$54)	per application
29) Pre-Application Conference	\$1,350	\$1,429	5.85%	\$79	per conference
30) Public Works Inquiry (Written Info Only)	\$50	\$50	0.00%	\$0	per inquiry
31) Hourly Rate for Land Use Services	\$140	\$159	13.57%	\$19	per hour
32) Lot Confirmation					
32a) Sites without Buildings	\$210	\$238	13.33%	\$28	per application
32b) Sites with House(s) or Duplex(es)	\$210	\$238	13.33%	\$28	per application
32c) Sites with Other Development	\$210	\$238	13.33%	\$28	per application
33) Property Line Adjustment					
33a) Site without Buildings	\$210	\$238	13.33%	\$28	per application
33b) Sites with House(s) or Duplex(es)	\$491	\$556	13.24%	\$65	per application
33c) Sites with Other Development	\$1,016	\$1,151	13.29%	\$135	per application

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Fee Name	Adopted Rates FY 2018-2019	Proposed Rates FY 2019-2020	Percent Change	Dollar Change	Unit Type
34) Property Line Adjustment with Lot Confirmation					
34a) Site without Buildings	\$210	\$238	13.33%	\$28	per application
34b) Sites with House(s) or Duplex(es)	\$491	\$556	13.24%	\$65	per application
34c) Sites with Other Development	\$1,016	\$1,151	13.29%	\$135	per application
35) Remedial Action Exempt Review					
35a) Remedial Action Exempt Review - Conference	\$1,350	\$1,429	5.85%	\$79	per conference
35b) Remedial Action Exempt Review - Simple	\$841	\$953	13.32%	\$112	per review
35c) Remedial Action Exempt Review - Complex	\$1,921	\$2,540	32.22%	\$619	per review
H. Industrial Waste Discharge Fees					
1) Permit Base Fee by Permit Type*					
1a) CIU	\$2,775	\$2,796	0.76%	\$21	per permit
1b) SIU	\$2,312	\$2,330	0.78%	\$18	per permit
1c) NSIU	\$1,321	\$1,331	0.76%	\$10	per permit
1d) NDCIU	\$198	\$200	1.01%	\$2	per permit
2) Unit Fees					
2a) Alternative Discharge Control Mechanism	\$100	\$78	-22.00%	(\$22)	per year
2b) Construction Dewatering Permit	\$135	\$235	74.07%	\$100	per unit
2c) Service Fee per Occurrence**	\$72	\$133	84.72%	\$61	per unit
<p>*The total permit fee is comprised of the base fee plus actual costs for enforcement and monitoring as well as a DEQ SIU fee, if applicable. **This fee is applied to such discharges not otherwise addressed in an Industrial Waste Discharge permit, in addition to other applicable charges.</p>					
I. Street Use Permit Fees					
1) Access Permit					
1a) Type 1	\$0	\$0	NA	\$0	per permit
1b) Type 2 - Minimum	\$1,266	\$1,369	8.14%	\$103	per permit
1c) Type 2 - Additional per Day	\$418	\$477	14.11%	\$59	per day

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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.	\$232	\$241	3.88%	\$9	per connection
3) Sewer Tap Fees					
3a) Mainline Sewer and Manhole Tap	\$403	\$419	3.97%	\$16	per tap
3b) Wye and Tee, and Standard Manhole (Rate per Installation, All Materials Provided by the Contractor)	\$784	\$815	3.95%	\$31	per installation
3c) City Inspection of Insert-A-Tee installed by Permittee	\$117	\$122	4.27%	\$5	per inspection
3d) Complex Sewer Connection Permit	\$0	\$1,656	NA	\$1,656	per connection
4) Short Sewer Extension					
4a) Up to 50 Feet - Minimum	\$600	\$600	0.00%	\$0	per permit
4b) 51 to 100 Feet - In Addition to Minimum	\$400	\$400	0.00%	\$0	per permit
5) Residential Infill Permit	\$3,000	\$3,000	0.00%	\$0	per permit
6) Basic Sewer Extension	\$3,000	\$3,000	0.00%	\$0	per permit
7) PW Permit: *Calculator to establish base cost plus additional cost for factors per ENB-4					
7a) Project Manager (Per Hour)	\$152	\$163	7.24%	\$11	per hour
7b) Construction Manager (Per Hour)	\$131	\$143	9.16%	\$12	per hour
7c) Engineering Technician (Per Hour)	\$117	\$126	7.69%	\$9	per hour
7d) Inspector (Per Hour)	\$121	\$140	15.70%	\$19	per hour
7e) Revegetation (Per Hour)	\$133	\$149	12.03%	\$16	per hour
7f) Maintenance (Per Hour)	\$177	\$192	8.47%	\$15	per hour
8) Complex Permit	Full Cost Recovery	Full Cost Recovery			per permit
9) Revegetation Inspection	\$949	\$1,098	15.70%	\$149	per permit
10) Construction Warranty Fee	\$500	\$763	52.60%	\$263	per permit
11) Permit Reactivation Fee	\$500	\$500	0.00%	\$0	per application
12) Street Vacation	\$300	\$300	0.00%	\$0	per application
13) Hourly Rate for Revegetation Natural Area Services	\$0	\$149	NA	\$149	per hour

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J. Source Control Manual and FOG Fees					
1) Source Control Manual Fees - Special Circumstances Advanced Review Application Fee	\$100	\$100	0.00%	\$0	per application
2) FOG Variance Request Processing Fee	\$250	\$250	0.00%	\$0	per application
K. Stormwater Management Manual Fees					
1) Special Circumstances Application Fee	\$100	\$100	0.00%	\$0	per application
2) Offsite Management Fee	\$3.70	\$3.70	0.00%	\$0.00	per SF
3) Post-Issued Permit Offsite Management Fee	\$7.40	\$7.40	0.00%	\$0.00	per SF
4) Manufactured Stormwater Treatment Technologies Application Fee					
4a) Application Review Fee	\$5,000	\$5,000	0.00%	\$0	per application
4b) Third-Party Water Quality Review Fee	\$3,000	\$3,000	0.00%	\$0	per application

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 2019 Adopted	FY 2020 Projected	
Sanitary SDC rate per Equivalent Dwelling Unit (EDU):	\$ 6,446.00	\$ 6,917.00	107.3%
On-site cost per 1,000 square feet (ksf) of new Impervious Area:	\$ 228.00	\$ 242.00	106.1%
Off-site cost per foot of Frontage:	\$ 7.40	\$ 7.69	103.9%
Off-site cost per New Trip:	\$ 4.02	\$ 4.21	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:	\$6,917	\$1,159	\$8,076	107.0%
Current SDC:	\$6,446	\$1,103	\$7,549	

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:	\$22,134	\$1,835	\$23,969	107.1%
Current SDC:	\$20,627	\$1,745	\$22,373	

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:	\$874,309	\$14,514	\$888,823	107.3%
Current SDC:	\$814,774	\$13,764	\$828,538	

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:	\$13,142	\$11,459	\$24,602	106.4%
Current SDC:	\$12,247	\$10,865	\$23,112	

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:	\$13,834	\$15,311	\$29,145	106.6%
Current SDC:	\$12,892	\$14,441	\$27,333	

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:	\$57,065	\$43,803	\$100,868	106.3%
Current SDC:	\$53,180	\$41,748	\$94,927	

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:	\$121,048	\$113,816	\$234,863	106.5%
Current SDC:	\$112,805	\$107,657	\$220,462	

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:	\$76,087	\$147,032	\$223,119	106.4%
Current SDC:	\$70,906	\$138,772	\$209,678	