

Park SDC Fee Index – FY 2019-20

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PORTLAND
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Healthy Parks, Healthy Portland

Background

The Parks SDC methodology is updated periodically, with updated methodology and rates approved by Council. In-between methodology updates, the Parks SDC code states that the rate shall be indexed on July 1 annually, and specifies the methodology for indexing the rates.

FY19 Fee Index Results

The SDC rate is comprised of a land component, and a development component. The land component is indexed based on the average value of unimproved taxlots by SDC sub-area, according to Multnomah County. The development component is indexed based on the Engineering News Record Seattle Construction Cost Index.

Reference: Code 17.13.040.D and E <https://www.portlandoregon.gov/citycode/28846>

Using the fee index methodology for FY20, the Non-Central City fee increase will be 0.01%. While the land component of the fee increased slightly, the development component decreased slightly.

In Central City, if there were no fee cap, the fee increase would have been 3.9%. However, in code, if the fee would increase more than 12% over a 2-year period, there is a provision to take the rate from 2 years prior and cap it at 12%. The Central City cumulative rates over the 2-year period would have been more than 12% in Central City. This is primarily due to the increase in land value. For FY20, the Central City Parks SDC rates will be capped at a 12% increase of the rate from 2 years prior. This will result in a fee decrease for FY20 of 1.7%.

The average Parks SDC fee index over the past 8 years has been approximately 2.5%.

SDC Fee Index Table – FY 2019 and FY2020



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Residential Park SDC Fee

Use Type	Fees 7/1/2018 - 6/30/2019	Fees 7/1/2019 - 6/30/2020	% Change FY19 to FY20
Non-Central City	Per Unit	Per Unit	
Less than 700 square feet	\$6,465	\$6,472	0.1%
700 - 1199 square feet	\$9,670	\$9,682	0.1%
1,200 - 1,699 square feet	\$11,627	\$11,641	0.1%
1,700 - 2,199 square feet	\$13,201	\$13,217	0.1%
2,200 or more square feet	\$14,615	\$14,633	0.1%
Central City	Per Unit	Per Unit	
Less than 700 square feet	\$5,206	\$5,118	-1.7%
700 - 1199 square feet	\$7,787	\$7,656	-1.7%
1,200 - 1,699 square feet	\$9,362	\$9,204	-1.7%
1,700 - 2,199 square feet	\$10,630	\$10,451	-1.7%
2,200 or more square feet	\$11,768	\$11,570	-1.7%

Non-Residential Park SDC Fee

Use Type	Fees 7/1/2018 - 6/30/2019	Fees 7/1/2019 - 6/30/2020	
Non-Central City	(Per sq ft)	(Per sq ft)	
Hospital, convalescent hospital, institutional day care	\$2.16	\$2.16	0.1%
Office,bank	\$2.05	\$2.05	0.1%
Retail, restaurant, nightclub	\$1.61	\$1.61	0.1%
Industrial, school, assembly hall, motel, hotel	\$1.02	\$1.02	0.1%
Warehouse, storage, parking garage, mausoleum	\$0.22	\$0.22	0.1%
Central City	(Per sq ft)	(Per sq ft)	
Hospital, convalescent hospital, institutional day care	\$2.82	\$2.77	-1.7%
Office,bank	\$2.65	\$2.61	-1.7%
Retail, restaurant, nightclub	\$2.27	\$2.24	-1.7%
Industrial, school, assembly hall, motel, hotel	\$1.33	\$1.31	-1.7%
Warehouse, storage, parking garage, mausoleum	\$0.29	\$0.29	-1.7%

SDC Fee Index – Historical Trend and Average

SDC Fee Index % Change FY2012 - FY2020

