

City of Wilsonville SDC Charges

All System Development Charges are subject to increase annually effective on July 1st of each year based on the Seattle Construction Cost Index and as approved by Wilsonville City Council

****NOTE: All System Development Charges are required to be paid at time of Building Permit Issuance**

<i>System Development Charges (SDC)</i>	<i>Effective 7/5/2017</i>	
Parks	PER UNIT	UNIT
Single Family/Duplex	\$ 5,374	DU
Multifamily per Dwelling Unit	\$ 4,128	DU
Nonresidential	\$ 190	TGSF
Office/Finance	\$ 533	TGSF
Food Service/Shopping Center	\$1,235	TGSF
Retail/General Service	\$267	TGSF
Flex industrial less than one emp per KSF average	\$113	TGSF
Industrial/Business/Park/Manuf./Warehouse other than flex	\$405	TGSF
Public Schools	\$ 66	TGSF
*TGSF/thousand gross square foot		
SEWER PERMIT FEE		
Single Family Dwelling	\$89	DU
Multi-Family Per Building	\$132	BUILDING
Commercial and Industrial	\$637	DU
SEWER		
Residential:		
Single Family Dwelling	\$4,849	DU
Multi-Family Dwelling Shall mean a residential structure which is occupied by one or more persons of which there is more than one dwelling structure per lot, according to approved zoning requirements and which provides complete independent living facilities for each dwelling structure including, but not limited to, permanent provisions for living, sleeping, eating, cooking and sanitation.	\$3,638	DU
Manufactured Home Residential Shall mean a structure which is intended for human occupancy by one or more persons that has sleeping, eating, cooking and plumbing-sanitation facilities and which is constructed off-site in compliance with Uniform Building Code (Oregon State Structural Specialty Code) and designed to be transported to a site for installation and/or assembly of modular components to form a permanent structure.	\$4,849	DU
Hotel/Motel @ 25 efu Shall mean any building which is designed or used to offer lodging for rent or hire, with or without meals for four or more people or containing six or more guest rooms.	\$4,849	DU

Commercial (per equivalent dwelling unit):	PER UNIT	PER UNIT
Banks Shall mean those institutions that are engaged in deposit banking or closely related functions including fiduciary activities. A more complete description and examples are included in SIC, Major Group 60 – Depository Institutions.	\$5,335	EDU
Amusement/Recreation	\$4,849	EDU
Car Wash/recycle Shall include establishments primarily engaged in washing, waxing and polishing of motor vehicles or in furnishing facilities for the self-service washing of motor vehicles, whereby the wash water is recycled. A more complete description is included in SIC, Industry No. 7542 Descriptions.	\$11,154	EDU
Day Care Shall mean establishments primarily engaged in the care of infants or children or in providing pre-kindergarten education or medical care or delinquency. Correction is not a major element. A more complete description is provided in SIC, Industry No. 8351.	\$5,335	EDU
Restaurants Shall mean a structure which is constructed for the purpose of preparation and serving of food to one or more persons in return for payment by those persons. The structure must meet all applicable codes as required by the State of Oregon or the City of Wilsonville and other appurtenant ordinances or resolutions and as the structure is designed or occupied for the individual use thereof	\$13,096	EDU
Grocery Stores Shall mean stores commonly known as supermarkets, food stores and grocery stores primarily engaged in the retail sale of all sorts of canned foods and dry goods such as: tea, coffee, spices, sugar and flour, fresh fruits and vegetables, and fresh and prepared meat, fish and poultry. A specific list of types of food stores is included in SIC, Industry No. 5411.	\$22,795	EDU
Indoor Theater Shall mean commercially operated theaters primarily engaged in the indoor exhibition of motion pictures. An example of types of motion picture theaters is included in SIC, Industry No. 7832	\$4,849	EDU
Office Shall mean those buildings housing establishments primarily engaged in providing engineering, architectural and surveying studies, accounting, auditing, bookkeeping services, research, development and testing services, and management and public relations services. A description of these establishments is included in SIC, Major Group 87.	\$3,395	EDU
Professional Building Shall mean those buildings used to house establishments primarily engaged in furnishing medical, surgical and other health services to persons. A more complete description with industry numbers is included in SIC, Major Group 80 – Health Services.	\$5,821	EDU
Service Shop Shall mean those establishments primarily engaged in providing services generally to individuals, such as laundries, dry-cleaning plants, portrait photographic studios, and beauty and barber shops. A more complete description with specific industry numbers is included in SIC, Major Group 72, Personal Services.	\$4,849	EDU

Service Station		
Shall mean a gasoline service stations primarily engaged in selling gasoline and lubricating oils. A more complete description with examples in included in SIC, Industry No. 5541.	\$7,274	EDU
Shopping Center		
Shall mean a major retail facility which shall include establishments engaged in at least two distinct retailing operations and could include establishments from SIC, Major Group 52, Building Materials, Hardware, Garden Supply, and Mobile Home Dealers; SIC, Major Group 53 – General Merchandise Stores; SIC, Major Group 54 – Food Stores; SIC, Major Group 55 – Automotive Dealers and Gasoline Service Stations; SIC, Major Group 56 – Apparel and Accessory Stores; SIC, Major Group 57, Home Furniture Furnishings and Equipment Stores; SIC, Major Group 58 – Eating and Drinking Places; and SIC, Major Group 59 – Miscellaneous Retail.	\$14,065	EDU
Store		
Shall mean a retail establishment which only concludes one ongoing retail operation. This could include a store from Major Group 52 – Building Materials, Hardware, Garden Supply, and Mobile Home Dealers; and Major Group 53 – General Merchandise Stores.	\$14,065	EDU
Warehouse		
Shall mean those establishments engaged in the storage of farm products, furniture and other household goods or commercial goods of any nature. Specific examples are included in Major Group 42 and would include firms engaged in SIC, Industry Group No. 422 – Public Warehousing and Storage.	\$12,610	EDU
Other Commercial		
Shall include other establishments used for retail operations which are not included in any of the above categories.	\$4,849	EDU
Industrial (per equivalent dwelling unit):		
<i>Users not requiring an industrial discharge pretreatment permit</i>		
Construction/Special Trade Contractors		
Shall mean those contractors who undertake activities of a type that are specialized either to building construction, including work on mobile homes, or to both building and non-building projects. These activities include painting (including bridge painting and traffic lane painting), electrical work (including work on bridges, power lines and power plants), carpenter work, plumbing, heating, air-conditioning, roofing and sheet metal work. A more complete description with a specific listing of industries in included in SIC, Major Group 17.	\$2,910	EDU
Apparel/Fabric Finished Products Made from Fabrics & Similar Materials		
Shall mean those facilities known as the cutting-up and needle trades, including establishments producing clothing and fabricated products by cutting and sewing purchased woven or knit textiles, fabric and related materials such as leather, rubberized fabrics, plastics and furs. A more complete description with examples is include in SIC, Major Group 23.	\$2,910	EDU
Printing, Publishing and Allied Industries		
Shall mean those establishments engaged in printing one or more common processes such as letterpress, lithography (including off-set) gravure, or screen; and those establishments which perform services for the printing trade such as bookbinding and platemaking. A more complete description with examples is included in SIC, Major Group 27.	\$9,700	EDU

Rubber & Miscellaneous Plastic Products		
Shall mean those establishments manufacturing products not elsewhere classified, from plastic resins and from natural, synthetic, or reclaimed rubber, gutta percha, balata, or gutta siak. A more complete description with examples is included in SIC, Major Group 30.	\$6,790	EDU
Fabricated Metal Products, Except Machinery & Transportation Equipment		
Shall mean those establishments engaged in fabricating ferrous and nonferrous metal products, such as metal cans, tin ware, hand tools, cutlery, general hardware, nonelectric heating apparatus, fabricated structural metal products, metal forgings, metal stampings, ordinance (except vehicles and guided missiles) and a variety of metal and wire products not elsewhere classified. A more complete description with examples is include in SIC, Major Group 34.	\$13,096	EDU
Industrial and Commercial Machinery and Computer Equipment		
Shall mean those establishments engaged in manufacturing industrial and commercial machinery and equipment and computers. A more complete description with examples of specific industries is included in SIC, Major Group 35	\$28,129	EDU
Electronic & Other Electrical Equipment Components, Except Computer Equipment		
Shall mean those establishments engaged in manufacturing machinery, apparatus, and supplies for the generation, storage, transmission, transformation, and utilization of electric energy. Included are the manufacturing of electric city distribution equipment, electrical industrial apparatus, household appliances, electrical lighting and wiring equipment, radio and television receiving equipment, communications equipment, electronic components and accessories and other electrical equipment and supplies. A more complete description with examples is include in SIC, Major Group 36.	\$17,460	EDU
Misc. Manufacturing Industries		
Shall mean those establishments primarily engaged in manufacturing products not classified in any other manufacturing group. Industries in this group fall into the following categories: jewelry, silverware and plated ware; musical instruments; dolls, toys, games, and sporting and athletic goods; pens, pencils and artists' materials; buttons, costume novelties, miscellaneous notions; brooms and brushes; caskets; and other miscellaneous manufacturing industries. A list of specific establishments is included in SIC, Major Group 39.	\$20,854	EDU
Terminal & Joint Terminal Maintenance Facilities for Motor Freight Transportation		
Shall mean those establishments primarily engaged in the operation of terminal facilities used by highway-type property carrying vehicles. Also included are terminals which provide maintenance and service for motor vehicles. A more complete description is included in SIC, Industry No. 4231	\$8,730	EDU
Transportation Services		
Shall mean those establishments furnishing services incidental to transportation, such as forwarding and packing services, and the arrangement of passenger and freight transportation. Specific examples are included in SIC, Major Group 47.	\$3,395	EDU
Electric/Gas/Sanitary Services		
Shall mean those establishments engaging in the generation, transmission, and/or distribution of electricity or gas or steam. A more complete description with examples is included in SIC, Major Group 49.	\$15,520	EDU

Wholesale Trade/Durable Goods		
Shall mean those establishments primarily engaged in the wholesale distribution of durable goods. Specific examples are included in SIC, Major Group 50.	\$21,339	EDU
Business Services		
Shall mean those establishments primarily engaged in rendering services, not elsewhere classified, to business establishments on a contract or fee basis, such as advertising, credit reporting, collection of claims, mailing, reproduction, stenographic, news syndicates, computer programming, photocopying, duplicating, data processing, services to buildings, and help supply services. A more complete description with examples of firms engaged in business services is included in SIC, Major Group 73.	\$7,274	EDU
Other Industrial Facilities		
Shall include those industrial facilities which are not included in any of the listed industries or major groups.	\$4,849	EDU
<i>Users requiring an industrial discharge pretreatment permit please contact the City Offices</i>		
WATER SDC & METER COMBINED* FEE TOTAL	EA	PER UNIT
Water - 5/8" x 3/4"	\$5,842	EA
Water - 3/4"	\$8,540	EA
Water - 1"	\$13,796	EA
Water - 1-1/2"	\$20,083	EA
Water - 2"	\$43,254	EA
Water - 3"	\$82,732	EA
Water - 4"	\$137,117	EA
Water - 6"	\$272,601	EA
Water - 8"	\$436,094	EA
Water - 10"	\$790,956	EA
STREET SDC		
ITE Code		
Residential		
210 Single Family Detached	\$11,760	DU
220 Apartment	\$8,097	DU
230 Condominium/Townhouse	\$7,040	DU
240 Manufactured Home	\$6,160	DU
254 Assisted Living	\$3,193	BED
Industrial		
110 General Light Industrial Typically less than 500 employees, free standing and single use. Examples: printing plants, material testing laboratories, data processing and equipment assembly.	\$8,683	GFA
120 General Heavy Industrial	\$1,869	GFA

130 Industrial Park Industrial park areas that contain a number of industrial and/or related facilities. A mix of manufacturing, service and warehouse	\$8,508	GFA
140 Manufacturing Facilities that convert raw materials or parts into finished products. Typically have related office, warehouse, and research and associated functions.	\$4,759	GFA
150 Warehouse Facilities devoted to storage of goods and materials. Includes offices and maintenance facilities	\$4,435	GFA
151 Mini Warehouse Storage units or vaults rented for storage of goods	\$3,114	GFA
152 High Cube Warehouse	\$2,093	GFA
160 Data Center	\$1,233	GFA
Lodging		
310 Hotel Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities	\$9,786	Room
320 Motel Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	\$7,013	Room
Recreational		
411 City Park Municipal owned parks, varying widely as to location, type and number of facilities.	\$7,640	Acres
417 Regional Park Regional park authority owned parks, varying widely as to location, type and number of facilities.	\$6,218	Acres
430 Golf Course Municipal and private golf courses. May or may not have a driving range and clubhouse	\$6,567	Acres
492 Health Fitness Club Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash and handball courts.	\$37,772	GFA
495 Recreational Community Center Recreational facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis, racquetball, handball, weightlifting, locker rooms and food service	\$42,130	GFA

Institutional		
520 Elementary School Serves student attending kindergarten through 5th or 6th grade Public or private.	\$11,341	GFA
522 Middle School Public. Serves students that have completed elementary and not yet in high school.	\$10,128	GFA
530 High School Public. Typically serving 9 to 12th Grades	\$9,474	GFA
540 Junior/Community College Two-year junior or community colleges	\$34,245	GFA
560 Church Contains worship area. May include meeting rooms, classrooms, dining area and facilities	\$11,348	GFA
565 Day Care Facility for pre-school children care primarily during the daytime hours. May include classrooms, meeting area and playground	\$30,445	GFA
590 Library Public or Private. Contains shelved books, reading rooms and sometime meeting rooms	\$70,059	GFA
Medical		
610 Hospital Medical and/or surgical care facility with overnight accommodations for ambulatory and non-ambulatory patients.	\$15,160	GFA
620 Nursing Home A facility whose primary function is to care for persons who are unable to care for themselves	\$9,467	Beds
630 Clinic	\$39,178	Beds
Office		
710 General Office Building Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other service functions	\$9,069	GFA
714 Corporate Headquarters Building	\$9,941	GFA
715 Single Tenant Office Building Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other service functions	\$14,513	GFA
720 Medical - Dental Office Provides diagnosis and outpatient care. Typically operated be private physicians or dentists.	\$45,008	GFA
731 State Motor Vehicle Department	\$150,607	GFA

United States Post Office	\$134,774	GFA
750 Office Park Park or campus-like planned unit development that contains office buildings, banks, restaurants and service stations.	\$14,226	GFA
760 Research and Development Center Single building or complex of buildings devoted to research and development. May contain light fabrication facilities.	\$10,103	GFA
770 Business Park Group of flex-type or incubator 1-2 story building served by a common road system. Typically includes a mix of offices, retail and wholesale stores, restaurants, recreational areas, warehousing, manufacturing, light industrial or research.	\$15,497	GFA
Retail		
812 Building Material and Lumber Small free standing building that sells hardware, building materials and lumber. May include yard storage and sheded storage areas which are not included in the unit calculation.	\$56,256	GFA
813 Free Standing Discount Superstore A free-standing discount store that also contains a full service grocery department under the same roof.	\$47,913	GFA
814 Variety Store Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods and services such a real estate and investment offices, dance studios, florists, and small restaurants.	\$38,087	GFA
815 Discount Store Free-standing store that offers a variety of customer services, centralized cashiering, and a wide range of products.	\$34,048	GFA
816 Hardware/Paint Store Typically free-standing buildings with parking that sell hardware and paints.	\$28,432	GFA
817 Nursery/Garden Center Free-standing building with yard containing planting and landscape stock. Unit calculation only applies to building and not yard and storage.	\$69,563	GFA
820 Shopping Center	\$26,670	GFA
826 Specialty Retail Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods and services such a real estate and investment offices, dance studios, florists, and small restaurants.	\$45,272	GFA
841 Automobile Sales New and used car dealership with sales, service and parts,	\$40,237	GFA
843 Automobile Parts Sales New and used car dealership with sales, service and parts,	\$ 33,934	GFA
848 Tire Store Primary business is selling and repair of tires.	\$21,274	GFA
850 Supermarket Free-standing grocery store. May also contain ATMs, photo center, pharmacies and video rental.	\$49,353	GFA

851 Convenience Market Open 24 hours Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$299,022	GFA
857 Discount Club Discount store / warehouse where shoppers pay a fee to get wholesale prices. May have a wide variety of goods. Many items are sold in bulk or large quantities.	\$ 29,680	GFA
862 Home Improvement Superstore Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$20,846	GFA
863 Electronic Superstore Discount store / warehouse where shoppers pay a fee to get wholesale prices. May have a wide variety of goods. Many items are sold in bulk or large quantities.	\$56,107	GFA
880 Pharmacy/Drugstore without Drive Through Facilities filling medical prescriptions without a drive thru window.	\$47,493	GFA
881 Pharmacy with Drive Through Window Facilities filling medical prescriptions with a drive thru window.	\$45,874	GFA
890 Furniture Store Sells furniture, accessories and often carpet / floor covering.	\$2,311	GFA
Services		
912 Drive In Bank Usually a free-standing building with a parking lot offering banking services. Has a drive thru window. May have ATMs	\$50,444	GFA
931 Quality Restaurant High quality eating establishment with turnover rates greater than 1 hour	\$47,622	GFA
932 High Turnover Sit-Down Restaurant Sit down eating establishment with turnover rates of less than 1 hour.	\$62,961	GFA
934 Fast Food with Drive Thru Fast food with a drive through window.	\$253,046	GFA
937 Coffee/Donut Shop with Drive Through	\$11,160	GFA
938 Coffee/Donut Kiosk	\$24,665	GFA
944 Gasoline/Fuel Station Sells gasoline and may also provide vehicle service and repair.	\$73,492	Vehicle Fueling Positions
945 Gas Station with Convenience Market Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market.	\$25,910	Vehicle Fueling Positions
946 Gas Station with Convenience Market & Car Wash Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market and car wash.	\$45,483	Vehicle Fueling Positions
Definition of Uses		
*GFA - 1,000 sq ft gross floor area		
*GLA - 1,000 sq ft gross leasable area		
*DU - Dwelling unit		

*Rooms - Number of rooms for rent		
*Vehicle Fueling Positions - Maximum number of vehicles that can be served simultaneously		
*Student - Full time equivalent student capacity		
Storm (per equivalent dwelling unit):		
Storm SDC residential dwelling unit	\$1,628	DU
Storm SDC impervious drainage area	\$0.57 Per square foot of impervious surface area	
DESIGN REVIEW FEE-NEW CONSTRUCTION OR ADDITIONS		
Single Family/Duplexes	\$173	DU
Commercial/Industrial/Multi-Family	Larger of \$615/.0069 of valuation not to exceed \$14,256.00	
DRIVEWAY/SIDEWALK FEE		
Single Family	\$150	DU
ADDITIONAL FEES APPLY TO NEW CONSTRUCTION		
School Construction Excise Tax		
Residential/Multi-Family: Calculated on New Living Area	\$1.23 per square foot of new living area (no max)	
Commercial: Calculated on New Area	\$0.61 per square foot of new area max \$30,700	
Metro Excise Tax	.0012 of valuation not to exceed \$12,000.00	