

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 7/1/2016</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	Bldg
Commercial and Industrial	\$ 637	DU
SEWER		
Residential:		
Single Family Dwelling	\$ 4,849	DU
Multi-Family Dwelling	\$ 3,638	DU
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.		
Manufactured Home Residential	\$ 4,849	DU
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.		
Hotel/Motel @ 25 efu	\$ 4,849	DU
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.		

Commercial (per equivalent dwelling unit):	PER UNIT	PER UNIT
<p>Banks</p> <p>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.</p>	\$5,335	EDU
<p>Amusement/Recreation</p>	\$4,849	EDU
<p>Car Wash/recycle</p> <p>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.</p>	\$11,154	EDU
<p>Day Care</p> <p>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.</p>	\$5,335	EDU
<p>Restaurants</p> <p>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</p>	\$13,096	EDU
<p>Grocery Stores</p> <p>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.</p>	\$22,795	EDU
<p>Indoor Theater</p> <p>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</p>	\$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>		
<p>Construction/Special Trade Contractors</p> <p>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 is included in SIC, Major Group 17.</p>	\$2,910	EDU
<p>Apparel/Fabric Finished Products Made from Fabrics & Similar Materials</p> <p>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.</p>	\$2,910	EDU
<p>Printing, Publishing and Allied Industries</p> <p>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.</p>	\$9,700	EDU
<p>Rubber & Miscellaneous Plastic Products</p> <p>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.</p>	\$6,790	EDU
<p>Fabricated Metal Products, Except Machinery & Transportation Equipment</p> <p>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.</p>	\$13,096	EDU
<p>Industrial and Commercial Machinery and Computer Equipment</p> <p>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</p>	\$28,129	EDU

Electronic & Other Electrical Equipment Components, Except Computer Equipment	\$17,460	EDU
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.		
Misc. Manufacturing Industries	\$20,854	EDU
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.		
Terminal & Joint Terminal Maintenance Facilities for Motor Freight Transportation	\$8,730	EDU
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		
Transportation Services	\$3,395	EDU
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.		
Electric/Gas/Sanitary Services	\$15,520	EDU
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.		
Wholesale Trade/Durable Goods	\$21,339	EDU
Shall mean those establishments primarily engaged in the wholesale distribution of durable goods. Specific examples are included in SIC, Major Group 50.		
Business Services	\$7,274	EDU
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.		

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	\$7,695	DU
220 Apartment	\$4,771	DU
230 Condominium/Townhouse	\$4,002	DU
232 High Rise Condominium	\$2,924	DU
240 Manufactured Home	\$4,540	DU
251 Senior Adult Housing Detached	\$2,078	DU
252 Senior Adult Housing Attached	\$1,924	DU
253 Congregate Care	\$1,308	DU
254 Assisted Living	\$1,693	BEDS
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.	\$7,464	GFA
110.2 Flex Zone Light industrial, manufacturing and warehouse with less than one employee per ksf	\$3,771	GFA
130 Industrial Park Industrial park areas that contain a number of industrial and/or related facilities. A mix of manufacturing, service and warehouse	\$6,541	GFA
140 Manufacturing Facilities that convert raw materials or parts into finished products. Typically have related office, warehouse, and research and associated functions.	\$5,618	GFA

150 Warehouse Facilities devoted to storage of goods and materials. Includes offices and maintenance facilities	\$2,462	GFA
151 Mini Warehouse Storage units or vaults rented for storage of goods	\$2,001	GFA
Lodging		
310 Hotel Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities	\$4,617	Room
320 Motel Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	\$4,463	Room
Recreational		
412 Local Park Municipal owned parks, varying widely as to location, type and number of facilities.	\$693	Acres
417 Regional Park Regional park authority owned parks, varying widely as to location, type and number of facilities.	\$1,539	Acres
430 Golf Course Municipal and private golf courses. May or may not have a driving range and clubhouse	\$22,470	Holes
435 Multipurpose Recreation Facility Multi-purpose recreational facilities containing two more or of the following uses at one site: mini-golf, batting cages, video arcade, bumper boats, go-carts and driving ranges.	\$19,623	GFA
437 Bowling Alley Recreational facilities with bowling lanes which may include a small lounge, restaurant or snack bar.	\$11,620	Lane
444 Movie Theater w/Matinee Theaters with one or more screens (generally less than 10) and which show daily matinees	\$76,952	Screens
493 Athletic Club Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash and handball courts.	\$19,623	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	\$21,085	GFA
Institutional		
520 Elementary School Serves student attending kindergarten through 5th or 6th grade Public or private.	\$9,311	GFA
522 Middle School Public. Serves students that have completed elementary and not yet in high school.	\$9,157	GFA
530 High School Public. Typically serving 9 to 12th Grades	\$7,464	GFA

540 Junior/Community College Two-year junior or community colleges	\$19,546	GFA
550 University/College Four-year and graduate institutions	\$1,308	Student
560 Church Contains worship area. May include meeting rooms, classrooms, dining area and facilities	\$4,232	GFA
565 Day Care Facility for pre-school children care primarily during the daytime hours. May include classrooms, meeting area and playground	\$9,496	GFA
590 Library Public or Private. Contains shelved books, reading rooms and sometime meeting rooms	\$19,623	GFA
591 Lodge/Fraternal Organization Includes a clubhouse with dining and drinking facilities, recreational and entertainment areas and meeting rooms	\$231	Member
Medical		
610 Hospital Medical and/or surgical care facility with overnight accommodations for ambulatory and non-ambulatory patients.	\$10,927	GFA
620 Nursing Home A facility whose primary function is to care for persons who are unable to care for themselves	\$1,693	Beds
Office		
715 Single Tenant Office Building Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other service functions	\$13,390	GFA
720 Medical - Dental Office Provides diagnosis and outpatient care. Typically operated by private physicians or dentists.	\$19,623	GFA
750 Office Park Park or campus-like planned unit development that contains office buildings, banks, restaurants and service stations.	\$11,389	GFA
760 Research and Development Center Single building or complex of buildings devoted to research and development. May contain light fabrication facilities.	\$8,234	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.	\$9,696	GFA
Retail		
812 Building Material and Lumber Small free standing building that sells hardware, building materials and lumber. May include yard storage and shedded storage areas which are not included in the unit calculation.	\$28,332	GFA

813 Discount Super Store A free-standing discount store that also contains a full service grocery department under the same roof.	\$24,101	GFA
814 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.	\$17,100	GFA
815 Discount Store Free-standing store that offers a variety of customer services, centralized cashiering, and a wide range of products.	\$30,781	GFA
816 Hardware/Paint Store Typically free-standing buildings with parking that sell hardware and paints.	\$27,561	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.	\$43,792	GFA
820 Shopping Center	GLA/PM Peak Hour trips and Pass by Trip Factor	
823 Factory Outlet A shopping center that primarily houses factory outlet stores.	\$ 9,163	GFA
841 Car Dealership New and used car dealership with sales, service and parts,	\$ 16,532	GFA
848 Tire Store Primary business is selling and repair of tires.	\$ 22,993	GFA
850 Supermarket Free-standing grocery store. May also contain ATMs, photo center, pharmacies and video rental.	\$ 42,324	GFA
851 Convenience Market 24 hours Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$ 76,952	GFA
852 Convenience Market 15-16 hours Sells convenience foods, newspapers, magazines and often beer and wine. Open 15 to 16 hours per day.	\$ 76,952	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.	\$ 16,726	GFA
880 Pharmacy without Drive Thru Window Facilities filling medical prescriptions without a drive thru window.	\$ 30,381	GFA
881 Pharmacy with Drive Thru Window Facilities filling medical prescriptions with a drive thru window.	\$ 30,781	GFA
890 Furniture Store Sells furniture, accessories and often carpet / floor covering.	\$ 1,628	GFA

Services		
911 Walk - in Bank Usually a free-standing building with a parking lot offering banking services. May have ATMs	\$ 76,952	GFA
912 Walk - in Bank with Drive Thru Window Usually a free-standing building with a parking lot offering banking services. Has a drive thru window. May have ATMs	\$ 76,952	GFA
925 Drinking Place Contains a bar where alcoholic beverages and light food is served. Can provide entertainment such as music and games.	\$ 42,324	GFA
931 Quality Restaurant High quality eating establishment with turnover rates greater than 1 hour	\$ 30,781	GFA
932 High Turnover Sit-Down Restaurant Sit down eating establishment with turnover rates of less than 1 hour.	\$ 42,324	GFA
933 Fast Food without Drive Thru Fast food without a drive through window.	\$ 76,952	GFA
934 Fast Food with Drive Thru Fast food with a drive through window.	\$ 76,952	GFA
944 Gas Station Sells gasoline and may also provide vehicle service and repair.	\$ 30,781	Fueling Positions
945 Gas Station with Convenience Market Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market.	\$ 30,781	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.	\$ 30,781	Fueling Positions
947 Self Service Car Wash Allows self-cleaning of cars by providing stalls for drivers	\$ 18,758	Wash Stall
948 Automated Car Wash Allows for the mechanical cleaning of the exterior of vehicles.	\$ 30,781	GFA
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		
*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	\$1.20 per square foot of new living area (no max)	
Commercial: Calculated on New Area	\$0.60 per square foot of new area max \$29,900.00	
Metro Excise Tax	.0012 of valuation not to exceed \$12,000.00	

6.29.16