

## SYSTEMS DEVELOPMENT CHARGES - Effective July 1, 2021

Single Family and Duplex Development FY 2021/22							
		Parks SDC	Water SDC	Sewer SDC	Storm SDC	Trans. SDC	TOTAL w/o Proc. Fees
<b>Inside City</b>	All Areas Except Illahe	\$ 4,513.00	by meter size	by meter size	\$ 656.00	\$ 4,051.00	<b>\$ 9,220.00</b>
	No Water or Sewer Avail. (Like Illahe)	\$ 4,513.00			\$ 656.00	\$ 4,051.00	
<b>Outside City</b>	In Keizer, Turner, ES Sewer			by meter size			<b>by meter size</b>
	In Jan Ree Water, ES Sewer		by meter size	by meter size			<b>add total</b>
<b>Residential Duplex units are charged twice the Single Family SDC amount for parks, transportation, and storm.</b>							
<b>Accessory Dwelling Units are currently exempt from Systems Development Charges.</b>							

Commercial, Single Family, Homes in Manufactured Home Parks, Multi-Family, ESSD, Keizer, and Turner							
<i>Comm/SF/MH/MF Water/Sewer</i>	<b>TOTAL w/o Auto. Fees</b>	<i>Industrial Water/Sewer</i>	<b>TOTAL w/o Auto. Fees</b>	<i>Turner, East Salem Sewer</i>	<b>TOTAL w/o Auto. Fees</b>	<i>Keizer Sewer</i>	<b>TOTAL w/o Auto. Fees</b>
<i>Meter Size - disc or compound</i>		<i>Meter Size - disc or compound</i>		<i>Meter Size - disc or compound</i>		<i>Meter Size - disc or compound</i>	
5/8" *	<b>\$9,925</b>	5/8" *	<b>\$8,110</b>	5/8" *	<b>\$625</b>	5/8" *	<b>\$275</b>
3/4"	<b>\$9,925</b>	3/4"	<b>\$8,110</b>	3/4"	<b>\$625</b>	3/4"	<b>\$275</b>
1"	<b>\$16,873</b>	1"	<b>\$13,787</b>	1"	<b>\$1,065</b>	1"	<b>\$470</b>
1½"	<b>\$32,750</b>	1½"	<b>\$26,758</b>	1½"	<b>\$2,068</b>	1½"	<b>\$909</b>
2"	<b>\$52,599</b>	2"	<b>\$42,978</b>	2"	<b>\$3,319</b>	2"	<b>\$1,456</b>
3"	<b>\$106,184</b>	3"	<b>\$86,760</b>	3"	<b>\$5,700</b>	3"	<b>\$2,941</b>
4"	<b>\$165,727</b>	4"	<b>\$135,413</b>	4"	<b>\$10,458</b>	4"	<b>\$4,593</b>
6"	<b>\$330,461</b>	6"	<b>\$270,013</b>	6"	<b>\$20,851</b>	6"	<b>\$9,157</b>
Note: To qualify as an "industrial" user for SDC purposes, the user must demonstrate that they meet the Federal definition of "Significant Industrial Users" (SIU), as contained in SRC 74.030(II).				Note: Sewer SDCs are based on equivalent Water Meter Size. 5/8" meter fees are for SDC reference only - no new 5/8" meters are installed on City's system.			

<b>Parks: Residential</b>	<b>Parks: Non-Residential</b>
Homes in Manufactured Home Parks are subject to a Parks SDC of \$3,241.00 per dwelling unit.	Industrial/ Employment Zoning is subject to a Parks SDC of \$724.00 per 1,000 Sqft of building area.
Multi-Family developments are subject to a Parks SDC of \$3,580.00 per dwelling unit.	Commercial Zoning is subject to a Parks SDC of \$1,447.00 per 1,000 Sqft of building area.
	Public Zoning is subject to a Parks SDC of \$1,351.00 per 1,000 Sqft of building area.
<b>Transportation</b>	<b>Storm</b>
Multi-Family and Commercial development is subject to a Transportation SDC of \$429.00 per <b>new</b> vehicle trip.	New construction or redevelopment is subject to a Storm SDC that will be charged at \$0.22 per square foot of measured <b>new</b> impervious area.

**SDC Breakdown FY 2022**

<b>Commercial / Mobile Home / Multi-Family/ Single Family</b>									
<i>disc or compound</i>	WATER				SEWER				Total
	Improvement	Reimbursement	Compliance	SubTotal	Improvement	Reimbursement	Compliance	SubTotal	
5/8" *	\$3,811	\$1,479	\$246	\$5,536	\$2,928	\$1,340	\$121	\$4,389	\$9,925
3/4"	\$3,811	\$1,479	\$246	\$5,536	\$2,928	\$1,340	\$121	\$4,389	\$9,925
1"	\$6,477	\$2,515	\$418	\$9,410	\$4,977	\$2,281	\$205	\$7,463	\$16,873
1½"	\$12,573	\$4,883	\$810	\$18,266	\$9,660	\$4,427	\$397	\$14,484	\$32,750
2"	\$20,194	\$7,840	\$1,301	\$29,335	\$15,514	\$7,111	\$639	\$23,264	\$52,599
3"	\$40,768	\$15,830	\$2,625	\$59,223	\$31,320	\$14,354	\$1,287	\$46,961	\$106,184
4"	\$63,627	\$24,705	\$4,098	\$92,430	\$48,883	\$22,402	\$2,012	\$73,297	\$165,727
6"	\$126,874	\$49,263	\$8,169	\$184,306	\$97,475	\$44,670	\$4,010	\$146,155	\$330,461
<i>turbine</i>									
4"	\$80,012	\$31,067	\$5,152	\$116,231	\$61,472	\$28,171	\$2,529	\$92,172	\$208,403
6"	\$177,927	\$69,086	\$11,458	\$258,471	\$136,698	\$62,645	\$5,623	\$204,966	\$463,437
8"	\$304,803	\$118,349	\$19,627	\$442,779	\$234,172	\$107,316	\$9,635	\$351,123	\$793,902
10"	\$482,732	\$187,436	\$31,084	\$701,252	\$370,872	\$169,963	\$15,258	\$556,093	\$1,257,345

<b>Industrial</b>									
<i>disc or compound</i>	WATER				SEWER (Same as Above)				Total
	Improvement	Reimbursement	Compliance	SubTotal	Improvement	Reimbursement	Compliance	SubTotal	
5/8" *	\$2,176	\$1,299	\$246	\$3,721	\$2,928	\$1,340	\$121	\$4,389	\$8,110
3/4"	\$2,176	\$1,299	\$246	\$3,721	\$2,928	\$1,340	\$121	\$4,389	\$8,110
1"	\$3,698	\$2,208	\$418	\$6,324	\$4,977	\$2,281	\$205	\$7,463	\$13,787
1½"	\$7,179	\$4,285	\$810	\$12,274	\$9,660	\$4,427	\$397	\$14,484	\$26,758
2"	\$11,531	\$6,882	\$1,301	\$19,714	\$15,514	\$7,111	\$639	\$23,264	\$42,978
3"	\$23,279	\$13,895	\$2,625	\$39,799	\$31,320	\$14,354	\$1,287	\$46,961	\$86,760
4"	\$36,332	\$21,686	\$4,098	\$62,116	\$48,883	\$22,402	\$2,012	\$73,297	\$135,413
6"	\$72,446	\$43,243	\$8,169	\$123,858	\$97,475	\$44,670	\$4,010	\$146,155	\$270,013
<i>turbine</i>									
4"	\$45,688	\$27,270	\$5,152	\$78,110	\$61,472	\$28,171	\$2,529	\$92,172	\$170,282
6"	\$101,597	\$60,645	\$11,458	\$173,700	\$136,698	\$62,645	\$5,623	\$204,966	\$378,666
8"	\$174,044	\$103,645	\$19,627	\$297,316	\$234,172	\$107,316	\$9,635	\$351,123	\$648,439
10"	\$275,642	\$164,530	\$31,084	\$471,256	\$370,872	\$169,963	\$15,258	\$556,093	\$1,027,349

<b>Turner / East Salem</b>					<b>Keizer</b>			
<i>disc or compound</i>	SEWER				SEWER			
	Improvement	Reimbursement	Compliance	Total	Improvement	Reimbursement	Compliance	Total
5/8" *	\$340	\$164	\$121	\$625	\$106	\$48	\$121	\$275
3/4"	\$340	\$164	\$121	\$625	\$106	\$48	\$121	\$275
1"	\$580	\$280	\$205	\$1,065	\$181	\$84	\$205	\$470
1½"	\$1,127	\$544	\$397	\$2,068	\$353	\$159	\$397	\$909
2"	\$1,807	\$873	\$639	\$3,319	\$562	\$255	\$639	\$1,456
3"	\$2,651	\$1,762	\$1,287	\$5,700	\$1,137	\$517	\$1,287	\$2,941
4"	\$5,698	\$2,748	\$2,012	\$10,458	\$1,775	\$806	\$2,012	\$4,593
6"	\$11,362	\$5,479	\$4,010	\$20,851	\$3,539	\$1,608	\$4,010	\$9,157
<i>turbine</i>								
4"	\$7,164	\$3,456	\$2,529	\$13,149	\$2,232	\$1,012	\$2,529	\$5,773
6"	\$15,935	\$7,683	\$5,623	\$29,241	\$4,965	\$2,252	\$5,623	\$12,840
8"	\$27,297	\$13,164	\$9,635	\$50,096	\$8,506	\$3,859	\$9,635	\$22,000
10"	\$43,232	\$20,849	\$15,258	\$79,339	\$13,469	\$6,111	\$15,258	\$34,838