

SYSTEMS DEVELOPMENT CHARGES - Effective July 1, 2019

Single Family and Duplex Development FY 2019/20							
		Parks SDC	Water SDC	Sewer SDC	Storm SDC	Trans. SDC	TOTAL w/o Proc. Fees
Inside City	All Areas Except Illahe	\$ 4,438.00	by meter size	by meter size	\$ 613.00	\$ 2,873.00	\$ 7,924.00
	No Water or Sewer Avail. (Like Illahe)	\$ 4,438.00			\$ 613.00	\$ 2,873.00	
Outside City	In Keizer, Turner, ES Sewer			by meter size			by meter size
	In Jan Ree Water, ES Sewer		by meter size	by meter size			add total
Residential Duplex units are charged twice the Single Family SDC amount for parks, transportation, and storm.							
Accessory Dwelling Units are currently exempt from Systems Development Charges.							

Commercial, Single Family, Homes in Manufactured Home Parks, Multi-Family, ESSD, Keizer, and Turner							
<i>Comm/SF/MH/MF Water/Sewer</i>	TOTAL w/o Auto. Fees	<i>Industrial Water/Sewer</i>	TOTAL w/o Auto. Fees	<i>Turner, East Salem Sewer</i>	TOTAL w/o Auto. Fees	<i>Keizer Sewer</i>	TOTAL w/o Auto. Fees
<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" *	\$9,039	5/8" *	\$7,338	5/8" *	\$586	5/8" *	\$258
3/4"	\$9,039	3/4"	\$7,338	3/4"	\$586	3/4"	\$258
1"	\$15,367	1"	\$12,476	1"	\$997	1"	\$439
1½"	\$29,828	1½"	\$24,216	1½"	\$1,936	1½"	\$851
2"	\$47,906	2"	\$38,894	2"	\$3,108	2"	\$1,364
3"	\$96,711	3"	\$78,517	3"	\$6,276	3"	\$2,755
4"	\$150,940	4"	\$122,546	4"	\$9,795	4"	\$4,302
6"	\$300,980	6"	\$244,360	6"	\$19,531	6"	\$8,577
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.			

Parks: Residential	Parks: Non-Residential
Homes in Manufactured Home Parks are subject to a Parks SDC of \$3036.00 per dwelling unit.	Industrial/ Employment Zoning is subject to a Parks SDC of \$340.00 per 1,000 Sqft of building area.
Multi-Family developments are subject to a Parks SDC of \$3196.00 per dwelling unit.	Commercial Zoning is subject to a Parks SDC of \$678.00 per 1,000 Sqft of building area.
	Public Zoning is subject to a Parks SDC of \$633.00 per 1,000 Sqft of building area.
Transportation	Storm
Multi-Family and Commercial development is subject to a Transportation SDC of \$304.00 per new vehicle trip.	New construction or redevelopment is subject to a Storm SDC that will be charged at \$0.20 per square foot of measured new impervious area.

SDC Breakdown FY 2019-20

Commercial / Mobile Home / Multi-Family / Single Family									
WATER					SEWER				
<i>disc or compound</i>	Improvement	Reimbursement	Compliance	SubTotal	Improvement	Reimbursement	Compliance	SubTotal	Total
5/8"*	\$3,569	\$1,265	\$230	\$5,064	\$2,742	\$1,120	\$113	\$3,975	\$9,039
3/4"	\$3,569	\$1,265	\$230	\$5,064	\$2,742	\$1,120	\$113	\$3,975	\$9,039
1"	\$6,067	\$2,150	\$391	\$8,608	\$4,662	\$1,905	\$192	\$6,759	\$15,367
1½"	\$11,777	\$4,174	\$759	\$16,710	\$9,048	\$3,698	\$372	\$13,118	\$29,828
2"	\$18,915	\$6,703	\$1,218	\$26,836	\$14,532	\$5,940	\$598	\$21,070	\$47,906
3"	\$38,186	\$13,534	\$2,459	\$54,179	\$29,337	\$11,989	\$1,206	\$42,532	\$96,711
4"	\$59,598	\$21,121	\$3,838	\$84,557	\$45,788	\$18,711	\$1,884	\$66,383	\$150,940
6"	\$118,840	\$42,117	\$7,652	\$168,609	\$91,303	\$37,312	\$3,756	\$132,371	\$300,980
<i>turbine</i>									
4"	\$74,945	\$26,560	\$4,826	\$106,331	\$57,579	\$23,530	\$2,369	\$83,478	\$189,809
6"	\$166,661	\$59,064	\$10,732	\$236,457	\$128,042	\$52,325	\$5,267	\$185,634	\$422,091
8"	\$285,502	\$101,181	\$18,384	\$405,067	\$219,344	\$89,638	\$9,025	\$318,007	\$723,074
10"	\$452,164	\$160,244	\$29,116	\$641,524	\$347,387	\$141,964	\$14,292	\$503,643	\$1,145,167

Industrial									
WATER					SEWER (Same as Above)				
<i>disc or compound</i>	Improvement	Reimbursement	Compliance	SubTotal	Improvement	Reimbursement	Compliance	SubTotal	Total
5/8"*	\$2,038	\$1,095	\$230	\$3,363	\$2,742	\$1,120	\$113	\$3,975	\$7,338
3/4"	\$2,038	\$1,095	\$230	\$3,363	\$2,742	\$1,120	\$113	\$3,975	\$7,338
1"	\$3,464	\$1,862	\$391	\$5,717	\$4,662	\$1,905	\$192	\$6,759	\$12,476
1½"	\$6,724	\$3,615	\$759	\$11,098	\$9,048	\$3,698	\$372	\$13,118	\$24,216
2"	\$10,801	\$5,805	\$1,218	\$17,824	\$14,532	\$5,940	\$598	\$21,070	\$38,894
3"	\$21,805	\$11,721	\$2,459	\$35,985	\$29,337	\$11,989	\$1,206	\$42,532	\$78,517
4"	\$34,031	\$18,294	\$3,838	\$56,163	\$45,788	\$18,711	\$1,884	\$66,383	\$122,546
6"	\$67,859	\$36,478	\$7,652	\$111,989	\$91,303	\$37,312	\$3,756	\$132,371	\$244,360
<i>turbine</i>									
4"	\$42,794	\$23,004	\$4,826	\$70,624	\$57,579	\$23,530	\$2,369	\$83,478	\$154,102
6"	\$95,164	\$51,157	\$10,732	\$157,053	\$128,042	\$52,325	\$5,267	\$185,634	\$342,687
8"	\$163,023	\$87,634	\$18,385	\$269,042	\$219,344	\$89,638	\$9,025	\$318,007	\$587,049
10"	\$258,188	\$138,791	\$29,116	\$426,095	\$347,387	\$141,964	\$14,292	\$503,643	\$929,738

Turner / East Salem					Keizer				
SEWER					SEWER				
<i>disc or compound</i>	Improvement	Reimbursement	Compliance	Total	Improvement	Reimbursement	Compliance	Total	
5/8"*	\$319	\$154	\$113	\$586	\$100	\$45	\$113	\$258	
3/4"	\$319	\$154	\$113	\$586	\$100	\$45	\$113	\$258	
1"	\$543	\$262	\$192	\$997	\$169	\$78	\$192	\$439	
1½"	\$1,055	\$509	\$372	\$1,936	\$330	\$149	\$372	\$851	
2"	\$1,693	\$817	\$598	\$3,108	\$527	\$239	\$598	\$1,364	
3"	\$3,420	\$1,650	\$1,206	\$6,276	\$1,065	\$484	\$1,206	\$2,755	
4"	\$5,337	\$2,574	\$1,884	\$9,795	\$1,663	\$755	\$1,884	\$4,302	
6"	\$10,643	\$5,132	\$3,756	\$19,531	\$3,315	\$1,506	\$3,756	\$8,577	
<i>turbine</i>									
4"	\$6,711	\$3,237	\$2,369	\$12,317	\$2,091	\$948	\$2,369	\$5,408	
6"	\$14,926	\$7,197	\$5,267	\$27,390	\$4,651	\$2,109	\$5,267	\$12,027	
8"	\$25,569	\$12,331	\$9,025	\$46,925	\$7,967	\$3,615	\$9,025	\$20,607	
10"	\$40,495	\$19,528	\$14,292	\$74,315	\$12,616	\$5,724	\$14,292	\$32,632	