

SYSTEM DEVELOPMENT CHARGES - Effective July 1, 2025

Single Family Development FY 2025/26						
		Parks SDC	Water SDC	Sewer SDC	Storm SDC	Trans. SDC
Inside City	All Areas Except Illahe	\$ 5,553.00	by meter size	by meter size	\$ 808.00	\$ 4,985.06
	No Water or Sewer Avail. (Ex. Illahe)	\$ 5,553.00			\$ 808.00	\$ 4,985.06
Outside City	Keizer, Turner, ES Sewer			by meter size		
	Jan Ree Water, ES Sewer		by meter size	by meter size		
<p>Two, three and four family units are charged the multi-family SDC amount for parks, transportation, and storm. Parks: \$4,406.00 per dwelling unit; Transportation: \$528.00 per trip; Storm: \$0.28 per square foot of new impervious area. Accessory Dwelling Units are exempt from System Development Charges.</p>						

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" *	\$12,214	5/8" *		5/8" *	\$770	5/8" *	\$339
3/4"	\$12,214	3/4"	\$9,981	3/4"	\$770	3/4"	\$339
1"	\$20,763	1"	\$16,966	1"	\$1,312	1"	\$578
1½"	\$40,300	1½"	\$32,927	1½"	\$2,546	1½"	\$1,118
2"	\$64,724	2"	\$52,885	2"	\$4,083	2"	\$1,791
3"	\$130,663	3"	\$106,760	3"	\$8,244	3"	\$3,619
4"	\$203,932	4"	\$166,631	4"	\$12,869	4"	\$5,651
6"	\$406,644	6"	\$332,260	6"	\$25,657	6"	\$11,267
<p>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).</p>				<p>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 the City's system.</p>			

Parks: Residential	Parks: Non-Residential
Homes in Manufactured Home Parks are subject to a Parks SDC of \$3,988.00 per dwelling unit.	Industrial/Employment Zoning is subject to a Parks SDC of \$891.00 per 1,000 Sqft of building area.
Multi-Family developments are subject to a Parks SDC of \$4,406.00 per dwelling unit.	Commercial Zoning is subject to a Parks SDC of \$1,781.00 per 1,000 Sqft of building area.
	Public Zoning is subject to a Parks SDC of \$1,662.00 per 1,000 Sqft of building area.
Transportation	Storm
Multi-Family and Commercial development is subject to a Transportation SDC of \$528.00 per new vehicle trip.	New construction or redevelopment is subject to a Storm SDC that will be charged at \$0.28 per square foot of measured new impervious area.

SDC Breakdown FY 2025/26

Commercial / Mobile Home / Multi-Family/ Single Family									
<i>disc or compound</i>	WATER				SEWER				Total
	Improvement	Reimbursement	Compliance	SubTotal	Improvement	Reimbursement	Compliance	SubTotal	
5/8" *	\$4,690	\$1,820	\$303	\$6,813	\$3,603	\$1,649	\$149	\$5,401	\$12,214
3/4"	\$4,690	\$1,820	\$303	\$6,813	\$3,603	\$1,649	\$149	\$5,401	\$12,214
1"	\$7,970	\$3,095	\$514	\$11,579	\$6,125	\$2,806	\$253	\$9,184	\$20,763
1½"	\$15,471	\$6,009	\$996	\$22,476	\$11,887	\$5,447	\$490	\$17,824	\$40,300
2"	\$24,849	\$9,646	\$1,601	\$36,096	\$19,091	\$8,751	\$786	\$28,628	\$64,724
3"	\$50,167	\$19,479	\$3,230	\$72,876	\$38,540	\$17,663	\$1,584	\$57,787	\$130,663
4"	\$78,296	\$30,400	\$5,042	\$113,738	\$60,152	\$27,566	\$2,476	\$90,194	\$203,932
6"	\$156,123	\$60,620	\$10,052	\$226,795	\$119,947	\$54,968	\$4,934	\$179,849	\$406,644

Industrial									
<i>disc or compound</i>	WATER				SEWER (Same as Above)				Total
	Improvement	Reimbursement	Compliance	SubTotal	Improvement	Reimbursement	Compliance	SubTotal	
5/8" *	\$2,678	\$1,599	\$303	\$4,580	\$3,603	\$1,649	\$149	\$5,401	\$9,981
3/4"	\$2,678	\$1,599	\$303	\$4,580	\$3,603	\$1,649	\$149	\$5,401	\$9,981
1"	\$4,551	\$2,717	\$514	\$7,782	\$6,125	\$2,806	\$253	\$9,184	\$16,966
1½"	\$8,835	\$5,272	\$996	\$15,103	\$11,887	\$5,447	\$490	\$17,824	\$32,927
2"	\$14,189	\$8,467	\$1,601	\$24,257	\$19,091	\$8,751	\$786	\$28,628	\$52,885
3"	\$28,645	\$17,098	\$3,230	\$48,973	\$38,540	\$17,663	\$1,584	\$57,787	\$106,760
4"	\$44,709	\$26,686	\$5,042	\$76,437	\$60,152	\$27,566	\$2,476	\$90,194	\$166,631
6"	\$89,147	\$53,212	\$10,052	\$152,411	\$119,947	\$54,968	\$4,934	\$179,849	\$332,260

Turner / East Salem					Keizer				
<i>disc or compound</i>	SEWER				SEWER				
	Improvement	Reimbursement	Compliance	Total	Improvement	Reimbursement	Compliance	Total	
5/8" *	\$419	\$202	\$149	\$770	\$131	\$59	\$149	\$339	
3/4"	\$419	\$202	\$149	\$770	\$131	\$59	\$149	\$339	
1"	\$714	\$345	\$253	\$1,312	\$222	\$103	\$253	\$578	
1½"	\$1,387	\$669	\$490	\$2,546	\$433	\$195	\$490	\$1,118	
2"	\$2,223	\$1,074	\$786	\$4,083	\$691	\$314	\$786	\$1,791	
3"	\$4,492	\$2,168	\$1,584	\$8,244	\$1,399	\$636	\$1,584	\$3,619	
4"	\$7,011	\$3,382	\$2,476	\$12,869	\$2,184	\$991	\$2,476	\$5,651	
6"	\$13,981	\$6,742	\$4,934	\$25,657	\$4,355	\$1,978	\$4,934	\$11,267	