



System Development Charges (SDCs) and Other Fees

Effective June 2, 2022 | Resolution No. 1956

WATER SYSTEM DEVELOPMENT CHARGE (PER METER INSTALLED)

SDC	Meter Size
\$3,099	3/4-inch - Displacement Multi-jet
\$5,165	1.00 inch - Displacement Multi-jet
\$10,329	1.50 inch - Displacement Class I Turbine
\$16,527	2.00 inch - Displacement or Class I & II Turbine
\$30,988	3.00 inch - Displacement
\$51,646	4.00 inch - Displacement or Compound
\$103,292	6.00 inch - Displacement or Compound
\$165,268	8.00 inch - Compound

Connection Fee

\$1,500	3/4" meter Single Family Home
\$3,000	3/4" meter Duplex Home, two new 3/4-inch services and meters
\$225	3/4" meter Single Family Home (Subdivision), meter installed only
\$450	3/4" meter Duplex Home (Subdivision), 2 new 3/4-inch meters installed only
\$225	3/4" meter Non-Single Family Residential, meter installed only
\$1,500	3/4" meter Non-Single Family Residential, new service and meter
\$1,500 + T&M	1" or larger meter installation will be charged minimum fee of \$1,500 plus actual time and materials (T&M)

WASTEWATER (PER METER INSTALLED)

SDC	Meter Size
\$6,158	3/4-inch - Displacement Multi-jet
\$10,263	1.00 inch - Displacement Multi-jet
\$20,525	1.50 inch - Displacement Class I Turbine
\$32,841	2.00 inch - Displacement or Class I & II Turbine
\$61,576	3.00 inch - Displacement
\$102,627	4.00 inch - Displacement or Compound
\$205,255	6.00 inch - Displacement or Compound
\$328,408	8.00 inch - Compound

Connection Fee

\$150	4-inch diameter sewer main tap
T&M	Time & Materials (T&M) for sewer main taps larger than 4-inch diameter

No fee if approved sewer main tap exists.

STORMWATER

Stormwater SDC is calculated by multiplying the amount of impervious surface area by the standard Stormwater SDC rate of \$2,177 and dividing that number by the one DRU (Drainage Residential Unit) which is equal to 2,500 square feet of impervious surface. Rate is based in the formula below,

$$\frac{(\text{sq.ft. of Impervious Surface}) \times (\$2,177)}{2,500 \text{ sq.ft.}}$$

PARKS

<u>SDC</u>	<u>Land Use</u>
\$2,944	Single Family Dwelling
\$2,904	Duplex
\$4,357	Triplex
\$5,809	Four-plex
\$1,452	Per Dwelling Unit for Multi-family (includes apartment, condominium, Retirement/Assisted living complex, etc.)
\$75	Per FTE (Full Time Equivalent) Employee for Business

TRANSPORTATION

Transportation SDC is calculated from the estimated number of PMPHVTs (PM Peak Hour Vehicle Trips) which will be generated by the development multiplied by the total Transportation SDC Fee of \$4,478 per the PM Peak Hour Vehicle Trip for the appropriate ITE land use category, based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

$$\text{Transportation SDC} = \text{PMPHVT} \times \text{Land Use Basis} \times \$4,478$$

Land Use Basis, i.e. the number of dwelling units, number of 1000 sq.ft. gross floor area, etc.

<u>ITE CODE</u>	<u>LAND USE</u>	<u>PMPHVT</u>	<u>LAND USE BASIS</u>
<u>Industrial</u>			
110	General light industrial	0.63	1,000 square feet of gross floor area
120	General heavy industrial	0.68	1,000 square feet of gross floor area
130	Industrial park	0.40	1,000 square feet of gross floor area
140	Manufacturing	0.67	1,000 square feet of gross floor area
150	Warehousing	0.19	1,000 square feet of gross floor area
151	Mini-warehouse	0.17	1,000 square feet of gross floor area
180	Specialty trade contractor	1.97	1,000 square feet of gross floor area
<u>Residential Land Use</u>			
210	Single family detached housing	0.99	Dwelling unit
220	Apartment	0.56	Dwelling unit
221	Low-Rise Apartment	0.44	Dwelling unit
222	High-Rise Apartment	0.36	Dwelling unit
231	Mid-Rise residential w/1st-floor commercial	0.36	Dwelling unit
240	Mobile home park	0.46	Dwelling unit
251	Senior Adult Housing - Detached	0.30	Dwelling unit
252	Senior Adult Housing - Attached	0.26	Dwelling unit
254	Assisted living	0.26	Bed
255	Continuing Care Retirement Community	0.16	Unit
270	Residential Planned Unit Development	0.69	Dwelling unit
<u>Lodging</u>			
310	Hotel	0.60	Room
311	All Suites Hotel	0.36	Room
312	Business Hotel	0.32	Occupied Room
320	Motel	0.38	Room
330	Resort Hotel	0.41	Room

Office

710	General office building	1.15	1,000 square feet of gross floor area
712	Small office building	2.45	1,000 square feet of gross floor area
715	Single Tenant Office Building	1.71	1,000 square feet of gross floor area
720	Medical-dental office building	3.46	1,000 square feet of gross floor area
730	Government Office Building	1.71	1,000 square feet of gross floor area
733	Government Office Complex	2.82	1,000 square feet of gross floor area
750	Office park	1.07	1,000 square feet of gross floor area
770	Business park	0.42	1,000 square feet of gross floor area

Services

918	Hair Salon	1.45	1,000 square feet of gross floor area
926	Food Cart Pod	3.08	Food Cart
930	Fast Casual Restaurant	14.13	1,000 square feet of gross floor area
931	Quality Restaurant	3.32	1,000 square feet of gross floor area
934	Fast-food restaurant with drive-through	13.38	1,000 square feet of gross floor area
943	Automobile Parts and Service Center	2.26	1,000 square feet of gross floor area
944	Gasoline/service station	38.24	1,000 square feet of gross floor area
947	Self-Service Car Wash	5.54	Wash stall
948	Automated Car Wash	13.60	Wash stall
960	Super Convenience Market/Gas Station	69.28	1,000 square feet of gross floor area

*For a more complete list Transportation SDC, please refer to City of St. Helens Resolution No. 1956

St. Helens School District Construction Excise Tax

Per Oregon Senate Bill 1036 (2007), effective July 1, 2022, and also by City Agreement with St. Helens School District IGA, Resolution 2021-22 No. 8.

Residential Use = \$1.45/per square foot

(Assessed on structures or portions of structures intended for residential use.)

Nonresidential Use = \$0.72/ per square foot.

(Assessed on structures or portions of structures intended for nonresidential use, not including multiple unit housing of any kind. Maximum Charge \$36,100.)