

11. Systems Development Charges (SDCs)

11.1. General SDC Information

West Linn SDC fees shall be indexed for inflation annually using the Engineering News – Record Construction Cost Index (20-city average) for the most recent 12-month period per Code Section 4.15 (3).

Below is a summary table of all SDC charges for a Single Family Dwelling (effective July 1, 2013):

Per Single Family Dwelling:	Reimbursement	Improvement	Administrative	Total
Street SDC	\$2,223	\$4,764	\$181	\$7,168
Bike/Ped SDC	\$0	\$1,557	\$40	\$1,597
Water SDC	\$585	\$6,969	\$196	\$7,750
Surface Water SDC	\$793	\$238	\$52	\$1,083
Parks SDC	\$0	\$9,231	\$253	\$9,484
Sewer SDC	\$612	\$2,385	\$111	\$3,108
Sub-total, SDCs to City	\$4,213	\$25,144	\$833	\$30,190
Plus Water SDC collected for South Fork Water Board (updated effective January 1, 2013)				\$1,466
Plus Sewer SDC collected for Tri-City Service District				\$2,020
Total SDCs due for Single Family Dwelling				\$33,676

Notes:

1. The fees in the above table are based upon the smallest water meter size of 5/8"
2. Metro also has a Construction Excise tax that may apply for valuations over \$100,000
3. School Districts also have a Construction Excise tax that may apply on any new construction or additions

11.2. Street SDC

Effective July 1, 2012 [ENR CCI increase 2.5%]						
Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$2,146	\$4,597	\$175	\$6,918
Single family	Per house	1.01	\$2,167	\$4,643	\$177	\$6,987
Multi-family	Per MF Unit	0.62	\$1,331	\$2,850	\$109	\$4,290
Retail	Per 1,000ft2	2.536	\$5,442	\$11,658	\$444	\$17,544
Office	Per 1,000 ft2	1.314	\$2,820	\$6,040	\$230	\$9,090
Public Park	Per Acre	0.223	\$479	\$1,025	\$39	\$1,543
Public School	Per Student	0.08	\$172	\$368	\$14	\$554

Effective July 1, 2013 [ENR CCI increase 2.58%]						
Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$2,201	\$4,717	\$179	\$7,097
Single family	Per house	1.01	\$2,223	\$4,764	\$181	\$7,168
Multi-family	Per MF Unit	0.62	\$1,365	\$2,925	\$111	\$4,401
Retail	Per 1,000ft2	2.536	\$5,582	\$11,962	\$454	\$17,998
Office	Per 1,000 ft2	1.314	\$2,892	\$6,198	\$235	\$9,325
Public Park	Per Acre	0.223	\$491	\$1,052	\$40	\$1,583
Public School	Per Student	0.08	\$176	\$377	\$14	\$567

11.3. Bike/Ped SDC

Effective July 1, 2012 [ENR CCI increase 2.5%]						
Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$1,503	\$39	\$1,542
Single family	Per house	1.01	\$0	\$1,518	\$39	\$1,557
Multi-family	Per MF Unit	0.62	\$0	\$932	\$24	\$956
Retail	Per 1,000ft2	2.536	\$0	\$3,812	\$99	\$3,911
Office	Per 1,000 ft2	1.314	\$0	\$1,975	\$51	\$2,026
Public Park	Per Acre	0.223	\$0	\$335	\$9	\$344
Public School	Per Student	0.08	\$0	\$120	\$3	\$123

Effective July 1, 2013 [ENR CCI increase 2.58%]						
Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$1,542	\$40	\$1,582
Single family	Per house	1.01	\$0	\$1,557	\$40	\$1,597
Multi-family	Per MF Unit	0.62	\$0	\$956	\$25	\$981
Retail	Per 1,000ft2	2.536	\$0	\$3,911	\$101	\$4,012
Office	Per 1,000 ft2	1.314	\$0	\$2,026	\$53	\$2,079
Public Park	Per Acre	0.223	\$0	\$344	\$9	\$353
Public School	Per Student	0.08	\$0	\$123	\$3	\$126

11.4. Water SDC

Note: see also the additional SDC collected on behalf of South Fork Water Board
 [SFWB Water SDC for 5/8" meter is currently = \$1,466 for 2013 and \$1,411 for 2012]

Effective July 1, 2012 [ENR CCI increase 2.5%]						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$571	\$6,793	\$191	\$7,555
5/8"	1	\$571	\$6,793	\$191	\$7,555	
3/4"	1.5	\$857	\$10,190	\$287	\$11,334	
1"	2.5	\$1,428	\$16,983	\$478	\$18,889	
1.5"	5	\$2,855	\$33,965	\$955	\$37,775	
2"	8	\$4,568	\$54,344	\$1,528	\$60,440	
3"	16	\$9,136	\$108,688	\$3,056	\$120,880	
4"	25	\$14,275	\$169,825	\$4,775	\$188,875	
6"	50	\$28,550	\$339,650	\$9,550	\$377,750	
8"	80	\$45,680	\$543,440	\$15,280	\$604,400	
10"	125	\$71,375	\$849,125	\$23,875	\$944,375	

Effective July 1, 2013 [ENR CCI increase 2.58%]						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$585	\$6,969	\$196	\$7,750
5/8"	1	\$585	\$6,969	\$196	\$7,750	
3/4"	1.5	\$878	\$10,454	\$294	\$11,626	
1"	2.5	\$1,463	\$17,423	\$490	\$19,376	
1.5"	5	\$2,925	\$34,845	\$980	\$38,750	
2"	8	\$4,680	\$55,752	\$1,568	\$62,000	
3"	16	\$9,360	\$111,504	\$3,136	\$124,000	
4"	25	\$14,625	\$174,225	\$4,900	\$193,750	
6"	50	\$29,250	\$348,450	\$9,800	\$387,500	
8"	80	\$46,800	\$557,520	\$15,680	\$620,000	
10"	125	\$73,125	\$871,125	\$24,500	\$968,750	

11.5. Surface Water SDC

Based on impervious area, City surface water per ESU (2,914ft²)

Effective July 1, 2012 [ENR CCI increase 2.5%]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$773	\$232	\$51	\$1,056
Single family	1.00	\$773	\$232	\$51	\$1,056

Effective July 1, 2013 [ENR CCI increase 2.58%]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$793	\$238	\$52	\$1,083
Single family	1.00	\$793	\$238	\$52	\$1,083

11.6. Park SDC

Effective July 1, 2012 [ENR CCI increase 2.5%]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,395	\$93	\$3,488
Single family	2.65	\$0	\$8,998	\$247	\$9,245
Multi-family	1.874	\$0	\$6,362	\$175	\$6,537

Effective July 1, 2013 [ENR CCI increase 2.58%]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,483	\$95	\$3,578
Single family	2.65	\$0	\$9,231	\$253	\$9,484
Multi-family	1.874	\$0	\$6,526	\$180	\$6,706

11.6. Sewer SDC

Note: see also the additional SDC collected on behalf of Tri-City Service District
 [Tri-City Service District Sewer SDC is currently 1 EDU = \$2,020]

Effective July 1, 2012 [ENR CCI increase 2.5%]						
Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$597	\$2,325	\$108	\$3,030
Single family	-	-	\$597	\$2,325	\$108	\$3,030
Multi-family	-	-	\$332	\$1,296	\$59	\$1,687
Commercial	5/8"	1	\$597	\$2,325	\$108	\$3,030
Commercial	3/4"	1.5	\$898	\$3,490	\$160	\$4,548
Commercial	1"	2.5	\$1,494	\$5,814	\$267	\$7,575
Commercial	1.5"	5	\$2,988	\$11,629	\$535	\$15,152
Commercial	2"	8	\$4,781	\$18,607	\$857	\$24,245
Commercial	3"	16	\$9,561	\$37,214	\$1,713	\$48,488
Commercial	4"	25	\$14,938	\$58,146	\$2,676	\$75,760
Commercial	6"	50	\$29,880	\$116,291	\$5,353	\$151,524
Commercial	8"	80	\$47,807	\$186,065	\$8,567	\$242,439
Commercial	10"	125	\$74,696	\$290,727	\$13,385	\$378,808

Effective July 1, 2013 [ENR CCI increase 2.58%]						
Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$612	\$2,385	\$111	\$3,108
Single family	-	-	\$612	\$2,385	\$111	\$3,108
Multi-family	-	-	\$341	\$1,329	\$61	\$1,731
Commercial	5/8"	1	\$612	\$2,385	\$111	\$3,108
Commercial	3/4"	1.5	\$921	\$3,580	\$164	\$4,665
Commercial	1"	2.5	\$1,533	\$5,964	\$274	\$7,771
Commercial	1.5"	5	\$3,065	\$11,929	\$549	\$15,543
Commercial	2"	8	\$4,905	\$19,088	\$879	\$24,872
Commercial	3"	16	\$9,808	\$38,176	\$1,757	\$49,741
Commercial	4"	25	\$15,324	\$59,648	\$2,745	\$77,717
Commercial	6"	50	\$30,652	\$119,296	\$5,491	\$155,439
Commercial	8"	80	\$49,042	\$190,873	\$8,788	\$248,703
Commercial	10"	125	\$76,626	\$298,239	\$13,731	\$388,596