

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, 2014):

Per Single Family Dwelling:	Reimbursement	Improvement	Administrative	Total
Street SDC	\$2,285	\$4,894	\$186	\$7,365
Bike/Ped SDC	\$0	\$1,599	\$42	\$1,641
Water SDC	\$601	\$7,161	\$201	\$7,963
Surface Water SDC	\$815	\$245	\$53	\$1,113
Parks SDC	\$0	\$9,485	\$260	\$9,745
Sewer SDC	\$629	\$2,451	\$114	\$3,194
Sub-total, SDCs to City	\$4,330	\$25,835	\$856	\$31,021
Plus Water SDC collected for South Fork Water Board (updated effective January 1, 2014)				\$1,579
Plus Sewer SDC collected for Tri-City Service District				\$2,020
Total SDCs due for Single Family Dwelling				\$34,620

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, 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 1,000ft ²	2.536	\$5,582	\$11,962	\$454	\$17,998
Office	Per 1,000 ft ²	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

Effective July 1, 2014 [ENR CCI increase 2.75%]

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$2,262	\$4,846	\$184	\$7,292
Single family	Per house	1.01	\$2,285	\$4,894	\$186	\$7,365
Multi-family	Per MF Unit	0.62	\$1,402	\$3,005	\$114	\$4,521
Retail	Per 1,000ft ²	2.536	\$5,736	\$12,289	\$467	\$18,492
Office	Per 1,000 ft ²	1.314	\$2,972	\$6,368	\$242	\$9,582
Public Park	Per Acre	0.223	\$504	\$1,081	\$41	\$1,626
Public School	Per Student	0.08	\$181	\$388	\$15	\$584

11.3. Bike/Ped SDC

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

Effective July 1, 2014 [ENR CCI increase 2.75%]

Type Of Use	Trips Per Use:	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$0	\$1,583	\$42	\$1,625
Single family	Per house	1.01	\$0	\$1,599	\$42	\$1,641
Multi-family	Per MF Unit	0.62	\$0	\$981	\$26	\$1,007
Retail	Per 1,000ft2	2.536	\$0	\$4,014	\$107	\$4,121
Office	Per 1,000 ft2	1.314	\$0	\$2,080	\$55	\$2,135
Public Park	Per Acre	0.223	\$0	\$353	\$9	\$362
Public School	Per Student	0.08	\$0	\$127	\$3	\$130

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 = \$1,579 for 2014 and \$1,466 for 2013]

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	

Effective July 1, 2014 [ENR CCI increase 2.75%]						
Size of Meter	Meter Equivalency	Reimbursement	Improvement	Administrative	Total	
<i>per factor of 1</i>		1.00	\$601	\$7,161	\$201	\$7,963
5/8"	1	\$601	\$7,161	\$201	\$7,963	
3/4"	1.5	\$902	\$10,742	\$302	\$11,946	
1"	2.5	\$1,503	\$17,903	\$503	\$19,909	
1.5"	5	\$3,005	\$35,805	\$1,005	\$39,815	
2"	8	\$4,808	\$57,288	\$1,608	\$63,704	
3"	16	\$9,616	\$114,576	\$3,216	\$127,408	
4"	25	\$15,025	\$179,025	\$5,025	\$199,075	
6"	50	\$30,050	\$358,050	\$10,050	\$398,150	
8"	80	\$48,080	\$572,880	\$16,080	\$637,040	
10"	125	\$75,125	\$895,125	\$25,125	\$995,375	

11.5. Surface Water SDC

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

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

Effective July 1, 2014 [ENR CCI increase 2.75%]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$815	\$245	\$53	\$1,113
Single family	1.00	\$815	\$245	\$53	\$1,113

11.6. Park SDC

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

Effective July 1, 2014 [ENR CCI increase 2.75%]					
Unit		Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>	1.00	\$0	\$3,579	\$98	\$3,677
Single family	2.65	\$0	\$9,485	\$260	\$9,745
Multi-family	1.874	\$0	\$6,706	\$185	\$6,891

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, 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

Effective July 1, 2014 [ENR CCI increase 2.75%]						
Unit	Meter Size	Factor	Reimbursement	Improvement	Administrative	Total
<i>per factor of 1</i>		1.00	\$629	\$2,451	\$114	\$3,194
Single family	-	-	\$629	\$2,451	\$114	\$3,194
Multi-family	-	-	\$350	\$1,366	\$63	\$1,779
Commercial	5/8"	1	\$629	\$2,451	\$114	\$3,194
Commercial	3/4"	1.5	\$946	\$3,679	\$169	\$4,794
Commercial	1"	2.5	\$1,575	\$6,128	\$282	\$7,985
Commercial	1.5"	5	\$3,149	\$12,257	\$564	\$15,970
Commercial	2"	8	\$5,040	\$19,613	\$903	\$25,556
Commercial	3"	16	\$10,078	\$39,227	\$1,805	\$51,110
Commercial	4"	25	\$15,746	\$61,290	\$2,821	\$79,857
Commercial	6"	50	\$31,496	\$122,580	\$5,642	\$159,718
Commercial	8"	80	\$50,392	\$196,128	\$9,030	\$255,550
Commercial	10"	125	\$78,736	\$306,450	\$14,109	\$399,295