

OREGON SYSTEM DEVELOPMENT CHARGES STUDY: WHY SDCs MATTER AND HOW THEY AFFECT HOUSING



Source: Portland Parks and Rec



December 2022

*Prepared for Oregon Housing and
Community Services (OHCS)*

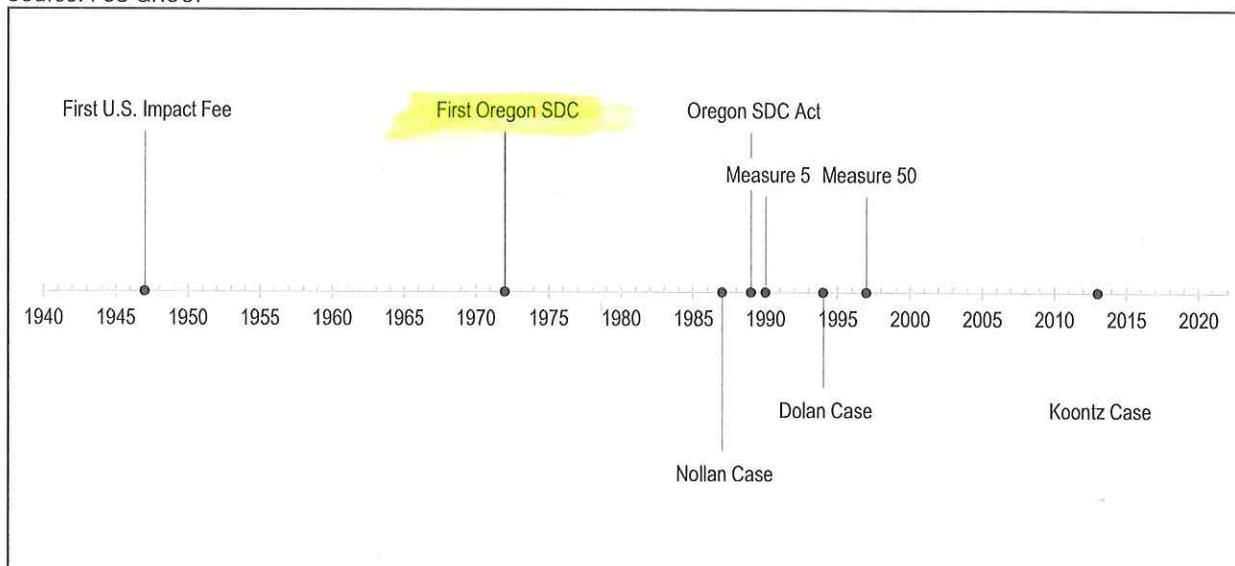
1.2 Legal Framework

1.2.1 Landmark Case Law

A number of U.S. Supreme Court cases related to exactions have defined tests of their constitutionality for exactions generally and monetary exactions. The most recent of these raises questions about whether the same tests extend to impact fees given that they are established in a legislative policy context rather than ad hoc for individual properties, but this broader legal context informs local approaches to impact fees. These cases are summarized below. The timing of these cases relative to other key events in SDC history is shown in Exhibit 1.

Exhibit 1. Impact Fee/SDC Historical Timeline

Source: FCS GROUP



Nollan (1987): Essential Nexus

Whether authorized by statute or not, all impact fees in the U.S. are subject to the Fifth Amendment of the U.S. Constitution, which created a distinction between an exaction that is a legitimate use of a local government's police power and a taking that would require the local government to compensate the property owner.

The U.S. Supreme Court further clarified the line between exaction and taking in 1987 with its ruling on *Nollan v. California Coastal Commission*.³⁸ This ruling introduced the concept of "essential nexus" as a test for the validity of an exaction: Whatever is being required (exacted) as a condition of development approval must be clearly and directly related to the impact of the proposed development.

In this case, the California Coastal Commission was concerned that the new, larger home that the Nollans proposed would obstruct the public's view of the ocean. But instead of imposing a

³⁸ *Nollan v. California Coastal Commission*, 483 U.S. 825, 837 (1987)

- SDCs can benefit existing residents by supporting infrastructure investments and mitigating utility rate and property tax increases. While not all of a jurisdiction's capital needs are related to growth and eligible for SDC funding, being able to draw on SDCs for costs that are eligible means less cost needs to be allocated to ratepayers or property owners. Increases to utility rates and property taxes impact residents' cost of living on an on-going basis and may not track with household income (particularly for utility rates), creating their own affordability challenges for low-income households. Investments that maintain current service levels or create facilities that the whole community can use (e.g., new parks) also benefit existing residents.

SDCs Across Oregon

- Most cities in Oregon charge at least one of the five allowable SDCs, but total rates vary substantially. The total 2022 SDCs for a single-family residence range from under \$5,000 in some small cities to close to \$50,000 in some Portland Metro area jurisdictions based on data collected by FCS GROUP. Some of the smallest cities, particularly in Eastern Oregon, do not charge SDCs at all.
- Based on 2022 data collected by FCS GROUP, the average total SDC rate for a single-family residence statewide is roughly \$15,000. SDCs for water, wastewater, transportation, and parks all average between \$3,800 and \$4,600 per single-family dwelling for the jurisdictions included in the sample, but substantial variability exists in these amounts across the state.
- There is less aggregated data available on SDC rates for other housing types (e.g., multifamily and townhouses), but rates are typically less than those applied to single-family detached homes (roughly two-thirds as much for apartments and roughly 90 percent of the single-family detached rate for townhouses based on a review of several example communities).
- **SDC rates have increased over time in most Oregon communities for most infrastructure systems.** The average increase between 2007 and 2022 in total SDCs for single-family homes was roughly 105 percent over 15 years, with the highest increases for parks and transportation SDCs (101 and 110 percent, respectively).²⁶ For comparison, construction costs escalated by roughly 60 percent nationally and the Seattle area (the closest city included in the available construction cost index data) over the same period of time. Because many SDCs are indexed to construction cost escalation (increases in labor and material costs broadly), a faster pace of increase suggests other factors at play, such as regulatory mandates that drive more costly facility designs; less grant funding; changes to SDC methodology or discounting policies; land cost escalation (especially for parks); or under-reporting of some regional and district charges in 2007.

²⁶ 2007 data comes from the earliest available SDC survey data from the League of Oregon Cities (LOC). 2022 data is from data collected by FCS GROUP for the same jurisdictions who participated in the 2007 survey. Note that regional and district charges may not be consistently reported in the 2007 LOC data, which could exaggerate the magnitude of increases to some extent.

Exhibit 20. Total Single-Family Detached SDCs by City in Oregon, 2022

Source: ECONorthwest, using data from FCS GROUP

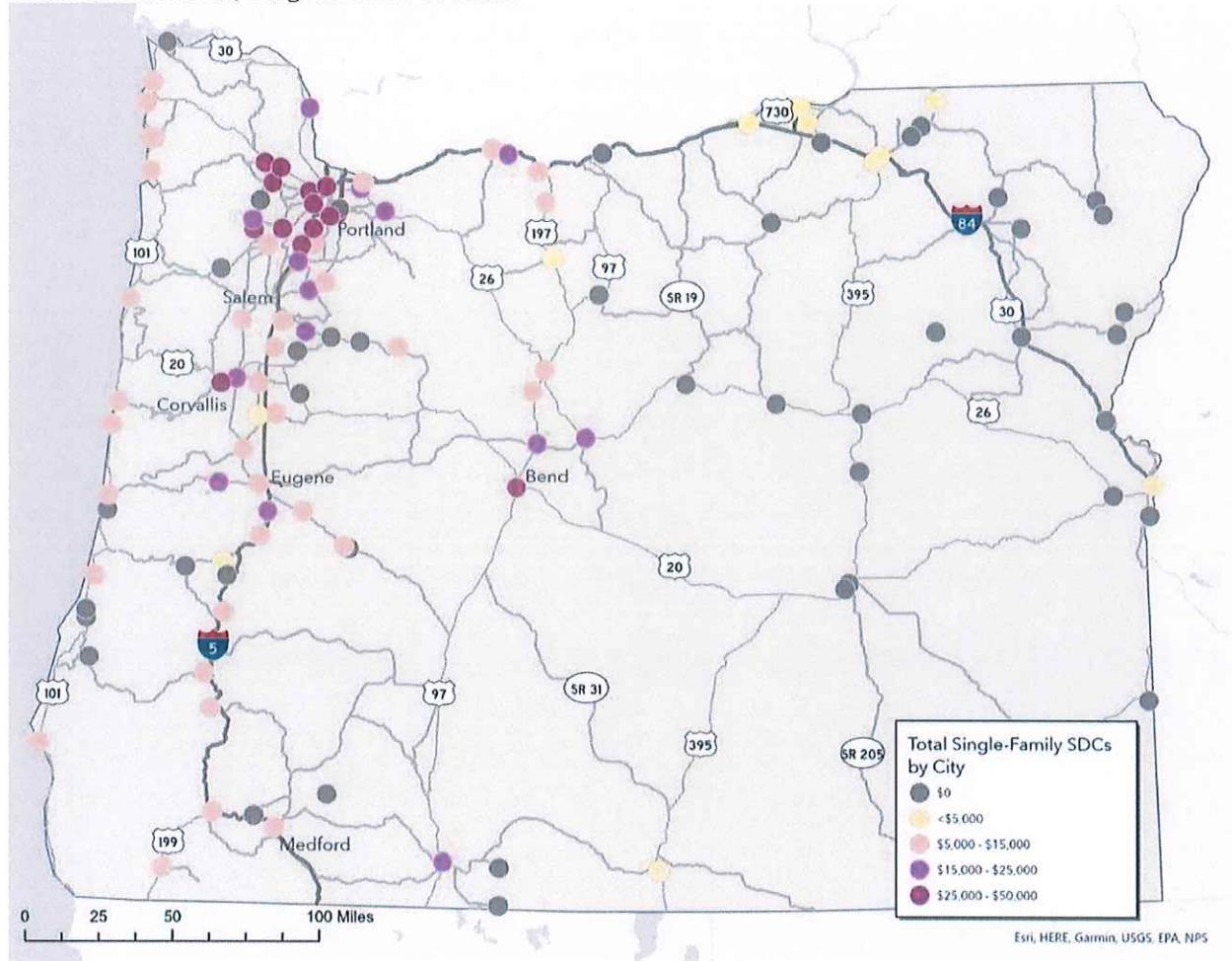


Exhibit 21 provides mean and median values by system.

Exhibit 21. Summary of City Mean and Median SDCs (2022)

Source: FCS GROUP

Mean and Median SDCs	Number of Cities	Mean	Median
Water	72	\$4,500	\$3,830
Wastewater	72	\$4,644	\$4,353
Stormwater	45	\$1,078	\$756
Transportation	51	\$4,433	\$3,489
Parks	55	\$3,829	\$2,535
Totals	76	\$15,047*	\$12,168

* This value represents the average of the totals for each jurisdiction, rather than a sum of the averages for each system.

For comparison, the 2020 LOC survey report found average total estimated SDC costs for single-family residential of \$13,135 for fiscal year 2018,¹²⁴ though, as noted previously, this figure likely undercounts special district and county SDCs. The average across the jurisdictions and special areas included in the HBA of Metro Portland 2020 data is just over \$27,000, though this data set is weighted towards larger jurisdictions and has little coverage outside the

¹²⁴ League of Oregon Cities, *System Development Charges Survey Report* (February 2020), page 17.

Exhibit 37 shows the typical SDC amounts estimated for each market and for different housing categories.¹⁶² The townhouse SDCs are assumed to be 90 percent of the single-family SDCs, consistent with analysis above. The multifamily SDCs are assumed to be 66 percent of the single-family SDCs, consistent with analysis above.

Exhibit 37. Selected SDC Rates for Analyzed Markets

Source: ECONorthwest

	Low-Cost Market	Moderate-Cost Market	High-Cost Market
Single-Family SDC	\$8,600	\$15,050	\$48,800
Townhouse SDC (90%)	\$7,740	\$13,545	\$43,920
Multifamily SDC (66%)	\$5,676	\$9,933	\$32,208

Exhibit 38 illustrates the findings from analysis. Given the estimated SDCs and other development costs, the analysis shows **the variation in SDC share of total development costs can also depend on the market.**

- SDCs could make up between 1.8 percent of single-family development costs to 3.5 percent of multifamily development costs in Low-Cost Market.
- SDCs could make up between 2.6 percent of single-family development costs to 5.5 percent of multifamily development costs in Moderate-Cost Market.
- SDCs could make up between 5.2 percent of single-family development costs to 12.5 percent of multifamily development costs in High-Cost Market.

¹⁶² The typical SDC amounts in Low-Cost and High-Cost Markets are rounded numbers of the average of reported SDC amounts in the 2022 survey of SDCs by FCS GROUP for cities that typify the market contexts described. The statewide average is used as the typical SDC amount for the Moderate-Cost Market, consistent with all analysis and charts in this section.

Exhibit 42: Average Regulatory Costs as a Share of Total Multifamily Development Costs Nationally
 Source: NAHB and NMHC¹⁷⁶

	Share With the Regulatory Cost	Regulation as a Percent of Total Development Cost	
		Average When Present*	Average Across All Properties
Cost of applying for zoning approval	93.9%	3.4%	3.2%
Costs when site work begins (fees, required studies, etc.)	98.0%	8.7%	8.5%
Dev. requirements (layout, mats, etc.) beyond the ordinary	91.8%	5.8%	5.4%
Cost of land dedicated to the government or left unbuilt	51.0%	4.7%	2.4%
Fees charged when building construction is authorized	95.9%	4.6%	4.4%
Costs of affordability mandates (e.g., inclusionary zoning)	38.8%	6.9%	2.7%
Changes to building codes over the past 10 years	100.0%	11.1%	11.1%
Complying with OSHA/other labor regulations	93.9%	2.7%	2.6%
Pure cost of delay (if regulation imposed no other cost)	95.9%	0.5%	0.5%
TOTAL COST OF REGULATION	100.0%	40.6%	40.6%

* The base is different for every percentage in this column, so the line items are not additive.

- **Permitting and compliance costs** such as the cost of applying for zoning approval (including costs of traffic impact studies or other required studies), fees and required studies when site work begins (which can include hook-up or impact fees in some cases), and fees charged when building construction is authorized (though this can also include impact fees) total an estimated 16.1 percent of total development costs on average.¹⁷⁷ (“Soft costs,” which include these costs as well as design, financing, legal, and insurance costs, typically account for 20 to 35 percent of total development costs.)
- **Delay** is estimated to account for 0.5 percent of total development costs based on typical construction timelines and loan terms combined with survey results regarding the typical timing associated with various stages of development.¹⁷⁸
- **Standards-related costs**, including development requirements beyond the ordinary, the cost of land dedications, changes to building codes, and complying with labor regulations were estimated to total 21.5 percent of development costs, with building code changes representing the largest share of these costs.¹⁷⁹

The study also estimated cost impacts associated with inclusionary zoning/affordable housing requirements, but it is unclear whether this reflects fee-in-lieu costs or other costs associated with these programs.

¹⁷⁶ Paul Emrath and Caitlin Sugrue Walter. Regulation: 40.6 Percent of the Cost of Multifamily Development. NAHB and NMHC. June 8, 2022. <https://www.nmhc.org/globalassets/research--insight/research-reports/cost-of-regulations/2022-nahb-nmhc-cost-of-regulations-report.pdf>.

¹⁷⁷ Ibid.

¹⁷⁸ Ibid.

¹⁷⁹ Ibid.

Exhibit 59: SDC Rates by Jurisdiction and Infrastructure System, 2022

Source: FCS GROUP based on data from jurisdictions, with contributions from Galardi Rothstein Group and ECONorthwest

City	Parks	Sewer	Water	Transportation	Stormwater	Total
Aurora	\$2,205	\$2,032	\$5,543	\$2,740	\$160	\$12,680
Banks	\$2,535	\$6,625	\$4,999	\$17,920	\$585	\$32,664
Beaverton	\$11,787	\$6,625	\$9,354	\$9,998	\$1,252	\$39,016
Bend	\$9,544	\$5,667	\$6,355	\$9,269		\$30,835
Boardman		\$1,783	\$2,087			\$3,870
Brownsville		\$5,160	\$2,093		\$1,968	\$9,221
Cannon Beach	\$1,116	\$4,849	\$2,034		\$424	\$8,423
Carlton	\$2,142	\$8,832	\$8,740	\$4,210	\$2,295	\$26,219
Cave Junction		\$2,985	\$2,150			\$5,135
Central Point	\$2,445	\$3,142	\$3,267	\$2,326	\$514	\$11,695
Columbia City	\$2,019	\$5,764	\$4,292	\$4,575	\$388	\$17,038
Cornelius	\$4,471	\$5,732	\$9,449	\$9,998	\$1,910	\$31,560
Corvallis	\$7,755	\$4,963	\$1,573	\$3,357	\$226	\$17,874
Cottage Grove	\$2,476	\$996	\$4,938	\$2,166	\$904	\$11,481
Creswell	\$3,439	\$6,898	\$2,405	\$3,749	\$295	\$16,786
Culver		\$4,088			\$1,750	\$5,838
Dayton	\$100	\$7,564	\$4,242	\$1,125		\$13,031
Detroit	\$506		\$6,187		\$1,977	\$8,670
Donald	\$1,509	\$22,275	\$2,835	\$3,031	\$806	\$30,456
Drain		\$1,619	1650			\$3,269
Dufur		\$5,000	\$5,000			\$10,000
Eugene	\$5,424	\$2,553	\$2,276	\$3,489	\$733	\$14,475
Florence		\$5,507	\$4,396	\$1,063	\$2,527	\$13,493
Garibaldi	\$816	\$2,755	\$1,980	\$1,650	\$2,000	\$9,201
Gladstone	\$9,027	\$6,495	\$9,040		\$3,477	\$28,039
Glendale			\$2,040			\$2,040
Grants Pass	\$941	\$3,869	\$2,863	\$1,204	\$710	\$9,586
Gresham	\$4,694	\$7,055	\$5,305	\$4,589	\$1,344	\$22,987
Halsey		\$641	\$783		\$1,416	\$2,840
Hermiston	\$450	\$251	\$294	\$99		\$1,094
Hood River	\$5,064	\$1,056	\$1,786	\$3,703	\$756	\$12,365
Jefferson	\$4,262	\$3,971	\$4,979	\$75	\$105	\$13,392
Junction City	\$2,044	\$9,083	\$1,100	\$1,052		\$13,279
Klamath Falls	\$1,748	\$6,691	\$3,304	\$3,590		\$15,333
Lakeside		\$2,274	\$5,477			\$7,751
Lakeview	\$25	\$578	\$177	\$39		\$819
Lincoln City	\$2,446	\$4,475	\$2,423	\$850	\$75	\$10,269
Lowell	\$1,032	\$1,689	\$4,575	\$696	\$673	\$8,665
Madras	\$2,200	\$6,063	\$1,591	\$4,315	\$259	\$14,427
Manzanita	\$60	\$4,258	\$6,900		\$174	\$11,392
Maupin	\$500	\$3,000	\$1,000			\$4,500
Milton-Freewater	\$525	\$1,125	\$1,050			\$2,700

City	Parks	Sewer	Water	Transportation	Stormwater	Total
Monmouth	\$2,142	\$3,542	\$1,819	\$4,020	\$447	\$11,970
Mosier	\$1,495	\$4,104	\$3,866	\$4,154	\$1,499	\$15,118
Nehalem		\$4,258	\$3,235			\$7,493
Newberg	\$8,432	\$7,984	\$6,444	\$7,618	\$438	\$30,916
North Plains	\$8,823	\$6,625	\$11,615	\$19,621	\$585	\$47,269
Oakland		\$3,795	\$2,933			\$6,728
Ontario		\$481	\$975	\$1,288		\$2,744
Pendleton				\$1,775		\$1,775
Philomath	\$5,150	\$6,846	\$8,855	\$5,396	\$1,801	\$28,048
Port Orford		\$4,962	\$8,919			\$13,881
Portland	\$10,927	\$8,299	\$5,548	\$5,694	\$1,251	\$31,719
Prineville	\$3,600	\$2,629	\$5,141	\$4,848		\$16,218
Redmond	\$5,818	\$4,669	\$2,992	\$4,678		\$18,157
Riddle		\$3,000	\$2,327			\$5,327
Sandy	\$3,717	\$5,480	\$3,841	\$4,317		\$17,354
Scotts Mills			\$7,843			\$7,843
Seaside	\$1,699	\$4,882	\$2,873	\$444		\$9,898
Silverton	\$6,240	\$4,653	\$8,285	\$3,760	\$877	\$23,815
Stayton	\$3,478	\$2,697	\$3,620	\$2,927	\$3,216	\$15,938
Tangent	\$3,239	\$6,996		\$1,315	\$127	\$11,677
The Dalles		\$1,789	\$2,317	\$1,500	\$342	\$5,948
Tigard	\$11,225	\$6,625	\$10,853	\$18,206	\$641	\$47,550
Turner	\$1,969	\$3,094	\$3,682	\$2,122		\$10,867
Umatilla		\$1,858	\$1,544			\$3,402
Veneta	\$5,949	\$6,903	\$7,895	\$3,994	\$224	\$24,966
Waldport	\$648	\$4,448	\$4,590			\$9,686
West Linn	\$12,943	\$4,243	\$10,576	\$1,964	\$1,479	\$31,205
Westfir		\$5,298	\$3,225			\$8,523
Wilsonville	\$6,969	\$6,289	\$16,455	\$15,264	\$2,112	\$47,089
Winston	\$150	\$3,874		\$1,194		\$5,218
Wood Village	\$3,119	\$3,565	\$3,819			\$10,503
Woodburn	\$4,188	\$2,977	\$3,944	\$6,988	\$330	\$18,427
Yachats		\$7,648	\$4,939		\$1,642	\$14,229
Yamhill	\$3,348	\$3,867	\$6,496	\$2,136	\$1,781	\$17,628

City of Portland
Bureau of Development Services
Building and Other Permits Fee Schedule
Effective Date: July 1, 2023

		Building Permit Fee		Fee
Total Value of Construction Work to be Performed:				
\$1 - \$500	Minimum Fee		\$	134.00
\$501 - \$2,000	Fee for the first \$500		\$	134.00
	For each additional \$100 or fraction thereof up to and including \$2,000		\$	2.89
	<i>Maximum number of allowable* inspections: 3</i>			
\$2,001 - \$25,000	Fee for the first \$2,000		\$	177.35
	For each additional \$1,000 or fraction thereof up to and including \$25,000		\$	11.25
	<i>Maximum number of allowable* inspections: 5</i>			
\$25,001 - \$50,000	Fee for the first \$25,000		\$	436.10
	For each additional \$1,000 or fraction thereof up to and including \$50,000		\$	8.29
	<i>Maximum number of allowable* inspections: 6</i>			
\$50,001 - \$100,000	Fee for the first \$50,000		\$	643.35
	For each additional \$1,000 or fraction thereof up to and including \$100,000		\$	5.50
	<i>Maximum number of allowable* inspections: 7</i>			
\$100,001 and up	Fee for the first \$100,000		\$	918.35
	For each additional \$1,000 or fraction thereof		\$	4.54
<i>*Inspections exceeding the maximum number of allowable shall be charged per inspection at the Reinspection Fee rate of</i>				<i>\$</i> 134.00
Total Calculated Permit Valuation:				
<p>Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.</p>				
<p>Fair Market Value: The Fair market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.</p>				

City of Portland
Bureau of Development Services
Building and Other Permits Fee Schedule
Effective Date: July 1, 2023

Development Services Fee - Residential		Fee
Applies to all Building Permits, Site Development Permits (except where work involves only clearing) and Zoning Permits.		
Total Value of Construction Work to be Performed:		
\$1 - \$500	Minimum Fee	\$ 17.78
\$501 - \$2,000	Fee for the first \$500	\$ 17.78
	For each additional \$100 or fraction thereof up to and including \$2,000	\$ 0.81
\$2,001 - \$25,000	Fee for the first \$2,000	\$ 29.93
	For each additional \$1,000 or fraction thereof up to and including \$25,000	\$ 3.13
\$25,001 - \$50,000	Fee for the first \$25,000	\$ 101.92
	For each additional \$1,000 or fraction thereof up to and including \$50,000	\$ 2.35
\$50,001 - \$100,000	Fee for the first \$50,000	\$ 160.67
	For each additional \$1,000 or fraction thereof up to and including \$100,000	\$ 1.57
\$100,001 and up	Fee for the first \$100,000	\$ 239.17
	For each additional \$1,000 or fraction thereof	\$ 1.31
Total Calculated Permit Valuation:		
Permit Valuation Methodology: The Permit Valuation methodology is mandated by the State of Oregon in OAR 918-050-0100. A structural permit fee for new construction and additions shall be calculated using the ICC Building Valuation Data Table current as of April 1 of each year, using the occupancy and construction type as determined by the building official, multiplied by the square footage of the structure. The square footage of a building, addition, or garage shall be determined from outside exterior wall to outside exterior wall for each level. The valuation used will be the greater of either the above calculated value or the value as stated by the applicant. A structural permit fee for alterations or repair shall be based on the fair market value of the permitted work as determined by the building official and defined below.		
Fair Market Value: The Fair market Value to be used in computing the permit fee for alterations and repair shall be the total value of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and other permanent work or equipment, and contractor's profit.		

City of Portland
Bureau of Development Services
Electrical Permit Fee Schedule
Effective Date: July 1, 2023

Electrical Permit Fee	Fee
Residential Square Foot Wiring Packages for New and Remodels: Single or multi-family, per dwelling unit. Include garage. Service included.	
1,000 square feet or less	\$ 341.00
Each additional 500 square feet or portion thereof	\$ 76.00
Limited Energy Install 1 & 2 Family	\$ 76.00
Limited Energy Install Multi-Family	\$ 76.00
Each Manufactured Home of Modular Dwelling Service and/or Feeder	\$ 200.00
*Per OAR 918-309-0030(5)(b) In the case of a multi-family building containing three or more apartments, determine the square footage of the largest apartment in the building and compute the fee. For each additional apartment in the building, a fee of one-half of the first unit fee must be used. The house panel fee for general service equipment such as apartment unit lights, washer-dryer, outdoor lighting and the like is calculated using OAR 918-309-0060(1) services and feeders, and OAR 918-309-0060(2)(b) dealing with branch circuits. The permittee is entitled to four inspections per floor.	
Services or Feeders: Installation, alteration or relocation	
200 amps	\$ 176.00
201 to 400 amps	\$ 249.00
401 to 600 amps	\$ 327.00
601 to 1,000 amps	\$ 493.00
Over 1,000 amps or volts	\$ 903.00
Reconnect only	\$ 159.00
Renewable Energy: Installation, alteration or relocation	
5 kva or less	\$ 176.00
5.01 to 15 kva	\$ 249.00
15.01 to 25 kva	\$ 327.00
Solar Generation System Over 25 KVA (Plan Review Required)	
Each kva over 25.012 up to 100 kva	\$ 13.02
100.01 kva and over no additional fee	\$ 13.02
Each additional inspection	\$ 190.00
Miscellaneous Fees, hourly rate	\$ 190.00
Wind Generation System Over 25 KVA (Plan Review Required)	
25.01 to 50 kva	\$ 492.00
50.01 to 100 kva	\$ 903.00
100.01 kva and over - <i>Use standard electrical service or feeder fees</i>	\$ 903.00

City of Portland
Bureau of Development Services
Mechanical Permit Fee Schedule
Effective Date: July 1, 2023

One & Two Family Dwelling Fees		Fee
HVAC		
Air handling unit		\$ 35.00
Air conditioning (site plan required)		\$ 35.00
Alteration of existing HVAC system		\$ 42.00
Boiler/compressors		\$ 42.00
Heat pump (site plan required)		\$ 67.00
Install/replace furnace/burner (including ductwork/vent/liner)		\$ 73.00
Install/replace /relocate heaters - suspended, wall or floor mounted		\$ 35.00
Vent for appliance other than furnace		\$ 30.00
Environmental exhaust and ventilation		
Appliance vent		\$ 30.00
Dryer exhaust		\$ 19.00
Hood: Type I/II/Res. Kitchen/Hazmat, Hood Fire Suppression System		\$ 19.00
Exhaust fan with single duct (bath fans)		\$ 19.00
Exhaust system apart from heating or AC		\$ 30.00
Fuel Piping and Distribution		
Up to 4 outlets		\$ 20.00
Each additional over 4 outlets		\$ 3.46
Other listed appliance or equipment		
Decorative fireplace		\$ 34.00
Insert		\$ 75.00
Woodstove/Pellet stove		\$ 75.00
Other: (including oil tanks, gas and diesel generators, gas and electric ceramic kilns, gas fuel cells, jewelry torches, crucibles and other appliance/equipment not included above)		\$ 42.00
Commercial Fees		Fee
Commercial Mechanical Permit Fee - For commercial installation, replacement or relocation of non-portable mechanical equipment or mechanical work		
Valuation:		
\$1 to \$1,000	Minimum Fee	\$ 134.00
\$1,001 to \$10,000	Fee for the first \$1,000	\$ 134.00
	For each additional \$100 over \$1,000	\$ 2.83
\$10,001 to \$100,000	Fee for the first \$10,000	\$ 388.70
	For each additional \$1,000 over \$10,000	\$ 17.28

City of Portland
Bureau of Development Services
Plumbing Permit Fee Schedule
Effective Date: July 1, 2023

Plumbing Permit Fees		Fee
New 1 & 2 Family Dwellings Only - Includes 100 feet for each utility connection		
Single Family Residence (1) bath		\$ 664.00
Single Family Residence (2) bath		\$ 996.00
Single Family Residence (3) bath		\$ 1,164.00
Each additional bath/kitchen		\$ 279.00
Site Utilities		
Catch basin/area drain inside building		\$ 52.00
Manufactured home utilities		\$ 120.00
The following fees for exterior lines are in addition to the unit fixture fees. The prices listed below are for the first 100		
Rain drain (no. of linear feet)		\$ 150.00
Sanitary sewer (no. of linear feet)		\$ 150.00
Storm sewer (no. of linear feet)		\$ 150.00
Water service (no. of linear feet)		\$ 150.00
Each additional 100 feet or portion thereof		\$ 113.00
Interior Mainline Piping		
Water Piping - first 100 feet		\$ 150.00
Drainage Piping - first 100 feet		\$ 150.00
Each additional 100 feet or portion thereof		\$ 113.00
Fixture or Item		
Back flow preventer		\$ 52.00
Backwater valve		\$ 52.00
Basins/Lavatory		\$ 52.00
Clothes washer		\$ 52.00
Dishwasher		\$ 52.00

EAS 2023-2024

ond	EAST/ WEST SOIL/ WATER CONSERV	METRO SERVICE DISTRICT		COUNTY		TRI-MET	URBAN RENEWAL RATES	TOTAL GENERAL GOVERNMENT		TOTAL ALL RATES	LEVY CODE AREA
		limited	bond	limited	bond			limited	bond		
	0.0720	0.1893	0.3694	5.4119	0.5568	0.0000	0.7925	14.6914	1.3126	26.4737	001
	0.0750			5.6134	0.5758		0.0000	5.7585	0.5758	17.0816	002
	0.0750			5.6134	0.5758		0.0000	8.8630	0.5758	16.5828	005
	0.0968	0.1893	0.3694	5.4119	0.5568	0.0000	0.5984	14.5221	1.3126	22.3335	006
	0.0968	0.1893	0.3694	5.4119	0.5568	0.0000	1.5657	15.4894	1.3126	23.6508	011
1337	0.0750	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	9.4379	1.0915	21.2767	016
	0.0946	0.1874	0.3820	5.3117	0.5758	0.0000	0.5634	9.6404	0.9578	18.8277	026
	0.1000	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	8.8288	0.9578	18.0675	027
	0.1000	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	9.0711	1.5004	18.8524	028
	0.1000	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	5.9761	0.9578	13.8172	034
	0.1000	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	8.8288	0.9578	16.6699	036
	0.0968	0.1893	0.3694	5.4119	0.5568	0.0000	0.5588	14.4825	1.3126	22.6347	040
	0.0946	0.1874	0.3820	5.3117	0.5758	0.0000	1.3752	10.4522	0.9578	17.4301	047
	0.0750			5.6134	0.5758		0.0000	6.8979	0.5758	14.6177	049
	0.1000	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	8.8288	0.9578	16.5648	062
	0.0750			5.6134	0.5758		0.0000	9.1854	0.5758	20.5085	072
	0.1000			5.6134	0.5758		0.0000	5.7835	0.5758	12.9668	073
6315	0.1000			5.6134	0.5758		0.0000	7.6240	1.2073	15.4388	074
	0.1000			5.6134	0.5758		0.0000	5.7835	0.5758	12.9668	082
	0.0750	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	7.4372	0.9578	17.0990	085
	0.1000			5.6134	0.5758		0.0000	8.6362	0.5758	17.4929	086
	0.1000			5.6134	0.5758	0.0000	0.0000	8.6362	0.5758	17.4929	087
	0.0750			5.6134	0.5758		0.0000	5.7585	0.5758	13.4783	090
1337	0.0750	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	7.9263	1.0915	17.9388	103
	0.0968	0.1893	0.3694	5.4119	0.5568	0.0000	1.5738	15.4975	1.3126	23.5037	113
1337	0.0750	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	7.9263	1.0915	19.7651	118
1337	0.0750	0.1926	0.3820	5.6134	0.5758	0.0000	0.0000	9.4379	1.0915	21.2767	121