

## Cost of Annexation and Related Fees 2018

### Annexation of a developed property connecting to sanitary sewer.

#### City Application Fees

Size of Area to be annexed	
Parcel less than 3 times minimum lot areas for the zone designation that will apply upon annexation	\$0 + Applicable Metro Fee
Parcel 3 times or greater than the minimum lot area for the zone designation that will apply upon annexation	\$813 x the number of lots* into which the parcel could be divided under the zone designation that will apply upon annexation
Parcel for which there is no minimum lot area for the zone designation that will apply upon annexation	\$1,627 + Metro fee
Expenses related to additional noticing caused by delays brought on by the applicant(s).	\$235

\*Number of lots =  $\frac{\text{Gross area of the lot}}{\text{Minimum Lot Size in Base Zone}}$  – (100% RP + 50%) RC if applicable

\*Fees are based on the gross number of lots and do not dictate actual number (or net development) of the parcel

#### Metro Mapping Fees

Size of Area To Be Annexed	
Single tax lot less than 1 acre	\$150.00
1-5 acres	\$250.00
5.1 -40 acres	\$300.00
Greater than 40 acres	\$400.00

#### City Sanitary Sewer Fees

Sanitary Sewer System Development Charge	\$2,860 for a 5/8" to 3/4" water meter \$4,768 for 1" water meter
Sewer Installation Costs	\$5,000 – \$30,000 (Varies with complexity of project)
Plan Review and Inspection Fees	9% of Engineer's estimate of project cost (or \$1,000 whichever is greater)
Plumbing Permit	\$104 +
Street Opening Permit	\$300.00
Monthly sewer and water fees, if connected (typical)	\$130.00
Monthly surface water and street maintenance fees (typical)	\$25.00

#### Tax Comparison between unincorporated Clackamas County and Lake Oswego<sup>1</sup>

Unincorp. Tax Code	Assessed Value	Current Rate (Unincorp).	Total Tax	City Tax Code	Current Rate (City)	Total Tax	Difference
Code 7-020	\$200,000	13.537	2,707	Code 7-021	16.6266	\$3,325	\$618.00
Code 7-020	\$300,000	13.537	4,061	Code 7-021	16.6266	\$4,987	\$926.00

Yearly tax increase typically \$500 to \$1,000 (depending on assessed valuation of property). \*Contact the assessor's office for a more accurate calculation of property taxes.

<sup>1</sup> Based on 2016 tax rates.

<b>Additional utility fees for an undeveloped property</b>	
Water System Development Charge	\$7,855 for a 5/8 - 3/4 inch water meter \$12,622 for a 1 inch water meter
Water Meter Fee	\$753 for 3/4" water meter \$1,073 for 1" water meter
Surface Water	\$157
Parks and Recreation	\$13,595
Transportation (automobile mode)	\$8,760

\* The Cost of extending sewer to your parcel will depend on the distance of your property from the already existing sewer. Other factors include required depth and soil conditions. Extremely rocky ground is usually more difficult and costly to trench.