

**Surface Water SDC:**

Single Family Home \$151

Multi-family, commercial/industrial, institutional and other uses are charged a fee equivalent to units of 3,030 square feet multiplied by \$151.

**Transportation SDC:**

Single Family Home \$4,195

For all other land uses (such as commercial and industrial development), the street system SDC fee is calculated on trips per day generated by the type of use. The methodology and list of other uses is contained in Attachment D of the City's Master Fee Schedule.

**Parks and Recreation SDC:**

Single Family Home \$13,110

Multi-Family Housing \$7,292

For non-residential uses, a fee of \$843/employee is assessed based on a structure's gross square footage per employee as determined by the *Metro Employment Density Study* and further explained in the Parks and Recreation SDC Administrative Procedures Guide.

**For More Information . . .**

If you would like more information regarding system development charges (SDCs), please call the City Engineer at 503.635.0264.

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• *Lake Oswego updates its SDCs* •  
• *periodically, taking into account* •  
• *factors such as the replacement cost of* •  
• *existing public facilities and projected* •  
• *costs of future public facilities.* •  
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# SYSTEM DEVELOPMENT CHARGES



**City of Lake Oswego**

Engineering Department

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[www.ci.oswego.or.us](http://www.ci.oswego.or.us)

Master Fee Schedule:

[www.ci.oswego.or.us/finance/fees.htm](http://www.ci.oswego.or.us/finance/fees.htm)



**Effective January 1, 2017**

## WHAT ARE SYSTEM DEVELOPMENT CHARGES (SDCs)?

System Development Charges are fees paid by new development to recover a portion of the cost of existing infrastructure and to help fund new infrastructure necessary to serve new development. Infrastructure includes streets, the water system, wastewater collection system, surface water management system, and parks.

There are two parts to each SDC, a reimbursement fee and an improvement fee. The reimbursement fee is the cost to "buy into" an existing capital investment in infrastructure. The improvement fee is the cost to fund new infrastructure made necessary by new development.

SDCs are collected at the time a building permit is issued for new construction. Existing developed properties also pay SDCs when connecting to the sanitary, water or storm sewers. An incremental SDC is collected when the use of a developed property intensifies and imposes a greater demand on one or more of the public facility systems.

## HOW ARE SDCs CALCULATED?

SDCs are calculated by considering:

The replacement cost of existing public facilities;

Prior contributions of the property owner to the public facility system;

Public facility capacity requirements of a particular development, and;

Cost of capital improvements to provide adequate capacity to new users.

## SDC CREDITS AND APPEALS

The City's SDC Ordinance (LOC Chapter 39) sets forth a procedure for parties to appeal expenditures of SDCs or decisions made by the City Manager pursuant to the ordinance. Appeals are heard by the City Council. Also, SDC credits may be granted in recognition of a property owner's prior contribution to the City's public facility systems.

### Water Meter Connection Charge:

5/8" or 3/4" water meter	\$726
1" water meter	\$1,034



## CURRENT SDC CHARGES

Effective January 1, 2017, Lake Oswego's total Water Meter Fee and SDCs for a single family home with a 3/4" water meter fee total \$28,514 and with a 1" water meter the total cost is \$35,710. These costs include the following Surface Water, Transportation, Parks, Water and Wastewater SDCs:

### Water SDC\*:

3/4" water meter	\$7,574
1" water meter	\$12,622

### Wastewater SDC\*:

3/4" water meter	\$2,758
1" water meter	\$4,598

Water System and Wastewater System SDCs are based on water meter size and increase as meter size increases. For a complete list of SDCs, refer to the City's Master Fees and Charges Publication, online at [www.ci.oswego.or.us/finance/fees.htm](http://www.ci.oswego.or.us/finance/fees.htm).

\*Based on the assumption that the City of Lake Oswego will be the water purveyor and that wastewater will be treated at the Tryon Creek Treatment Plant. Other providers have different, but similar, SDCs.