

SYSTEM DEVELOPMENT CHARGES - Effective July 1, 2024

Single Family Development FY 2024/25							
		Parks SDC	Water SDC	Sewer SDC	Storm SDC	Trans. SDC	
Inside City	All Areas Except Illahe	\$ 5,445.00	by meter size	by meter size	\$ 792.00	\$ 4,888.27	
	No Water or Sewer Avail. (Ex. Illahe)	\$ 5,445.00			\$ 792.00	\$ 4,888.27	
Outside City	Keizer, Turner, ES Sewer			by meter size			
	Jan Ree Water, ES Sewer		by meter size	by meter size			
Two, three and four family units are charged the multi-family SDC amount for parks, transportation, and storm. Parks: \$4,320.00 per dwelling unit; Transportation: \$518.00 per trip; Storm: \$0.27 per square foot of new impervious area.							
Accessory Dwelling Units are exempt from System Development Charges.							

Commercial, Single Family, Homes in Manufactured Home Parks, Multi-Family, ESSD, Keizer, and Turner							
<i>Comm/SF/MH/MF Water/Sewer</i>	TOTAL w/o Auto. Fees	<i>Industrial Water/Sewer</i>	TOTAL w/o Auto. Fees	<i>Turner, East Salem Sewer</i>	TOTAL w/o Auto. Fees	<i>Keizer Sewer</i>	TOTAL w/o Auto. Fees
Meter Size - disc or compound		Meter Size - disc or compound		Meter Size - disc or compound		Meter Size - disc or compound	
5/8" *	\$11,977	5/8" *		5/8" *	\$755	5/8" *	\$332
3/4"	\$11,977	3/4"	\$9,787	3/4"	\$755	3/4"	\$332
1"	\$20,360	1"	\$16,637	1"	\$1,286	1"	\$567
1½"	\$39,517	1½"	\$32,287	1½"	\$2,496	1½"	\$1,096
2"	\$63,468	2"	\$51,859	2"	\$4,004	2"	\$1,757
3"	\$128,126	3"	\$104,687	3"	\$8,084	3"	\$3,549
4"	\$199,973	4"	\$163,396	4"	\$12,619	4"	\$5,542
6"	\$398,749	6"	\$325,809	6"	\$25,159	6"	\$11,048
Note: To qualify as an "industrial" user for SDC purposes, the user must demonstrate that they meet the Federal definition of "Significant Industrial Users" (SIU), as contained in SRC 74.030(II).				Note: Sewer SDCs are based on equivalent Water Meter Size. 5/8" meter fees are for SDC reference only - no new 5/8" meters are installed on City's system.			

Parks: Residential	Parks: Non-Residential
Homes in Manufactured Home Parks are subject to a Parks SDC of \$3,911.00 per dwelling unit.	Industrial/Employment Zoning is subject to a Parks SDC of \$874.00 per 1,000 Sqft of building area.
Multi-Family developments are subject to a Parks SDC of \$4,320.00 per dwelling unit.	Commercial Zoning is subject to a Parks SDC of \$1,746.00 per 1,000 Sqft of building area.
	Public Zoning is subject to a Parks SDC of \$1,630.00 per 1,000 Sqft of building area.
Transportation	Storm
Multi-Family and Commercial development is subject to a Transportation SDC of \$518.00 per new vehicle trip.	New construction or redevelopment is subject to a Storm SDC that will be charged at \$0.27 per square foot of measured new impervious area.

SDC Breakdown FY 2024/25

Commercial / Mobile Home / Multi-Family/ Single Family										
<i>disc or compound</i>	WATER				SubTotal	SEWER			SubTotal	Total
	Improvement	Reimbursement	Compliance			Improvement	Reimbursement	Compliance		
5/8" *	\$4,599	\$1,785	\$297	\$6,681	\$3,533	\$1,617	\$146	\$5,296	\$11,977	
3/4"	\$4,599	\$1,785	\$297	\$6,681	\$3,533	\$1,617	\$146	\$5,296	\$11,977	
1"	\$7,815	\$3,035	\$504	\$11,354	\$6,006	\$2,752	\$248	\$9,006	\$20,360	
1½"	\$15,171	\$5,892	\$977	\$22,040	\$11,656	\$5,341	\$480	\$17,477	\$39,517	
2"	\$24,367	\$9,459	\$1,570	\$35,396	\$18,720	\$8,581	\$771	\$28,072	\$63,468	
3"	\$49,193	\$19,101	\$3,167	\$71,461	\$37,792	\$17,320	\$1,553	\$56,665	\$128,126	
4"	\$76,776	\$29,810	\$4,944	\$111,530	\$58,984	\$27,031	\$2,428	\$88,443	\$199,973	
6"	\$153,092	\$59,443	\$9,857	\$222,392	\$117,618	\$53,901	\$4,838	\$176,357	\$398,749	

Industrial										
<i>disc or compound</i>	WATER				SubTotal	SEWER (Same as Above)			SubTotal	Total
	Improvement	Reimbursement	Compliance			Improvement	Reimbursement	Compliance		
5/8" *	\$2,626	\$1,568	\$297	\$4,491	\$3,533	\$1,617	\$146	\$5,296	\$9,787	
3/4"	\$2,626	\$1,568	\$297	\$4,491	\$3,533	\$1,617	\$146	\$5,296	\$9,787	
1"	\$4,463	\$2,664	\$504	\$7,631	\$6,006	\$2,752	\$248	\$9,006	\$16,637	
1½"	\$8,663	\$5,170	\$977	\$14,810	\$11,656	\$5,341	\$480	\$17,477	\$32,287	
2"	\$13,914	\$8,303	\$1,570	\$23,787	\$18,720	\$8,581	\$771	\$28,072	\$51,859	
3"	\$28,089	\$16,766	\$3,167	\$48,022	\$37,792	\$17,320	\$1,553	\$56,665	\$104,687	
4"	\$43,841	\$26,168	\$4,944	\$74,953	\$58,984	\$27,031	\$2,428	\$88,443	\$163,396	
6"	\$87,416	\$52,179	\$9,857	\$149,452	\$117,618	\$53,901	\$4,838	\$176,357	\$325,809	

Turner / East Salem					Keizer					
<i>disc or compound</i>	SEWER				Total	SEWER				Total
	Improvement	Reimbursement	Compliance			Improvement	Reimbursement	Compliance		
5/8" *	\$411	\$198	\$146	\$755	\$128	\$58	\$146	\$332		
3/4"	\$411	\$198	\$146	\$755	\$128	\$58	\$146	\$332		
1"	\$700	\$338	\$248	\$1,286	\$218	\$101	\$248	\$567		
1½"	\$1,360	\$656	\$480	\$2,496	\$425	\$191	\$480	\$1,096		
2"	\$2,180	\$1,053	\$771	\$4,004	\$678	\$308	\$771	\$1,757		
3"	\$4,405	\$2,126	\$1,553	\$8,084	\$1,372	\$624	\$1,553	\$3,549		
4"	\$6,875	\$3,316	\$2,428	\$12,619	\$2,142	\$972	\$2,428	\$5,542		
6"	\$13,710	\$6,611	\$4,838	\$25,159	\$4,270	\$1,940	\$4,838	\$11,048		