

SYSTEMS DEVELOPMENT CHARGES - Effective July 1, 2023

Single Family Development FY 2023/24							
		Parks SDC	Water SDC	Sewer SDC	Storm SDC	Trans. SDC	TOTAL w/o Proc. Fees
Inside City	All Areas Except Illahe	\$ 5,186.00	by meter size	by meter size	\$ 754.00	\$ 4,655.50	\$ 10,595.50
	No Water or Sewer Avail. (Like Illahe)	\$ 5,186.00			\$ 754.00	\$ 4,655.50	
Outside City	In Keizer, Turner, ES Sewer			by meter size			by meter size
	In Jan Ree Water, ES Sewer		by meter size	by meter size			add total
Two, three and four family units are charged the multi-family SDC amount for parks, transportation, and storm.							
Accessory Dwelling Units are exempt from Systems Development Charges until June 30, 2024.							

Commercial, Single Family, Homes in Manufactured Home Parks, Multi-Family, ESSD, Keizer, and Turner							
Comm/SF/MH/MF Water/Sewer	TOTAL w/o Auto. Fees	Industrial Water/Sewer	TOTAL w/o Auto. Fees	Turner, East Salem Sewer	TOTAL w/o Auto. Fees	Keizer Sewer	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" *	\$11,407	5/8" *		5/8" *	\$719	5/8" *	\$316
3/4"	\$11,407	3/4"	\$9,321	3/4"	\$719	3/4"	\$316
1"	\$19,390	1"	\$15,844	1"	\$1,225	1"	\$540
1½"	\$37,635	1½"	\$30,749	1½"	\$2,377	1½"	\$1,044
2"	\$60,446	2"	\$49,389	2"	\$3,813	2"	\$1,673
3"	\$122,023	3"	\$99,701	3"	\$7,699	3"	\$3,380
4"	\$190,450	4"	\$155,615	4"	\$12,018	4"	\$5,278
6"	\$379,761	6"	\$310,294	6"	\$23,961	6"	\$10,523
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 \$3,725.00 per dwelling unit.	Industrial/Employment Development is subject to a Parks SDC of \$832.00 per 1,000 Sqft of building
Multi-Family developments are subject to a Parks SDC of \$4,114.00 per dwelling unit.	Commercial Development is subject to a Parks SDC of \$1,663.00 per 1,000 Sqft of building area.
	Public Development is subject to a Parks SDC of \$1,552.00 per 1,000 Sqft of building area.
Transportation	Storm
Multi-Family and Commercial development is subject to a Transportation SDC of \$493.00 per new vehicle trip.	New construction or redevelopment is subject to a Storm SDC that will be charged at \$0.26 per square foot of measured new impervious area.

SDC Breakdown FY 2023/24

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" *	\$4,380	\$1,700	\$283	\$6,363	\$3,365	\$1,540	\$139	\$5,044	\$11,407
3/4"	\$4,380	\$1,700	\$283	\$6,363	\$3,365	\$1,540	\$139	\$5,044	\$11,407
1"	\$7,443	\$2,890	\$480	\$10,813	\$5,720	\$2,621	\$236	\$8,577	\$19,390
1½"	\$14,449	\$5,611	\$930	\$20,990	\$11,101	\$5,087	\$457	\$16,645	\$37,635
2"	\$23,207	\$9,009	\$1,495	\$33,711	\$17,829	\$8,172	\$734	\$26,735	\$60,446
3"	\$46,850	\$18,191	\$3,016	\$68,057	\$35,992	\$16,495	\$1,479	\$53,966	\$122,023
4"	\$73,120	\$28,390	\$4,709	\$106,219	\$56,175	\$25,744	\$2,312	\$84,231	\$190,450
6"	\$145,802	\$56,612	\$9,388	\$211,802	\$112,017	\$51,334	\$4,608	\$167,959	\$379,761
turbine									
4"	\$91,949	\$35,702	\$5,920	\$133,571	\$70,642	\$32,374	\$2,906	\$105,922	\$239,493
6"	\$204,471	\$79,392	\$13,167	\$297,030	\$157,091	\$71,991	\$6,461	\$235,543	\$532,573
8"	\$350,274	\$136,005	\$22,555	\$508,834	\$269,107	\$123,325	\$11,073	\$403,505	\$912,339
10"	\$554,748	\$215,398	\$35,721	\$805,867	\$426,200	\$195,318	\$17,534	\$639,052	\$1,444,919

Industrial									
<i>disc or compound</i>	WATER			SubTotal	SEWER (Same as Above)			SubTotal	Total
	Improvement	Reimbursement	Compliance		Improvement	Reimbursement	Compliance		
5/8" *	\$2,501	\$1,493	\$283	\$4,277	\$3,365	\$1,540	\$139	\$5,044	\$9,321
3/4"	\$2,501	\$1,493	\$283	\$4,277	\$3,365	\$1,540	\$139	\$5,044	\$9,321
1"	\$4,250	\$2,537	\$480	\$7,267	\$5,720	\$2,621	\$236	\$8,577	\$15,844
1½"	\$8,250	\$4,924	\$930	\$14,104	\$11,101	\$5,087	\$457	\$16,645	\$30,749
2"	\$13,251	\$7,908	\$1,495	\$22,654	\$17,829	\$8,172	\$734	\$26,735	\$49,389
3"	\$26,751	\$15,968	\$3,016	\$45,735	\$35,992	\$16,495	\$1,479	\$53,966	\$99,701
4"	\$41,753	\$24,922	\$4,709	\$71,384	\$56,175	\$25,744	\$2,312	\$84,231	\$155,615
6"	\$83,253	\$49,694	\$9,388	\$142,335	\$112,017	\$51,334	\$4,608	\$167,959	\$310,294
turbine									
4"	\$52,504	\$31,338	\$5,920	\$89,762	\$70,642	\$32,374	\$2,906	\$105,922	\$195,684
6"	\$116,753	\$69,693	\$13,167	\$199,613	\$157,091	\$71,991	\$6,461	\$235,543	\$435,156
8"	\$200,009	\$119,384	\$22,555	\$341,948	\$269,107	\$123,325	\$11,073	\$403,505	\$745,453
10"	\$316,764	\$189,076	\$35,721	\$541,561	\$426,200	\$195,318	\$17,534	\$639,052	\$1,180,613

Turner / East Salem					Keizer			
<i>disc or compound</i>	SEWER				SEWER			
	Improvement	Reimbursement	Compliance	Total	Improvement	Reimbursement	Compliance	Total
5/8" *	\$391	\$189	\$139	\$719	\$122	\$55	\$139	\$316
3/4"	\$391	\$189	\$139	\$719	\$122	\$55	\$139	\$316
1"	\$667	\$322	\$236	\$1,225	\$208	\$96	\$236	\$540
1½"	\$1,295	\$625	\$457	\$2,377	\$405	\$182	\$457	\$1,044
2"	\$2,076	\$1,003	\$734	\$3,813	\$646	\$293	\$734	\$1,673
3"	\$4,195	\$2,025	\$1,479	\$7,699	\$1,307	\$594	\$1,479	\$3,380
4"	\$6,548	\$3,158	\$2,312	\$12,018	\$2,040	\$926	\$2,312	\$5,278
6"	\$13,057	\$6,296	\$4,608	\$23,961	\$4,067	\$1,848	\$4,608	\$10,523
turbine								
4"	\$8,233	\$3,971	\$2,906	\$15,110	\$2,565	\$1,163	\$2,906	\$6,634
6"	\$18,312	\$8,829	\$6,461	\$33,602	\$5,706	\$2,588	\$6,461	\$14,755
8"	\$31,369	\$15,128	\$11,073	\$57,570	\$9,775	\$4,434	\$11,073	\$25,282
10"	\$49,681	\$23,959	\$17,534	\$91,174	\$15,478	\$7,023	\$17,534	\$40,035