



# SYSTEM DEVELOPMENT CHARGES

A Survey Conducted by  
The League of Oregon Cities

May, 2007

# System Development Charges

Survey - May 2007

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# 2007 LOC System Development Charges Survey

## SPECIFICATIONS USED FOR THE SURVEY

The following specifications for residential and commercial developments were provided to cities in order to calculate SDC rates:

RESIDENTIAL	
Lot Size	9,000 sq. ft.
Building Size	2,000 sq. ft.
Development Value	\$120,000
Land Value	\$40,000
Parking Spaces	2
Water Meter Size (in.)	3/4
Water Flow (gallons/mo.)	6,000
Fixture Units	16
Number of Employees	N/A

OFFICE BUILDING	
Lot Size	47,000 sq. ft.
Building Size	20,000 sq. ft.
Development Value	\$960,000
Land Value	\$120,000
Parking Spaces	50
Water Meter Size (in.)	2
Water Flow (gallons/mo.)	33,000
Fixture Units	64
Number of Employees	96

## GLOSSARY

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EDU = Equivalent Dwelling Unit

Improvement Fee: Costs of capital improvements to be constructed

Reimbursement Fee: Costs associated with capital improvements already constructed or under construction

**DISCLAIMER: This is a voluntary survey conducted by the League of Oregon Cities. The responses do not constitute a statistically significant or scientifically valid data set. This survey is for informational purposes only. Based on this data, no legitimate conclusions can be drawn about any city that did not respond to the survey.**

# 2007 LOC System Development Charges Survey

## SYSTEM DEVELOPMENT CHARGES - BY CITY

121 out of 242 cities responded (50% response rate)

City	No SDC	Parks	Sewer	Water	Transp.	Stormwater
Adams	✓					
Astoria	✓					
Athena	✓					
Aurora		✓	✓	✓	✓	✓
Baker City	✓					
Banks				✓	✓ <sub>1</sub>	
Beaverton			✓	✓	✓ <sub>1</sub>	✓
Bend			✓	✓	✓	
Boardman			✓	✓		
Bonanza	✓					
Brownsville			✓	✓		✓
Burns	✓					
Butte Falls	✓					
Cannon Beach			✓	✓		✓
Carlton		✓	✓	✓		✓
Cave Junction			✓	✓		
Central Point		✓		✓	✓	✓
Columbia City		✓	✓	✓	✓	✓
Coos Bay			✓		✓	✓
Coquille	✓					
Cornelius		✓	✓	✓	✓ <sub>1</sub>	✓
Corvallis		✓	✓	✓	✓	✓
Cottage Grove		✓	✓	✓	✓	✓
Cove	✓					
Creswell		✓	✓	✓	✓	
Culver			✓			✓
Damascus	✓					

1. This SDC is set by Washington County. These cities receive the revenue for SDCs on development within city boundaries.

**SYSTEM DEVELOPMENT CHARGES - BY CITY**

<b>City</b>	<b>No SDC</b>	<b>Parks</b>	<b>Sewer</b>	<b>Water</b>	<b>Transp.</b>	<b>Stormwater</b>
Dayton		✓	✓	✓	✓	
Dayville			✓			
Detroit				✓		
Donald			✓	✓		
Drain	✓					
Dufur			✓	✓		
Dunes City	✓					
Echo	✓					
Elkton	✓					
Enterprise	✓					
Eugene		✓	✓		✓	✓
Florence			✓	✓	✓	✓
Garibaldi		✓	✓	✓	✓	✓
Gaston				✓		
Gates	✓					
Gladstone			✓	✓	✓	
Glendale				✓		
Gold Hill			✓	✓		✓
Granite	✓					
Grants Pass		✓	✓	✓	✓	✓
Greenhorn	✓					
Gresham		✓	✓	✓	✓	✓
Halfway	✓					
Halsey			✓	✓		✓
Heppner	✓					
Hermiston			✓	✓		
Hines	✓					
Hood River			✓	✓	✓	
Huntington	✓					
Imbler	✓					
Jefferson			✓	✓		
John Day	✓					

## SYSTEM DEVELOPMENT CHARGES - BY CITY

City	No SDC	Parks	Sewer	Water	Transp.	Stormwater
Johnson City	✓					
Jordan Valley	✓					
Joseph	✓					
Junction City		✓	✓	✓	✓	
Klamath Falls		✓	✓	✓		
Lakeside			✓			
Lakeview		✓	✓	✓	✓	
Lincoln City		✓	✓	✓	✓	✓
Lowell		✓	✓	✓	✓	✓
Lyons	✓					
Madras		✓	✓	✓	✓	✓
Malin	✓					
Manzanita				✓		
Maupin	✓					
Milton-Freewater		✓	✓	✓		
Mitchell	✓					
Monmouth		✓	✓	✓	✓	✓
Mosier		✓	✓	✓		
Nehalem				✓		
Newberg		✓	✓	✓	✓	✓
North Bend	✓					
North Plains		✓		✓	✓	
Nyssa	✓					
Oakland			✓	✓		
Oakridge	✓					
Ontario	✓					
Pendleton					✓	
Philomath		✓	✓	✓	✓	✓
Port Orford			✓	✓		
Portland		✓	✓	✓	✓	✓
Prineville			✓	✓	✓	
Redmond		✓	✓	✓	✓	

## SYSTEM DEVELOPMENT CHARGES - BY CITY

City	No SDC	Parks	Sewer	Water	Transp.	Stormwater
Richland	✓					
Riddle			✓	✓		
Rufus			✓	✓		
Sandy		✓	✓	✓	✓	
Scio	✓					
Scotts Mills				✓		
Seaside		✓	✓	✓	✓	
Seneca	✓					
Shaniko	✓					
Sheridan		✓	✓	✓	✓	✓
Silverton		✓	✓	✓	✓	✓
Stayton		✓	✓	✓	✓	
Tangent		✓	✓		✓	✓
The Dalles			✓	✓		
Tigard		✓		✓	✓ <sup>2</sup>	
Turner		✓	✓	✓	✓	
Umatilla			✓	✓		
Vale	✓					
Veneta		✓	✓	✓	✓	✓
Waldport		✓	✓	✓		
Waterloo	✓					
West Linn		✓	✓	✓	✓	✓
Westfir			✓	✓		
Wilsonville		✓	✓	✓	✓	✓
Winston		✓	✓		✓	
Wood Village			✓	✓		
Woodburn		✓	✓	✓	✓	✓
Yachats			✓	✓		
Yamhill		✓	✓	✓	✓	
Yoncalla	✓					
<b>% of Respondents</b>	<b>35%</b>	<b>35%</b>	<b>56%</b>	<b>59%</b>	<b>38%</b>	<b>27%</b>

2. This SDC is set by Washington County. Tigard receives the revenue for SDCs on development within its boundaries.

# 2007 LOC System Development Charges Survey

## PARKS SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Aurora	✓	✓	✓	✓
Carlton	✓		✓	
Central Point	✓		✓	✓
Columbia City	✓		✓	
Cornelius	✓	✓	✓	
Corvallis	✓		✓	
Cottage Grove	✓		✓	
Creswell	✓		✓	
Dayton	✓	✓	✓	✓
Eugene	✓	✓	✓	✓
Garibaldi	✓		✓	
Grants Pass	✓	✓	✓	
Gresham	✓	✓	✓	
Junction City	✓		✓	
Klamath Falls	✓		✓	✓
Lakeview	✓	✓		✓
Lincoln City	✓		✓	
Lowell	✓		✓	✓
Madras	✓	✓	✓	
Milton-Freewater	✓		✓	
Monmouth	✓		✓	
Mosier	✓	No commercial development	✓	



## PARKS SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Newberg	✓		✓	
North Plains	✓		✓	
Philomath	✓		✓	
Portland	✓		✓	
Redmond	✓		✓	
Sandy	✓		✓	
Seaside	✓	✓	✓	
Sheridan	✓	✓		✓
Silverton	✓		✓	
Stayton	✓		✓	
Tangent	✓	✓	✓	
Tigard	✓	✓	✓	
Turner	✓		✓	
Veneta	✓		✓	✓
Waldport	✓	✓	✓	
West Linn	✓		✓	
Wilsonville	✓	✓	✓	✓
Winston	✓		✓	✓
Woodburn	✓	✓	✓	
Yamhill	✓		✓	
<b>Total % (out of 42 cities)</b>	<b>100%</b>	<b>33%</b>	<b>95%</b>	<b>24%</b>

# 2007 LOC System Development Charges Survey

## PARKS SYSTEM DEVELOPMENT CHARGES - RATES

These fees are based on set specifications for residential and commercial development shown on p. 1.

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Aurora	\$2,071	\$134	\$2,071	\$134
Carlton	\$1,794			
Central Point	\$2,458	\$486		
Columbia City	\$1,438			
Cornelius	\$2,143		\$1,152	
Corvallis	\$4,746			
Cottage Grove	\$234			
Creswell	\$1,539			
Dayton	\$82	\$18	\$218	\$48
Eugene <sup>3</sup>	\$2,251	\$373	\$11,211	\$3,349
Garibaldi <sup>4</sup>	\$1,000			
Grants Pass <sup>5</sup>	\$2,552		\$11,650	
Gresham	\$3,185		\$3,360	
Junction City	\$1,090			
Klamath Falls		\$898		\$1,103
Lakeview		\$25		\$25
Lincoln City	\$1,528			
Lowell	\$889	\$32		

3. Eugene charges an additional 5 percent SDC administrative fee which is not include in this SDC rate.

4. Garibaldi's residential SDC is based on figures for a "typical single family residence." The commercial charge was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

5. This SDC total for Grants Pass includes an improvement fee and a land acquisition fee. Residential: \$1,264 improvement; \$1,288 land acquisition. Commercial: \$5,750 improvement; \$5,900 land acquisition.

**PARKS SYSTEM DEVELOPMENT CHARGES - RATES**

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Madras	\$1,780		\$1,780	
Milton-Freewater	\$525			
Monmouth	\$1,484			
Mosier	\$1,495			
Newberg	\$1,471			
North Plains	\$4,941			
Philomath	\$684			
Portland	\$3,053			
Redmond	\$834			
Sandy	\$2,000			
Seaside	\$325		\$7,000	
Sheridan		\$701		\$701
Silverton	\$1,205			
Stayton	\$2,254			
Tangent	\$875		\$7,000	
Tigard	\$4,812		\$31,392	
Turner	\$850			
Veneta	\$2,946	\$251		
Waldport	\$379		\$2,653	
Wilsonville	\$1,912	\$539	\$4,599	\$1,297
Winston	\$150.00 (combined)			
West Linn	\$8,029			
Woodburn	\$1,448		\$2,592	
Yamhill	\$3,023			

# 2007 LOC System Development Charges Survey

## SEWER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Aurora	✓	✓	✓	✓
Beaverton	✓	✓	✓	
Bend	✓	✓	✓	✓
Boardman	✓	✓	✓	✓
Brownsville	✓	✓		✓
Cannon Beach	✓	✓	✓	
Carlton	✓	✓	✓	
Cave Junction	✓	✓	✓	
Columbia City	✓	✓	✓	✓
Coos Bay	✓	✓	✓	✓
Cornelius	✓	✓	✓	
Corvallis	✓	✓	✓	✓
Cottage Grove	✓	✓	✓	
Creswell	✓	✓	✓	
Culver	✓	✓	✓	✓
Dayton	✓	✓	✓	✓
Dayville	✓	✓	✓	✓
Donald	✓	✓	✓	
Dufur	✓	✓	✓	
Eugene	✓	✓	✓	✓
Florence	✓	✓	✓	
Garibaldi	✓	✓	✓	✓
Gladstone	✓	✓	✓	✓
Gold Hill	✓		✓	✓
Grants Pass	✓	✓	✓	✓

## SEWER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Gresham	✓	✓	✓	✓
Halsey	✓	✓		✓
Hermiston	✓	✓		✓
Hood River	✓	✓	✓	✓
Jefferson	✓	✓	✓	✓
Junction City	✓	✓	✓	
Klamath Falls	✓	✓		✓
Lakeside	✓	✓	✓	
Lakeview	✓	✓		✓
Lincoln City	✓	✓	✓	✓
Lowell	✓	✓	✓	✓
Madras	✓	✓	✓	✓
Milton-Freewater	✓	✓	✓	
Monmouth	✓	✓	✓	In some circumstances
Mosier	✓	No commercial development	✓	
Newberg	✓	✓	✓	✓
Oakland	✓		✓	
Philomath	✓	✓	✓	✓
Port Orford	✓	✓	✓	✓
Portland	✓	✓		✓
Prineville	✓	✓	✓	
Redmond	✓	✓	✓	✓
Riddle	✓	✓	✓	✓
Rufus	✓	✓	✓	
Sandy	✓	✓	✓	✓
Seaside	✓	✓	✓	
Sheridan	✓	✓		✓
Silverton	✓	✓	✓	✓

## SEWER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Stayton	✓	✓	✓	✓
Tangent	✓	✓	✓	
The Dalles	✓	✓	✓	✓
Turner	✓	✓		✓
Umatilla	✓	✓	✓	✓
Veneta	✓	✓	✓	✓
Waldport	✓	✓	✓	
West Linn	✓	✓	✓	✓
Westfir	✓	✓	✓	✓
Wilsonville	✓	✓	✓	✓
Winston	✓	✓	✓	✓
Wood Village	✓	✓	✓	
Woodburn	✓	✓	✓	✓
Yachats	✓	✓		✓
Yamhill	✓		✓	
<b>Total % (out of 68 cities)</b>	<b>100%</b>	<b>94%</b>	<b>87%</b>	<b>68%</b>

# 2007 LOC System Development Charges Survey

## SEWER SYSTEM DEVELOPMENT CHARGES - RATES

These fees are based on set specifications for residential and commercial development shown on p. 1.

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Aurora	\$738	\$1,294	\$738	\$1,294
Beaverton <sup>6</sup>	\$2,700 (20% to city)		\$11,000 (20% to city)	
Bend	\$833	\$1,140	\$8,330	\$11,400
Boardman	\$715	\$474	\$10,658	\$7,066
Brownsville		\$5,160		\$41,274
Cannon Beach	\$1,448		\$1,448	
Carlton	\$5,062		\$5,062	
Cave Junction <sup>7</sup>	\$2,985		\$2,985	
Columbia City <sup>8</sup>	\$455	\$1,106	\$1,214	\$2,954
Coos Bay <sup>9</sup>	\$562	\$543	\$2,248	\$2,172
Cornelius <sup>10</sup>	\$1,000		\$4,000	
Corvallis	\$2,888	\$140	\$11,554	\$558
Cottage Grove	\$692		\$2,770	
Creswell	\$4,520		\$24,092	
Culver	\$3,166	\$982	\$17,413	\$5,399
Dayton	\$782	\$483	\$2,085	\$1,288
Dayville	\$1,115 (combined)		\$1,115 (combined)	

6. The sewer SDC in Beaverton is set by Clean Water Services (regional public utility). The city acts as the collection agent, and receives 20 percent of the revenue for sewer development projects.

7. In Cave Junction, the commercial sewer SDC was calculated for one office space in the specified development. If applicable, it would be \$1,493 per additional office.

8. These rates are only for Columbia City's sewer SDC. Columbia City is a wholesale user of St. Helens' sewer system, so the SDCs in St. Helens would apply to Columbia City residents, as well.

9. A compliance fee is added to Coos Bay's SDCs. In this case: \$55 residential; \$221 commercial.

10. These rates are only for Cornelius' sewer SDC. The city also collects an SDC on behalf of Clean Water Services (CWS) and retains 20 percent of the revenue. For this type of development, the CWS charge would be: \$2,700 residential; \$10,800 commercial.

## SEWER SYSTEM DEVELOPMENT CHARGES - RATES

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Donald	\$2,250		\$2,250	
Dufur	\$950		\$950	
Eugene <sup>11</sup>	\$81	\$427	\$1,799	\$9,443
Florence	\$3,354		\$14,215	
Garibaldi <sup>12</sup>	\$224	\$1,777	\$1,790	\$14,216
Gladstone	\$216 (combined)		\$2,677 (combined)	
Gold Hill	\$1,670	\$33		
Grants Pass	\$2,191	\$272	\$7,011	\$870
Gresham	\$3,889	\$1,034	\$61,050	\$16,228
Halsey		\$523		\$2,093
Hermiston		\$678		\$3,524
Hood River	\$753	\$655	\$4,014	\$3,493
Jefferson	\$7,340	\$620	\$7,340	\$620
Junction City	\$6,669		\$26,676	
Klamath Falls <sup>13</sup>		\$1,955		\$15,265
Lakeside	\$1,827		\$1,827	
Lakeview		\$578		\$578
Lincoln City	\$4,105	\$620	\$32,837	\$4,955
Lowell	\$879	\$308	\$7,032	\$2,464
Madras	\$2,143	\$857	\$25,143	\$6,857
Milton-Freewater	\$930		\$11,904	
Monmouth	\$2,753		\$19,574	
Mosier	\$3,759			
Newberg	\$970	\$499	\$3,459	\$1,782
Oakland	\$2,995			

11. These rates are for Eugene's city sewer SDC (not including a 5 percent SDC administrative fee). The city also collects a regional wastewater SDC on behalf of the Metropolitan Wastewater Management Commission and charges a flat \$10 administrative fee.

12. Garibaldi's residential SDC is based on figures for a "typical single family residence." The commercial charge was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

13. The commercial sewer SDC for Klamath Falls was calculated using average specifications: 8 suite office building; 8 break rooms (1 sink each); 16 bathrooms (1 toilet; 1 sink; 1 floor drain each); 8 drinking fountains.



## SEWER SYSTEM DEVELOPMENT CHARGES - RATES

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Philomath	\$3,861	\$1,858	\$14,823	\$7,135
Port Orford	\$331	\$3,237	\$1,764	\$17,261
Portland		\$2,995		\$27,383
Prineville <sup>14</sup>	\$4,089		\$85,869	
Redmond	\$1,160	\$945	\$9,280	\$7,560
Riddle	\$3,000 (combined)		\$3,000 (combined)	
Rufus <sup>15</sup>	\$500		\$500	
Sandy	\$1,834		\$22,008	
Seaside	\$675		\$2,688	
Sheridan		\$2,394		\$12,347
Silverton	\$1,920	\$2,472	\$13,175	\$10,235
Stayton	\$3,064	\$464	\$5,118	\$775
Tangent <sup>16</sup>	\$3,285		\$39,420	
The Dalles	\$1,449	\$340	\$15,940	\$3,739
Turner		\$5,000		\$20,000
Umatilla	\$500	\$243	\$1,333	\$648
Veneta	\$3,250 (combined)		\$13,000 (combined)	
Waldport	\$3,037		\$16,188	
West Linn	\$2,020	\$519	\$2,416	\$1,495
Westfir	\$5,298/EDU	\$20/EDU	\$5,298/EDU	\$20/EDU
Wilsonville	\$2,726	\$1,342	\$7,519	\$3,759
Winston	\$137	\$1,776	\$136	\$1,764
Wood Village	\$6,688		\$35,652	
Woodburn	\$2,810	\$167	\$17,651	\$1,049
Yachats		\$4,650		\$37,200
Yamhill	\$1,697			

14. Prineville's commercial development fee is calculated by subtracting 35 percent of the square footage (average amount used for storage) from the total square footage.

15. Rufus plans to increase its SDC rates to \$1,000 during 2007.

16. Tangent's sewer SDC was calculated using a specification of 12 equivalent dwelling units (EDU).

# 2007 LOC System Development Charges Survey

## WATER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Aurora	✓		✓	✓
Banks	✓	✓		✓
Beaverton	✓	✓	✓	✓
Bend	✓	✓	✓	✓
Boardman	✓	✓	✓	✓
Brownsville	✓	✓		✓
Cannon Beach	✓	✓	✓	
Carlton	✓	✓	✓	
Cave Junction	✓	✓	✓	
Central Point	✓	✓	✓	✓
Columbia City	✓	✓	✓	✓
Cornelius	✓	✓	✓	
Corvallis	✓	✓	✓	✓
Cottage Grove	✓	✓	✓	
Creswell	✓	✓	✓	✓
Dayton	✓	✓	✓	✓
Detroit	✓	✓	✓	
Donald	✓	✓	✓	
Dufur	✓	✓	✓	
Florence	✓	✓	✓	
Garibaldi	✓	✓	✓	✓
Gaston	✓	✓	✓	
Gladstone	✓	✓	✓	✓
Glendale	✓	✓		✓
Gold Hill	✓		✓	

## WATER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Grants Pass	✓	✓	✓	✓
Gresham	✓	✓	✓	✓
Halsey	✓	✓		✓
Hermiston	✓	✓		✓
Hood River	✓	✓	✓	✓
Jefferson	✓	✓		✓
Junction City	✓	✓	✓	
Klamath Falls	✓	✓	✓	✓
Lakeview	✓	✓		✓
Lincoln City	✓	✓	✓	✓
Lowell	✓	✓	✓	✓
Madras	✓	✓	✓	
Manzanita	✓	✓	✓	✓
Milton-Freewater	✓	✓	✓	
Monmouth	✓	✓	✓	In some circumstances
Mosier	✓	No commercial development	✓	
Nehalem	✓	✓	✓	✓
Newberg	✓	✓	✓	✓
North Plains	✓	✓	✓	
Oakland	✓		✓	
Philomath	✓	✓	✓	✓
Port Orford	✓	✓	✓	
Portland	✓	✓		✓
Prineville	✓	✓	✓	
Redmond	✓	✓	✓	✓
Riddle	✓	✓	✓	✓
Rufus	✓	✓	✓	
Sandy	✓	✓	✓	✓

## WATER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Scotts Mills	✓	✓	✓	
Seaside	✓	✓	✓	
Sheridan	✓	✓		✓
Silverton	✓	✓	✓	✓
Stayton	✓	✓	✓	✓
The Dalles	✓	✓	✓	✓
Tigard	✓	✓	✓	✓
Turner	✓	✓	✓	✓
Umatilla	✓	✓	✓	✓
Veneta	✓	✓	✓	✓
Waldport	✓	✓	✓	
West Linn	✓	✓	✓	✓
Westfir	✓	✓	✓	✓
Wilsonville	✓	✓	✓	✓
Wood Village	✓	✓	✓	
Woodburn	✓	✓	✓	✓
Yachats	✓	✓	✓	✓
Yamhill	✓		✓	
<b>Total % (out of 71 cities)</b>	<b>100%</b>	<b>93%</b>	<b>87%</b>	<b>65%</b>

# 2007 LOC System Development Charges Survey

## WATER SYSTEM DEVELOPMENT CHARGES - RATES

These fees are based on set specifications for residential and commercial development shown on p. 1.

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Aurora	\$3,420	\$733	\$3,420	\$733
Banks		\$2,103		\$20,090
Beaverton	\$1,362	\$1,782	\$3,948	\$5,492
Bend	\$2,799	\$586	\$22,392	\$4,688
Boardman	\$1,088	\$304	\$16,219	\$4,532
Brownsville		\$2,093		\$16,746
Cannon Beach	\$1,407		\$1,407	
Carlton	\$2,892		\$2,892	
Cave Junction	\$2,150		\$17,500	
Central Point	\$993	\$262	\$5,266	\$1,385
Columbia City	\$1,869	\$2,258	\$9,959	\$12,038
Cornelius <sup>17</sup>	\$1,032		\$4,128	
Corvallis	\$668	\$340	\$2,673	\$1,360
Cottage Grove	\$775		\$1,845	
Creswell	\$4,142	\$884	\$28,658	\$7,072
Dayton	\$3,393	\$240	\$3,049	\$639
Detroit	\$7,943		\$7,943	
Donald	\$2,250		\$2,250	
Dufur	\$1,215		\$1,215	
Florence	\$2,838		\$11,350	
Garibaldi <sup>18</sup>	\$1,864	\$398	\$14,912	\$3,184

17. Cornelius has its own water SDC, but also collects one on behalf of the city of Hillsboro. For the specified residence, the Hillsboro charge would be: \$2,246 residential; \$17,968 commercial.

18. Garibaldi's residential SDC is based on figures for a "typical single family residence." The commercial charge was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

## WATER SYSTEM DEVELOPMENT CHARGES - RATES

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Gaston	\$600		\$600	
Gladstone	\$1,448	(combined)	\$17,913	(combined)
Glendale		\$2,040		\$10,873
Gold Hill	\$2,130			
Grants Pass	\$1,049	\$1,317	\$8,389	\$10,536
Gresham	\$3,330	\$713	\$52,265	\$11,197
Halsey		\$646		\$2,586
Hermiston		\$1,404		\$7,132
Hood River	\$2,272	\$313	\$12,117	\$1,669
Jefferson		\$1,206		\$1,206
Junction City	\$1,100		\$7,700	
Klamath Falls	\$181	\$2,352	\$1,447	\$18,816
Lakeview		\$177		\$177
Lincoln City	\$1,591	\$672	\$12,768	\$5,371
Lowell	\$5,907	\$361	\$47,256	\$2,888
Madras	\$838		\$3,722	
Manzanita	\$3,515	\$185	\$17,575	\$925
Milton-Freewater	\$870		\$2,280	
Monmouth	\$1,413		\$10,046	
Mosier	\$4,499			
Nehalem	\$1,652	\$715	\$13,216	\$5,720
Newberg	\$2,791	\$742	\$14,793	\$3,932
North Plains	\$5,791		\$28,216	
Oakland	\$2,933			
Philomath	\$3,569	\$2,659	\$13,705	\$10,213
Port Orford	\$6,412		\$34,178	

## WATER SYSTEM DEVELOPMENT CHARGES - RATES

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Portland		\$2,496		\$13,310
Prineville <sup>19</sup>	\$2,477		\$52,017	
Redmond	\$1,924	\$168	\$15,392	\$1,344
Riddle	\$1,639	\$188	\$13,112	\$1,504
Rufus <sup>20</sup>	\$500		\$500	
Sandy	\$1,525		\$12,203	
Scotts Mills	\$7,843		\$7,843	
Seaside	\$2,873		\$15,315	
Sheridan		\$3,797		\$19,584
Silverton	\$2,284	\$1,703	\$12,174	\$2,078
Stayton	\$1,856	\$814	\$3,100	\$1,359
The Dalles	\$2,016	\$301	\$14,111	\$2,108
Tigard	\$1,480	\$561	\$11,840	\$4,488
Turner	\$2,100	\$300	\$8,400	\$1,200
Umatilla	\$500	\$529	\$1,333	\$1,411
Veneta	\$1,937 (combined)		\$7,748 (combined)	
Waldport	\$2,505		\$13,358	
West Linn	\$6,584	\$114	\$20,703	\$3,259
Westfir	\$3,066/EDU	\$159	\$3,066/EDU	\$159
Wilsonville	\$4,302	\$43	\$34,403	\$348
Wood Village	\$1,877		\$10,008	
Woodburn <sup>21</sup>	\$1,096	\$928	\$4,532	\$3,839
Yachats	\$1,854	\$1,149	\$14,832	\$9,192
Yamhill	\$3,295			

19. Prineville's commercial development fee is calculated by subtracting 35 percent of the square footage (average amount used for storage) from the total square footage.

20. Rufus plans to increase its SDC rates to \$1,000 during 2007.

21. For Woodburn's water SDC, an additional administrative recovery fee would be applied. For this case: \$61 residential; \$253 commercial.

# 2007 LOC System Development Charges Survey

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Aurora	✓		✓	✓
Banks <sup>22</sup>	✓	✓	✓	
Beaverton <sup>22</sup>	✓	✓	✓	
Bend	✓	✓	✓	✓
Central Point	✓	✓	✓	✓
Columbia City	✓	✓	✓	
Coos Bay	✓	✓	✓	✓
Cornelius <sup>22</sup>	✓	✓	✓	
Corvallis	✓	✓	✓	✓
Cottage Grove	✓	✓	✓	
Creswell	✓	✓	✓	✓
Dayton	✓	✓	✓	✓
Eugene	✓	✓	✓	✓
Florence	✓	✓	✓	
Garibaldi	✓	✓	✓	
Gladstone	✓	✓	✓	✓
Grants Pass	✓	✓	✓	
Gresham	✓	✓	✓	
Hood River	✓	✓	✓	
Junction City	✓	✓	✓	
Lakeview	✓	✓		✓
Lincoln City	✓	✓	✓	
Lowell	✓	✓	✓	✓
Madras	✓	✓	✓	

22. This traffic impact fee is set by Washington County. These cities cannot adjust the rate, but do receive the revenue for SDCs on development within their boundaries.



## TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Monmouth	✓	✓	✓	(in some circumstances)
Newberg	✓	✓	✓	
North Plains <sup>23</sup>	✓	✓	✓	
Pendleton	✓	✓	✓	
Philomath	✓	✓	✓	✓
Portland	✓	✓	✓	
Prineville	✓	✓	✓	
Redmond	✓	✓	✓	
Sandy	✓	✓	✓	
Seaside <sup>24</sup>	✓	✓	✓	
Sheridan	✓	✓		✓
Silverton	✓	✓	✓	✓
Stayton	✓	✓	✓	
Tangent	✓	✓	✓	
Tigard <sup>25</sup>	✓	✓	✓	
Turner	✓		✓	
Veneta	✓	✓	✓	
West Linn	✓	✓	✓	✓
Wilsonville	✓	✓	✓	
Winston	✓	✓	✓	
Woodburn	✓	✓	✓	
Yamhill	✓		✓	
<b>Total % (out of 46 cities)</b>	<b>100%</b>	<b>93%</b>	<b>96%</b>	<b>35%</b>

23. North Plains has a city transportation SDC, but also receives revenue from the Washington County traffic impact fee. North Plains cannot adjust the rate of the county fee.

24. The Seaside transportation SDC only applies to a county road that switched to city jurisdiction.

25. This traffic impact fee is set by Washington County. Tigard cannot adjust the rate, but the city does receive the revenue for SDCs on development within its boundaries.

# 2007 LOC System Development Charges Survey

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGES - RATES

These fees are based on set specifications for residential and commercial development shown on p. 1.

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Aurora	\$1,844	\$251	\$1,844	\$251
Banks <sup>26</sup>	\$3,020		\$90,357	
Beaverton <sup>26</sup>	\$3,020		\$90,357	
Bend	\$3,196	\$1,021	\$46,216	\$14,764
Central Point	\$3,784	\$249	\$75,676	\$4,986
Columbia City	\$4,399		\$107,280	
Coos Bay <sup>27</sup>	\$639	\$93	\$19,809	\$2,883
Cornelius <sup>26</sup>	\$3,020		\$90,357	
Corvallis	\$1,835	\$211	\$42,230	\$4,866
Cottage Grove	\$776		\$41,569	
Creswell	\$267	\$330	\$8,000	\$17,860
Dayton	\$734	\$392	\$1,956	\$1,044
Eugene <sup>28</sup>	\$1,060	\$522	\$31,690	\$15,609
Florence	\$692		\$13,039	
Garibaldi <sup>29</sup>	\$3,145		\$72,369	
Gladstone	\$1,171 (combined)		\$67,081 (combined)	
Grants Pass	\$5,656		\$118,200	
Gresham	\$2,748		\$81,086	
Hood River	\$705		\$10,546	
Junction City	\$1,116		\$18,414	
Lakeview		\$39		\$39

26. This traffic impact fee is set by Washington County. These cities cannot adjust the rate, but do receive the revenue for SDCs on development within their boundaries.

27. A compliance fee is added to Coos Bay's SDCs. In this case: \$37 residential; \$1,135 commercial.

28. Eugene charges an additional 5 percent SDC administrative fee which is not include in this SDC rate.

29. Garibaldi's residential SDC is based on figures for a "typical single family residence." The commercial charge was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGES - RATES

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Lincoln City	\$531		Not Available	
Lowell	\$486	\$132	\$5,798	\$1,579
Madras	\$2,303		\$53,101	
Monmouth	\$394		\$11,820	
Newberg	\$2,388		\$79,584	
North Plains <sup>30</sup>	\$493 (city) \$3,020 (county)		\$15,506 (city) \$90,357 (county)	
Pendleton	\$1,050		\$20,535	
Philomath	\$2,330	\$1,158	\$11,650	\$5,790
Portland	\$1,883		\$84,400	
Prineville	\$2,801		\$83,469	
Redmond	\$2,877		\$85,740	
Sandy	\$1,943		\$29,200	
Seaside <sup>31</sup>	\$444		\$7,400	
Sheridan		\$327		\$9,820
Silverton	\$3,245	\$460	\$92,886	\$10,512
Stayton	\$2,512		\$3,443	
Tangent <sup>32</sup>	\$354		\$2,950	
Tigard <sup>33</sup>	\$3,020		\$90,357	
Turner	\$400			
Veneta	\$1,694		Trip Generation	
West Linn	\$4,674	\$47	\$121,624	\$1,235
Wilsonville	\$3,082		\$158,016	
Winston	\$589		\$19,980	
Woodburn	\$3,286		\$80,120	
Yamhill	\$300			

30. North Plains has a city transportation SDC, but also receives revenue from the Washington County traffic impact fee. North Plains cannot adjust the rate of the county fee.

31. The Seaside transportation SDC only applies to a county road that switched to city jurisdiction.

32. Tangent's commercial transportation SDC was calculated using the specification of a 1 acre development.

33. This traffic impact fee is set by Washington County. Tigard cannot adjust the rate, but the city does receive the revenue for SDCs on development within its boundaries.

# 2007 LOC System Development Charges Survey

## STORMWATER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Aurora	✓		✓	✓
Beaverton	✓	✓	✓	
Brownsville	✓	✓		✓
Cannon Beach	✓	✓	✓	
Carlton	✓	✓	✓	
Central Point	✓	✓	✓	
Columbia City	✓	✓	✓	
Coos Bay	✓	✓	✓	
Cornelius	✓	✓	✓	
Corvallis	✓	✓	✓	✓
Cottage Grove	✓	✓	✓	
Culver	✓	✓	✓	
Eugene	✓	✓	✓	✓
Florence	✓	✓	✓	
Garibaldi	✓	✓	✓	
Gold Hill	✓		✓	
Grants Pass	✓	✓	✓	
Gresham	✓	✓	✓	✓
Halsey	✓	✓		✓
Lincoln City	✓	✓	✓	

## STORMWATER SYSTEM DEVELOPMENT CHARGES

City	SDCs Charged For:		SDC Composed Of:	
	Residential	Non-Residential	Improvement Fee	Reimbursement Fee
Lowell	✓	✓	✓	
Madras	✓	✓	✓	
Monmouth	✓	✓	✓	
Newberg	✓	✓	✓	
Philomath	✓	✓	✓	
Portland	✓	✓		✓
Sheridan	✓	✓		✓
Silverton	✓	✓	✓	
Tangent	✓	✓	✓	
Veneta	✓	✓	✓	✓
West Linn	✓	✓	✓	✓
Wilsonville	✓	✓	✓	
Woodburn	✓	✓	✓	
<b>Total % (out of 33 cities)</b>	<b>100%</b>	<b>94%</b>	<b>88%</b>	<b>30%</b>

# 2007 LOC System Development Charges Survey

## STORMWATER SYSTEM DEVELOPMENT CHARGES - RATES

These fees are based on set specifications for residential and commercial development shown on p. 1.

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Aurora	\$105	\$54	\$105	\$54
Beaverton	\$900		\$12,820	
Brownsville		\$1,968		\$15,744
Cannon Beach	\$815		\$815	
Carlton	\$1,029		\$1,029	
Central Point	\$410		\$6,425	
Columbia City <sup>34</sup>	\$250		\$750	
Coos Bay <sup>35</sup>	\$580		\$3,866	
Cornelius <sup>36</sup>	\$500		\$3,850	
Corvallis	\$136	\$12	\$2,377	\$204
Cottage Grove	\$1,255		\$10,458	
Culver <sup>37</sup>	\$1,750		\$18,200	
Eugene <sup>38</sup>	\$261	\$232	\$4,235	\$3,755
Florence <sup>39</sup>	\$1,636		\$7,868	

34. Columbia City's commercial SDC was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

35. A compliance fee is added to Coos Bay's SDCs. In this case: \$131 residential; \$561 commercial.

36. Cornelius' stormwater SDC is calculated using Clean Water Services rates and charges.

37. Culver's commercial SDC was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

28. Eugene charges an additional 5 percent SDC administrative fee which is not include in this SDC rate.

39. Florence's stormwater SDC charges \$9,724 per net acre.

## STORMWATER SYSTEM DEVELOPMENT CHARGES - RATES

City	AVERAGE RESIDENTIAL SDC		AVERAGE COMMERCIAL SDC	
	Improvement Fee	Reimbursement Fee	Improvement Fee	Reimbursement Fee
Garibaldi <sup>40</sup>	\$2,475		\$23,265	
Gold Hill	\$200			
Grants Pass <sup>41</sup>	\$412		\$412	
Gresham	\$312	\$490	\$4,485	\$7,015
Halsey		\$1,060		\$10,600
Lincoln City	\$25		\$280	
Lowell	\$400		\$5,250	
Madras	\$210		\$2,730	
Monmouth <sup>42</sup>	\$247		\$2,660	
Newberg	\$258		\$2,420	
Philomath	\$1,080		\$13,032	
Portland		\$585		\$4,981
Sheridan		\$250		\$7,370
Silverton	\$1,375		\$10,624	
Tangent	\$124		\$1,240	
Veneta	\$142 (combined)		\$.0489 x total imperv. area	
West Linn	\$403	\$36	\$4,030	\$360
Wilsonville	\$482		\$6,118	
Woodburn	\$275		\$3,300	

40. Garibaldi's residential SDC is based on figures for a "typical single family residence." The commercial charge was calculated using an estimated impervious area of 50 percent of the lot size (23,500 sq. ft.).

41. In Grants Pass, developments in the Sand Creek Basin area pay additional SDCs: \$2,426 residential; \$13,089 commercial.

42. Monmouth's stormwater SDC = \$.076 per square foot of impervious surface area.

# 2007 LOC System Development Charges Survey

## SYSTEM DEVELOPMENT CHARGES - WAIVERS

Cities granting SDC waivers to specific types of development, either by standard policy or council decision.

City	SDC WAIVERS						
	Affordable Housing	Non-Profits	Schools	City Projects	Urban Renewal	Other Local Governments	Other
Boardman			✓				✓
Brownsville				✓		✓	
Columbia City				✓			
Corvallis							✓
Dayton				✓			
Detroit				✓			
Eugene	✓						✓
Florence			✓	✓		✓	✓
Garibaldi	✓			✓			
Glendale				✓			
Hermiston							✓
Klamath Falls				✓			✓
Madras				✓		✓	✓
Monmouth				✓			✓
Newberg		✓					
Pendleton				✓			
Portland	✓						✓
Prineville			✓				✓
Redmond							✓
Riddle		✓		✓			
Rufus							✓
Seaside				✓	✓		
Silverton				✓			✓
Tangent							✓
The Dalles							✓
West Linn				✓			
Umatilla				✓			
Veneta				✓			✓

**% offering SDC waivers: 35% (out of 79 cities with SDCs)**



<b>City</b>	<b>OTHER SDC WAIVERS</b>
Boardman	As approved by City Council.
Corvallis	No specific examples provided.
Eugene	Mobile home hardship set-up; single family dwelling replacement due to fire.
Florence	As approved by City Council.
Hermiston	Economic Development: major industrial and/or business developments.
Klamath Falls	Possibly other waivers.
Madras	Credits for over sizing public facilities.
Monmouth	As approved by City Council; economic development.
Portland	Possibly other waivers.
Prineville	As approved by City Council.
Redmond	Up to 25 percent for enterprise zones.
Rufus	As approved by City Council - have not granted a waiver, yet.
Silverton	Habitat for Humanity.
Tangent	Attached or accessory buildings for residential users.
The Dalles	Job Creation: 1 percent waived per job - 50 percent maximum.
Veneta	Building alterations/replacements that do not increase the use of public services and facilities.

### **CITIES THAT DO NOT OFFER SDC WAIVERS**

Aurora	Creswell	Halsey	Mosier
Banks	Culver	Hood River	Nehalem
Beaverton	Dayville	Jefferson	North Plains
Bend	Donald	Junction City	Oakland
Cannon Beach	Dufur	Lakeside	Philomath
Carlton	Gaston	Lakeview	Port Orford
Cave Junction	Gladstone	Lincoln City	Sandy
Central Point	Gold Hill	Lowell	Scotts Mills
Coos Bay	Grants Pass <sup>40</sup>	Manzanita	Sheridan
Cornelius	Gresham	Milton-Freewater	Stayton
Cottage Grove			

43. Grants Pass does award grants to non-profits and certain industrial developments, but these are paid through city funds and are not waivers.

# League of Oregon Cities

## System Development Charges (SDCs) Survey

February 2007

In answering questions 1 through 5, please use the following definitions:

<b><u>Residential home:</u></b>	<b><u>Office building:</u></b>
Single-family, 3-bedroom home	Professional building for general office use
Lot size: .....9,000 sq. ft.	Lot size: .....47,000 sq. ft.
Building size: .....2,000 sq. ft.	Building size: .....20,000 sq. ft.
Development value: .....\$120,000	Development value: ..... \$960,000
Land value: .....\$40,000	Land value: ..... \$120,000
Parking spaces: .....2	Parking spaces: ..... 50
Water meter size (inches): ..... 3/4	Water meter size (inches): ..... 2
Water flow (gallons/mo.): .....6,000	Water flow (gallons/mo.): ..... 33,000
Fixture units: .....16	Fixture units: ..... 64
Number of employees: .....N/A	Number of employees: ..... 96

*If other factors apply, please use a standard/average unit when calculating the fee, and note what you've added (i.e. number of taps, impervious surface, etc.)*

1. Please check all that apply to your city's **PARKS SDCs**:

Does your city have a **Parks SDC**?  Yes  No

**If yes:**

a. Year implemented: \_\_\_\_\_ Year last updated: \_\_\_\_\_

b. Charged for:  Residential development  Non-residential development

c. Comprised of:  Improvement fee  Reimbursement fee

d. What would the average SDC be for:	<b>Improvement Fee</b>	<b>Reimbursement Fee</b>
A residential home (see definitions above)?	\$ _____	\$ _____
An office building (see definitions above)?	\$ _____	\$ _____

2. Please check all that apply to your city's **SEWER SDCs**:

Does your city operate a **Sewer System**?  Yes  No

Does your city have a **Sewer SDC**?  Yes  No

**If yes:**

- a. Year implemented: \_\_\_\_\_ Year last updated: \_\_\_\_\_
- b. Charged for:  Residential development  Non-residential development
- c. Comprised of:  Improvement fee  Reimbursement fee
- d. What would the average SDC be for:
- |  | <b>Improvement Fee</b> | <b>Reimbursement Fee</b> |
|--|------------------------|--------------------------|
| A residential home (see definitions on p.1)? | \$ _____               | \$ _____                 |
| An office building (see definitions on p.1)? | \$ _____               | \$ _____                 |

**3. Please check all that apply to your city's WATER SDCs:**

- Does your city operate a **Water System**?  Yes  No
- Does your city have a **Water SDC**?  Yes  No

**If yes:**

- a. Year implemented: \_\_\_\_\_ Year last updated: \_\_\_\_\_
- b. Charged for:  Residential development  Non-residential development
- c. Comprised of:  Improvement fee  Reimbursement fee
- d. What would the average SDC be for:
- |  | <b>Improvement Fee</b> | <b>Reimbursement Fee</b> |
|--|------------------------|--------------------------|
| A residential home (see definitions on p.1)? | \$ _____               | \$ _____                 |
| An office building (see definitions on p.1)? | \$ _____               | \$ _____                 |

**4. Please check all that apply to your city's TRANSPORTATION SDCs:**

- Does your city have a **Transportation SDC**?  Yes  No

**If yes:**

- a. Year implemented: \_\_\_\_\_ Year last updated: \_\_\_\_\_
- b. Charged for:  Residential development  Non-residential development
- c. Comprised of:  Improvement fee  Reimbursement fee

d. What would the average SDC be for:

	<b>Improvement Fee</b>	<b>Reimbursement Fee</b>
A residential home (see definitions on p.1)?	\$ _____	\$ _____
An office building (see definitions on p.1)?	\$ _____	\$ _____

**5. Please check all that apply to your city's STORMWATER SDCs:**

Does your city operate a **Stormwater System**?     Yes     No

Does your city have a **Stormwater SDC**?:     Yes     No

**If yes:**

a. Year implemented: \_\_\_\_\_    Year last updated: \_\_\_\_\_

b. Charged for:     Residential development     Non-residential development

c. Comprised of:     Improvement fee     Reimbursement fee

d. What would the average SDC be for:

	<b>Improvement Fee</b>	<b>Reimbursement Fee</b>
A residential home (see definitions on p.1)?	\$ _____	\$ _____
An office building (see definitions on p.1)?	\$ _____	\$ _____

**6. Does your city waive SDCs under any circumstances?**

Yes     No

If yes, under what circumstances?

Affordable housing     Non profits     Schools     City projects

Local Governments     Urban Renewal     Other

**7. Has your city's SDCs been the subject of legal action? If so, which ones?**

Parks     Sewer     Water     Transportation     Stormwater     Not Sued

What element of your SDCs was challenged?

Methodology/Calculations     Expenditures     Other \_\_\_\_\_

If yes, what was the outcome?

City prevailed in court     Settled     Did not prevail in court