

System Development Charges

What is a System Development Charge (SDC)?

The City Council adopts System Development Charges (SDC's) and the methodology for establishing the fees. SDC's are governed by ORS 223.297. The fees collected are used for capital improvements to increase city wide capacities for water, sewer, transportation, parks or drainage.

The City of Bend collects three types of SDC's (sewer, water & transportation), which are fees collected to offset the impact that development has on public infrastructure. As a courtesy, the City collects the park SDC fees on dwelling units and passes the fees to the Bend Metro Parks & Recreation District. The City of Bend cannot defer or finance Park SDC fees.

SDC's may be collected when:

- When new or expanded development occurs
- There is a change of use or occupancy
- Additional dwelling units are added
- Increased size of a water meter

Who calculates the fees and for what?

- Building Division—Single Family Residential and Duplexes
- Engineering Division—Commercial, Multi-family Residential, Industrial, & Mixed Use

Who collects the fees?

- Building Division—SDC fees must be collected prior to issuing a building permit

Can water, sewer or street SDC fees be deferred or financed?

- Fill out an application during the building permit process

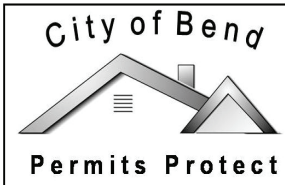
Self Help guide for Estimating your SDC's

If you are interested in estimating your project SDC's a Self Help Guide is available at the Permit Center or online at http://www.ci.bend.or.us/depts/public_works/sdc_self_help.html

The City of Bend can also provide you with an estimate for your SDC's. An application form is available at http://www.ci.bend.or.us/depts/public_works/sdc_self_help.html at a minimum cost

of \$100. When your project is successfully through the application process, the City will apply the estimate fee to your final SDC charges. The turn around time for an SDC estimate is 7 business days.

2008/2009 SDC Fees		Random Facts
Water SDC Fee per ERU (equivalent residential unit)	\$4,449	The SDC fees change each July 1st based upon a cost of living index rate
Sewer SDC Fee per ERU	\$2,800	SDC's are collected at the time a building permit is issued & may be financed or deferred
Parks SDC Fee	Up to \$3,507 (varies based upon dwelling unit)	SDC's must be paid in full prior to filing an appeal if you disagree with the fees calculated
Transportation SDC	Based on use and peak hour trip generation	SDC's can only be used to fund increased system capacities



**Friendly, Fast,
Fair, and Flexible
Customer
Service!**

Permit Center

Building Division
Engineering Division
Planning Division

710 NW Wall St.
Bend, OR 97701

Tel: (541) 388-5570

Fax: 388-5519

Website:

www.ci.bend.or.us/



Frequently Asked Questions

Q — How are SDC's calculated?

A —

Transportation: This rate is based upon use definitions and fees are assessed based on a trip rate from the Institute for Transportation Engineers (ITE) Manual. Each SDC is based on a unit that varies per use. For more detailed information, see the SDC Estimate Self Help Guide.

Sewer—This rate is based upon equivalent residential units (ERU's). The City's Fee Resolution* sets the amount for ERU's.

Water: This rate is based upon the size of the water meter installed.

Park: This rate is based upon the type of dwelling unit.

Q — When do I pay my SDC's?

A — SDC fees are collected when the Building Permit is issued. Payments can be made by cash, check, Master card or Visa at the Building and Planning/Engineering Customer Service Counters.

Q — What are SDC Credits?

A — You may be able to get credit for existing/prior building use when you have new development occurring. If the use is changing, a property may have credits from the previous development that can be applied to the new fee. The Building or Engineering Division (depending on the type of development) are able to look up the history of the property to determine the credits.

Q — Is there an appeal process if I am not satisfied with the SDC charge?

A — Yes. The appeal will go to the City Engineer first. If you are not satisfied with the outcome, you can then appeal to the City Manager. The last right of appeal would occur before the City Council who has the authority to change the fees.

Q — Where can I get additional information?

A — Information on SDC's is available at the Permit Center Counters or online at the City of Bend Website: www.ci.bend.or.us

*The Fee Resolution is available on-line at the City's website: www.ci.bend.or.us (click on Forms and Docs, 2007/08 Fees & Charges, SDC's begin on page 11).

If you need assistance

If you need help or have questions about your System Development Charges, please call the Permit Center as listed below:

Planning/Engineering Division (541) 388-5570

Building Division (541) 388-5528

You can also visit the Customer Service Counters for both Divisions at City Hall, 710 NW Wall Street, First Floor, Bend, OR 97701.