



City of Tigard
COMMUNITY DEVELOPMENT

System Development Charges – Revised 1/1/2017

Building permit applications **submitted on or after 7/1/2016** are subject to the following system development fees, unless other *effective date* is noted below.

Non RT = Not in River Terrace Neighborhood **In RT** = In River Terrace Neighborhood

To find out if your property is in the River Terrace Neighborhood, go to the City’s website at www.tigard-or.gov and click on Maps > Maps & Apps > Boundaries > Neighborhood Networks and enter the street address in the search field, or call the planner on duty at 503-718-2421.

<i>Washington County Transportation Development Tax</i>	Non RT	In RT
Single Family Detached (per detached unit, including manufactured housing unit on individual lot)	\$8,278.00	\$8,278.00
Apartment (per unit)	\$5,415.00	\$5,415.00
Condominium/Townhouse (per attached unit, including duplex units)	\$4,951.00	\$4,951.00
Manufactured Housing (per unit in a park)	\$4,142.00	\$4,142.00
Assisted Living (per bed)	\$2,558.00	\$2,558.00
Continuing Care Retirement (per unit)	\$2,587.00	\$2,587.00
Commercial/Industrial - Call Permit Coordinator at 503-718-2426 for estimate.		

<i>Tigard Transportation System Development Charge</i>	Non RT	In RT
Single Family Detached (per detached unit, including manufactured housing unit on individual lot)	\$5,805.00	\$8,489.00
Apartment (per unit)	\$3,386.00	\$4,952.00
Condominium/Townhouse (per attached unit, including duplex units)	\$3,386.00	\$4,952.00

<i>Tigard Parks System Development Charge</i>	Non RT	In RT
Single Family Unit (per detached or attached unit, including manufactured housing on individual lot or in a park)	\$7,178.00	\$7,566.00
Multi-Family Unit (per apartment or condominium unit)	\$5,268.00	\$5,559.00
Commercial/Industrial (per employee) Call Permit Coordinator at 503-718-2426 for estimate.	\$444.00	\$444.00

<i>Sewer Connection - Clean Water Services (CWS)</i>	Non RT	In RT
Residential (per equivalent dwelling unit, including detached, attached duplex, townhouse or apartment units, and manufactured housing on individual lot)	\$5,300.00	\$5,300.00
Commercial/Industrial (per equivalent dwelling unit as determined by total plumbing fixture count)	\$5,300.00	\$5,300.00

Note: Sewer connection fee is calculated based on **plumbing permit** application submittal date.

<i>Water Quality & Quantity Facility Fee - CWS</i>	Quality	Quantity
Residential Single Family (per dwelling unit)	\$230.00	\$280.00
Commercial & Multi-Family (per 2,640 square feet of additional impervious service)	\$230.00	\$280.00

Water Meters - Tigard Water Service Area

All applicants must contact Utility Billing at 503-718-2460 to confirm the water district jurisdiction for City of Tigard addresses. All applicants must complete and submit the following to the Utility Billing counter to purchase a water meter for addresses in the Tigard Water Service Area:

- [Water Meter Fixture Unit Worksheet](#).
- Copy of the date-stamped residential building permit application or commercial plumbing permit application.
- Copy of the issued permit.

Please check the city website for [water meter sales hours of operation](#).

Meter size: 5/8"	\$8,273.00
Meter size: 3/4"	\$11,809.00
Meter size: 1"	\$21,679.00
Meter size: 1-1/2"	\$64,186.00
Meter size: 2"	\$103,941.00

Note: All water meter fees include water system development charge, water meter and meter installation fee.

<i>School District Construction Excise Tax</i>	Beaverton School District Effective 7/1/2016	Tigard-Tualatin School District Effective 1/1/2017
Tax Rate Limits:		
Residential: per square foot on structures or portions of structures intended for residential use, including but not limited to single-family or multiple-unit housing.	\$1.23	\$1.23
Non-Residential: per square foot on structures or portions of structures intended for non-residential use, not including multiple-unit housing of any kind.	\$0.61	\$0.61
Non-Residential Maximum: structures intended for non-residential use may not exceed this amount per building permit or per structure, whichever is less.	\$30,700.00	\$30,700.00

<i>Metro Construction Excise Tax</i>	Effective 7/1/2006
Construction projects valued at \$100,000 or less are exempt from this tax as well as permits for development of affordable housing units and permits issued to 501(c)(3) non-profit organizations.	\$0.00
Construction projects valued at over \$100,000 to under \$10 million will be assessed at 0.12 percent of the value of the improvements for which a permit is sought. Example: improvements valued at \$250,000 x .0012 = \$300.00.	0.12 percent of the improvement value
Construction projects valued at more than \$10 million will be assessed a flat fee.	\$12,000.00

Note: This temporary tax was extended through December 2020.