



**City of Tigard**  
COMMUNITY DEVELOPMENT

**System Development Charges – Effective 8/1/2018**

Building permit applications **submitted on or after 7/1/2018** 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](http://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.

<b><i>Washington County Transportation Development Tax</i></b>	<b>Non RT</b>	<b>In RT</b>
<b>Single Family Detached</b> (per detached unit, including manufactured housing unit on individual lot)	\$8,706.00	\$8,706.00
<b>Apartment</b> (per unit)	\$5,696.00	\$5,696.00
<b>Condominium/Townhouse</b> (per attached unit, including duplex units)	\$5,207.00	\$5,207.00
<b>Manufactured Housing</b> (per unit in a park)	\$4,357.00	\$4,357.00
<b>Assisted Living</b> (per bed)	\$2,691.00	\$2,691.00
<b>Continuing Care Retirement</b> (per unit)	\$2,721.00	\$2,721.00
<b>Commercial/Industrial</b> - Call Permit Coordinator at 503-718-2426 for estimate.		

<b><i>Tigard Transportation System Development Charge</i></b>	<b>Non RT</b>	<b>In RT</b>
<b>Single Family Detached</b> (per detached unit, including manufactured housing unit on individual lot)	\$6,296.00	\$9,207.00
<b>Apartment</b> (per unit)	\$3,672.00	\$5,370.00
<b>Condominium/Townhouse</b> (per attached unit, including duplex units)	\$3,672.00	\$5,370.00

<b><i>Tigard Parks System Development Charge</i></b>	<b>Non RT</b>	<b>In RT</b>
<b>Single Family Unit</b> (per detached or attached unit, including manufactured housing on individual lot or in a park)	\$8,097.00	\$8,534.00
<b>Multi-Family Unit</b> (per apartment or condominium unit)	\$5,941.00	\$6,270.00
<b>Commercial/Industrial</b> (per employee) Call Permit Coordinator at 503-718-2426 for estimate.	\$501.00	\$501.00

<b><i>Sewer Connection - Clean Water Services (CWS)</i></b>	<b>Non RT</b>	<b>In RT</b>
<b>Residential</b> (per equivalent dwelling unit, including detached, attached duplex, townhouse or apartment units, and manufactured housing on individual lot)	\$5,650.00	\$5,650.00
<b>Commercial/Industrial</b> (per equivalent dwelling unit as determined by total plumbing fixture count)	\$5,650.00	\$5,650.00

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

<b><i>Water Quality &amp; Quantity Facility Fee - CWS</i></b>	<b>Quality</b>	<b>Quantity</b>
<b>Residential Single Family</b> (per dwelling unit)	\$245.25	\$299.75
<b>Commercial &amp; Multi-Family</b> (per 2,640 square feet of additional impervious service)	\$245.25	\$299.75

### ***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](#).

<b>Meter size: 5/8"</b>	\$9,001.00	Fee includes: water system development charge, water meter and meter installation fee.
<b>Meter size: 3/4"</b>	\$12,843.00	
<b>Meter size: 1"</b>	\$23,567.00	
<b>Meter size: 1-1/2"</b>	\$69,738.00	
<b>Meter size: 2"</b>	\$112,916.00	

*Note:* An additional charge will apply where an "existing water main" requires a new service line to be installed: Up to 1" = \$3,815.00 - Over 1" = cost + 10%.

<b><i>School District Construction Excise Tax</i></b>	<b>Beaverton School District Effective 7/1/2018</b>	<b>Tigard-Tualatin School District Effective 8/1/2018</b>
<b>Tax Rate Limits:</b>		
<b>Residential:</b> per square foot on structures or portions of structures intended for residential use, including but not limited to single-family or multiple-unit housing.	\$1.30	\$1.30
<b>Non-Residential:</b> per square foot on structures or portions of structures intended for non-residential use, not including multiple-unit housing of any kind.	\$0.65	\$0.65
<b>Non-Residential Maximum:</b> structures intended for non-residential use may not exceed this amount per building permit or per structure, whichever is less.	\$32,600.00	\$32,600.00

<b><i>Metro Construction Excise Tax</i></b>	<b><i>Effective 7/1/2006</i></b>
<b>Construction projects valued at \$100,000 or less</b> 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
<b>Construction projects valued at over \$100,000 to under \$10 million</b> 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
<b>Construction projects valued at more than \$10 million</b> will be assessed a flat fee.	\$12,000.00

*Note:* This temporary tax was extended through December 2020.