



**City of Tigard**  
COMMUNITY DEVELOPMENT

**System Development Charges – Updated 1/1/2021**

Building permit applications **submitted on or after 1/1/2021** are subject to the following system development fees, unless other *effective date* is shown in the categories listed 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 Dwelling</b> (per unit, including detached ADUs, cottage clusters and manufactured housing on a single lot)	\$9,269.00	\$9,269.00
<b>Apartment</b> (per unit, including courtyard and quad units)	\$6,064.00	\$6,064.00
<b>Condominium/Townhouse</b> (per unit, including interior or attached ADUs)	\$5,544.00	\$5,544.00
<b>Manufactured Housing</b> (per unit in a park)	\$4,638.00	\$4,638.00
<b>Assisted Living</b> (per bed)	\$2,865.00	\$2,865.00
<b>Continuing Care Retirement</b> (per unit)	\$2,897.00	\$2,897.00
<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 Dwelling</b> (per unit including manufactured housing unit on individual lot)	\$6,645.00	\$9,718.00
<b>Other Residential Dwelling</b> (per unit including accessory dwellings, apartments, cottage clusters, courtyards, quads and rowhouses)	\$3,876.00	\$5,668.00
<b>Non-Residential</b> - <i>Effective 1/1/2021</i> . Call Permit Coordinator at 503-718-2426 for estimate.		

<b><i>Tigard Parks System Development Charge</i></b>	<b>Non RT</b>	<b>In RT</b>
<b>Single Family Detached Dwelling</b> (per unit including manufactured housing on individual lot)	\$10,013.00	\$10,554.00
<b>Other Residential Dwelling</b> (per unit including accessory dwellings, apartments, cottage clusters, courtyards, quads and rowhouses)	\$7,347.00	\$7,755.00
<b>Non-Residential</b> (per employee) Call Permit Coordinator at 503-718-2426 for estimate.	\$621.00	\$621.00

<b><i>Clean Water Services (CWS) – Sewer Connection</i></b>	<b>Non RT Per DU</b>	<b>In RT Per DU</b>
<b>Residential I Rate</b> (per dwelling unit, including ancillary dwellings located on the same lot and served by a single 3/4” or smaller water meter) = 1 DU	\$5,800.00	\$5,800.00
<b>Residential II Rate</b> (per dwelling unit, including ancillary dwellings located on the same lot and served by larger than a 3/4” or water meter) = 1 DU for first 5 bedrooms plus 1 DU for every 2 bedrooms over 5.	\$5,800.00	\$5,800.00
<b>Non-Residential</b> (per equivalent dwelling unit as determined by total plumbing fixture count). Contact Building Permit Technicians at 503-718-2439.	\$5,800.00	\$5,800.00

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

<b><i>Clean Water Services (CWS) – Water Quality &amp; Quantity</i></b>	<b>Quality</b>	<b>Quantity</b>
<b>Residential Single Family</b> (per dwelling unit)	\$252.00	\$308.00
<b>Non-Residential</b> (per 2,640 square feet of additional impervious service)	\$252.00	\$308.00

### ***Tigard Water Service Area – Water Meters***

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 building or plumbing permit.

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

<b>Meter size: 5/8”</b>	\$9,495.00	Fee includes: water system development charge, water meter and meter installation fee.
<b>Meter size: 3/4”</b>	\$13,554.00	
<b>Meter size: 1”</b>	\$24,886.00	
<b>Meter size: 1-1/2”</b>	\$73,689.00	
<b>Meter size: 2”</b>	\$119,333.00	

*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 7/1/2020</b>	<b>Tigard-Tualatin School District Effective 8/1/2020</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.	\$1.39	\$1.39
<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.	\$0.69	\$0.69
<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.	\$34,600.00	\$34,600.00

<b><i>Metro Construction Excise Tax</i></b>	<b>Effective 7/1/2006</b>
<i>Note:</i> This temporary tax was extended through December 2020.	
<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

<b><i>Tigard Construction Excise Tax</i></b>	<b>Effective 1/1/2020</b>
<b>Construction excise tax of 1% on commercial and residential construction.</b>	
Please contact the Building Permit Technicians at 503-718-2439 for more information and exceptions.	