



**City of Tigard**  
COMMUNITY DEVELOPMENT

**System Development Charges – Updated 7/1/2023**

Building permit applications **submitted on or after 7/1/2023** 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>Washington County Transportation Development Tax</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)	\$10,599	\$10,599
<b>Apartment</b> (per unit, including courtyard and quad units)	\$6,935	\$6,935
<b>Condominium/Townhouse</b> (per unit, including interior or attached ADUs)	\$6,340	\$6,340
<b>Manufactured Housing</b> (per unit in a park)	\$5,304	\$5,304
<b>Assisted Living</b> (per bed)	\$3,277	\$3,277
<b>Continuing Care Retirement</b> (per unit)	\$3,313	\$3,313
<b>Commercial/Industrial</b> - Contact Agnes Lindor at <a href="mailto:agnesl@tigard-or.gov">agnesl@tigard-or.gov</a> for information.		

<b>Tigard Transportation System Development Charge</b>	<b>Non RT</b>	<b>In RT</b>
<b>Single Family Detached Dwelling</b> (per unit including manufactured housing unit on individual lot)	\$8,374	\$12,247
<b>Other Residential Dwelling</b> (per unit including accessory dwellings, apartments, cottage clusters, courtyards, quads and rowhouses)	\$4,884	\$7,143
<b>Non-Residential</b> - Contact Agnes Lindor at <a href="mailto:agnesl@tigard-or.gov">agnesl@tigard-or.gov</a> for information.		

<b>Tigard Parks System Development Charge</b>	<b>Non RT</b>	<b>In RT</b>
<b>Single Family Detached Dwelling</b> (per unit including manufactured housing on individual lot)	\$12,168	\$12,824
<b>Other Residential Dwelling</b> (per unit including accessory dwellings, apartments, cottage clusters, courtyards, quads and rowhouses)	\$8,929	\$9,423
<b>Non-Residential</b> (per employee) Contact Agnes Lindor at <a href="mailto:agnesl@tigard-or.gov">agnesl@tigard-or.gov</a> for information.	\$753	\$753

<b>Clean Water Services (CWS) – Sewer Connection</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 <i>served by a single ¾" or smaller water meter</i> ) = 1 DU	\$6,824	\$6,824
<b>Residential II Rate</b> (per dwelling unit, including ancillary dwellings located on the same lot and <i>served by larger than a ¾" or water meter</i> ) = 1 DU for first 5 bedrooms <u>PLUS</u> .5 DU for every 1 bedroom over 5 and/or 1 DU for every 2 bedrooms.* <i>Example: 6 total bedrooms = \$6,824 + .5(\$6,824) = \$10,236</i> <i>7 total bedrooms = \$6,824 + \$6,824 = \$13,648</i>	see calculation*	see calculation*
<b>Non-Residential</b> (per equivalent dwelling unit determined by total fixture count). Contact Permit Technicians at <a href="mailto:TigardBuildingPermits@tigard-or.gov">TigardBuildingPermits@tigard-or.gov</a> .	\$6,824	\$6,824

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

<b>Clean Water Services (CWS) – Water Quality &amp; Quantity</b>	<b>Quality</b>	<b>Quantity</b>
<b>Residential Single Family</b> (per dwelling unit)	\$297	\$363
<b>Non-Residential</b> (per 2,640 square feet of additional impervious service)	\$297	\$363

### **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>	\$6,378	Fee includes: water system development charge, water meter and meter installation fee.
<b>Meter size: 3/4"</b>	\$9,066	
<b>Meter size: 1"</b>	\$16,570	
<b>Meter size: 1-1/2"</b>	\$48,757	
<b>Meter size: 2"</b>	\$78,848	

Note: An additional charge will apply where an "existing water main" requires a new service line to be installed: Up to 1" = \$3,815 | Over 1" = cost + 10%.

<b>School District Construction Excise Tax</b>	<b>Beaverton School District Effective 7/1/2023</b>	<b>Tigard-Tualatin School District Effective 8/1/2023</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.	\$1.56	\$1.56
<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.	\$0.78	\$0.78
<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.	\$39,100	\$39,100

<b>Metro Construction Excise Tax</b>	<b>Effective 7/1/2006</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 501(c)(3) non-profit organizations for other projects serving low-income populations.	\$0
<b>Construction projects valued at <u>over</u> \$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. <i>Example: improvements valued at \$250,000 x .0012 = \$300.</i>	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

<b>Tigard Construction Excise Tax</b>	<b>Effective 1/1/2020</b>
<b>Tigard Affordable Housing Construction excise tax of 1% on commercial and residential construction projects valued at <u>more than</u> \$50,000.</b> Contact the Building Permit Technicians at 503-718-2439 for more information and exceptions.	