



City of Tigard
COMMUNITY DEVELOPMENT

System Development Charges – Updated 7/1/2024

Building permit applications **submitted on or after 7/1/2024** 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

Washington County Transportation Development Tax	Non RT	In RT
Single Family Detached Dwelling (per unit, includes manufactured housing on a single lot)	\$11,478	\$11,478
Apartment (per unit, includes courtyards)	\$7,510	\$7,510
Condominium/Townhouse (per unit, includes ADUs, cottage clusters, quad units)	\$6,866	\$6,866
Manufactured Housing (per unit in a park)	\$5,744	\$5,744
Assisted Living (per bed)	\$3,549	\$3,549
Continuing Care Retirement (per unit)	\$3,588	\$3,588
Commercial/Industrial - Contact Agnes Lindor at agnesl@tigard-or.gov for information.		

Tigard Transportation System Development Charge	Non RT	In RT
Single Family Detached Dwelling (per unit including manufactured housing unit on individual lot)	\$8,543	\$12,494
Other Residential Dwelling (per unit including accessory dwellings, apartments, cottage clusters, courtyards, quads and rowhouses)	\$4,984	\$7,288
Non-Residential - Contact Agnes Lindor at agnesl@tigard-or.gov for information.		

Tigard Parks System Development Charge	Non RT	In RT
Single Family Detached Dwelling (per unit including manufactured housing on individual lot)	\$12,790	\$13,480
Other Residential Dwelling (per unit including accessory dwellings, apartments, cottage clusters, courtyards, quads and rowhouses)	\$9,385	\$9,905
Non-Residential (per employee) Contact Agnes Lindor at agnesl@tigard-or.gov for information.	\$792	\$792

Clean Water Services (CWS) – Sewer Connection	Non RT Per DU	In RT Per DU
Residential I Rate (per dwelling unit, including ancillary dwellings located on the same lot and <i>served by a single 3/4" or smaller water meter</i>) = 1 DU	\$7,009	\$7,009
Residential II Rate (per dwelling unit, including ancillary dwellings located on the same lot and <i>served by larger than a 3/4" or water meter</i>) = 1 DU for first 5 bedrooms PLUS .5 DU for every 1 bedroom over 5 and/or 1 DU for every 2 bedrooms.* <i>Example: 6 total bedrooms = \$7,009 + .5(\$7,009) = \$10,513</i> <i>7 total bedrooms = \$7,009 + \$7,009 = \$14,018</i>	see calculation*	see calculation*
Non-Residential (per equivalent dwelling unit determined by total fixture count). Contact Permit Technicians at TigardBuildingPermits@tigard-or.gov .	\$7,009	\$7,009

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

Clean Water Services (CWS) – Water Quality & Quantity	Quality	Quantity
Residential Single Family (per dwelling unit)	\$304	\$372
Non-Residential (per 2,640 square feet of additional impervious service)	\$304	\$372

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: [Additions/Remodels/ADUs](#) | [New Buildings](#)
- 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](#).

	SDC	Water Meter & Installation Fee	TOTAL Water Meter Fee
Meter size: 5/8"	\$6,156	\$405	\$6,561
Meter size: 3/4"	\$8,867	\$463	\$9,330
Meter size: 1"	\$16,423	\$636	\$17,059
Meter size: 1-1/2"	\$49,241	\$983	\$50,224
Meter size: 2"	\$79,958	\$1,272	\$81,230

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%.

School District Construction Excise Tax	Beaverton School District Effective 7/1/2024	Tigard-Tualatin School District Effective 7/1/2024
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.	\$1.63	\$1.63
Non-Residential: per square foot on structures or portions of structures intended for non-residential use, not including multiple-unit housing of any kind.	\$0.82	\$0.82
Non-Residential Maximum: structures intended for non-residential use may not exceed this amount per building permit or per structure, whichever is less.	\$40,800	\$40,800

Metro Construction Excise Tax	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 501(c)(3) non-profit organizations for other projects serving low-income populations.	\$0
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. <i>Example: improvements valued at \$250,000 x .0012 = \$300.</i>	0.12 percent of the improvement value
Construction projects valued at more than \$10 million will be assessed a flat fee.	\$12,000

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