

System Development Charges (SDC)

City of Wilsonville 29799 SW Town Center Loop E. Wilsonville, Oregon 97070 503-682-4960 www.wilsonvilleoregon.gov

All System Development Charges are subject to increase annually effective on July 1st of each year based on the Seattle Construction Cost Index and as approved by Wilsonville City Council

**NOTE: All System Development Charges are required to be paid at time of Building Permit Issuance

Effective 1/1/2026

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PARKS (Resolution 3046 Fee Increase 1/1/2024)	FEE	PER UNIT	UNIT*
Single Family/Duplex	\$	14,056	DU
Mobile Home	\$	10,249	DU
Multi-Family per Dwelling Unit	\$	9,442	DU
SIC 1-19: Agriculture; Fish & Forest Services; Construction; Mining	\$	467	TGSF
Includes establishments engaged in the production of crops, livestock, and animal specialties, or providing agricultural services. This category also includes any forestry, fishing, hunting, or trapping establishments. General building contractors, electrical work, utility construction, and heavy construction establishments are also included in this category, as well as those related to the extraction of oil, gas, ores, and quarries.			
Manufacturing SIC 20: Food & Kindred Products	\$	467	TGSF
Includes any establishments processing food and beverages for human consumption, such as meat packing, producing dairy products, ice creams, malt beverages, and bottled and canned soft drinks. This category also includes related products, such as manufactured ice, production of oils, and prepared feeds for animals.			
Manufacturing SIC 22, 23: Textile & Apparel	\$	437	TGSF
Includes any establishments preparing fibers, manufacturing yarns and similar materials, manufacturing fabrics, carpets, and rugs, dyeing or finishing such products, coating or waterproofing or otherwise treating fabrics, or manufacturing felt goods and other miscellaneous textiles. It also includes establishments producing clothing and other products which are produced by cutting and sewing purchased textiles.			
Manufacturing SIC 24: Lumber & Wood	\$	296	TGSF
Includes any establishments cutting timber and pulpwood, such as sawmills, lath mills, shingle mills, planing mills, and establishments producing finished goods made entirely of wood or related materials. However, the production of finished goods made of wood which are listed in other SIC codes are not included in this category. For example, the production of furniture is captured under SIC 25.			
Manufacturing SIC 25, 32, 39: Furniture; Clay, Stone & Glass; Misc	\$	431	TGSF
Includes any establishments producing furniture. However, those manufacturing wood kitchen cabinets are contained in SIC 24. This category also includes those manufacturing glass and glass products, cement, clay products, pottery, and other such products using materials such as clay, stone, and sand. Finally, this category also includes the manufacturing of products not contained in other groups, such as jewelry, silverware, musical instruments, dolls, toys, games, athletic goods, pencils, and other such miscellaneous products.			
Manufacturing SIC 26: Paper & Allied	\$	363	TGSF
Includes any establishments manufacturing pulps and other cellulose fibers, the manufacturing of paper and paperboard, cardboard, plastic			
films, and sheet.			
Manufacturing SIC 27: Printing, Publishing, & Allied	\$	172	TGSF
Includes any establishments engaged in printing, bookbinding, and platemaking. This category also includes establishments publishing materials, regardless of whether the printing is performed at the establishment. However, news syndicates are classified in SIC 73.			
Manufacturing SIC 28-31: Chemicals, Petroleum, Rubber, Leather	\$	612	TGSF
Includes any establishments producing basic chemicals and those manufacturing products using predominantly chemical processes. It also	-		
includes establishments refining petroleum, manufacturing paving and roofing materials, or compounding lubricating oils and greases from purchased materials. Further, this category includes establishing manufacturing products from plastic resins and rubber. Finally, this category includes establishments tanning, currying, and finishing hides and skins, and those finishing leather products.			
Manufacturing SIC 33, 34: Primary & Fabricated Metals	\$	383	TGSF
Includes any establishments smelting and refining metals, rolling, drawing, and alloying metals, and producing coke. This category also includes establishments manufacturing metal products such as metal cans, tinware, hand tools, general hardware, and other metal and wire products.	·		
Manufacturing SIC 35: Machinery Equipment	\$	612	TGSF
Includes any establishments manufacturing industrial and commercial machinery such as engines or turbines, farm and garden machinery, construction, or mining equipment, as well as computers.			
Manufacturing SIC 36, 38: Electrical Machinery, Equipment	\$	918	TGSF
Includes any establishments manufacturing machinery, apparatus, or supplies for the generation, storage, transmission, transformation, or utilization of electricity. This category also includes the manufacture of household appliances such as electrical lighting or wiring equipment, radio and television receiving equipment, or other electrical supplies. The production of industrial machinery and equipment is included in SIC 35. This category also includes establishments manufacturing instruments of measurement, testing, analyzing, or controlling, such as optical lenses, clocks, watches, surgical, medical, and dental instruments, or photographic equipment, among others.			
Manfacturing SIC 37: Transportation Equipment	\$	689	TGSF
Includes any establishments manufacturing equipment for the transportation of passengers or cargo by land, air, or water. This includes motor vehicles, aircraft, guided missiles, ships, boats, railroad equipment, or other miscellaneous transportation equipment. Note that establishments manufacturing equipment for moving materials on farms, mines, construction sites, within individual plants, in airports, or other locations off highways are included in SIC 35.			
TCPU SIC 40-42, 44, 45, 47: Transportatoin & Warehousing	\$	394	TGSF
Includes any establishments providing transportation by railroad, bus, subway, or those providing long-distance trucking or transfer services or those engaged in the storage of commercial goods. This category also includes establishing providing freight or passenger transportation on the open seas or inland water, and those providing towing, lighterage, and canal operation. It also includes establishments providing domestic or foreign transportation by air and those who operate airports or provide terminal services. Finally, it also includes establishments providing incidental support to transportation, such as forwarding or packing services, and those arranging passenger or freight transportation.			
TCPU SIC 43, 46, 48, 49: Communications & Public Utility	\$	84	TGSF
Includes any establishments of the United States Postal Services (USPS) and those establishments which primarily transport mail for the USPS. This category also includes establishments transporting petroleum and other commodities through pipelines, as well as those transporting natural gas. This category includes those establishments providing communication services, such as radio or television broadcasting. Further, this category includes establishments engaged in the generation, transmission, or distribution of electricity or steam. Finally, this category includes establishments providing water and irrigation services, and sanitary services such as the disposal of garbage, sewage, or other wastes.	Ψ	04	1001
SIC 50, 51: Wholesale Trade	\$	599	TGSF

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120 General Heavy Industrial 120 General Heavy Industrial 130 Industrial Park 130 Industrial Park 140 Manufacturing 140 Manufacturing 140 Manufacturing 140 Manufacturing 140 Manufacturing 140 Warehouse 140 Warehouse 140 Warehouse 140 Warehouse 151 Mini Warehouse 152 Indin Warehouse 153 Mini Warehouse 154 Might Cube Warehouse 155 Lodging 156 Data Center 157 Motel 158 Lodging 159 Motel 150 Warehouse 150 Warehouse 150 Warehouse 150 Warehouse 150 Warehouse 151 Mini Warehouse 152 Mini Warehouse 153 Mini Warehouse 155 Mini Warehouse 156 Data Center 157 Mini Warehouse 158 A ,584 GFA - 1,000 squalts rented for storage of goods 159 Warehouse 150 Warehouse 150 Warehouse 150 Warehouse 150 Warehouse 151 Mini Warehouse 152 Migh Cube Warehouse 153 Mini Warehouse 154 Mini Warehouse 155 Mini Warehouse 155 Mini Warehouse 156 Data Center 157 Mini Warehouse 158 A ,584 GFA - 1,000 squarehouse 159 Mini Warehouse 150 War	Typically less than 500 employees, free standing and single use. Examples: printing plants, material testing laboratories, data processing and	ı		
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151 Mini Warehouse Storage units or vaults rented for storage of goods 152 High Cube Warehouse 150 Data Center 150 Data Center 151 Mini Warehouse 152 High Cube Warehouse 153 Joseph GFA - 1,000 sq 155 GFA - 1,000 sq 156 Data Center 157 Joseph GFA - 1,000 sq 158 Joseph GFA - 1,000 sq 159 Joseph GFA - 1,000 sq 150 Joseph GFA - 1,0	144 11 - 11 - 11 - 11 - 11 - 11 - 11 -	Ψ	0,527	GI A - 1,000 sq It
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Lodging 310 Hotel Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities 320 Motel Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	Ÿ			GFA - 1,000 sq ft
\$ 14,404 Number of Roor Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities \$ 14,404 Number of Roor Roor Side parking and little or no meeting spaces.			1,510	2 1,000 oq 10
Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities 320 Motel \$ 10,323 Number of Room Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.		\$	14 404	Number of Rooms
320 Motel \$ 10,323 Number of Roor Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities	Ť	, +0-7	
Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	320 Motel	\$	10.323	Number of Rooms
	Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	ľ	. 5,525	
411 City Park \$ 11,245 Acres	411 City Park	\$	11 245	Acres

Municipal owned parks, varying widely as to location, type and number of facilities.	I		
417 Regional Park	\$	9,152	Acres
Regional park authority owned parks, varying widely as to location, type and number of facilities. 430 Golf Course	\$	9,665	Acres
Municipal and private golf courses. May or may not have a driving range and clubhouse	•	55 500	054 4000 6
492 Health Fitness Club Privately owned with weightlifting and other facilities often including swimming pools, hot tubs, saunas, racquet ball, squash and handball courts	\$	55,596	GFA - 1,000 sq ft
495 Recreational Community Center Recreational facilities similar to and including YMCAs, often including classes, day care, meeting rooms, swimming pools, tennis, racquetball, handball, weightlifting, locker rooms and food service	\$	62,011	GFA - 1,000 sq ft
Institutional			
520 Elementary School Serves student attending kindergarten through 5th or 6th grade Public or private.	\$	16,692	GFA - 1,000 sq ft
522 Middle School Public. Serves students that have completed elementary and not yet in high school.	\$	14,907	GFA - 1,000 sq ft
530 High School Public. Typically serving 9 to 12th Grades	\$	13,944	GFA - 1,000 sq ft
540 Junior/Community College Two-year junior or community colleges	\$	50,404	GFA - 1,000 sq ft
560 Church Contains worship area. May include meeting rooms, classrooms, dining area and facilities	\$	16,704	GFA - 1,000 sq ft
565 Day Care	\$	44,812	GFA - 1,000 sq ft
Facility for pre-school children care primarily during the daytime hours. May include classrooms, meeting area and playground 590 Library	\$	103,119	GFA - 1,000 sq ft
Public or Private. Contains shelved books, reading rooms and sometime meeting rooms	Ť	100,110	,,,,,,
Medical			
610 Hospital Medical and/or surgical care facility with overnight accommodations for ambulatory and non- ambulatory patients.	\$	22,314	GFA - 1,000 sq ft
620 Nursing Home A facility whose primary function is to care for persons who are unable to care for themselves	\$	13,935	Number of Beds
630 Clinic	\$	57,665	Number of Beds
Office	•	40.040	054 4000 6
710 General Office Building Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other service functions	\$	13,348	GFA - 1,000 sq ft
714 Corporate Headquarters Building	\$	14,632	GFA - 1,000 sq ft
715 Single Tenant Office Building	\$	14,632	GFA - 1,000 sq ft
Single Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other services functions.		22.212	
720 Medical - Dental Office Provides diagnosis and outpatient care. Typically operated be private physicians or dentists.	\$	66,246	GFA - 1,000 sq ft
731 State Motor Vehicle Department	\$	221,676	GFA - 1,000 sq ft
732 United States Post Office 750 Office Park	\$	198,372 20,939	GFA - 1,000 sq ft GFA - 1,000 sq ft
Park or campus-like planned unit development that contains office buildings, banks, restaurants and service stations.		,	
760 Research and Development Center Single building or complex of buildings devoted to research and development. May contain light fabrication facilities.	\$	14,870	GFA - 1,000 sq ft
770 Business Park Group of flex-type or incubator 1-2 story building served by a common road system. Typically includes a mix of offices, retail and wholesale	\$	27,809	GFA - 1,000 sq ft
stores, restaurants, recreational areas, warehousing, manufacturing, light industrial or research. Retail			
812 Building Material and Lumber Small free standing building that sells hardware, building materials and lumber. May include yard storage and sheded storage areas which are	\$	82,803	GFA - 1,000 sq ft
not included in the unit calculation. 813 Free Standing Discount Superstore	\$	70,523	GFA - 1,000 sq ft
A free-standing discount store that also contains a full service grocery department under the same roof. 814 Variety Store Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods and services such a real estate	\$	56,060	GFA - 1,000 sq ft
and investment offices, dance studios, florists, and small restaurants. 815 Discount Store	\$	50,115	GFA - 1,000 sq ft
Free-standing store that offers a variety of customer services, centralized cashiering, and a wide range of products. 816 Hardware/Paint Store	\$	41,849	GFA - 1,000 sq ft
Typically free-standing buildings with parking that sell hardware and paints. 817 Nursery/Garden Center	\$	102,389	GFA - 1,000 sq ft
Free-standing building with yard containing planting and landscape stock. Unit calculation only applies to building and not yard and storage.	Ψ	102,303	3171 1,000 3q II
820 Shopping Center	\$	39,256	GFA - 1,000 sq ft
826 Specialty Retail Small strip shopping centers containing a variety of retail shops that typically specialize in apparel, hard goods and services such a real estate	\$	66,636	GFA - 1,000 sq ft
and investment offices, dance studios, florists, and small restaurants.	\$	50 004	GFA - 1,000 sq ft
841 Automobile Sales New and used car dealership with sales, service and parts,		59,224	
	\$	49,947	GFA - 1,000 sq ft
843 Automobile Parts Sales New and used car dealership with sales, service and parts,	\$		

850 Supermarket	\$ 72,642	GFA - 1,000 sq ft
Free-standing grocery store. May also contain ATMs, photo center, pharmacies and video rental.		
851 Convenience Market Open 24 hours	\$ 440,127	GFA - 1,000 sq ft
Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.		
857 Discount Club	\$ 43,686	GFA - 1,000 sq ft
Discount store / warehouse where shoppers pay a fee to get wholesale prices. May have a wide variety of goods. Many items are sold in bulk or		
large quantities.		

OCO Llarge Improvement Company	Φ.	20.000	GFA - 1,000 sq ft
862 Home Improvement Superstore Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$	30,682	GFA - 1,000 Sq II
863 Electronic Superstore	\$	82,523	GFA - 1,000 sq ft
Discount store / warehouse where shoppers pay a fee to get wholesale prices. May have a wide variety of goods. Many items are sold in bulk or	*	02,020	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
large quantities.			
880 Pharmacy/Drugstore without Drive Through	\$	69,905	GFA - 1,000 sq ft
Facilities filling medical prescriptions without a drive thru window.			
881 Pharmacy with Drive Through Window	\$	67,522	GFA - 1,000 sq ft
Facilities filling medical prescriptions with a drive thru window.			
890 Furniture Store	\$	3,402	GFA - 1,000 sq ft
Sells furniture, accessories and often carpet / floor covering.			
Services			
912 Drive In Bank	\$	74,248	GFA - 1,000 sq ft
Usually a free-standing building with a parking lot offering banking services. Has a drive thru window. May have ATMs			
931 Quality Restaurant	\$	70,094	GFA - 1,000 sq ft
High quality eating establishment with turnover rates greater than 1 hour			
932 High Turnover Sit-Down Restaurant	\$	92,672	GFA - 1,000 sq ft
Sit down eating establishment with turnover rates of less than 1 hour.			
934 Fast Food with Drive Thru	\$	372,456	GFA - 1,000 sq ft
Fast food with a drive through window.			
937 Coffee/Donut Shop with Drive Through Window	\$	16,427	SFGFA - 100 sq ft
938 Coffee/Donut Shop with Drive through Window and No Indoor Seating	\$	36,304	SFGFA - 100 sq ft
944 Gasoline/Fuel Station	\$	108,172	Fueling Positions
Sells gasoline and may also provide vehicle service and repair.			
945 Gas Station with Convenience Market	\$	38,137	Fueling Positions
Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market.			
946 Gas Station with Convenience Market & Car Wash	\$	66,946	Fueling Positions
Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market and car wash.			
Definition of Uses			
*GFA - 1,000 sq ft gross floor area - 1,000 sq ft gross floor area			
*SFGFA - 1,000 sq ft gross floor area – 100 sq ft gross floor area			
*GLA - 1,000 sq ft gross leasable area			
*DU - Dwelling unit			
*Rooms - Number of rooms for rent			
*Vehicle Fueling Positions - Maximum number of vehicles that can be served simultaneously			
*Student - Full time equivalent student capacity			
Storm Effective 1/1/2026 - Change in methodology Resolution 3210			
Storm SDC residential dwelling unit	\$	3,532	DU
Storm SDC impervious drainage area		- /	Per sq. ft
	\$	1.28	impervious
Updated 1/1/2026 .bw			•