



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

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 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.	\$ 467	TGSF
Manufacturing SIC 20: Food & Kindred Products 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.	\$ 467	TGSF
Manufacturing SIC 22, 23: Textile & Apparel 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.	\$ 437	TGSF
Manufacturing SIC 24: Lumber & Wood 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.	\$ 296	TGSF
Manufacturing SIC 25, 32, 39: Furniture; Clay, Stone & Glass; Misc 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.	\$ 431	TGSF
Manufacturing SIC 26: Paper & Allied Includes any establishments manufacturing pulps and other cellulose fibers, the manufacturing of paper and paperboard, cardboard, plastic films, and sheet.	\$ 363	TGSF
Manufacturing SIC 27: Printing, Publishing, & Allied 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.	\$ 172	TGSF
Manufacturing SIC 28-31: Chemicals, Petroleum, Rubber, Leather 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.	\$ 612	TGSF
Manufacturing SIC 33, 34: Primary & Fabricated Metals 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.	\$ 383	TGSF
Manufacturing SIC 35: Machinery Equipment 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.	\$ 612	TGSF
Manufacturing SIC 36, 38: Electrical Machinery, Equipment 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.	\$ 918	TGSF
Manufacturing SIC 37: Transportation Equipment 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.	\$ 689	TGSF
TCPU SIC 40-42, 44, 45, 47: Transportatoin & Warehousing 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.	\$ 394	TGSF
TCPU SIC 43, 46, 48, 49: Communications & Public Utility 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.	\$ 84	TGSF
SIC 50, 51: Wholesale Trade	\$ 599	TGSF

Includes any establishments engaged in the wholesale distribution of durable or non-durable goods of any kind.		
SIC 52-59: Retail Trade	\$ 198	TGSF
Includes any establishments engaging in the retail distribution of durable or non-durable goods, such as building and gardening supplies, hardware, groceries, apparel or accessory stores, home furniture, or other miscellaneous retail items. It also includes automotive dealers, gasoline service stations, and eating and drinking places such as restaurants, refreshment stands, lunch counters, or bars.		
SIC 60-68: Finance, Insurance & Real Estate	\$ 587	TGSF
Includes any establishments engaged in finance, such as depository institutions, non-depository credit institutions, or security and commodity brokers, dealers, exchanges, or services. It also includes insurance carriers, agents, brokers, and insurance services offices. Finally, it includes real estate offices, holdings, and other investment offices.		
SIC 70-79: Non-Health Services	\$ 745	TGSF
Includes any establishments providing non-health services. These services can include those providing hotels, rooming houses, camps, or other lodging places. It can also include establishments providing personal services, such as laundries, dry-cleaning plants, photographic studios, beauty, and barber shops. Also included in this category – if not included elsewhere – are those establishments providing business services, such as advertising, claim collection, news syndicates, computer programming data processing or help supply services. This category also includes establishments providing automotive repair, rental, leasing, or parking services, as well as those providing miscellaneous repair services. Finally, it		
SIC 80: Health Services	\$ 538	TGSF
Includes any establishments providing medical, surgical, or other health services. This category does not include those providing insurance against hospitalization or medical costs, which are contained in SIC 60-68.		
SIC 81-89: Educational, Social & Membership Services	\$ 787	TGSF
Includes any establishments providing legal, educational, or social services. It also includes museums, art galleries, and botanical or zoological gardens. This category also includes membership organizations such as trade associations, labor unions, professional membership organizations, or political or religious organizations. Further, this category includes those establishments providing engineering, architectural, or surveying services, as well as accounting, auditing, and bookkeeping services. Also included are private households which employ workers who serve on or about the premises. Finally, this category includes all other services not categorized into one of the other SIC codes.		
SIC 90-99: Government	\$ 372	TGSF
Includes any establishments providing executive, legislative, or general government services. It also includes establishments providing justice, public order, or safety. This includes all governmental administration of human resource programs, environmental quality and housing programs, economic programs, public finance, taxation, or monetary policy, as well as national security or international affairs.		
*GFA/Gross Floor Area		
SEWER PERMIT FEE		
Single Family Dwelling	\$ 96	DU
Multi-Family per Building	\$ 312	BUILDING
Commercial and Industrial	\$ 691	DU
SEWER Effective 1/1/2026 - Change in methodology Resolution 3209		
Water Meter Size		Total Cost
5/8"		\$ 14,149
3/4"		\$ 21,224
1"		\$ 35,373
1-1/2"		\$ 70,746
2"		\$ 113,194
3"		\$ 226,387
4"		\$ 353,730
6"		\$ 707,460
TRANSPORTATION SDC		
Residential		
210 Single Family Dwelling	\$ 17,322	Dwelling Unit
220 Apartment	\$ 11,918	Dwelling Unit
230 Condominium/Townhouse	\$ 10,362	Dwelling Unit
240 Manufactured Home	\$ 8,987	Dwelling Unit
254 Assisted Living	\$ 4,699	Number of Beds
Industrial		
110 General Light Industrial Typically less than 500 employees, free standing and single use. Examples: printing plants, material testing laboratories, data processing and equipment assembly.	\$ 12,780	GFA - 1,000 sq ft
120 General Heavy Industrial	\$ 2,750	GFA - 1,000 sq ft
130 Industrial Park Industrial park areas that contain a number of industrial and/or related facilities. A mix of manufacturing, service and warehouse	\$ 12,523	GFA - 1,000 sq ft
140 Manufacturing Facilities that convert raw materials or parts into finished products. Typically have related office, warehouse, and research and associated functions.	\$ 7,004	GFA - 1,000 sq ft
150 Warehouse Facilities devoted to storage of goods and materials. Includes offices and maintenance facilities	\$ 6,527	GFA - 1,000 sq ft
151 Mini Warehouse Storage units or vaults rented for storage of goods	\$ 4,584	GFA - 1,000 sq ft
152 High Cube Warehouse	\$ 3,080	GFA - 1,000 sq ft
160 Data Center	\$ 1,815	GFA - 1,000 sq ft
Lodging		
310 Hotel Lodging facility that may include restaurants, lounges, meeting rooms and/or convention facilities	\$ 14,404	Number of Rooms
320 Motel Sleeping accommodations and often a restaurant. Free on-site parking and little or no meeting spaces.	\$ 10,323	Number of Rooms
Recreational		
411 City Park	\$ 11,245	Acres

Municipal owned parks, varying widely as to location, type and number of facilities.		
417 Regional Park Regional park authority owned parks, varying widely as to location, type and number of facilities.	\$ 9,152	Acres
430 Golf Course Municipal and private golf courses. May or may not have a driving range and clubhouse	\$ 9,665	Acres
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 Facility for pre-school children care primarily during the daytime hours. May include classrooms, meeting area and playground	\$ 44,812	GFA - 1,000 sq ft
590 Library Public or Private. Contains shelved books, reading rooms and sometime meeting rooms	\$ 103,119	GFA - 1,000 sq ft
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		
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 Single Usually contains offices, meeting rooms, file storage areas, restaurants or cafeteria and other services functions.	\$ 14,632	GFA - 1,000 sq ft
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	\$ 198,372	GFA - 1,000 sq ft
750 Office Park Park or campus-like planned unit development that contains office buildings, banks, restaurants and service stations.	\$ 20,939	GFA - 1,000 sq ft
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 stores, restaurants, recreational areas, warehousing, manufacturing, light industrial or research.	\$ 27,809	GFA - 1,000 sq ft
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 not included in the unit calculation.	\$ 82,803	GFA - 1,000 sq ft
813 Free Standing Discount Superstore A free-standing discount store that also contains a full service grocery department under the same roof.	\$ 70,523	GFA - 1,000 sq ft
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 and investment offices, dance studios, florists, and small restaurants.	\$ 56,060	GFA - 1,000 sq ft
815 Discount Store Free-standing store that offers a variety of customer services, centralized cashiering, and a wide range of products.	\$ 50,115	GFA - 1,000 sq ft
816 Hardware/Paint Store Typically free-standing buildings with parking that sell hardware and paints.	\$ 41,849	GFA - 1,000 sq ft
817 Nursery/Garden Center Free-standing building with yard containing planting and landscape stock. Unit calculation only applies to building and not yard and storage.	\$ 102,389	GFA - 1,000 sq ft
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 and investment offices, dance studios, florists, and small restaurants.	\$ 66,636	GFA - 1,000 sq ft
841 Automobile Sales New and used car dealership with sales, service and parts,	\$ 59,224	GFA - 1,000 sq ft
843 Automobile Parts Sales New and used car dealership with sales, service and parts,	\$ 49,947	GFA - 1,000 sq ft
848 Tire Store Primary business is selling and repair of tires.	\$ 31,312	GFA - 1,000 sq ft

850 Supermarket Free-standing grocery store. May also contain ATMs, photo center, pharmacies and video rental.	\$ 72,642	GFA - 1,000 sq ft
851 Convenience Market Open 24 hours Sells convenience foods, newspapers, magazines and often beer and wine. Open 24 hours per day.	\$ 440,127	GFA - 1,000 sq ft
857 Discount Club 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.	\$ 43,686	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 ft
863 Electronic Superstore 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.	\$ 82,523	GFA - 1,000 sq ft
880 Pharmacy/Drugstore without Drive Through Facilities filling medical prescriptions without a drive thru window.	\$ 69,905	GFA - 1,000 sq ft
881 Pharmacy with Drive Through Window Facilities filling medical prescriptions with a drive thru window.	\$ 67,522	GFA - 1,000 sq ft
890 Furniture Store Sells furniture, accessories and often carpet / floor covering.	\$ 3,402	GFA - 1,000 sq ft
Services		
912 Drive In Bank Usually a free-standing building with a parking lot offering banking services. Has a drive thru window. May have ATMs	\$ 74,248	GFA - 1,000 sq ft
931 Quality Restaurant High quality eating establishment with turnover rates greater than 1 hour	\$ 70,094	GFA - 1,000 sq ft
932 High Turnover Sit-Down Restaurant Sit down eating establishment with turnover rates of less than 1 hour.	\$ 92,672	GFA - 1,000 sq ft
934 Fast Food with Drive Thru Fast food with a drive through window.	\$ 372,456	GFA - 1,000 sq ft
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 Sells gasoline and may also provide vehicle service and repair.	\$ 108,172	Fueling Positions
945 Gas Station with Convenience Market Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market.	\$ 38,137	Fueling Positions
946 Gas Station with Convenience Market & Car Wash Sells gasoline and may also provide vehicle service and repair. Also contains a convenience market and car wash.	\$ 66,946	Fueling Positions
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	\$ 1.28	Per sq. ft impervious
Updated 1/1/2026 .bw		