

What is a System Development Charge (SDC)?

The City Council adopted System Development Charges (SDCs) and the methodology for establishing the fees in 2008. SDCs are governed by ORS 223.297. The fees collected are used for capital improvements to increase city-wide capacities for water, sewer and transportation.

SDCs MAY BE COLLECTED WHEN:

- ✓ New or expanded development occurs.
- ✓ There is a change of use or occupancy.
- ✓ Additional dwelling units are added.
- ✓ Water meter size is increased.

WHO CALCULATES THE FEES AND FOR WHAT?

- ✓ Development Services Department collects three types of SDCs (water, wastewater and transportation) to offset the impact that new development has on public infrastructure.

WHO COLLECTS THE FEES?

- ✓ Planning Technician - SDC fees must be collected prior to issuing a building permit.

HOW DO I APPEAL AN SDC FEE?

- ✓ Ontario Municipal Code (OMC) 8-13-13(b) Challenges and Appeals states the following: Any person may appeal to the council any decision of the Administrator made pursuant to this Ordinance by filing a written request with the Administrator within 10 days after the delivery of the Administrator's written decision to the applicant.

Self Help Guide for Estimating Your SDCs

If you are interested in estimating your project SDCs, an SDC brochure is available at the Permit Center, 458 SW 3rd Street, Ontario.

The City of Ontario can also provide you with an estimate of your SDCs. An application is available at the Permit Center.

2008-2009 SDC Fees			SDC Facts
Meter Size (inches)	Water SDC	Wastewater SDC	<ul style="list-style-type: none"> ✓ On July 21, 2008, the City Council adopted Ordinance 2618-2008 allowing the creation of SDCs. On September 3, 2008, the City Council adopted Resolution 2008-146 which establishes SDC fees for water, wastewater and transportation. ✓ SDCs are collected at the time a building permit is issued. ✓ SDCs must be paid in full prior to filing an appeal if you disagree with the fees collected. ✓ SDCs can only be used to fund increased system capacities.
1.0 or less	\$975	\$481	
1.5	\$4,875	\$2,405	
2.0	\$7,800	\$3,848	
3.0	\$17,063	\$8,418	
4.0	\$29,250	\$14,431	
6.0	\$60,938	\$30,064	
8.0	\$87,750	\$43,292	
Transportation SDC		Based on use and peak hour trip generation	

Frequently Asked SDC Questions

Permit Center

- ✓ Building Division
- ✓ Engineering Division
- ✓ Planning Division

The Permit Center
is located at
458 SW 3rd St
Ontario, Oregon

Mailing Address:
City Hall
444 SW 4th St.
Ontario, OR 97914

Staff:
Chuck Mickelson
Public Works Director

Bob Walker
Deputy PW Director

Henry Lawrence
City Manager

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Dwayne Holloway

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Q - HOW ARE SDCs CALCULATED?

A - Water: This rate is based upon the size of the water meter installed.

Sewer: This rate is based on the size of the water meter installed.

Transportation: This rate is based upon use definitions and fees are assessed based on a trip rate from the Institute for Transportation Engineers (ITE) Manual. Each SDC is based on a unit that varies per use. For more detailed information, see the SDC brochure.

Q - WHEN DO I PAY MY SDCs?

A - SDC fees are collected when the Building Permit is issued. Payments can be made by cash, check, or VISA at the Building/Planning/Engineering Customer Service Counter.

Q - WHAT ARE SDC CREDITS?

A - You may be able to get credit for existing/prior building use when you have new development occurring. If the use is changing, a property may have credits from the previous development that can be applied to the new fee. The Building or Engineering Division (depending on the type of development) are able to look up the history of the property to determine the credits.

Q - IS THERE AN APPEAL PROCESS IF I'M NOT SATISFIED WITH THE SDC CHARGE?

A - Yes. The appeal will go to the Public Works Director first. If you are not satisfied with the outcome, you can present your case in an informal matter to a committee consisting of the Mayor, a Council member and the Chairman or Vice Chairman of the Public Works Committee. The last right of appeal would occur before the City Council, who has the authority to change the fees.

Q - HOW MUCH ARE SDCs FOR A MANUFACTURED HOME?

A - When a manufactured home is replacing a manufactured home, no SDCs shall be assessed.

Q - DO I PAY SDCs TO ENCLOSE A STORAGE AREA OR PORCH?

A - If the storage area or porch was built prior to September 2008, no SDCs shall be assessed. After Sept. 3, 2008, SDCs will be charged to enclose new storage areas or porches.

Q - I WANT TO BUILD A HOUSE IN THE CITY LIMITS. HOW MUCH WILL MY SDCs BE?

A - For a single family residential home, there is no water or sewer SDC. Transportation SDCs for a single family residential home are \$1,288.

Q - HOW MUCH ARE SDCs IF I WANT TO ANNEX?

A - The SDCs to annex a single family residential home is \$0. The SDCs to annex a business is \$0 unless you want to connect to water and sewer, then the water and sewer SDC charges depend on the size of water meter needed.

If You Need Assistance

If you need help or have questions about your System Development Charges, please call the Permit Center as listed below:

Planning 541-881-3224

You can also visit the Customer Service Counter at the Permit Application Center, 458 SW 3rd St. Ontario, OR.