

## Jefferson County, Oregon - System Development Charges (SDCs)

(FY 2022-23\*)

Per Dwelling Park SDC:	\$433.72
Per Occupant Park SDC:	\$151.13
Per Dwelling Road SDC:	\$2,160.48
Per trip Road SDC:	\$225.09

### What is a System Development Charge (SDC)?

A System Development Charges (SDC) is a one-time charge on new development and certain types of redevelopment, which increase the expected future demand on the county's transportation system.

### What does an SDC pay for?

SDCs pay for increased Road and Park infrastructure needs created by new development or redevelopment projects. The concept behind SDCs is that long-time residents have "paid their way" through property taxes, utility rates, and other means for the systems that are already in place. If those systems need to be expanded to accommodate growth, it is not paid for at the expense of the existing population, but by new development that benefits both from the expanded system, as well as from the previous community investments.

### Does Jefferson County have the authority to impose an SDC?

Yes. Local governments are authorized to establish SDCs by the State of Oregon (ORS 223.302).

### Are there deposit and expenditure requirements placed on Jefferson County by the state of Oregon?

Yes. Oregon law requires Jefferson County to deposit funds in designated accounts. State law also requires a local government to provide an annual accounting for SDCs showing the total amount of SDC revenues collected for each system and the projects that were funded in the previous fiscal year. The funds are identified as SDC 313, SDC 314, SDC 315 and SDC 316. There are four accounts because Road and Park SDCs are collected for Crooked River Ranch separate from the rest of the County (ORS 223.311).

Fee	Fund Balance as of 5/31/2022
(313) Road SDC	\$359,881.51
(314) CRR Road SDC	\$278,749.82
(315) County Park SDC	\$90,335.74
(316) CRR Park SDC	\$6,161.08

### What can SDC dollars be spent on?

SDC funds may be spent only on *capacity increasing* projects, including the repayment of debt for loans. An increase in capacity may be established if a project increases the level of performance or service provided (ORS 223.307).

### How are SDC costs calculated?

SDC costs are calculated based on the development type. Single Family Dwellings have an established per dwelling rate, while an Industrial or Commercial development is calculated based on square footage and uses the International Transportation Engineering (ITE) Manuals for trip counts adjusted to local area conditions. The SDC is paid with building permit fees at the Jefferson County Community Development Department. The Jefferson County Board of County Commissioners reviews the SDC Fees annually.