

CITY OF EUGENE FEE ESTIMATING GUIDE



FEES ASSOCIATED WITH COMMERCIAL & MULTI-FAMILY CONSTRUCTION

**REFLECTS CHANGES AS OF
JULY 1, 2018**

FEE ESTIMATING GUIDE INDEX

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OVERVIEW

This guide has been developed to help customers estimate their building permit and Systems Development Charge (SDC) fees for commercial construction projects. The City of Eugene does not provide fee estimating services for specific projects. Example projects are provided on pages 27 - 28. Please keep in mind that costs could differ due to the number of variables used to calculate costs. Questions regarding the guidelines or methodology in estimating fees may be directed to:

Permit and Information Center
99 West 10th Avenue
Eugene, Oregon 97401
(541) 682-5086

To calculate an estimate of your building permit fees, you will need some information about your project.

- Occupancy classification (use of the building)
- Construction type
- New square footage

These factors will be used to determine the valuation of your project. For new construction the ICC (International Code Council) square footage construction costs will be used to determine the valuation for your project. If the stated value of the project is higher than the calculated value, all fees will be based on the stated value. Building permit and plan check fees are based on the valuation.

Interior remodels and tenant infills are based on the fair market value of all construction work for which the permit is issued.

Some fees may be assessed in addition to your permit and plan check fees. This guide also is not intended to be a comprehensive list of all possible fees. Please refer to the fee schedule for additional information.

Administrative User Fee – City of Eugene

All fees are subject to the City of Eugene Administrative User Fee. The current fee is 9 percent of fee type totals. The fee is added to the total of all fees (except SDC charges and State surcharge and training fees)

Surcharge Fee - State of Oregon

The City of Eugene is charged with administering the State structural, electrical, plumbing and mechanical codes. A surcharge on these permit fees and the City Administrative Fee is levied by the State of Oregon and collected by the City of Eugene for forwarding to the State Building Codes Division (BCD) in Salem. The charge is used by BCD to defray administration costs, state inspection costs, training, and educational programs. The current surcharge fee is 12 percent, subject to change by BCD.

ICC Valuation Table

CITY OF EUGENE - ICC VALUATION TABLE FOR PROJECTS RECEIVED ON OR AFTER APRIL 1, 2019

SQUARE FOOT CONSTRUCTION COSTS ^{a,b,c}

Group (2018 International Building Code)	IA	IB	IIA	IBB	IIIA	IIIB	IV	V	VA	VB
A-1 Assembly, theaters, with stage	246.61	238.50	232.82	223.18	209.86	203.80	216.12	191.69	184.50	
A-1 Assembly, theaters, without stage	225.65	217.54	211.85	202.22	189.15	183.09	195.16	170.98	163.79	
A-2 Assembly, nightclubs	191.96	186.56	182.12	174.70	164.94	160.39	168.64	149.29	144.33	
A-2 Assembly, restaurants, bars, banquet halls	190.96	185.56	180.12	173.70	162.94	159.39	167.64	147.29	143.33	
A-3 Assembly, churches	226.69	218.58	212.89	203.26	191.60	185.54	196.20	173.43	166.24	
A-3 Assembly, general, community halls, libraries, museums	190.63	182.52	175.84	167.20	153.09	148.07	160.14	134.97	128.78	
A-4 Assembly, arenas	224.65	216.54	209.85	201.22	187.15	182.09	194.16	168.98	162.79	
B Business	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99	
E Educational	209.43	202.23	196.97	188.01	175.28	166.43	181.55	153.08	148.70	
F-1 Factory and Industrial, moderate hazard	117.60	112.19	105.97	101.84	91.54	87.26	97.61	75.29	70.95	
F-2 Factory and Industrial, low hazard	116.60	111.19	105.97	100.84	91.54	86.26	96.61	75.29	69.95	
H-1 High Hazard, explosives	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56	
H234 High Hazard	109.99	104.58	99.35	94.22	85.14	79.87	89.99	68.89	63.56	
H-5 HPM	197.81	190.62	184.70	175.70	160.65	154.63	168.95	141.15	134.99	
I-1 Institutional, supervised environment	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33	
I-2 Institutional, hospitals	330.92	323.73	317.81	308.81	292.72	NP	302.06	273.22	NP	
I-2 Institutional, nursing homes	229.68	222.49	216.58	207.57	193.53	NP	200.83	174.02	NP	
I-3 Institutional, restrained	224.86	217.67	211.75	202.75	188.96	181.94	196.00	169.45	161.29	
I-4 Institutional, day care facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33	
M Mercantile	142.95	137.54	132.11	125.68	115.38	111.83	119.62	99.73	95.77	
R-1 Residential, hotels	199.70	192.92	186.99	179.78	164.90	160.43	179.93	148.60	143.96	
R-2 Residential, multiple family	167.27	160.49	154.56	147.35	133.71	129.23	147.50	117.40	112.76	
R-3 Residential, one- and two-family ^d	155.84	151.61	147.83	144.09	138.94	135.27	141.72	130.04	122.46	
R-4 Residential, care/assisted living facilities	197.83	191.05	185.12	177.91	163.28	158.81	178.06	146.98	142.33	
S-1 Storage, moderate hazard	108.99	103.58	97.35	93.22	83.14	78.87	88.99	66.89	62.56	
S-2 Storage, low hazard	107.99	102.58	97.35	92.22	83.14	77.87	87.99	66.89	61.56	
U Utility, miscellaneous	85.30	80.55	75.51	71.75	64.72	60.49	68.56	51.18	48.73	

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$22.45 per sq. ft.

Building Permit Fees

When submitting your construction application you will be asked to pay the structural plan review fee plus applicable administrative fee as a deposit for the plan review. The structural plan review will be based on the valuation you provide to us at application. For new construction, the valuation of your project will be calculated during the plan review process utilizing a square footage cost based on the ICC Valuation Table. The valuation table is updated during April of each year.

BUILDING PERMIT FEES		Column A	Column B
		Plan Check Fees	Permit Fees
Building Permit Fee Based on value of work. For new construction, use ICC table for square footage cost.			
\$1 - \$2,000	\$91.50 minimum fee		
\$2,001 - \$25,000	\$91.50 plus \$9.91 for each addt'l \$1,000 or fraction thereof		
\$25,001 - \$50,000	\$319.43 plus \$7.54 for each addt'l \$1,000 or fraction thereof		
\$50,001 - \$100,000	\$507.93 plus \$5.49 for each addt'l \$1,000 or fraction thereof		
\$100,0001 and up	\$776.94 plus \$3.54 for each addt'l \$1,000 or fraction thereof		
Building Plan Check Fee Required at submittal	65% of building permit fee		
Fire/Life Safety Plan Check Fee Applied per Oregon Structural Specialty Code Section 106.3.3.2 based on occupancy of building. For information regarding when this fee applies, contact Commercial Code Analyst at 541-682-5613.	40% of building permit fee when F/LS plan review is required		
Flood Hazard Zone Plan Check Fee	5% of building permit fees when flood hazard zone plan check is required		
Seismic Hazard Plan Check Fee	1% of total structural and mechanical code fees for essential and hazardous facilities, and major and special occupancy structures		
Commercial Zoning Plan Check Fee For information regarding when this fee applies, contact Land Use at 541-682-8336.	45% of building permit fee when plan review is performed		
BUILDING PERMIT FEES			

Special Development Standards Review Zoning overlays assessed surcharge (/PD, /SR, /ND, /WP, /WB, /TD) For information regarding when this fee applies, contact Land Use at 541-682-8336.	\$ 101.50/hr (maximum fee \$304.50)		
Addressing fee – new structure	\$42.00		
Fire System Fees Fire sprinkler, fire suppression, fire alarm standpipe, paint booth and similar systems. Based on valuation of work to be performed. Fees for fire systems are calculated separately for each system.			
\$1 - \$2,000	\$91.50 minimum fee		
\$2,001 - \$25,000	\$91.50 plus \$9.91 for each add'l \$1,000 or fraction thereof		
\$25,001 - \$50,000	\$319.43 plus \$7.54 for each add'l \$1,000 or fraction thereof		
\$50,001 - \$100,000	\$507.93 plus \$5.49 for each add'l \$1,000 or fraction thereof		
\$100,001 and up	\$776.94 plus \$3.54 for each add'l \$1,000 or fraction thereof		
Commercial Fire Systems Plan Check Fee	65% of fire system permit fee		
Phased Permit Fee	\$315.00 + 10% of the total building permit fee for each phase of work. Not to exceed \$1,500 for each phase		
Emergency Generator	\$315.00		
A	Total Plan Check Fees		
B	9% Administrative Fee for Plan Check Fees		
C	Total Plan Check & Admin Fees		
D	Total Permit Fees		
E	9% administrative fee for Permit Fees		
F	Total Permit Fees + 9% Admin Fee		
G	12% State Surcharge for Permit Fees (.012 X Line F)		
H	Total Building Permit Fees (Total Lines E, F, & G)		
I School District Construction Excise Tax Currently assessed on projects in the Bethel School District #52 only. The tax is assessed as a dollar rate per square foot of construction which is collected by the City of Eugene and forwarded to the school district. Current rate is \$0.65 per square foot of new construction.			
TOTAL FEES BUILDING PERMIT (Total of lines C, H & I)			

Electrical Permit Fees

ELECTRICAL PERMIT FEES	Fee	Quantity	Amount
Multi-family dwelling unit (including attached garage)			
1,000 square feet or less	\$223.50		
Each additional 500 square feet or portion thereof	\$ 51.50		
Multi-family additional units*			
Limited Energy	\$ 51.50		
Services or Feeders (Installation, Alteration, or Relocation)			
200 amps or less	\$122.50		
201 amps to 400 amps	\$157.00		
401 amps to 600 amps	\$223.50		
601 amps to 1,000 amps	\$341.50		
Over 1,000 amps or volts	\$689.00		
Reconnect only	\$ 80.75		
Temporary Services or Feeders (Installation, Alteration, or Relocation)			
200 amps or less	\$ 102.00		
201 amps to 400 amps	\$122.50		
401 amps to 600 amps	\$157.00		
601 amps to 1,000 amps	\$223.50		
Over 1,000 amps or volts	\$341.50		
Branch Circuits			
With the purchase of a service or feeder	\$ 9.20		
Without the purchase of a service or feeder			
First branch circuit	\$73.00		
Per branch circuit	\$ 9.20		
Renewable Energy Systems			
Solar generation systems, 5 kva or less	\$122.50		
Solar generation systems, 5.01 to 15 kva	\$157.50		
Solar generation systems, 15.01 to 25 kva	\$202.00		
Solar generation systems, Over 25 kva <i>(does not exceed \$942.00)</i>	\$202.00 plus \$10.00 for each add'l kva		
Wind generation systems, 25.01 kva to 50 kva	\$261.50		
Wind generation systems, 50.01 to 100 kva	\$523.25		
Miscellaneous Fees			
Each pump or irrigation circle	\$ 80.75		
Each sign or outline lighting	\$ 80.75		
Signal circuits or limited energy panel	\$ 80.75		
A	Subtotal all permit fees		
B	9% administrative fee for Permit Fees (.09 X total line A)		
C	12% State surcharge for Permit Fees (.12 x lines A + B)		
D	Plan Review, if applicable (see page 7) – 35 % of permit fee (line A)		
E	9% administrative fee for Plan Check Fees(.09 X total line C)		
F	TOTAL ELECTRICAL PERMIT FEE (total lines A - E)		

*Multi-family projects: Calculate fee based on square footage of largest dwelling unit. Additional dwelling units are charged ½ the fee for the first unit.

Electrical Permit Fees

A 35% plan review fee is assessed with installations involving one or more of the following:

- Fire pump
- Emergency system
- Addition of new motor load of 100HP or more
- Patient area health care facility
- Hazardous locations
- Six or more residential units
- Supply over 600 volts nominal
- Building over three stories
- Commercial use agricultural buildings
- Installation of 150 KVA or larger separately derived system
- "A" , "E" , "I-2" , "I-3" occupancies
- Service or feeder 400 amps or more where the available fault current exceeds 10,000 amps at 150 volts or less to ground, or exceeds 14,000 amps for all the other installations
- Recreational vehicle parks
- Marinas and boatyards
- Floating buildings

Minimum Electrical permit fee is \$91.50.

Commercial Mechanical Permit Fees

Commercial, Industrial, and Multi-family fees for mechanical equipment are based on the total value of mechanical construction work. This valuation must be listed separately from all other project costs at the time of submittal.

Minimum permit fee is \$91.50.

Mechanical Permit Fees	
Valuation based on cost of equipment, labor, and materials.	
\$1 - \$2,000	\$91.50 minimum fee
\$2,001 - \$25,000	\$91.50 plus \$9.91 for each add'l \$1,000 or fraction thereof
\$25,001 - \$50,000	\$319.43 plus \$7.54 for each add'l \$1,000 or fraction thereof
\$50,001 - \$100,000	\$507.93 plus \$5.49 for each add'l \$1,000 or fraction thereof
\$100,0001 and up	\$776.94 plus \$3.54 for each add'l \$1,000 or fraction thereof
A	Total Permit Fees
B	9% administrative fee for Permit Fee (.09 X Line A)
C	12% State Surcharge for Permit Fees (0.12 X Line A + B)
D	Plan Check fee 65% (.65 X Line A)
E	9% administrative fee for Plan Check Fee (.09 X Line D)
F	TOTAL MECHANICAL PERMIT (Total of lines A,B,C,D & E)

Commercial mechanical permit and plan check fees can also be calculated online at:

<http://ceapps.eugene-or.gov/PDDONLINE/BuildingPermits/FeeCalculator>

Plumbing Permit Fees

PUMBING PERMIT FEES	Fee	Quantity	Amount
Each fixture, appurtenance, and piping	\$ 23.25		
Sanitary Sewer – first 100 feet	\$140.75		
Each additional 100 feet or fraction thereof	\$ 61.25		
Storm Sewer – first 100 feet	\$140.75		
Each additional 100 feet or fraction thereof	\$ 61.25		
Water Service – first 100 feet	\$113.00		
Each additional 100 feet or fraction thereof	\$ 61.25		
Medical Gas System Calculate the total value of system equipment and installation costs including but not limited to inlets, outlets, fixtures and appliances. Apply the value of work to the medical gas permit fee table below.			
\$1 - \$2,000	\$91.50 minimum fee		
\$2,001 - \$25,000	\$91.50 plus \$9.91 for each add'l \$1,000 or fraction thereof		
\$25,001 - \$50,000	\$319.43 plus \$7.54 for each add'l \$1,000 or fraction thereof		
\$50,001 - \$100,000	\$507.93 plus \$5.49 for each add'l \$1,000 or fraction thereof		
\$100,001 and up	\$776.94 plus \$3.54 for each add'l \$1,000 or fraction thereof		
A	Subtotal all permit fees		
B	Minimum Permit Fee Balance(\$88.85)		
C	9% administrative fee for Permit Fees(.09 X lines A + B)		
D	12% State surcharge for Permit Fees(.12 x lines A - C)		
D	Plan Review, if applicable (see page 10)– 35 % of permit fee (.35 X Line A)		
E	9% administrative fee for Plan Check Fees(.09 X line D)		
F	TOTAL PLUMBING PERMIT FEE (total lines A – E)		

Plumbing Permit Fees

A 35% plan review fee is assessed with installations involving one or more of the following:

- Installation or alteration of medical gas and vacuum systems for health care facilities
- Installation or alteration of chemical drainage waste and venting systems containing chemical agents potentially detrimental to the plumbing system
- Installation or alteration of wastewater pretreatment systems for building sewers
- Installation of vacuum drainage waste and venting
- Installation or alteration of reclaimed wastewater systems
- Installation of commercial booster pump system needed to maintain a minimum residual water
- Installation of a plumbing system building water service line with an interior diameter or nominal pipe size of 2" or greater except 2" line systems designed and stamped by a licensed engineer
- Installation of any multi-purpose fire sprinkler system under standards adopted by the department
- Grease processing equipment (traps, interceptors)
- Voluntarily requested

For commercial and multi-family units, the fees are based on the number of fixtures.

Minimum Plumbing permit fee is \$91.50.

Fire Permit Fees

The 12% State surcharge does not apply to fire permits.

FIRE PERMIT FEES	Fee	Quantity	Amount
Hazardous materials Includes highly toxic and toxic chemical supply and drainage systems, HPM tools and systems, and cryogenic systems (Includes one inspection)	\$442.00		
HazMat Chemical Evaluation Review (HMIS)	\$290.50		
Private Water Mains and Hydrant Systems	\$402.00		
Propane Tanks Exceeding 125 water gallons. (Includes one inspection)	\$78.50		
Site Development Review (e.g.grading, fill, excavation, PEPI, etc. not related to a specific structure)	\$126.75		
Water storage tanks (for fire protection water supply)	\$378.00		
Fuel or hazardous material tank installation or alteration (above and underground)	\$344.00		
Fuel or hazardous material tanks abandoned in place	\$158.50		
Fuel or hazardous material tank removal (underground)	\$158.50		
Each additional fuel or hazardous material tank on same premises	\$ 62.31		
A	Subtotal all permit fees		
B	9% administrative fee for Permit Fees (.09 X line A)		
C	Commercial Plan Check Fee <i>Fire code review associated with Building and Mechanical permits.</i> 15% of Building permit fee (see page 5) or If no building permit, 15% of mechanical permit fees (see page 9)		
D	9% administrative fee for Plan Check Fee(.09 X line C)		
E	TOTAL FIRE PERMIT FEE (total lines A – D)		

*Commercial Plan Check fee typically applies to new buildings or additions.

Public Works Permit Fees

The 12% State surcharge does not apply to Public Works permits.

PUBLIC WORKS PERMIT FEES	Fee	Quantity	Amount
Commercial new construction (Plan Review)	\$900.00		
Commercial additions/alterations to existing structure (Plan Review)	\$481.00		
Each additional driveway cut beyond first driveway	\$ 86.00		
Commercial sidewalk (without building permit) first 400 SF	\$256.50		
Additional (commercial only) (per square foot over 400 square feet)	\$0.13 per SF		
Repair/replace sidewalk previously built to City standards	\$164.75		
Commercial Access Connection/Driveway Approach (w/o building permit)	\$252.50		
Each additional access connection beyond first (w/building permit)	\$ 86.00		
Repair of access connection previously built to City standards	\$127.75		
Private Easement Review	\$128.23		
Stormwater management facility review	\$273.00		
Excavation in r-o-w and PUEs (no impact to trees or pavement cuts)	\$172.00		
Excavation in r-o-w involving pavement cuts and/or impacts to trees	\$515.00		
Minor excavation in public utility easement and curb core cuts	\$ 52.75		
Floodplain development permit w/o buildings	\$ 50.75		
Floodplain development permit w/building	\$253.00 Per bdg		
Limited development/grading & fill	\$ 78.50		
Watercourse alteration	\$556.00		
Floodway development (minor)	\$150.75		
Floodway development	\$454.00		
Revocable permit not requiring a recorded agreement	\$214.25		
Revocable permit requiring a recorded agreement	\$614.00		
A	Subtotal all fees		
B	9% administrative fee for Permt Fees (.09 X line A)		
C	TOTAL PUBLIC WORKS PERMIT FEE (total lines A + B)		

*For the entire list of Public Works fees, please refer to the Construction and Development Fee Schedule July 2018. The fees listed above are fees that may apply to a typical construction project. For additional information, please contact Public Works staff at 541-682-8400.

Other Permit Fees

There may be other fees that will apply to your construction project that you should be aware of.

Additional Plan Review Fee	\$ 101.50/hr
<i>Most projects require additional submittals before the application can be approved. Additional plan review will be assessed on a per hour basis by each reviewer.</i>	
Alternate Materials and Methods	\$ 101.50/hr (Minimum charge \$50.75)
Zoning Inspection Fee	\$101.50
Emergency Egress Lighting Inspection (after hours inspection minimum 2 hour charge)	\$203.00

The 9% city administrative fee applies to all fees listed above.
 State Surcharge (12%) only applies to the Emergency Egress Lighting inspection.

Erosion Prevention

Erosion prevention fees are charged to all projects that will impact the soil on the construction site, such as new buildings and additions that will increase the footprint of the existing structure. Erosion prevention permits are issued as a separate permit. The non-permitted site fee is charged for projects that do not require a separate erosion prevention permit.

Erosion Permit Fees	Fee	Amount
New commercial Site less than one acre	\$441.00	
New commercial Site one acre or larger	\$947.00	
Commercial addition	\$253.50	
Annual compliance fee Billed annually until permit is closed	50% of annual permit fee	
Non-permitted site fee	\$101.50	
Land Use Compatability, new	\$50.75	
Land Use Compatabilty, renewal	\$50.75	
A	Subtotal all fees	
B	9% administrative fee for Permit Fees (.09 X line A)	
TOTAL EROSION PERMIT FEE		

Note: when a project is required to obtain a 1200C permit from DEQ, that permit is processed through the City of Eugene. The cost of the permit is current \$50.00.

For additional information regarding erosion permits, contact erosion prevention staff at 541-682-8498.

Signs

A sign permit will be required for *each* sign on your development site. Each sign will be assessed a plan check and permit fee dependent upon the size of the sign.

Signs permits may also require an electrical and building permit.

If you have questions regarding sign permit fees, contact Land Use staff at 541-682.8336.

SIGN PERMIT FEES	Fee	Quantity	Amount
Sign plan check – sign up to 32 sq ft	\$ 72.75		
Sign plan check – sign over 32 sq ft but below 100 sq ft	\$121.50		
Sign plan check – sign 100 sq ft or more but below 200 sq ft	\$180.50		
Sign plan check – billboards and signs over 200 sq ft	\$303.75 per sign face		
Sign permit – signs up to 32 sq. ft.	\$121.50		
Sign permit – signs over 32 sq ft but below 100 sq ft	\$242.00		
Sign permit – Signs 100 sq ft or more but below 200 sq ft	\$606.00		
Sign permit – Billboards and signs 200 sq ft or above	\$1,212.00		
A	Subtotal all sign fees		
B	City administrative fee 9% (.09 X line A)		
C	Total Sign Permit Fee (Line A + B)		
BUILDING AND ELECTRICAL FEES			
Wall sign plan check fee	\$47.25		
Pole sign plan check fee	\$94.75		
D	Subtotal Plan Check fees		
E	City Administrative fee Plan Check 9% (.09 X line D)		
Wall sign building permit	\$72.75		
Pole sign building permit	\$145.75		
Electrical permit – each sign or outline lighting	\$80.75		
F	Subtotal Building and Electrical Fees		
G	9% administrative fee for Permit Fees (.09 X line F)		
H	12% State surcharge for Permit Fees (.12 x line F + G)		
I	Total Building and Electrical Permit Fee (total lines D,E,F,G,H)		
J	Total Fees for Signs (Line C + I)		

TOTAL PROJECT PERMIT ESTIMATE

Building permit total	
Electrical permit total	
Mechanical permit total	
Plumbing permit total	
Fire permit total	
Public Works permit total	
System Development Charges total	
Additional Plan Review and Inspection Fees	
Erosion permit total	
Sign permit total	
Total Estimate for project	

Contact Information

Building, electrical, mechanical, plumbing,
and fire permits

Intake Staff
541-682-5505
permitinfo@ci.eugene.or.us

Public Works permits

Public Works Permit Staff
541-682-8400
cewepic@ci.eugene.or.us

System Development Charges

Public Works Permit Staff
541-682-8400
cewepic@ci.eugene.or.us

Erosion permits

Erosion Prevention Staff
541-682-8498
pwersion@ci.eugene.or.us

Sign permits

Land Use Staff
541-682-8336
landuseinfo@ci.eugene.or.us

System Development Charge Rates Effective January 1, 2018

For information regarding Water SDCs, contact the Eugene Water & Electric Board (EWEB), at (541) 484-2411.

System	1 & 2 Family	Multifamily	Mfg Home Park	Nonresidential
Transportation	\$2,692.62 cost per trip x number of units x 1.00 trip rate	\$2,692.62 cost per trip x number of units x 0.58 trip rate	\$2,692.62 cost per trip x number of units x 0.58 trip rate	\$2,692.62 cost per trip x number of units x trip rate for specific development type*
Wastewater (Local)	(\$462.40 x number of DUs + (\$0.1121 x living area (sq ft))	(\$462.40 x number of DUs + (\$0.1121 x living area (sq ft))	(\$462.40 x number of DUs + (\$0.1121 x living area (sq ft))	Number of PFUs x rate for specific development type*
Wastewater (MWMC)	\$1,709.67 x number of DUs	\$1,465.43 x number of DUs	\$1,465.43 x number of DUs	Number of FEUs x rate for specific development type*
Stormwater** Small 1 & 2 Family = ≤ 1,000 sq ft Medium 1 & 2 Family = > 1,000 & < 3,000 sq ft Large 1 & 2 Family = ≥ 3,000 sq ft	Small = number of DUs x \$414.54 (Gen) or \$3,710.16 (LID) Medium = number of DUs x \$667.87 (Gen) or \$5,977.48 (LID) Large = actual impervious surface area (sq ft) x \$0.2303 (Gen) or \$2.0612 (LID)	Actual Impervious Surface Area (sq ft) x \$0.2303 (General Capacity) or \$2.0612 (General Capacity with LID component)	[Number of Spaces x \$387.83 (Gen) or \$3,471.06 (LID)] + [Total Impervious Surface Area x \$0.2303 (Gen) or \$2.0612 (LID)]	Actual Impervious Surface Area (sq ft) x \$0.2303 (General Capacity) or \$2.0612 (General Capacity with LID component)
Parks	Number of DUs x rate per residential development type*	\$2,686.00 x number of DUs	\$3,442.00 x number of Spaces	Based on specific unit of measure and rate per development type*
DU = Dwelling Unit PFU = Plumbing Fixture Unit FEU = Flow Estimation Unit Gen = General Capacity LID = Low Impact Development				
* Transportation, local/regional wastewater, and parks SDC rate tables are available at www.eugene-or.gov/SDC .				
** The impervious surface area includes any hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from conditions pre-existing to development. Common impervious surfaces include, but are not limited to, rooftops, walkways, driveways, parking lots, or concrete or asphalt surfaces. 1 & 2 family stormwater categories are based on the size of building footprint which is defined as the first floor area plus attached or detached garage or carport. The stormwater SDC for a duplex is calculated as two times the appropriate stormwater SDC flat rate of either a Small or Medium residential category. Duplex units equal to or over 3,000 sq ft each are treated as Large residential. LID component reflects capital costs to provide off-site treatment of stormwater runoff.				

Note that SDC fees paid are not refundable (or, in the case of an existing SDC agreement to pay SDCs in installments, the agreement terms may not be adjusted), regardless of method of payment except when partially refunded for cancellation or expiration of an active permit, or a change of design is approved for an active permit that results in a less intense use of the property.

- **Contact Engineering Staff at the City's Permit & Information Center (PIC)**

- Located in the Atrium Building at 99 West 10th Avenue
- Available in person or by phone (541) 682-8400
- PIC hours of operation: 9am – 4pm, Monday - Friday

- **Visit the City's SDC internet web page at www.eugene-or.gov/SDC with links to:**

- SDC Fact Sheet
- SDC Methodologies Document
- SDC Rates and Worksheets
- Other SDC information and updates

T A B L E 7

Local Wastewater Plumbing Fixture Unit Rates

Eugene Local Wastewater SDC Use Code*	Description	Average Daily Flow per PFU	Cost per PFU (Flow per PFU x \$3.50*)
1F	Single-Family / Duplex Housing	\$462.40 + (Sq Ft Living Area x \$0.1121)	
1X	Mixed Use with Residential	\$462.40 + (Sq Ft Living Area x \$0.1121)	
11	Multi-Family Housing	\$462.40 + (Sq Ft Living Area x \$0.1121)	
12 A, B, & C	Elderly Housing Attach, Detach, & Group/Retirement Home	\$462.40 + (Sq Ft Living Area x \$0.1121)	
13	Residential Hotel	\$462.40 + (Sq Ft Living Area x \$0.1121)	
14	Mobile Home Park	\$462.40 + (Sq Ft Living Area x \$0.1121)	
15	Hotels, Motels, Lodging	19.05	\$66.73
21	Beverage/Food Mfg	39.87	\$139.55
24	Wood Products	47.93	\$167.90
2X	Light Mfg./Printing	56.62	\$198.34
3X	Manufacturing	58.65	\$205.45
4X	Transportation & Utilities	18.22	\$63.82
41	Fire Station	7.75	\$27.15
51	Wholesale Trade	21.37	\$74.86
54	Retail Trade / Grocery	55.46	\$194.28
55	Retail Trade Automotive	7.83	\$27.43
59	Retail Trade Other	39.91	\$139.80
5A	Restaurant - Fast Food	25.44	\$89.12
5B	Restaurant - Low to Med Turnover	62.47	\$218.83
5C	Restaurant - Higher Turnover	22.45	\$78.64
5D	Drinking Establishments	54.98	\$192.59
5E	Take/Bake & Pick Up/Delivery Establishments	26.49	\$92.79
5X	Retail Trade / Clothing & Dry Goods	12.35	\$43.26
61	Financial Offices / Banks	16.99	\$59.52
62	Other Services	28.51	\$99.87
63	Rental/Storage Services	6.49	\$22.73
64	Automotive & Other Repair Services	16.17	\$56.64
65	Medical Services	28.75	\$100.71
66	Construction Trade Services	13.69	\$47.96
67	Government Services, Office/Business Parks	Based on specific use of development	
68	Education / Cultural	15.66	\$54.86
69	Churches/Clubs/Organizations	15.70	\$55.00
6A1	Laundry Services (Linen, Uniform)	538.96	\$1,887.97
6A2	Laundry, Self-Service	299.64	\$1,049.63
6A3	Dry Cleaning Service (with or w/out laundry services)	36.30	\$127.16
6B	Car Wash	264.54	\$926.68
6X	Professional/Real Estate/Insurance	67.76	\$237.36
7X	Entertainment, Recreation & Sports	88.42	\$309.73
82	Veterinarian Service	24.79	\$86.84
*The unit cost of capacity for the local wastewater system is \$3.50 per gallon per day.			
The flow per Plumbing Fixture Unit (PFU) is stated as gallons per day based on the size of development and type of land use.			
Land use types that do not fit into the above categories will receive a default flow assignment based on the sample average.			
The default flow is 47.93 gal/day x \$3.50 = a cost per PFU of \$167.76.			

A rate per PFU may be assigned by the City Engineer should a proposed use not be represented by one of the published SDC use codes and for which a default flow assignment is not representative of the proposed flow. In the case of those proposed developments that are determined to have a potential for exceptional water usage, the City Engineer may require that the Owner(s) enter into an agreement with the City to review water usage or wastewater discharge at such time the development is in full use or production as the final basis of the local wastewater SDC. A complete list of wastewater SDC/HUD BPR use codes is provided in Table 8.

PARKS SDC UNIT RATES

Table 17
SDC Schedule

Category	Persons or EP per Unit	Gross SDC per Unit	Credit per Unit	Net SDC per Unit
Residential per DU				
Single-family	2.64	\$5,284	\$1,038	\$4,246
Duplex/Town Hm/Mobile Hm/Access.DU	2.14	\$4,283	\$842	\$3,442
Multi-family	1.67	\$3,343	\$657	\$2,686
Nonresidential per Room				
A	1.93	\$3,863	\$2,166	\$1,697
Nonresidential per TGSF				
B	1.29	\$2,582	\$1,448	\$1,134
C	0.79	\$1,581	\$887	\$694
D	0.47	\$941	\$528	\$413
E	0.19	\$380	\$213	\$167

EP - Equivalent Population; TGSF = Thousand Gross Square Feet; DU = Dwelling Unit

See Appendix A for cross-reference to HUD/BPR codes.

Summary of Nonresidential SDC Classes

Class	Development Types*
A	Hotels, motels, B&Bs, & other tourist accommodations
B	Office (financial, investment, real estate, government, medical, legal & other business/professional services), institutional, grocery, eating & drinking establishments
C	Industrial, wholesale, manufacturing, transportation, agriculture, Mixed Use Development with multiple classifications (i.e., retail & restaurant)
D	General retail & services, recreation
E	Commercial warehousing & storage

Note that, on the basis of the park user survey results, K-12 schools are not included in nonresidential classes as users associated with such schools are generally attributable to local residential land uses and related demand is accounted for in residential development categories. * See Appendix A for detailed cross-reference to HUD/BPR codes.

STORMWATER SDC UNIT RATES

Category	Building Footprint (square feet)	SDC (General Capacity)	SDC (LID)
Small Residential	≤ 1,000	\$414.54	\$3,710.16
Medium Residential	> 1,000 and < 3,000	\$667.87	\$5,977.48
Small Duplex	Units are ≤ 1,000	\$829.08	\$7,420.32
Medium Duplex	Units are > 1,000 and < 3,000	\$1,335.74	\$11,954.96
Manufactured Home Park			
	Per Space	\$387.83	\$3,471.06
	<i>Plus:</i> Per Sq. Ft. Impervious Area	\$0.2303	\$2.0612
All Other Development			
	Per Sq. Ft. Impervious Area	\$0.2303	\$2.0612

Effective Sept-1-2017

**Table B-9
Transportation Trip Rates**

Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by	Adjusted Trip Rate
30	TRUCK TERMINAL	PER TGSF	0.83	0%	0.83
90	PARK & RIDE LOT WITH BUS SERVICE	PER PARKING SPACE	0.62	0%	0.62
110	GENERAL LIGHT INDUSTRIAL	PER TGSF	0.97	0%	0.97
130	INDUSTRIAL PARK	PER TGSF	0.85	0%	0.85
140	MANUFACTURING / HEAVY INDUSTRY (120&140)	PER TGSF	0.73	0%	0.73
150	WAREHOUSING	PER TGSF	0.32	0%	0.32
151	MINI WAREHOUSE	PER TGSF	0.26	0%	0.26
160	DATA CENTER	PER TGSF	0.09	0%	0.09
170	UTILITIES	PER TGSF	0.76	0%	0.76
210	SINGLE FAMILY DWELLING / DUPLEX	PER DU	1.00	0%	1.00
211	ACCESSORY DWELLING UNIT	PER DU	0.52	0%	0.52
220	APARTMENTS	PER DU	0.62	0%	0.62
230	CONDO/TOWNHOME	PER DU	0.52	0%	0.52
251	SENIOR HOUSING DEVELOPMENT	PER DU	0.27	0%	0.27
253	CONGREGATE CARE FACILITY / CONTINUING CARE RETIREMENT COMMUNITY	PER DU	0.17	0%	0.17
254	ASSISTED LIVING / NURSING HOME (254 & 620)	PER DU	0.22	0%	0.22
310	HOTEL/MOTEL	PER ROOM	0.60	0%	0.60
411	CITY PARK	PER ACRE	3.50	0%	3.50
430	GOLF COURSE	PER ACRE	0.30	0%	0.30
437	BOWLING ALLEY	PER TGSF	1.71	0%	1.71
444	MOVIE THEATRE	PER TGSF	3.80	0%	3.80
491	RACQUET/TENNIS/HANDBALL FACILITIES (490 & 491)	PER COURT	3.35	0%	3.35
492	HEALTH/FITNESS/ATHLETIC CLUB (492 & 493)	PER TGSF	3.53	0%	3.53
495	RECREATIONAL COMMUNITY CENTER / MULTIPURPOSE RECREATIONAL FACILITY (435&495)	PER TGSF	2.74	0%	2.74
520	ELEMENTARY SCHOOL	PER TGSF	1.21	0%	1.21
522	MIDDLE SCHOOL / JUNIOR HIGH SCHOOL	PER TGSF	1.19	0%	1.19
530	HIGH SCHOOL	PER TGSF	0.97	0%	0.97
536	PRIVATE SCHOOL (K-12)	PER TGSF	5.50	0%	5.50
540	JUNIOR/COMMUNITY COLLEGE	PER STUDENT*	0.12	0%	0.12
550	UNIVERSITY/COLLEGE	PER STUDENT*	0.17	0%	0.17
560	WORSHIP FACILITIES (560, 561, & 562)	PER TGSF	0.55	0%	0.55
565A	CHILD DAY CARE CENTER	PER TGSF	6.01	0%	6.01
565B	ADULT DAY CARE CENTER	PER TGSF	2.64	0%	2.64
566	CEMETERY	PER ACRE	0.84	0%	0.84
590	LIBRARY	PER TGSF	7.30	0%	7.30
591	LODGE/FRATERNAL ORDER	PER MEMBER	0.03	0%	0.03
610	HOSPITAL	PER TGSF	0.93	0%	0.93
640	ANIMAL HOSPITAL/VETERINARY CLINC	PER TGSF	4.72	0%	4.72
710	GENERAL OFFICE BUILDING (710, 714, 715, 733, & 750)	PER TGSF	1.49	0%	1.49
720	MEDICAL/DENTAL OFFICE (720 & 630)	PER TGSF	3.57	0%	3.57
731	DEPARTMENT OF MOTOR VEHICLES	PER TGSF	17.09	0%	17.09
760	RESEARCH & DEVELOPMENT CENTER	PER TGSF	1.07	0%	1.07
770	BUSINESS PARK	PER TGSF	1.26	0%	1.26
811	CONSTRUCTION EQUIPMENT & RENTAL STORE	PER TGSF	0.99	0%	0.99
812	BUILDING MATERIALS & LUMBER STORE	PER TGSF	4.49	0%	4.49
813	FREE-STANDING DISCOUNT SUPERSTORE (813 & 815)	PER TGSF	4.35	27%	3.18
814	VARIETY/DOLLAR STORE	PER TGSF	6.82	34%	4.50
816	HARDWARE/PAINT STORE	PER TGSF	4.84	0%	4.84
817	NURSERY (GARDEN CENTER)	PER TGSF	6.94	0%	6.94

NOTE: TGSF = Thousand Gross Square Feet
TSFGLA = Thousand Square Feet Gross Leasable Area
DU = Dwelling Unit
* For school-based academic, administration, support, and classroom uses only; for uses that are also used by the community for non-school uses (e.g., large athletic facilities, museums, or performing arts centers), choose the use code that best fits the proposed development type.

Table B-9 -- Transportation Trip Rates					
Eugene Trans Use Code	Description	Unit of Measure	Trip Rate	% Pass-by	Adjusted Trip Rate
820	SHOPPING CENTER	PER TSFGLA	3.71	34%	2.45
823	FACTORY OUTLET CENTER	PER TGSF	2.29	0%	2.29
826	SPECIALTY RETAIL CENTER & OTHER	PER TSFGLA	2.71	34%	1.79
841	AUTOMOBILE SALES	PER TGSF	2.62	0%	2.62
843	AUTOMOBILE PARTS SALES	PER TGSF	5.98	43%	3.41
848	TIRE STORE	PER TGSF	4.15	28%	2.99
850	SUPERMARKET	PER TGSF	9.48	36%	6.07
851	CONVENIENCE MARKET (open 24 hours)	PER TGSF	52.41	51%	25.68
852	CONVENIENCE MARKET (open ~ 15-16 hours)	PER TGSF	34.57	63%	12.79
854	DISCOUNT SUPERMARKET	PER TGSF	8.34	21%	6.59
857	DISCOUNT CLUB	PER TGSF	4.18	37%	2.63
862	HOME IMPROVEMENT SUPERSTORE	PER TGSF	2.33	42%	1.35
863	ELECTRONICS SUPERSTORE	PER TGSF	4.50	40%	2.70
864	TOY/CHILDREN'S SUPERSTORE	PER TGSF	4.99	34%	3.29
875	DEPARTMENT STORE	PER TGSF	1.87	0%	1.87
876	APPAREL STORE	PER TGSF	3.83	0%	3.83
879	ARTS AND CRAFTS STORE	PER TGSF	6.21	34%	4.10
880	PHARMACY/DRUGSTORE W/OUT DRIVE-THROUGH WINDOW	PER TGSF	8.40	53%	3.95
881	PHARMACY/DRUGSTORE WITH DRIVE-THROUGH WINDOW	PER TGSF	9.91	49%	5.05
890	FURNITURE STORE	PER TGSF	0.45	53%	0.21
911	WALK-IN BANK	PER TGSF	12.13	0%	12.13
912	DRIVE-IN BANK	PER TGSF	24.30	26%	17.98
918	HAIR SALON	PER TGSF	1.45	0%	1.45
931	QUALITY RESTAURANT	PER TGSF	7.49	44%	4.19
932	HIGHER TURNOVER REST, INCL TAVERN/BAR (925 & 932)	PER TGSF	9.85	43%	5.61
934	FAST FOOD RESTAURANT WITH OR WITHOUT DRIVE-THROUGH	PER TGSF	32.65	50%	16.33
937	COFFEE/DONUT SHOP / COFFEE ESTABLISHMENT (936, 937, & 938)	PER TGSF	42.80	89%	4.71
941	QUICK LUBRICATION VEHICLE STOP	PER SERV.POS.	5.19	0%	5.19
942	AUTO CARE CENTER	PER TSFGLA	3.11	0%	3.11
944	GASOLINE/SERVICE STATION	PER VEH.FUEL.POS.	13.87	42%	8.04
945	GASOLINE/SERVICE STATION W/CONVENIENCE MARKET (W/ OR W/OUT CAR WASH)	PER VEH.FUEL.POS.	13.51	56%	5.94
947	SELF-SERVICE CAR WASH	PER STALL	5.54	0%	5.54
948	AUTOMATED CAR WASH	PER TGSF	12.12	0%	12.12
950	TRUCK STOP	PER TGSF	13.63	0%	13.63
NOTE:	TGSF = Thousand Gross Square Feet				
	TSFGLA = Thousand Square Feet Gross Leasable Area				
	DU = Dwelling Unit				
	SERV. POS. = Service Position				
	VEH. FUEL. POS. = Vehicle Fueling Position				

Metropolitan Wastewater Management Commission

Regional Wastewater SDC Analysis

Table S-1 Fee Schedule

Eugene Wastewater Use Code	Type of Establishment	Flow Est. Unit (FEU)	Total Cost per FEU
1F	SFD / DUPLEX	DU	\$1,709.67
1X	OTHER RESIDENTIAL (SFD W/OTHER USES)	DU	\$1,709.67
11	OTHER RESIDENTIAL - MUTI FAMILY	DU	\$1,465.43
12 A	ELDERLY HOUSING - ATTACHED	TGSF	\$976.96
12 B	ELDERLY HOUSING - DETACHED	TGSF	\$976.96
12C	CONGREGATE ELDERLY CARE FACILITY	TGSF	\$976.96
13	OTHER RESIDENTIAL - RESID'L HOTEL/MOTEL	TGSF	\$1,953.91
14	OTHER RESIDENTIAL - MOBILE HOME PARK	DU	\$1,465.43
15	MOTEL / HOTEL	TGSF	\$2,750.18
21	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	\$488.48
24	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	\$488.48
2X	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	\$488.48
3X	HEAVY INDUSTRY/INDUSTRIAL**	TGSF	\$488.48
3X	INDUSTRIAL PROCESS LOW STRENGTH	TGALEF	\$9,769.56
3X	INDUSTRIAL PROCESS MEDIUM STRENGTH	TGALEF	\$13,750.90
3X	INDUSTRIAL PROCESS HIGH STRENGTH	TGALEF	\$19,059.34
3X	INDUSTRIAL PROCESS VERY HIGH STRENGTH	TGALEF	\$24,367.78
3X	INDUSTRIAL PROCESS SUPER HIGH STRENGTH	TGALEF	\$29,676.23
4X	TRUCK TERMINAL	TGSF	\$976.96
4X	UTILITIES	TGSF	\$976.96
51	WHOLESALE TRADE	TGSF	\$488.48
54	SERVICE STATION / MARKET	TGSF	\$2,475.16
54	SUPERMARKET	TGSF	\$3,430.68
54	CONVENIENCE MARKET	TGSF	\$1,758.52
55	NEW CAR SALES	TGSF	\$488.48
55	TIRE STORE	TGSF	\$488.48
59	RETAIL	TGSF	\$488.48
5A	FAST FOOD RESTAURANT	TGSF	\$12,183.89
5B	QUALITY RESTAURANT	TGSF	\$12,183.89
5C	HIGH TURNOVER RESTAURANT	TGSF	\$12,183.89
5D	DRINKING PLACE	TGSF	\$3,321.65
5D1	DRINKING PLACE W/Minimal Food Prep****	TGSF	\$3,321.65
5D2	DRINKING PLACE W/Restaurant Like Food Prep	TGSF	\$12,183.89
5E	EATING PLACE W/Minimal Food Prep***	TGSF	\$2,930.87
5X	DISCOUNT MARKET	TGSF	\$293.09
5X	FURNITURE STORE	TGSF	\$293.09
5X	CLOTHING / DRYGOODS / HOUSEWARES	TGSF	\$293.09

ABBREVIATIONS

TGSF - THOUSAND GROSS SQUARE FEET
 TSFGLA - THOUSAND SQUARE FEET GROSS LEASABLE AREA
 DU - DWELLING UNIT
 TGALEF - THOUSAND GALLONS ESTIMATED FLOW
 VFP - VEHICLE FUELING POSITIONS

Eugene Wastewater Use Code	Type of Establishment	Flow Est. Unit (FEU)	Total Cost per FEU
61	FINANCIAL INSTITUTION	TGSF	\$1,074.65
62	OTHER SERVICES	TGSF	\$976.96
63	MINI WAREHOUSE	TGSF	\$293.09
64	AUTO CARE	TGSF	\$550.04
65	HOSPITAL	TGSF	\$2,062.63
65	NURSING HOME	TGSF	\$1,465.43
65	CLINIC, MEDICAL OFFICE	TGSF	\$1,465.43
66	CONSTRUCTION TRADE	TGSF	\$976.96
67	OFFICE PARK	TGSF	\$976.96
67	BUSINESS PARK	TGSF	\$976.96
67	GOVERNMENT BUILDING	TGSF	\$976.96
67	US POST OFFICE	TGSF	\$976.96
68	ELEMENTARY SCHOOL	TGSF	\$488.48
68	MIDDLE SCHOOL	TGSF	\$488.48
68	HIGH SCHOOL	TGSF	\$488.48
68	COMMUNITY COLLEGE	TGSF	\$488.48
68	UNIVERSITY	TGSF	\$488.48
68	DAY CARE CENTER	TGSF	\$488.48
68	LIBRARY	TGSF	\$488.48
68	OTHER EDUCATIONAL/CULTURAL	TGSF	\$488.48
69	CHURCH	TGSF	\$488.48
69	FRATERNAL ORGANIZATION	TGSF	\$488.48
6A	LAUNDRY	TGSF	\$976.96
6B	CAR WASH	TGSF	\$4,884.78
6X	GENERAL OFFICE BLDG	TGSF	\$976.96
7X	PUBLIC PARK	TGSF	\$1,563.13
7X	MULTIPURPOSE RECREATION FACILITY (Indoor)	TGSF	\$1,563.13
7X	THEATER	TGSF	\$1,563.13
7X	OUTDOOR ATHLETIC COMPLEX	TGSF	\$1,563.13
7X	TENNIS COURT	TGSF	\$1,563.13
7X	RACQUET CLUB	TGSF	\$1,563.13
7X	HEALTH CLUB	TGSF	\$1,563.13
7X	BOWLING ALLEY	TGSF	\$1,563.13
7X	RECREATIONAL CENTER	TGSF	\$1,563.13
7X	VIDEO ARCADE	TGSF	\$1,563.13
7X	OTHER ENTERTAINMENT	TGSF	\$1,563.13
82	VETERINARIAN SERVICES	TGSF	\$1,953.91
Varies	SHOPPING CENTER	TGSF	\$978.48

NOTES

** Process flow is in addition to other flow
 *** Minimal food preparation - food is assembled from prepackaged food products and cooking, other than warming, is not required
 **** Includes coffee houses and juice bars where appropriate

**City of Eugene
Systems Development Charges**

Commercial

Log Number:	Application Date:
Site Address:	Tax Map/Lot #:
Subdivision or Project Name:	Lot #:

Transportation

All: (Number of Units x Adjusted Trip Rate x Cost per Trip)						
Use Code	Description	Unit of Measure	Number of Units	Adjusted Trip Rate	Cost per Trip	SDC Fee
					\$2,113.26	

Wastewater - Regional (MWMC)

All: (Number of Units x Cost per Flow Equivalent Unit*)						<i>*varies per development type</i>
Add'l fee: Heavy Industrial Process Flow: (Number T/GAL/EF x Cost per Flow Equivalent Unit)						
Use Code	Description	Unit of Measure	Number of Units	Cost per FEU	SDC Fee	

Wastewater - Local

Residential (includes Multi-Family):		(Number of DUs x \$462.40) + (Living Area in Sq.Ft. x \$0.1121)				
Nonresidential:		(Number of Plumbing Fixture Units x Cost per Plumbing Fixture Unit)				
Use Code	Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee	

Stormwater

SFD:	Small ($\leq 1,000$ sq.ft) = \$414.54 (Gen) or \$3,710.16 (LID)	Medium ($>1,000$ & $< 3,000$ sq.ft.) = \$667.87 (Gen) or \$5,977.48 (LID)			
Duplex:	Small (units $\leq 1,000$ sq.ft) = \$829.08 (Gen) or \$7,420.32 (LID)	Medium (units $>1,000$ & $< 3,000$ sq.ft.) = \$1,335.74 (Gen) or \$11,954.96 (LID)			
Large SFD and Large Duplex:	(Total Impervious Surface Area x \$0.2221 (Gen) or \$1.9883 (LID))				
Mfg. Home Park:	Gen: (# Spaces x \$387.83) + (Total Imp Surf Area x \$0.2303)	LID: (# Spaces x \$3,471.06) + (Total Imp Surf Area x \$2.0612)			
Multi-Family & Nonresidential:	(Total Impervious Surface Area x \$0.2303 (Gen) or \$2.0612 LID))				
Description	Unit of Measure	Number of Units	Cost per SQ FT	SDC Fee	

Parks

Commercial Residential (Multi-Family):		(Number of Units x \$2,686.00)				
Nonresidential:		(Number of Units* x Category Cost per Unit) *Unit isTGSF for all but category A				
A (per Room) = \$1,697.00	B = \$1,134.00	C = \$694.00	D = \$413.00	E = \$167.00		
Description	Unit of Measure	Number of Units	Cost per Unit	SDC Fee		

Fee estimates for proposed development are not provided by the City. Actual SDCs are determined and calculated only at the time of permit review by City staff based on the specific and detailed development plans and information submitted with the building permit application. Prior to permit application and review, City staff may provide forms and example calculations for the purpose of assisting customers in developing the customer's own preliminary and general estimate; however, such assistance does not constitute an estimate or commitment by the City as to the amount of SDCs to be charged for a particular proposed development.

Subtotal, SDC Fees All Systems	\$
Subtract Non-Public Improvement Credit	\$()
Subtotal	\$
Add City Admin Fee (9% of Subtotal or \$80, whichever is higher)	\$
Subtract Public Improvement Credit	\$()
Total SDC Fees	\$

**City of Eugene
Systems Development Charges**

**Wastewater PFU Calculations
Commercial**

Log Number: _____ Application Date: _____

Site Address: _____ Tax Map/Lot #: _____

Subdivision or Project Name: _____ Lot #: _____

Wastewater - Local Plumbing Fixture Unit (PFU) Calculations

Number of PFUs Added or Removed = Uniform Plumbing Code Equivalency Factor x Number of Fixtures Added or Removed

Fixture Type	Equivalency Factor	# Fixtures Added	# of PFUs Added	# Fixtures Removed	# PFUs Removed
Bathtub	2				
Dishwasher, Commercial	2				
Drinking Fountain	1				
Floor Drain	1				
Floor Sink	2				
Interceptor, grease/oil/sand/etc.	4				
Clothes Washer, Residential	2				
Clothes Washer, Commercial	6				
Mfg. Home Park Trap (1 per home)	6				
Shower, Single	2				
Shower, Multiple (1 per shower head)	1/head				
Sink, Residential & Commercial	2				
Urinal, Stall or Wall	2				
Wash Basin, Single	1				
Water Closet, Public	6				
Water Closet, Private	4				
Miscellaneous					
Total Plumbing Fixtures		Added:		Removed:	

Notes: Fee estimates for proposed development are not provided by the City. Actual SDCs are determined and calculated only at the time of permit review by City staff based on the specific and detailed development plans and information submitted with the building permit application. Prior to permit application and review, City staff may provide forms and example calculations for the purpose of assisting customers in developing the customer's own preliminary and general estimate; however, such assistance does not constitute an estimate or commitment by the City as to the amount of SDCs to be charged for a particular proposed development.

**City of Eugene
Systems Development Charges**

**Credits & Exemptions
Commercial**

Log Number: _____ Application Date: _____
 Site Address: _____ Tax Map/Lot #: _____
 Subdivision or Project Name: _____ Lot #: _____
 SDC Exemption Yes Not Annexed, 100% Fire, 100% MH Hardship, 100% Low Income, Variable
 Permanent Structure Moving on Site From: W/in City Outside City Previous Address: _____

Transportation Credit

Residential Transportation Credit = (Number of DUs x Adjusted Trip Rate x Cost per Trip)
 _____ Number of DUs x 1.00 x \$2,113.26 = \$ _____
 Nonresidential Trans. Credit = (Number of Units x Adj. Trip Rate x Cost per Trip) Use Code = _____
 _____ Units of _____ x _____ x \$ 2,113.26 = \$ _____
 Transportation Public Improvement Credit = \$ _____ Gross Transportation Credit: \$ _____

Wastewater - Regional (MWMC) Credit

MWMC Tax Credits for Land & Improvement = [(Assessed Value per \$1,000) x Rate per Annexation Year]

Year Annexed, Improvement	Year Annexed, Land
\$ _____ Assessed Value per \$1,000	\$ _____ Assessed Value per \$1,000
\$ _____ Rate per Annexation Year	\$ _____ Rate per Annexation Year
\$ _____ Tax Credit for Improvement	\$ _____ Tax Credit for Land

 Residential MWMC Credit = (Number of DUs) _____ x \$1709.67 = \$ _____
 Nonresi & Multi-Fam MWMC Credit = (Number of Units x Cost per FEU) Use Code = _____
 _____ Units of _____ x \$ _____ = \$ _____ Gross MWMC Credit: \$ _____

Wastewater - Local Credit

Levy Credit = (Area of Lot in Sq.Ft. x Levy Rate) = _____ x 1/2 Cent 2 1/2 Cent = \$ _____
 Residential Local Wastewater Credit = (Number of DUs x \$462.40 + (Living Area in Sq.Ft. x \$0.1121))

Number of DUs x \$462.40 = \$ _____	Total Res. Local WW Credit = \$ _____
Living Area x \$ 0.1121 = \$ _____	

 Nonresidential Local WW Credit = (Number of PFUs x Cost per PFU) Use Code = _____
 _____ Plumbing Fixture Units x \$ _____ = \$ _____
 Local Wastewater Public Improvement Credit = \$ _____ Gross Local Wastewater Credit: \$ _____

Stormwater Credit

Residential Stormwater Credit
 Destination & Quantity Reduction = 50% or 100% Gen rate = \$ _____
 Gen Quality Reduction = 10% of Gen Rate = \$ _____
 LID Quality Reduction = 50% of LID Capacity Component (Imp Surf Area x \$0.91545) = \$ _____
 SFD: Small = \$414.54 (Gen) or \$3,710.16 (LID) Medium = \$667.87 (Gen) or \$5,977.48 (LID)
 Duplex: Small = \$829.08 (Gen) or \$7,420.32 (LID) Medium = \$1,335.74 (Gen) or \$11,954.96 (LID)
 Large: _____ Impervious Surface Area x \$0.2303 (Gen) or \$2.0612 (LID) = \$ _____
Nonresidential Stormwater Credit
 Destination & Quantity Reduction = _____ % of gross charge from worksheet = \$ _____
 Gen Quality Reduction = 10% of Gen Rate = \$ _____
 LID Quality Reduction = 50% of LID Capacity Component (Imp Surf Area x \$0.91545) = \$ _____
 Previous Use Credit = \$ _____ Impervious Surface Area x \$0.2303 = \$ _____
 Total Impact Reduction Credit = \$ _____ Total Previous Use Credit = \$ _____
 Stormwater Public Improvement Credit = \$ _____ Gross Stormwater Credit: \$ _____

Parks Credit

Residential Parks Credit = (Number of Units x Category Cost per Unit)
 SFD: = \$4,246.00 Duplex/TownHm/Mobile/ADU: = \$3,442.00 Multi-Family = \$2,686.00
 _____ Number of Units x \$ _____ = \$ _____
 Nonresidential Parks Credit = (Number of Units* x Rate per Category Unit) *Unit is TGSF for all but category A
 A (per Room) = \$1,697.00 B = \$1,134.00 C: \$694.00 D: \$413.00 E: \$167.00
 _____ Number of Units x \$ _____ = \$ _____
 Parks Public Improvement Credit = \$ _____ Gross Parks Credit: \$ _____

Other Credit

Specify In Notes & Add to Applicable Gross Credit Amount Above. Gross Other Credit: \$ _____

Total Charge per System (Max Amount Credit Allowed per System)	Total Credit Given	Split of Total Credit Given per System	
		Non-Public Improvement	Public Improvement
Transportation	\$ _____	\$ _____	\$ _____
Wastewater - MWMC	\$ _____	\$ _____	\$ _____
Wastewater - Local	\$ _____	\$ _____	\$ _____
Stormwater	\$ _____	\$ _____	\$ _____
Parks	\$ _____	\$ _____	\$ _____
Total Credit Given, per Credit Type:	\$ _____	\$ _____	\$ _____