



CITY OF MILWAUKIE

System Development Charges

System Development Charges (SDCs)* are one-time charges assessed on new development, additions, and changes of use to pay for the costs of expanding public facilities. Growth creates additional infrastructure demands; SDCs provide a mechanism to allow new growth in a community to pay for the new demand placed on storm and sanitary sewer systems, parks and recreation facilities, water, and street systems. If those systems need to be expanded to accommodate growth, it is not paid for at the expense of the existing population.

SDCs may be charged when:

- There is a change of use or occupancy.
- Increasing number of plumbing fixture units.
- Accessory Dwelling Units (ADU) are added.
- New or additional square footage of residential or commercial occupancy is built.
- Adding commercial floor area.
- Creating new or redeveloped impervious area.
- New stormwater or sanitary connections are proposed.
- Increasing the size of a water meter.

Not all SDCs collected by the City of Milwaukie are set by the city. The city collects charges set and managed by North Clackamas Parks and Recreation District (NCPRD) as well as sewer connection fees set by Clackamas County Service District #1 (CCSD#1) and the City of Portland. Most charges are broken down into three components; (1) reimbursement (to recover existing facility capacity available for growth), (2) improvement (to recover planned capacity improvements for growth), and (3) administration (to recover direct costs). Detailed breakdowns and additional fees are available in the [City of Milwaukie Master Fee Schedule](#). Final SDCs will be assessed at permit issuance.

Wastewater	
Class	Charge
CCSD#1 Sewer Service	\$8,860/EDU
City of Portland Sewer Service	\$8,299/EDU
Commercial/Industrial	\$69.62/fixture
Residential	
ADU or < 500 sqft unit	\$668.39/unit
500-799 sqft unit	\$779.79/unit
800 - 1,799 sqft unit	\$1,002.58/unit
1,800 - 2,999 sqft unit	\$1,113.98/unit
3,000 - 3,799 sqft unit	\$1,225.38/unit
3,800+ sqft unit	\$1,336.78/unit

Stormwater	
Class	Charge
Single-Unit Residential	\$1,086
Multi-Unit Residential, Commercial, Industrial	\$0.40/ impervious ft ²

Parks and Recreation	
Class	Charge
Single-Unit Residential	\$3,985
Multi-Unit Residential	\$3,608/unit
ADU	\$1,992.50/unit
Nonresidential	\$60/employee

Water			
Meter Size	Equipment Fee	Connection Fee	SDC Fee
3/4"	\$250	\$1,237	\$2,297
1"	\$370	\$1,237	\$3,836
1 1/2"	\$610	\$2,102	\$7,666
2"	\$740	\$3,630	\$12,268

Transportation	
Class	Charge
Single-Unit Residential	\$2,470/unit
ADU/Plex/Cottage	\$1,607/unit
Per Trip Generation	\$2,470

Typical New Construction	Estimated Total Charges
Single-Unit Residential	\$21,300/unit
Cottage/Plex Residential	\$17,200/unit
Accessory Dwelling Unit	\$11,400/unit

*Fees valid until June 30, 2024