

The following is a summary of the current development-related charges and fees adopted by the Gresham City Council. Each property is unique; individual charges may not apply to a property due to prior assessments, participation in construction costs, etc., or other permit charges by other City divisions. (Monthly user charges are not shown.) Fees are subject to change.

1. Building Permits (Development Engineering review, no construction plans)		
Non-subdivision single family		\$183
Multi-family, Commercial, Other		\$359
Grading		\$359

2. Review of Reports and Preparation of Documents		
Easements, quit claims, right-of-way, agreements, etc.		\$143 base fee, plus \$720 deposit
Processing and coordination fees for legal documents		\$60, plus recording costs

3. Project Management Fee (optional at applicant's request)		
Optional project management fee		\$8,858, plus negotiated hourly rate

4. Erosion Control – Plan Review and Compliance Inspection		
Single family / duplex		\$243
All others – one acre or less		\$633
Each additional acre or portion thereof above one acre		\$115
Extra inspections (if required due to non-compliance with erosion control plan \$ at cost)		

5. Construction / Right of Way Permits		
Sidewalk (in public right of way)		\$118
Approach (driveway in public right of way)		\$118
Street opening		\$306
Encroachment (non-specific work in right of way)		\$123

6. Plan Review and Inspection Deposit (based on valuation below)			
Public Facilities Value		Plan Check and Administration	Inspection Services and Materials Testing
\$0 to	\$25,000	\$4,670	\$1,730
\$25,001 to	\$100,000	\$6,700	\$4,300
\$100,001 to	\$250,000	\$8,680	\$8,020
\$250,001 to	\$500,000	\$10,300	\$12,700
\$500,001 to	\$1,000,000	\$12,680	\$30,720
\$1,000,001 &	UP	\$24,000	\$37,000

An additional \$25,000 deposit will be required for projects constructing a traffic signal.

7. Street Signs	
Per street sign face	\$220
Per STOP sign	\$99
Other signage per sign	\$99

8. Connection Fees (not including SDCs)			
A. Wastewater Fees			
New Connections Permit Fee			
Single family (City utilities \$15 + development – public facilities \$82)			\$97
Other, per connection (City utilities \$33 + development – public facilities \$82)			\$115
Increase in discharge permit fee			\$63
Sewer Connection Inspection Fee			
Single family			\$33
Other, per connection			\$63
Dye test inspection fee <i>Section 4.10.070</i>			\$93
Old building sewer testing <i>Section 4.20.030</i>			Actual cost (deposit required)
Charges and Fees for Monitoring, Inspections, and Surveillance Procedures			
<i>Section 4.45.040(1)</i>			Actual cost
Charges and Fees for Industrial Wastewater Discharge Permit			
New permit			\$1,033
Renewal			\$607
Annual fee			\$468
Modification requested by Significant Industrial User Except there shall be no charge for the modification due to the purchase of additional capacity			\$607
B. Water Service Fees			
Water Connection Permit Fee			
Residential (City Utilities \$15 + Development – Public Facilities \$123)			\$138
Commercial/Industrial (City Utilities \$33 + Development – Public Facilities \$123)			\$156
Service Connection Installation Fee			
Meter Size	Tap Water Main and Install Service up to 18 feet*	Connect Meter to Existing Service Stub**	Service Laterals Beyond 18 feet
3/4"	\$2,000	+ \$190 = \$2,190	Add \$20/ft.
1"	\$2,061	+ \$251 = \$2,312	Add \$20/ft.
1 ½ +	Actual installation cost		
	*Condition of Approval (Meter not included)	**Obtain with Building Permit	
C. Stormwater Fees			
Existing City of Gresham, Pleasant Valley, and Springwater			
Storm connection permit fee			\$50

9. System Development Charges (SDCs)

A. Transportation SDCs (traffic impact fee)

Land Use Description	Existing City	Civic, Downtown, Rockwood	Pleasant Valley	Springwater	Variable
Adult Cabaret	\$155,831	\$116,873.25	\$230,160	\$267,546	per 1,000 sq ft GFA*
Bank	\$33,963	\$25,472.25	\$50,164	\$58,312	per 1,000 sq ft GFA
Car Wash, Automated	\$55,940	\$41,955.00	\$82,622	\$96,043	per 1,000 sq ft GFA
Care Facility	\$1,399	\$1,049.25	\$2,066	\$2,401	per dwelling unit
Convenience Store	\$91,900	\$68,925.00	\$135,736	\$157,784	per 1,000 sq ft GFA
Food or Beverage Establishment with Drive-through	\$53,942	\$40,456.50	\$79,672	\$92,613	per 1,000 sq ft GFA
Fueling Station	\$7,992	\$5,994.00	\$11,804	\$13,721	per vehicle fueling position
Hotel/Motel	\$2,398	\$1,798.50	\$3,542	\$4,117	per room
Housing, Attached	\$2,398	\$1,798.50	\$3,542	\$4,117	per dwelling unit
Housing, Detached	\$3,996	\$2,997.00	\$5,902	\$6,861	per detached home
Industrial	\$1,998	\$1,498.50	\$2,952	\$3,431	per 1,000 sq ft GFA
Marijuana Retailer, Recreational	\$159,826	\$119,869.50	\$236,062	\$274,407	per 1,000 sq ft GFA
Office	\$5,994	\$4,495.50	\$8,853	\$10,291	per 1,000 sq ft GFA
Park/Open Space	\$9,990	\$7,492.50	\$14,755	\$17,151	per 1,000 sq ft GFA
Place of Worship	\$2,199	\$1,649.25	\$3,246	\$3,774	per 1,000 sq ft GFA
Retail and Services	\$9,990	\$7,492.50	\$14,755	\$17,151	per 1,000 sq ft GFA
School, K-12	\$4,796	\$3,597.00	\$7,083	\$8,232	per 1,000 sq ft GFA
School, Post-Secondary	\$9,990	\$7,492.50	\$14,755	\$17,151	per 1,000 sq ft GFA
Truck Stop	\$53,942	\$40,456.50	\$79,672	\$92,613	per 1,000 sq ft GFA
Video Lottery Establishment	\$53,542	\$40,156.50	\$79,081	\$91,926	per 1,000 sq ft GFA
Undefined Uses	\$9,990	\$7,492.50	\$14,755	\$17,151	per 1,000 sq ft GFA

See Resolution 3282 for use definitions <https://greshamoregon.gov/SDC/>

*GFA = Gross Floor Area

B. Park SDCs

Existing City of Gresham (Non-PV or SW)	
Residential SDC (per dwelling unit)	\$4,086
Pleasant Valley	
Residential SDC (per dwelling unit)	\$5,533
Springwater	
Residential SDC (per dwelling unit)	\$7,095

C. Water and Wastewater SDCs (based on water meter size)			
Water		Wastewater	
Meter Size	Amount Due	Meter Size	Amount Due
3/4"	\$4,618	3/4"	\$6,141
1"	\$7,696	1"	\$10,234
1.5"	\$18,471	1.5"	\$24,563
2"	\$29,245	2"	\$38,891
3"	\$66,954	3"	\$89,039
4"	\$115,438	4"	\$153,514
6"	\$246,268	6"	\$327,497
8"	\$430,968	8"	\$573,118

D. Stormwater SDCs	
Multi-family, commercial, industrial, duplex, or single dwelling units based on (per 2,500 sq. ft.) of new impervious area	
Existing City of Gresham (Non PV or SW)	\$1,169
Pleasant Valley	\$1,961
Springwater	\$2,026

10. Financing/Deferral of System Development and Facility Charges		
Processing fee – standard agreement	\$434	Standard agreement
	Actual Cost	Non-standard agreement
Breakout fee for apportioning financing/deferral balance among newly created lots	\$202	Per lot

11. Reimbursement Districts		
Reimbursement District Administration		
Reimbursement District formation	Actual Cost	
Reimbursement agreement administrative fee	\$63	Per reimbursement collected
Breakout fee for apportioning financing/deferral balance among newly created lots	\$202	Per lot