

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.

<b>1. Building Permits (Development Engineering review, no construction plans)</b>		
Development Engineering review, no construction review required (commercial, residential, grading)		\$359
<b>2. Review of Reports and Preparation of Documents</b>		
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
<b>3. Project Management Fee (optional at applicant's request)</b>		
Optional project management fee		\$8,858, plus negotiated hourly rate
<b>4. Erosion Control – Plan Review and Compliance Inspection</b>		
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)		
<b>5. Construction / Right of Way Permits</b>		
Sidewalk & Approach (in public right of way)		\$118
Street opening		\$306
Encroachment (non-specific work in right of way)		\$123
License to Encroach (long-term encroachment)		\$306
<b>6. Plan Review and Inspection Deposit (based on valuation below)</b>		
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.		

<b>7. Street Signs</b>	
Local Street – Initial Sign and Post	\$395 per sign
Collector & Arterial – Initial Sign and Post	\$550 per sign
Secondary signage on existing post (all street types)	\$110 per sign

<b>8. Connection Fees (not including SDCs)</b>			
<b>A. Wastewater Fees</b>			
Wastewater Connection Fee		\$97	
<b>B. Water Service Fees</b>			
Water Connection Fee		\$138	
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 = <b>\$2,190</b>	Add \$20/ft.
1"	\$2,061 +	\$251 = <b>\$2,312</b>	Add \$20/ft.
1 ½ +	Actual installation cost		
	*Condition of Approval (Meter not included)	**Obtain with Building Permit	
<b>C. Stormwater Fees</b>			
Storm Connection Fee		\$50	

<b>9. In Lieu of Fee for Undergrounding of Utilities (GCDC A5.510) (Total of all applicable fees below.):</b>		
<u>ITEM</u>	<u>COST PER LINEAL FOOT</u>	
Trenching (assume one trench)	\$36	
Type of Utility:	Electric	Communications
Class 1 (per utility line)	\$77	\$24
Class 2 (per utility line)	\$173	\$29

## 10. 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

<b>C. Water and Wastewater SDCs (based on water meter size)</b>			
<b>Water</b>		<b>Wastewater</b>	
<b>Meter Size</b>	<b>Amount Due</b>	<b>Meter Size</b>	<b>Amount Due</b>
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

<b>D. Stormwater SDCs</b>	
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

<b>11. Financing/Deferral of System Development</b>		
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

<b>12. Reimbursement Districts</b>		
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