

**City of Eugene  
Systems Development Charges**

**Commercial**

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

**Transportation**

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

**Wastewater - Regional (MWMC)**

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

**Wastewater - Local**

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

**Stormwater**

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

**Parks**

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

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

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**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					
<b>Total Plumbing Fixtures</b>		<b>Added:</b>		<b>Removed:</b>	

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**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	\$ _____	\$ _____	\$ _____
<b>Total Credit Given, per Credit Type:</b>	<b>\$ _____</b>	<b>\$ _____</b>	<b>\$ _____</b>