

**FEES EFFECTIVE:**  
**July 1, 2025**



## **COMMERCIAL SYSTEMS DEVELOPMENT CHARGES (SDCs)**

The purpose of the systems development charge (SDC) is to impose an equitable share of the public costs of capital improvements upon those developments that create the need for or increase the demands on capital improvements.

SDCs are collected to help pay for growth related improvements in the following areas: water supply, distribution and treatment, sewer collection and treatment, transportation, storm water collection, and parks and recreation/open space acquisition.

**If you are building a new structure or adding onto an existing one, the following fees will be assessed along with standard building permit fees and are due at the time of building permit issuance.**

### **WATER SDC**

The water SDC is based on required water meter size. The meter fee schedule is as follows:

.625 x .75	<b>\$ 5,311</b>	2 inch	<b>\$ 61,965</b>
.75 inch	<b>\$ 8,852</b>	3 inch	<b>\$ 106,224</b>
1 inch	<b>\$ 17,704</b>	4 inch	<b>\$ 221,299</b>
1.5 inch	<b>\$ 28,325</b>	6 inch	<b>\$ 318,670</b>

### **SANITARY SEWER SDC**

The Sanitary Sewer SDC is based on fixture units. The State Building Code determines the number of fixture units of each plumbing fixture unit. You will be credited for any existing fixtures being removed. Please note on your plans any existing fixtures being removed so they can be credited accordingly.

To calculate, see the attached sheet to determine the number of plumbing fixture units and multiply the total number of fixture units by **\$375.37**.

### **STORM SEWER SDC**

If you are adding roof area, driveway or any other impervious surface (concrete walkways/decks, swimming pools, etc, you will be assessed for storm water collection.

To calculate, multiply **\$0.20** by the total square footage of the impervious surfaces.

### **PARK AND RECREATION SDC**

The Parks and Recreation SDC is charged on new residential development, with the exception of tourist accommodation rooms (hotel/motel/B&B)

To calculation, multiply each tourist accommodation room by **\$487.76**

### **TRANSPORTATION SDC**

The Transportation SDC is based on the land use category for each project. Rates and land use categories are listed on the attached sheet

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# COMMERCIAL

## SYSTEMS DEVELOPMENT CHARGES (SDCs)

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### Fixture Unit Reference Guide

The following is a partial list of the most common commercial fixtures and their fixture unit counts for standard, public use, and for assembly use (schools, auditoriums, etc.) Complete specifications can be found in the Uniform Plumbing Code, Table 702.1.

<b>DRAINAGE FIXTURE UNIT VALUES</b> <i>(Based on UPC Table 702.1)</i>				
Fixture	Min. Size Trap & Trap Arm	Private	Public	Assembly
Bathtub or Combination Bath/Shower (fill)	1½"	2.0	2.0	—
Bidet	1¼"	1.0	—	—
Clothes Washer, domestic	2"	3.0	3.0	3.0
Dishwasher, domestic	1½"	2.0	2.0	2.0
Drinking Fountain or Water Cooler	1¼"	0.5	0.5	1.0
Lavatory	1¼"	1.0	1.0	1.0
Kitchen, domestic	1½"	2.0	2.0	—
Shower, single-head trap	2	2.0	2.0	2.0
Urinal, integral trap 1.0 GPF	2	1.0	1.0	1.0
Water Closet, 1.6 GPF Gravity Tank	3	3.0	4.0	6.0
Water Closet, 1.6 GPF Flushometer Tank	3	3.0	4.0	6.0
<b>Note:</b> This is an abridged table. For complete table see 2021 UPC Table 702.1.				

## TRANSPORTATION SYSTEM DEVELOPMENT CHARGES

City of Ashland, Oregon

ITE Code	Description	Unit of Measure	Rate <i>(Effective July 1, 2025)</i>
90	PARK & RIDE LOT WITH BUS SERVICE	PER PARKING SPACE	\$1,641.93
110	GENERAL LIGHT INDUSTRIAL	PER TGSF	\$2,899.15
130	INDUSTRIAL PARK	PER TGSF	\$1,969.12
140	MANUFACTURING	PER TGSF	\$2,296.32
150	WAREHOUSING	PER TGSF	\$1,016.33
151	MINI WAREHOUSE	PER TGSF	\$882.10
154	HIGH CUBE/SHORT TERM STORAGE WAREHOUSE	PER TGSF	\$818.56
160	DATA CENTER	PER TGSF	\$578.87
210	SINGLE FAMILY DWELLING/TOWNHOME	PER DU	\$5,516.66
210.5	SINGLE FAMILY DWELLING LESS THAN 500 SQ FT	PER DU	\$2,758.32
210.75	SINGLE FAMILY DWELLING, 501-800 SQ FT	PER DU	\$4,137.50
220	APARTMENTS/CONDOS	PER DU	\$4,277.42
220.5	APARTMENTS/CONDOS LESS THAN 500 SQ FT	PER DU	\$2,138.71
220.75	APARTMENTS/CONDOS, 501-800 SQ FT	PER DU	\$3,208.06
225	OFF CAMPUS STUDENT APARTMENT	PER BEDROOM	\$1,840.90
240	MANUFACTURED HOUSING		\$2,921.93
251	SENIOR HOUSING DETACHED	PER DU	\$2,495.26
252	SENIOR HOUSING ATTACHED	PER DU	\$2,162.08
253	CONGREGATE CARE FACILITY	PER DU	\$1,180.53
310	HOTEL/MOTEL	PER ROOM	\$4,885.06
			\$0.00
411	CITY PARK	PER ACRE	\$455.43
430	GOLF COURSE	HOLES	\$17,753.27
444	THEATER	SEATS	\$1,028.31
492	HEALTH/FITNESS CLUB	PER TGSF	\$14,627.62
491	TENNIS	PER COURT	\$16,192.84
495	COMMUNITY CENTER	PER TGSF	\$16,842.42
			\$0.00
520	ELEMENTARY SCHOOL	PER STUDENT	\$1,105.01
536	PRIVATE SCHOOL (K 12)	PER STUDENT	\$1,448.98
522	MIDDLE SCHOOL/JUNIOR HIGH SCHOOL	PER STUDENT	\$1,245.23
530	HIGH SCHOOL	PER STUDENT	\$1,186.51
540	JUNIOR/COMMUNITY COLLEGE	PER STUDENT	\$672.36
550	UNIVERSITY/COLLEGE	PER STUDENT	\$912.05
560	PLACE OF WORSHIP	PER TGSF	\$4,061.70
565	DAY CARE CENTER	PER STUDENT	\$1,051.08

590	LIBRARY	PER TGSF	\$42,105.45
			\$0.00
610	HOSPITAL	PER TGSF	\$6,264.52
710	GENERAL OFFICE BUILDING	PER TGSF	\$5,691.65
720	MEDICAL DENTAL OFFICE	PER TGSF	\$20,337.23
731	DEPARTMENT OF MOTOR VEHICLES	PER TGSF	\$6,550.97
732	US POST OFFICE		\$60,740.82
813	FREE STANDING DISCOUNT SUPERSTORE	PER TGSF	\$21,035.94
816	HARDWARE/PAINT STORE	PER TGSF	\$3,952.64
817	NURSERY (GARDEN CENTER)	PER TGSF	\$39,797.16
820	SHOPPING CENTER/RETAIL	PER TSFGLA	\$8,824.50
841	AUTOMOBILE SALES	PER TGSF	\$16,269.55
850	SUPERMARKET	PER TGSF	\$16,224.00
851/853	CONVENIENCE MARKET	PER TGSF	\$65,659.44
854	DISCOUNT SUPERMARKET	PER TGSF	\$27,082.35
857	DISCOUNT CLUB	PER TGSF	\$15,389.85
862	HOME IMPROVEMENT SUPERSTORE	PER TGSF	\$10,419.69
880	PHARMACY/DRUGSTORE W/OUT DRIVE THRU WINDOW	PER TGSF	\$17,372.16
881	PHARMACY/DRUGSTORE WITH DRIVE THRU WINDOW	PER TGSF	\$24,240.73
911	WALK IN BANK	PER TGSF	\$14,909.25
912	DRIVE IN BANK	PER TGSF	\$25,135.99
931	QUALITY RESTAURANT	PER TGSF	\$14,208.14
932	HIGH TURNOVER RESTAURANT	PER TGSF	\$20,322.85
934	FAST FOOD RESTAURANT WITH DRIVE THRU	PER TGSF	\$74,308.96
937	COFFEE/DONUT WITH DRIVE THROUGH	PER TGSF	\$52,736.09
936	COFFEE/DONUT WITHOUT DRIVE THROUGH	PER TGSF	\$59,936.63
944	GASOLINE/SERVICE STATION	PER VEH.FUEL.POS.	\$23,120.12
945	GAS/SERVICE STATION W/CONVENIENCE MKT	PER VEH.FUEL.POS.	\$15,600.78

TGSF = Thousand Gross Square Feet

TSFGLA = Thousand Square Feet Gross Leasable Area

DU = Dwelling Unit

VEH. FUEL POS. = Vehicle Fueling Position