



CITY OF BEND

**APPLICABILITY OF BEND MUNICIPAL CODE  
CHAPTER 12.10 TO CONVERSION OF COMMERCIAL  
BUILDINGS FOR RESIDENTIAL USES**

**Policy No. 2023-10**

Bend Code Chapter 1.30.005 provides for ‘City Manager Authority to Adopt Administrative Regulations, Policies and Guidelines.’ All regulations, policies and guidelines adopted by the City Manager shall be consistent with the City of Bend Charter, the Bend Code, and council ordinances.

The following policy conforms to the above stated standards.

Authorized by City Manager:

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*Eric King*  
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Eric King, City Manager

Dated: 12/5/2023

Reviewed by Legal Counsel:

DocuSigned by:  
*Mary Winters*  
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Mary Winters, City Attorney

Dated: 12/5/2023

**City of Bend**  
**City Manager Administrative Policy**



**I. PURPOSE**

The Purpose of this Policy is to clarify that the City's existing policies and procedures for system development charges (SDCs) apply to the conversion of a building or a portion of a building from a commercial use to a residential use. This policy is specifically adopted to confirm that the City charges SDCs for commercial to residential conversions, in compliance with the requirements of Section 1, Paragraph 6(c) of House Bill 2984 (adopted by the Oregon legislature in 2023).

**II. POLICY**

A. The SDCs charged by the City, under Bend Municipal Code (BMC) Chapter 12.10 and the accompanying Fee Resolutions, apply to conversions of commercial buildings to residential uses.

B. SDCs for conversions of buildings from commercial to residential uses shall be charged consistent with the City's adopted methodologies, code, and fee resolutions, as they may be amended or adopted in the future.

C. The City's SDC charge for water or wastewater (sewer) includes an offset for at least 100 percent of the water or wastewater system development charges paid when the building was originally constructed, per BMC Section 12.10.130.