



CITY OF BEND
COMMUNITY AND
ECONOMIC DEVELOPMENT

RESIDENTIAL SYSTEM DEVELOPMENT CHARGES

July 1, 2025 - June 30, 2026

Refer to page 3 for BPRD (Parks) SDCs and definitions.

Single Unit & Middle Housing: Single unit housing with up to 4 units on one lot or parcel. Includes middle housing (duplexes, triplexes, quadplexes, cottage developments up to 4 units on one lot or parcel, and townhouses) and up to three (3) manufactured homes on a single lot. Units can be attached or detached. Applies to residential units in a mixed-use development with up to 4 units.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Tier 1 (<600 SQ FT)</u>	Dwelling Unit	\$2,635	\$3,337	\$5,918	\$11,890	See Page 3
<u>Tier 2 (601-1200 SQ FT)</u>	Dwelling Unit	\$4,452	\$5,335	\$7,055	\$16,842	See Page 3
<u>Tier 3 (1201-1600 SQ FT)</u>	Dwelling Unit	\$5,867	\$5,810	\$8,628	\$20,305	See Page 3
<u>Tier 4 (1601-2200 SQ FT)</u>	Dwelling Unit	\$6,616	\$6,013	\$10,081	\$22,710	See Page 3
<u>Tier 5 (2201-3000 SQ FT)</u>	Dwelling Unit	\$8,775	\$6,355	\$11,020	\$26,150	See Page 3
<u>Tier 6 (>3001 SQ FT)</u>	Dwelling Unit	\$14,100	\$6,953	\$11,350	\$32,403	See Page 3

Accessory Dwelling Unit: A small dwelling unit on a lot or parcel with a single-unit dwelling unit as a primary use.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Accessory Dwelling Unit</u>	Dwelling Unit	N/A	N/A	\$1,086	\$1,086	See Page 3

Housing >4 units: Five or more dwellings on an individual lot or parcel (e.g., multi-plexes, apartments, condominiums, etc.). Units can be attached or detached. Includes multi-unit housing that is part of a mixed-use development.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Housing >4 units</u>	Dwelling Unit	\$2,013	\$4,808	\$5,363	\$12,184	See Page 3



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Manufactured Dwelling Park: Manufactured dwelling park as defined in Bend Development Code (four or more pads for manufactured dwellings located on a lot, tract, or parcel of land under the same ownership). Manufactured dwelling means a residential trailer, mobile home, or manufactured home; see BDC definition.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Manufactured Dwelling Park</u>	Dwelling Unit/Pad	\$3,628	\$5,208	\$6,098	\$14,934	See Page 3

Micro-Units/Single Occupancy: Generally, consists of one room used for living and sleeping purposes and includes permanent provisions for sanitation but does not include a kitchen. See BDC definitions. Includes multi-unit housing that is part of a mixed-use development.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Micro-Units/Single Occupancy</u>	Dwelling Unit	\$1,230	\$2,935	\$3,275	\$7,440	See Page 3

Dormitories: On-campus housing for students.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Dormitories</u>	Room	\$1,230	\$2,935	N/A	\$4,165	See Page 3

Attached Senior Housing: Age-restricted (55+) attached housing without on-site care facilities.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Attached Senior Housing</u>	Dwelling Unit	\$1,638	\$3,218	\$2,629	\$7,485	See Page 3

Continuing Care Facility: Nursing home, residential care facility, adult family housing, hospice care, assisted living, rest home, convalescent home, sobering center with overnight beds, congregate or continuing care facility.

	Units	Water \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Continuing Care Facility</u>	Units	\$1,839	\$3,616	\$1,998	\$7,453	See Page 3

Bend Park and Recreation District
Park SDC Fee Schedule
Effective Fiscal Year July 1, 2025 - June 30, 2026

Fee Type	Fee Amount
Single-Unit Dwelling - Non-tiered Average Fee (\$12,063)	
Single-Unit Dwelling - (< 600 square feet)	\$ 8,444
Single-Unit Dwelling - (601 - 1,200 square feet)	\$ 9,699
Single-Unit Dwelling - (1,201 - 1,600 square feet)	\$ 10,712
Single-Unit Dwelling - (1,601 - 2,200 square feet)	\$ 11,436
Single-Unit Dwelling - (2,201 - 3,000 square feet)	\$ 12,111
Single-Unit Dwelling - (> 3,000 square feet)	\$ 13,221
Multi-Unit Dwelling	\$ 8,589
Accessory Dwelling Unit	\$ 5,211
Overnight Accommodations Unit	\$ 9,023
Manufactured Dwelling	\$ 10,905
Dormitory (per person)	\$ 4,825
SDC Deferral Program Recovery Fee	2% Assessed on total District SDC fees deferred by applicant

Descriptions of Housing Categories

Single-Unit Dwelling - means a single Dwelling Unit located on a single Lot of Record. Single-Unit Dwellings include attached or detached Improvements (e.g., townhomes or rowhouses), regardless of the designation used by the City, County, or Applicant; provided, however, Single-Unit Dwellings do not include accessory dwelling units.

Multi-Unit Dwelling - means a Dwelling Unit located on a single Lot of Record with at least one other Dwelling Unit (that is not an Accessory Dwelling Unit). The Dwelling Units may be attached or detached and include duplexes, triplexes, apartments, condominiums, senior independent living, and assisted living residences. Townhomes and rowhouses which share a wall, but are located on separate Lots of Record, are not considered Multi-Unit Dwellings.

Accessory Dwelling Unit- means a small Dwelling Unit on a Lot of Record with a Single-Unit Dwelling (including a townhome) as the primary use. An ADU may be created at the same time as, or subsequent to, construction of the Single-Unit Dwelling.

Overnight Accommodations- means all or any portion of the Improvements on a Site which are designed or used for occupancy of transient individuals. Overnight Accommodations includes hotels, motels, hostels, inns, bed and breakfasts, guest lodges or ranches, RV parks, cabins, campgrounds or camping spaces.

Manufactured Dwelling- means a Dwelling Unit that is constructed primarily at one location and is then transported to another location for either permanent or temporary siting, including residential trailers, mobile homes, manufactured homes or prefabricated structures.

Dormitory -means a college or university residential housing facility intended or used for occupancy of higher education students.

Exemptions and Waivers

The following are **Exempt** from a Park SDC fee: hospice care, memory care, and end of life residential care facilities.