



## RESIDENTIAL SYSTEM DEVELOPMENT CHARGES

### July 1, 2026 - June 30, 2027

**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 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. This category includes housing restricted to ages 55+ with up to 4 units on one lot or parcel.

|                                 | Units         | Water<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|---------------------------------|---------------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Tier 1 (&lt;600 SQ FT)</u>   | Dwelling Unit | \$2,698          | \$3,417          | \$5,815                   | \$11,930          | See Page 4 |
| <u>Tier 2 (601-1200 SQ FT)</u>  | Dwelling Unit | \$4,559          | \$5,463          | \$6,999                   | \$17,021          | See Page 4 |
| <u>Tier 3 (1201-1600 SQ FT)</u> | Dwelling Unit | \$6,008          | \$5,949          | \$8,722                   | \$20,679          | See Page 4 |
| <u>Tier 4 (1601-2200 SQ FT)</u> | Dwelling Unit | \$6,775          | \$6,157          | \$10,230                  | \$23,162          | See Page 4 |
| <u>Tier 5 (2201-3000 SQ FT)</u> | Dwelling Unit | \$8,986          | \$6,508          | \$11,199                  | \$26,693          | See Page 4 |
| <u>Tier 6 (&gt;3001 SQ FT)</u>  | Dwelling Unit | \$14,438         | \$7,120          | \$11,522                  | \$33,080          | See Page 4 |

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

|                                | Units         | Water<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|--------------------------------|---------------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Accessory Dwelling Unit</u> | Dwelling Unit | N/A              | N/A              | \$1,112                   | \$1,112           | See Page 4 |

**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.

|                            | Units         | Water<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|----------------------------|---------------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Housing &gt;4 units</u> | Dwelling Unit | \$2,061          | \$4,923          | \$5,492                   | \$12,476          | See Page 4 |

**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<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|-----------------------------------|-------------------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Manufactured Dwelling Park</u> | Dwelling Unit/Pad | \$3,715          | \$5,333          | \$4,953                   | \$14,001          | See Page 4 |

**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.

|                                     | Units         | Water<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|-------------------------------------|---------------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Micro-Units/Single Occupancy</u> | Dwelling Unit | \$1,260          | \$3,005          | \$3,354                   | \$7,619           | See Page 4 |

**Dormitories:** On-campus housing for students.

|                    | Units | Water<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|--------------------|-------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Dormitories</u> | Room  | \$1,260          | \$3,005          | N/A                       | \$4,265           | See Page 4 |

**Senior Housing:** Five or more dwellings on an individual lot or parcel that are age-restricted (55+) without on-site care facilities. May be attached or detached housing.

|                       | Units         | Water<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|-----------------------|---------------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Senior Housing</u> | Dwelling Unit | \$1,677          | \$3,295          | \$2,692                   | \$7,664           | See Page 4 |

**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<br>\$/Unit | Sewer<br>\$/Unit | Transportation<br>\$/Unit | City<br>SDC Total | Parks SDCs |
|---------------------------------|-------|------------------|------------------|---------------------------|-------------------|------------|
| <u>Continuing Care Facility</u> | Units | \$1,883          | \$3,703          | \$2,046                   | \$7,632           | See Page 4 |

**Bend Park and Recreation District**  
**Park SDC Fee Schedule**  
**Effective Fiscal Year July 1, 2026 - June 30, 2027**

| <b>Fee Type</b> | <b>Fee Amount</b> |
|-----------------|-------------------|
|-----------------|-------------------|

|                                                          |           |
|----------------------------------------------------------|-----------|
| Single-Unit Dwelling - Non-tiered Average Fee (\$12,290) |           |
| Single-Unit Dwelling - (< 600 square feet)               | \$ 8,603  |
| Single-Unit Dwelling - (601 - 1,200 square feet)         | \$ 9,881  |
| Single-Unit Dwelling - (1,201 - 1,600 square feet)       | \$ 10,913 |
| Single-Unit Dwelling - (1,601 - 2,200 square feet)       | \$ 11,651 |
| Single-Unit Dwelling - (2,201 - 3,000 square feet)       | \$ 12,339 |
| Single-Unit Dwelling - (> 3,000 square feet)             | \$ 13,470 |
| Multi-Unit Dwelling                                      | \$ 8,751  |
| Accessory Dwelling Unit                                  | \$ 5,309  |
| Overnight Accommodations Unit                            | \$ 9,193  |
| Manufactured Dwelling                                    | \$ 11,110 |
| Dormitory (per person)                                   | \$ 4,916  |

|                                   |                                                                 |
|-----------------------------------|-----------------------------------------------------------------|
| SDC Deferral Program Recovery Fee | 2% Assessed on total District SDC<br>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.