



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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Tier 1 (<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	\$20,680	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 (>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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City 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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Housing >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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City 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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City 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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City 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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City SDC Total	Parks SDCs
<u>Senior Housing</u>	Dwelling Unit	\$1,677	\$3,295	\$2,692	\$7,665	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 \$/Unit	Sewer \$/Unit	Transportation \$/Unit	City 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

Fee Type	Fee Amount
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Single-Unit Dwelling - Non-tiered Average Fee (\$12,063)

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
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Accessory Dwelling Unit	\$ 5,309
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Overnight Accommodations Unit	\$ 9,193
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Manufactured Dwelling	\$ 11,110
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Dormitory (per person)	\$ 4,916
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2% Assessed on total District SDC
fees deferred by applicant

SDC Deferral Program Recovery Fee

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.