



Residential Post-Construction Stormwater Requirements

Starting in 2026, residential stormwater drainage plan templates will be required with residential building permit submittals if any of the following conditions apply:

- The project is creating or replacing 5,000 square feet of impervious surface (An Individual Stormwater Maintenance Agreement will also be required).
- The project is located within a development that is subject to a General Stormwater Maintenance Agreement per an approved land division application (for land division applications submitted on or after 11/1/2025)

Why are there new requirements?

The City of Bend must comply with its Municipal Stormwater Permit from Oregon Department of Environmental Quality. This permit requires cities to ensure stormwater systems including those on private property are maintained long-term to:

- ✓ protect water quality
- ✓ prevent flooding & reduce drainage problems

To meet these requirements, the City is:

- Expanding stormwater maintenance agreement requirements for private property.
- Requiring drainage plan templates with qualifying residential building permit applications.

See **Bend Municipal Code Chapter 16.15** and **Ordinance NS-2538** for more information on post-construction stormwater requirements.

Implementation Timeline

Residential building permit applications with land division applications submitted on or after 11/1/2025 that have General Stormwater Maintenance Agreements

All other non-multifamily residential building permits meeting the 5,000 square foot impervious surface condition: starting 1/1/2026

Information

Maintenance Agreements:
<https://www.bendoregon.gov/government/departments/water-services/stormwater/stormwater-maintenance-agreements-annual-reporting>

Submittal Items & Templates:
<https://www.bendoregon.gov/services/development-permitting/submittal-items-and-guides-for-applications-and-permits>

Building Updates:
<https://www.bendoregon.gov/government/departments/community-development/building-safety-division>

Contact

Questions can be emailed to the stormwater program at stormwater@bendoregon.gov



CITY OF BEND



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