CITY OF BEND
COMMUNITY DEVELOPMENT

Community Development
710 NW Wall Street
Bend, OR 97703
541-388-5580 ext. 5
development@bendoregon.gov

CORE AREA SDC EXEMPTION PROGRAM FOR REDEVELOPMENT IN THE CORE AREA

Purpose

The City of Bend adopted Ordinance No. NS-2563, establishing System Development Charge (SDC) exemptions for eligible redevelopment projects within the Core Area Tax Increment Finance (TIF) Area from January 1, 2027 through December 31, 2031.

The Core Area TIF Plan, established by City Council in 2020 and implemented by BURA with guidance from the Core Area Advisory Board, was created to support development and redevelopment within the Core Area.

Development activity in the Bend Central District and Core Area TIF Area has progressed more slowly than anticipated due to economic and market conditions. Rising construction costs, high interest rates, labor constraints, and softening market demand have made redevelopment projects increasingly difficult to finance and advance.

Targeted SDC relief is intended to reduce barriers to investment, encourage redevelopment of underutilized properties, support community-serving commercial uses, and advance the City's economic development and urban renewal goals. The exemption is expected to stimulate private investment, strengthen the tax base, improve access to neighborhood services, and help catalyze future redevelopment within the Core Area.

Eligibility

Per Bend Municipal Code (BMC) 12.10.120, building permit applications submitted between January 1, 2027 and December 31, 2031 for development meeting all of the following conditions are exempt from payment of all City SDCs:

- Non-residential (or the commercial portion of a mixed-use development)
- Subject to or exempt from Minimum Development Standards (MDS) Review under Bend Development Code (BDC) 4.2.400.B.
- Not subject to Site Plan Review under BDC 4.2.500.
- Within the boundary of the Core Area Tax Increment Finance Area at the time of application submittal

No SDC credit will be given for development that was exempt from payment of SDCs under this code section, as provided in BMC 12.10.130.B.1.a. Therefore, a notice is required to be applied for and recorded against the property during the building permit review process so that future owners are aware of this provision.

An application for Core Area SDC exemptions must be applied for and uploaded at the time of building permit application, which can be found **here**.

Once staff have determined the project qualifies for Core Area SDC exemptions, the applicant will be directed to apply for the Core Area SDC Exemption Notice. Staff will work with the applicant on completing the form and will record the document against the property. The notice form must be completed prior to Certificate of Occupancy.

Because the redevelopment will not qualify for SDC exemptions if subject to Site Plan Review under BDC 4.2.500, it is highly recommended that a no-cost Pre-Application Meeting is held with City staff when feasible. The purpose of this meeting is for the applicant to outline the conceptual project, discuss with staff any questions or concerns, and determine the review path and if the project may qualify for exemptions.

The applicant may be required to apply for a separate MDS application through the Planning Division as part of the building permit process. This will help determine if the project is subject to or exempt from MDS Review, or if MDS Review is non-applicable. The MDS application can also be applied for prior to the building permit application.

The following **map** can be viewed to determine if a property falls within the Core Area Tax Increment Finance Area.

Program information can be found **here**.

Accommodation Information for People with Disabilities & Language Assistance Services
You can obtain this information in alternate formats such as Braille, electronic format, etc. Free language assistance services are also available. Please email **accessibility@bendoregon.gov** or call 541-693-2198. Relay Users Dial 7-1-1. All requests are subject to vendor processing times and should be submitted 48-72 hours in advance of events.

Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad
Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.