

## Clackamas County Transportation System Development Charge (TSDC)

Effective January 1, 2021

LAND USE CATEGORY	UNITS	CURRENT TSDC PER UNIT <sup>3</sup> [Effective 01/01/2019]	TSDC PER UNIT EFFECTIVE 01/01/2021 <sup>3</sup> [0.9498% Increase]
<b>AUTOMOBILE SERVICE</b>			
Automobile Care Center	1,000 gross square feet	\$7,392	<b>\$7,463</b>
Quick Lubrication Vehicle Shop	Service positions	\$12,337	<b>\$12,454</b>
Service Station	Fueling positions	\$13,070	<b>\$13,194</b>
State Motor Vehicles Department	1,000 gross square feet	\$80,044	<b>\$80,805</b>
<b>BANK</b>			
Bank	1,000 gross square feet	\$27,857	<b>\$28,122</b>
<b>CHURCH</b>			
Church	1,000 gross square feet	\$4,392	<b>\$4,434</b>
<b>DAY CARE</b>			
Day Care	Students	\$930	<b>\$939</b>
<b>EDUCATION</b>			
Education	Students	\$729	<b>\$736</b>
<b>HOSPITAL</b>			
Hospital	Beds	\$6,239	<b>\$6,298</b>
<b>HOUSING</b>			
Apartment	Dwelling units	\$3,207	<b>\$3,237</b>
Assisted Living	Beds	\$1,302	<b>\$1,315</b>
Mobile Home in Park	Spaces	\$2,406	<b>\$2,429</b>
Residential Condo/Townhouse	Dwelling units	\$2,802	<b>\$2,828</b>
Senior	Dwelling units	\$1,473	<b>\$1,487</b>
Small Accessory Dwelling Unit (200-449 square feet)	Dwelling units	\$1,401	<b>\$1,414</b>
Large Accessory Dwelling Unit (450-900 square feet)	Dwelling units	\$2,802	<b>\$2,829</b>
Small Detached Single-Family Home (dwelling units 1,699 square feet or less)	Dwelling units	\$4,015	<b>\$4,053</b>
Medium Detached Single-Family Home (dwelling units 1,700-3,000 square feet)	Dwelling units	\$4,579	<b>\$4,622</b>
Large Detached Single-Family Home (dwelling units more than 3,000 square feet)	Dwelling units	\$4,840	<b>\$4,886</b>

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Hotel / Motel	Rooms	\$3,939	<b>\$3,977</b>
Industrial / Manufacturing / Warehouse	1,000 gross square feet	\$2,031	<b>\$2,051</b>
Library	1,000 gross square feet	\$27,115	<b>\$27,373</b>
Medical / Dental	1,000 gross square feet	\$17,420	<b>\$17,585</b>
Military Base	Employees	\$858	<b>\$866</b>
Nursery	1,000 gross square feet	\$21,670	<b>\$21,876</b>
Office	1,000 gross square feet	\$5,032	<b>\$5,080</b>
Parking / Transit	Parking spaces	\$2,170	<b>\$2,191</b>
Pharmacy	1,000 gross square feet	\$16,042	<b>\$16,194</b>
Post Office	1,000 gross square feet	\$43,294	<b>\$43,706</b>
<b>RECREATION</b>			
Bowling Alley	Bowling lanes	\$6,188	<b>\$6,247</b>
Campground/RV Park	Sites	\$1,107	<b>\$1,118</b>
Casino/Video Lottery Establishment	1,000 gross square feet	\$55,038	<b>\$55,561</b>
Club, Health/Fitness	1,000 gross square feet	\$14,467	<b>\$14,604</b>
Club, Racquet/Tennis	Courts	\$18,659	<b>\$18,836</b>
Community Center	1,000 gross square feet	\$16,306	<b>\$16,461</b>
Golf Course	Holes	\$17,232	<b>\$17,395</b>
Golf Driving Range	Tee/drive positions	\$5,123	<b>\$5,171</b>
Marina	Berths	\$1,427	<b>\$1,441</b>
Movie Theater	Movie screens	\$55,899	<b>\$56,430</b>
Park	Acres	\$1005	<b>\$1,015</b>
Soccer Complex	Fields	\$34,391	<b>\$34,718</b>

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<b>RESTAURANT</b>			
Coffee/Donut Shop	1,000 gross square feet	\$43,413	<b>\$43,825</b>
Fast Food	1,000 gross square feet	\$64,583	<b>\$65,196</b>
Restaurant, Other	1,000 gross square feet	\$15,790	<b>\$15,940</b>
<b>STORE</b>			
Automobile Parts Sales	1,000 gross square feet	\$17,013	<b>\$17,175</b>
Automobile Sales	1,000 gross square feet	\$10,278	<b>\$10,376</b>
Building & Hardware	1,000 gross square feet	\$14,811	<b>\$14,952</b>
Convenience Market	1,000 gross square feet	\$112,196	<b>\$113,262</b>
Discount (free-standing)	1,000 gross square feet	\$11,273	<b>\$11,380</b>
Factory Outlet Center	1,000 gross square feet	\$8,462	<b>\$8,542</b>
Furniture	1,000 gross square feet	\$1,147	<b>\$1,158</b>
Other Shopping/Retail	1,000 gross square feet of leasable area	\$11,191	<b>\$11,297</b>
Supermarket	1,000 gross square feet	\$12,816	<b>\$12,938</b>
Tires	1,000 gross square feet	\$7,851	<b>\$7,925</b>
<sup>1</sup> Based on average weekday trips <sup>2</sup> Italicized daily trip rate calculated as afternoon (PM) Peak Hour multiplied by system average daily to PM peak ratio (8.5) <sup>3</sup> Includes compliance cost			