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Clackamas County
www.clackamas.us

Clackamas County
Transportation System Development Charge (TSDC)

Effective January 1, 2021

LAND USE CATEGORY	UNITS	TSDC PER UNIT[3] [0.9498% Increase - 01-01-21]
AUTOMOBILE SERVICE		
Automobile Care Center	1,000 gross square feet	$7,463
Quick Lubrication Vehicle Shop	Service positions	$12,454
Service Station	Fueling positions	$13,194
State Motor Vehicles Department	1,000 gross square feet	$80,805
Bank	1,000 gross square feet	$28,122
Church	1,000 gross square feet	$4,434
Day Care	Students	$939
Education	Students	$736
Hospital	Beds	$6,298
HOUSING		
Apartment	Dwelling units	$3,237
Assisted Living	Beds	$1,315
Mobile Home in Park	Spaces	$2,429
Residential Condo/Townhouse	Dwelling units	$2,828
Senior	Dwelling units	$1,487
Small Accessory Dwelling Unit (200-449 square feet)	Dwelling units	$1,414
Large Accessory Dwelling Unit (450-900 square feet)	Dwelling units	$2,829
Small Detached Single-Family Home (dwelling units 1,699 square feet or less)	Dwelling units	$4,053
Medium Detached Single-Family Home (dwelling units 1,700-3,000 square feet)	Dwelling units	$4,622
Large Detached Single-Family Home (dwelling units more than 3,000 square feet)	Dwelling units	$4,886

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LAND USE CATEGORY	UNITS	TSDC PER UNIT[3] [0.9498% Increase - 01-01-21]
Hotel / Motel	Rooms	$3,977
Industrial / Manufacturing / Warehouse	1,000 gross square feet	$2,051
Library	1,000 gross square feet	$27,373
Medical / Dental	1,000 gross square feet	$17,585
Military Base	Employees	$866
Nursery	1,000 gross square feet	$21,876
Office	1,000 gross square feet	$5,080
Parking / Transit	Parking spaces	$2,191
Pharmacy	1,000 gross square feet	$16,194
Post Office	1,000 gross square feet	$43,706
RECREATION		
Bowling Alley	Bowling lanes	$6,247
Campground/RV Park	Sites	$1,118
Casino/Video Lottery Establishment	1,000 gross square feet	$55,561
Club, Health/Fitness	1,000 gross square feet	$14,604
Club, Racquet/Tennis	Courts	$18,836
Community Center	1,000 gross square feet	$16,461
Golf Course	Holes	$17,395
Golf Driving Range	Tee/drive positions	$5,171
Marina	Berths	$1,441
Movie Theater	Movie screens	$56,430
Park	Acres	$1015

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LAND USE CATEGORY	UNITS	TSDC PER UNIT[3] [0.9498% Increase - 01-01-21]
Soccer Complex	Fields	$34,718
RESTAURANT		
Coffee/Donut Shop	1,000 gross square feet	$43,825
Fast Food	1,000 gross square feet	$65,196
Restaurant, Other	1,000 gross square feet	$15,940
STORE		
Automobile Parts Sales	1,000 gross square feet	$17,175
Automobile Sales	1,000 gross square feet	$10,376
Building & Hardware	1,000 gross square feet	$14,952
Convenience Market	1,000 gross square feet	$113,262
Discount (free-standing)	1,000 gross square feet	$11,380
Factory Outlet Center	1,000 gross square feet	$8,542
Furniture	1,000 gross square feet	$1,158
Other Shopping/Retail	1,000 gross square feet of leasable area	$11,297
Supermarket	1,000 gross square feet	$12,938
Tires	1,000 gross square feet	$7,925

1 Based on average weekday trips

2 Italicized daily trip rate calculated as afternoon (PM) Peak Hour multiplied by system average daily

3 Includes compliance cost