

Clackamas County Transportation System Development Charge (TSDC)

Effective January 1, 2021

LAND USE CATEGORY	UNITS	TSDC PER UNIT ³ [0.9498% Increase - 01/01/2021]
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		
Bank	1,000 gross square feet	\$28,122
CHURCH		
Church	1,000 gross square feet	\$4,434
DAY CARE		
Day Care	Students	\$939
EDUCATION		
Education	Students	\$736
HOSPITAL		
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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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	\$1,015

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Soccer Complex	Fields	\$34,718

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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 to PM peak ratio (8.5)		
³ Includes compliance cost		