



TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (TSDC)

Transportation System Development Charges (TSDCs) are one-time fees assessed to new or expanded developments to help cover the cost of adding to the capacity of transportation facilities for motorists, bicyclists and pedestrians to accommodate new trips added by the development.

We use this money to build projects that:

- Increase traffic connections to daily needs and services;
- Reduce congestion at intersections;
- Are located in or near a current or future employment area;
- Improve safety on roads, and/or
- Provide the greatest benefit to the entire community by keeping projects on roads with significant amounts of traffic, such as arterials and collectors.

TSDC fees are based on the number of vehicle trips a particular land use generates throughout a day, and are paid by the developer when a building permit is issued. This fee may be included in the final assessment for both residential and commercial projects.

As of Jan. 1, 2018, Clackamas County and the City of Happy Valley have separate TSDC districts and rates. For more information about city TSDCs, call 503-783-3800 or go to <https://www.happyvalleyor.gov/business/building-division/sdcs-excise-taxes/>.

We have consolidated similar land uses to streamline the rate structure and simplify the permitting process. This makes it easier to identify the correct rate, and reduce the likelihood that commercial tenant improvements in an existing structure trigger a TSDC fee.

Land Use Category	Units	TSDC per Unit
Single-Family Detached Housing	Dwelling Unit	\$4,590
Apartment	Dwelling Unit	\$3,207
Residential Condo/Townhouse	Dwelling Unit	\$2,802
Mobile Home in Park	Space	\$2,406
Accessory Dwelling Unit	Dwelling Unit	\$3,207
Temporary Permit for Care ** <small>** not refunded upon removal of the home</small>	Dwelling Unit	\$500 **
Other uses	(See county website for more information.)	

The plan, ordinance, rates and forms are available on-line: <http://www.clackamas.us/engineering/sdc.html>.

The County annually adjusts the TSDC rates to account for the changes in costs of acquiring and constructing transportation facilities in the County. These fees are subject to change as early as February of each year.

RESIDENTIAL PERMITS:

- Any new single-family residence or manufactured home is assessed a TSDC.
- Accessory Dwelling Units (ADUs) are charged the adopted rate for the ITE classification 220-apartment.

• TSDC fees are not charged for:

- replacement dwellings (county staff may require a replacement dwelling agreement to confirm the prior residence)
- residential accessory structures (garages, shops, etc.)
- guest homes, as defined by ordinance

COMMERCIAL PERMITS:

- A TSDC is included in the final calculation of building permit fees for new commercial projects, including additions and tenant improvements that increase the number of daily trips to the site.
- Clackamas County offers Station Area and Mixed-Use reductions for developments that meet density and Floor Area Ratio (FAR) thresholds as outlined in the TSDC ordinance.

All commercial permits (including new uses, change of occupancy and tenant improvements) must provide a completed Statement of Use form that staff will review to determine the TSDC rate before issuing the permit.

This form needs to be completed in full and returned to Transportation Engineering to clarify the type of development and past use of the space. The form is available by email at wendicor@clackamas.us or loriphi@clackamas.us, or online at <http://www.clackamas.us/docs/dtd/tsdcstatementofuse.pdf>.

ADDITIONAL INFORMATION:

For more information, visit our website (<http://www.clackamas.us/engineering/sdc.html>) or contact Wendi Coryell at:

- wendicor@clackamas.us
- 503-742-4657
- Transportation Engineering on the third floor of the Development Services Building, 150 Beaver Creek Road, Oregon City, OR 97045.