

# Park SDC Fee Index – FY 2022-23

April 21<sup>st</sup>, 2022



**PORTLAND  
PARKS & RECREATION**

Healthy Parks, Healthy Portland

## Background

The Parks SDC methodology is updated periodically, with updated methodology and rates approved by Council. In between methodology updates, the Parks SDC code states that the rate shall be indexed on July 1 annually, and specifies the methodology for indexing the rates.

## FY23 Fee Index Results

The SDC fee index is impacted by two primary factors:

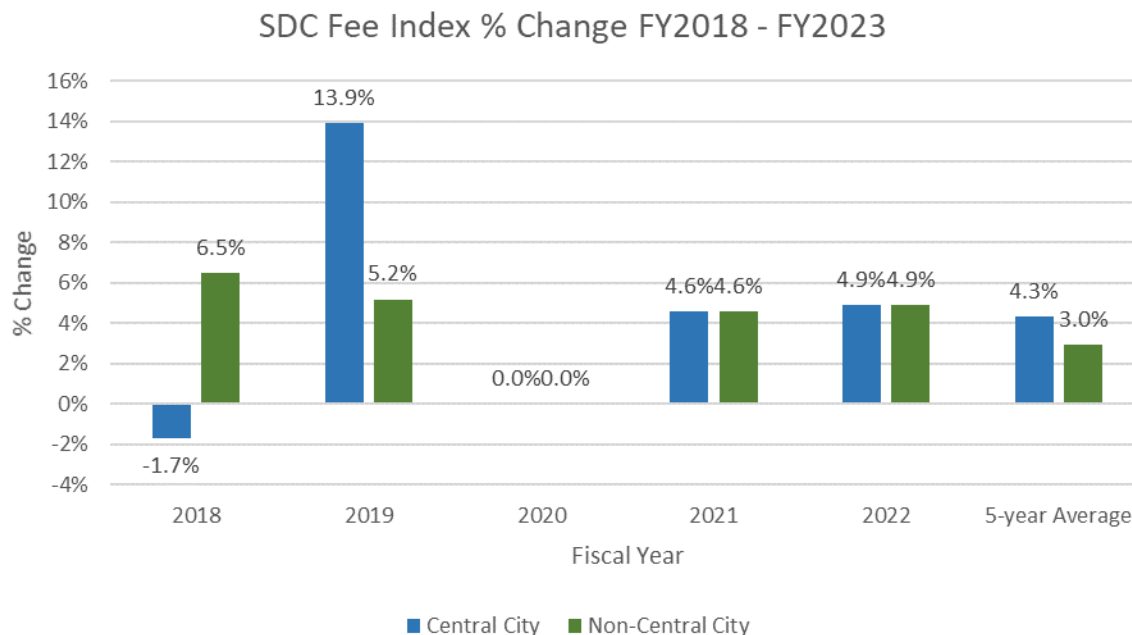
- 1) The Cost Index used to measure annual change in cost to develop parks; and
- 2) A code provision to **cap** rate increases at 6% per year.

**Cost Index:** The dollar amounts of the SDC are based on values and adjusted annually on July 1st by the difference of the 3-year moving average of the Seattle Engineering News Record (ENR) Construction Cost Index. This year, the Parks SDC will increase by 4.92%.

**Cap:** The SDC fee index for Fiscal Year 2022-23 is less than 6%, so this code provision was not applied this year.

Reference: Code 17.13.040.D and E

<https://www.portland.gov/code/17/13#toc--17-13-040-application->



## SDC Fee Index Table – FY 21-2022 and FY 22-2023

Residential Park SDC Fee			
Use Type	Fees 7/1/2021 - 6/30/2022	Fees 7/1/2022 - 6/30/2023	
<b>Non-Central City</b>			
	Per Unit	Per Unit	
Less than 700 square feet	\$6,768	\$7,101	
700 - 1199 square feet	\$10,123	\$10,621	
1,200 - 1,699 square feet	\$12,171	\$12,771	
1,700 - 2,199 square feet	\$13,820	\$14,500	
2,200 or more square feet	\$15,300	\$16,053	
<b>Central City</b>			
	Per Unit	Per Unit	
Less than 700 square feet	\$5,352	\$5,615	
700 - 1199 square feet	\$8,005	\$8,399	
1,200 - 1,699 square feet	\$9,624	\$10,097	
1,700 - 2,199 square feet	\$10,927	\$11,465	
2,200 or more square feet	\$12,097	\$12,692	
Non-Residential Park SDC Fee			
Use Type	Fees 7/1/2021 - 6/30/2022	Fees 7/1/2022 - 6/30/2023	Occupancy Group Codes Reference
<b>Non-Central City</b>			
	(Per sq ft)	(Per sq ft)	
Hospital, convalescent hospital, institutional day care	\$2.26	\$2.37	I-1, I-2, I-4
Office,bank	\$2.15	\$2.25	B
Retail, restaurant, nightclub	\$1.69	\$1.77	M, A-2
Industrial, school, assembly hall, motel, hotel	\$1.07	\$1.12	A-1, A-3, A-4, E, F, H, Non-Dwelling Unit R (R-1)
Warehouse, storage, parking garage, mausoleum	\$0.23	\$0.25	S, U
<b>Central City</b>			
	(Per sq ft)	(Per sq ft)	
Hospital, convalescent hospital, institutional day care	\$2.90	\$3.04	I-1, I-2, I-4
Office,bank	\$2.73	\$2.86	B
Retail, restaurant, nightclub	\$2.34	\$2.45	M, A-2
Industrial, school, assembly hall, motel, hotel	\$1.37	\$1.44	A-1, A-3, A-4, E, F, H, Non-Dwelling Unit R (R-1)
Warehouse, storage, parking garage, mausoleum	\$0.30	\$0.31	S, U