

The following is a summary of the current development-related charges and fees adopted by the Gresham City Council. Each property is unique; individual charges may not apply to a property due to prior assessments, participation in construction costs, etc., or other permit charges by other City divisions. Monthly user charges are not shown. Fees are subject to change.

1. Building Permits (Development Engineering review, no construction plans)		
Development Engineering review, no construction review required (commercial, residential, grading)		\$359

2. Review of Reports and Preparation of Documents		
Easements, quitclaims, right-of-way, agreements, etc.		\$143 base fee, plus \$720 deposit
Processing and coordination fees for legal documents		\$60, plus recording costs

3. Erosion Control – Plan Review and Compliance Inspection		
One and two unit residential		\$243
All others – one acre or less		\$633
Each additional acre or portion thereof above one acre		\$115
Extra inspections (if required due to non-compliance with erosion control plan \$ at cost)		

4. Construction / Right-of-Way Permits		
Sidewalk & Approach (in public right-of-way)		\$118
General Right-of-Way		\$306
Short-term Encroachment		\$123
Long-term Encroachment		\$306

5. Administration, Management & Inspections Deposit (based on valuation below)			
Public Facilities Value		Administration & Management	Inspection Services & Materials Testing
\$0 to	\$25,000	\$4,670	\$1,730
\$25,001 to	\$100,000	\$6,700	\$4,300
\$100,001 to	\$250,000	\$8,680	\$8,020
\$250,001 to	\$500,000	\$10,300	\$12,700
\$500,001 to	\$1,000,000	\$12,680	\$30,720
\$1,000,001 &	UP	\$24,000	\$37,000

An additional \$25,000 deposit will be required for projects constructing a traffic signal.

6. 2-Year Warranty Inspection Fee		
Percentage of engineer's estimate up to \$1,000,000 of the estimate. Due prior to building permit issuance.		0.30%

7. Street Signs	
Local Street – Initial Sign and Post	\$500 per sign
Collector & Arterial – Initial Sign and Post	\$550 per sign
Secondary signage on existing post (all street types)	\$ 65 per sign

8. Connection Fees (not including SDCs)			
A. Wastewater Fees			
Wastewater Connection Fee		\$97	
B. Water Service Fees			
Water Connection Fee		\$138	
Service Connection Installation Fee			
Meter Size	Tap Water Main and Install Service up to 18 feet*	Connect Meter to Existing Service Stub	Service Laterals Beyond 18 feet
3/4"	\$2,950 +	\$400 = \$3,350	Add \$27/ft.
1"	\$2,950 +	\$450 = \$3,400	Add \$27/ft.
1 ½ +	Actual installation cost		
	*Meter not included		
Water Backflow Inspection Fees			
½" -2" assembly		\$ 25	
3"+ assemblies		\$150	
Water work not listed above is based on actual cost and requires a deposit.			
C. Stormwater Fees			
Storm Connection Fee		\$ 50	

9. In Lieu of Fee for Undergrounding of Utilities (GCDC A5.510)	
Residential Land Division	
Per buildable lot or parcel	\$950
Multifamily & non-residential shell, building expansion & initial tenant Improvement(s) with overhead utilities along public street frontages	
Percent of Valuation	
Portion of the valuation up to \$5,000,000	1.00%
Portion of the valuation between \$5,000,000.01 to 10,000,000	0.50%
Portion of the valuation greater than \$10,000,000	0.25%

10. System Development Charges (SDCs)	
A. Park SDCs	
Existing City of Gresham (Non-PV or SW)	
Residential SDC (per dwelling unit)	\$4,957
Pleasant Valley	
Residential SDC (per dwelling unit)	\$6,711
Springwater	

Residential SDC (per dwelling unit)				\$8,607	
B. Transportation SDCs (traffic impact fee)					
Land Use Description	Existing City	Civic, Downtown, Rockwood	Pleasant Valley	Springwater	Variable
Adult Cabaret	\$188,968	\$141,726.00	\$279,102	\$324,438	per 1,000 sq ft GFA*
Bank, with drive-through	\$41,186	\$30,889.50	\$60,833	\$70,713	per 1,000 sq ft GFA
Car Wash, Automated	\$27,137	\$20,352.75	\$40,078	\$46,588	per 1,000 sq ft GFA
Care Facility	\$1,698	\$1,273.50	\$2,508	\$2,913	per dwelling unit
Convenience Store	\$111,444	\$83,583.00	\$164,601	\$191,336	per 1,000 sq ft GFA
Food or Beverage Establishment with Drive-through	\$65,415	\$49,061.25	\$96,616	\$112,307	per 1,000 sq ft GFA
Fueling Station	\$9,693	\$7,269.75	\$14,316	\$16,641	per vehicle fueling position
Hotel/Motel	\$2,910	\$2,182.50	\$4,297	\$4,995	per room
Housing, Attached	\$2,910	\$2,182.50	\$4,297	\$4,995	per dwelling unit
Housing, Detached	\$4,847	\$3,635.25	\$7,159	\$8,322	per detached home
Industrial	\$2,425	\$1,818.75	\$3,518	\$4,163	per 1,000 sq ft GFA
Marijuana Retailer, Recreational	\$77,526	\$58,144.50	\$114,505	\$133,105	per 1,000 sq ft GFA
Office	\$7,271	\$5,453.25	\$10,737	\$12,482	per 1,000 sq ft GFA
Park/Open Space	\$12,115	\$9,086.25	\$17,895	\$20,801	per 1,000 sq ft GFA
Place of Worship	\$2,669	\$2,001.75	\$3,939	\$4,579	per 1,000 sq ft GFA
Retail and Services	\$12,115	\$9,086.25	\$17,895	\$20,801	per 1,000 sq ft GFA
School, K-12	\$5,818	\$4,363.50	\$8,592	\$9,986	per 1,000 sq ft GFA
School, Post-Secondary	\$12,115	\$9,086.25	\$17,895	\$20,801	per 1,000 sq ft GFA
Truck Stop	\$26,167	\$19,625.25	\$38,648	\$44,925	per 1,000 sq ft GFA
Video Lottery Establishment	\$64,929	\$48,696.75	\$95,899	\$111,476	per 1,000 sq ft GFA
Undefined Uses	\$12,115	\$9,086.25	\$17,895	\$20,801	per 1,000 sq ft GFA
See resolution for Land Use Description definitions at https://greshamoregon.gov/SDC/					
*GFA = Gross Floor Area					

C. Stormwater SDCs	
Per DRU (2,500 square feet) of new impervious area	
Existing City of Gresham (Not Pleasant Valley or Springwater)	\$1,420.00
Existing City (On site infiltration is 100%)	\$ 813.58
Pleasant Valley	\$2,382.00
Springwater	\$2,460.00

D. Water and Wastewater SDCs (based on water meter size)			
Water		Wastewater	
Meter Size	Amount Due	Meter Size	Amount Due
3/4"	\$ 5,603	3/4"	\$ 7,451
1"	\$ 9,336	1"	\$ 12,413
1.5"	\$ 22,402	1.5"	\$ 29,788
2"	\$ 35,467	2"	\$ 47,165
3"	\$ 81,193	3"	\$107,975
4"	\$139,987	4"	\$186,160
6"	\$298,636	6"	\$397,139
8"	\$522,610	8"	\$694,987

11. Transfer of System Development Charge Credits (per request)	
Base fee, includes single transfer	\$150
Per transfer after first	\$25
<i>Base fee charged each time a new transfer request is made. Single transfer means one transfer of one type of credits (parks, water, etc) to one new location or owner.</i>	

12. Financing/Deferral of System Development Charges		
Processing fee – standard agreement	\$434	Standard agreement
	Actual Cost	Non-standard agreement
Breakout fee for apportioning financing/deferral balance among newly created lots	\$202	Per lot

13. Reimbursement Districts		
Reimbursement District Administration		
Reimbursement District formation	Actual Cost	
Reimbursement agreement administrative fee	\$150	Per reimbursement collected
Breakout fee for apportioning financing/deferral balance among newly created lots	\$202	Per lot