

System Development Charges (SDC)

(Effective July 1, 2025)



What is a System Development Charge (SDC)

A **system development charge (SDC)** is a one-time fee imposed on new or some types of re-development at the time of development. The fee is intended to recover a fair share of the costs of existing and planned facilities that provide capacity to serve new growth.

SDC Costs Per Dwelling Unit (Up to Three Units):

Water	Per dwelling unit or equivalent	\$4,788.65
Sewer	Per dwelling unit or equivalent	\$5,998.05
Streets	Per generated vehicle trip (Single Family Residential = 9.52 trips)	(9.52 trips x \$121.66) \$1,158.20
Stormwater	Per dwelling unit or equivalent	\$2,758.69
Total System Development Charges: \$14,703.59		

Typical Additional Fees:

Water Meter (Full 3/4" & DCVA for residential service)	\$1,078.00
Sewer Connect Fee (if stubbed to property line)	\$269.00
Right-of-Way Permitting, Driveway, Curbscut, Sidewalk, Etc.	Additional Cost Subject to Site
Total Public Works Fees (including SDCs): \$16,050.59	

Commercial, Multi-Family, and Industrial Charges:

Commercial, multi-family and industrial charges are determined by use, multiplier factor, irrigated & unirrigated landscaped area, and impervious spaces proposed. Please contact the Public Works Director (information below) for an estimate on your project.

Fawn Ridge Customers:

Fawn Ridge sewer SDCs were paid by the developer, and the development is served by Heceta Water People's Utility District. The remaining SDCs for stormwater, street, and sewer connections are: **\$4,098.55**

Sewer Connection Fee to Pressure Sewer System - North Florence Area:

Connection to the pressure sewer system in northern end of Florence in order to provide gravity sewer in the future. **There is a \$12,000 fee for the connection only, SDCs are an additional cost.**

Heceta Water PUD serves customers in Florence north of Rhodowood Drive along Rhododendron Drive and roughly North of 53rd (East side) & 55th (West side) Streets along Highway 101. The PUD may require different SDCs and connection fees than those with City of Florence Water service.

Heceta Water PUD is located at 87845 Highway 101, and can be reached at 541-997-2446 or Customer-Service@hwpud.com.

The Public Works Department is ready to answer your questions!

Find more info on the City's website (ci.florence.or.us), at Florence Public Works, and in Florence City Code 10-10-6.

Questions? Contact Mike Miller, Public Works Director, by Email: Mike.Miller@ci.florence.or.us

Deferral & Exemption Programs:

The City of Florence currently offers three different deferral or exemption programs to assist developers with paying their SDCs. These programs have been created in response to the ongoing housing shortage in the City of Florence. Additionally, the City has other incentive programs to stimulate the housing market. More information can be found on the City of Florence's website: <https://www.ci.florence.or.us/council/housing-efforts-city-florence>

SDC Deferral Program:

A System Development Charge deferral program is available at the request of the property owner, as approved by Ordinance No. 10, Series 2021. These charges are due upon the issuance of the final building occupancy certificate.

In the event that the property that the fees have been deferred is sold or otherwise conveyed, the charges deferred shall become immediately due and payable to the City of Florence. More information can be found in FCC 9-1-4



Accessory Dwelling Unit Exemption:

As a response to the housing shortage in the City of Florence, per Ordinance 5, Series 2022, a temporary waiver for Accessory Dwelling Units (ADUs) was established in order to alleviate part of the financial burden of building housing.

ADUs, as defined in FCC 10-2, that do not require an additional system connection receive a **100% reduction** to their required system development charges.

ADUs must access utilities through an existing dwelling in order to qualify. **The exemption currently expires June 30, 2026.**

More Information: <https://www.ci.florence.or.us/planning/accessory-dwelling-units-florence>

Affordable Housing Exemption:

Per Ordinance No.7, Series 2025, new single-family residential dwelling units that meet certain square footage criteria shall be eligible for a partial exemption in the amount indicated in the chart on the right.

The square footage classification shall be determined by a measurement of the floor space of the residential dwelling unit's interior living space. This does not include garages, but does include unfinished basements.

This exemption is renewed every year by the Florence City Council. The exemption currently expires June 30, 2026.

Sq. Footage Classification:	Amount of Partial Exemption:
Less than 1,000 sq. ft	60% exemption
1,000 - 1,199 sq. ft	50% exemption
1,200 - 1,399 sq. ft	40% exemption
1,400 - 1,599 sq. ft	30% exemption
1,600 - 1,799 sq. ft	20% exemption



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