



City of Florence

Community Development Department
250 Highway 101, Florence, OR 97439-7623

PH: (541) 997-8237 | planningdepartment@ci.florence.or.us

Systems Development Charges

FY 2019/2020

Single Family Residences (up to three dwelling units)

Water	Per dwelling unit or equivalent		\$4,109.78
Sewer	Per dwelling unit or equivalent		\$5,147.72
Streets	Per generated vehicle trip (9.52)	(9.52 trips x \$104.41)	\$993.98
Stormwater	Per dwelling unit or equivalent		\$2,367.60
Total Systems Development Charges			\$12,619.08

Typical Additional Fees

Water Meter (Full ¾" & DCVA for residential service)		\$756.38
Sewer Connect Fee (if stubbed to property line)		\$224.78
Right-of-way Permitting, Driveway, Curbcut, Sidewalk, Etc.	Additional Cost Subject to Site Conditions	
Total Public Works Fees		\$13,600.24

Fawn Ridge Customers

Fawn Ridge sewer SDCs were paid by the developer. The development receives water from Heceta Water People's Utility District.

Stormwater, Street, and Sewer Connect Fee \$3,586.36

Heceta Water PUD serves customers in Florence north of Rhodowood Drive along Rhododendron Drive and roughly north of 52nd Street along Highway 101. The People's Utility District may require different SDCs and connection fees than those with City of Florence water service.

Heceta Water PUD is located at 87845 Highway 101, Florence, OR 97439 and can be reached at (541) 997-2446 or customer-service@hwpud.com.

SDC Deferral Program

A Systems Development Charge Deferral Program is available at the request of the property owner. These charges are due upon issuance of final building occupancy. Please see [Florence City Code, Title 9, Chapter 1-4](#) for more information.

Commercial, Multi-Family, and Industrial Charges

Determined by use, multiplier factor, irrigated & unirrigated landscaped area, and impervious surface proposed.

Please contact the [Building, Planning](#), or Public Works Departments for an estimate for your project.

Accessory Dwelling Unit Exemption

As the City is experiencing a shortage of affordable housing, per [Ordinance No. 6, Series 2019](#), temporary waivers for Accessory Dwellings were established.

Accessory Dwelling Units, as defined in FCC 10-2, which do not require an additional system connection (i.e. water or sewer tap), receive a **100% reduction** to their required System Development Charges. *ADUs must access utilities through an existing dwelling in order to qualify.*

This exemption currently expires June 30, 2020.

Affordable Housing Exemption

Per [Ordinance No. 6, Series 2019](#), new single-family residential dwelling units meeting the following square footage criteria shall be eligible for a partial exemption in the amount indicated below.

The square footage classifications shall be determined by a measurement of the floor space of the residential dwelling unit's interior living space (excluding garages, but including unfinished basements).

Square 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

This exemption currently expires June 30, 2020.