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Home Builders Association of Metropolitan Portland

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The Financial Impact of Government on Home Prices

The Home Builder’s Association of Metropolitan Portland (HBAMP) has long held that the cost of building a home is greatly impacted by fees, charges and government mandates that greatly reduce affordability. In an effort to provide consumers with additional information about the cost of their home, the HBAMP is undertaking a rolling survey of government mandated costs by jurisdiction and placing them on our website for their perusal.

Local jurisdictions are allowed to charge home builders System Development Charges (SDC). State law allows SDCs to be charged in only five areas: water, stormwater, sewer, transportation and parks. The goal of an SDC is to recoup the actual cost of the impact of a new home on the that particular system. Local jurisdictions must provide research and analysis to justify the amount they charge for each SDC.

The initial version of this ongoing information source focuses on system development charges (SDC’s) which are charged by municipalities for building a new home within their jurisdiction. Based on a \$200,000 home, SDC’s in the Portland Metro Area range from 2% of the cost of a new \$200,000 home (City of Molalla) to 16% (City of Gresham, Springwater expansion area). The average SDC in the Portland Metro Area is equal to \$14,332 or 7% of the total cost of a new home.

System Development Charges By Jurisdiction Sorted In-County, Highest to Lowest

	Trans.	Sewer	Storm	Water	Parks	Total	Add'l Fees Not Calculated
Clackamas County--							
City of Happy Valley	\$7,682	\$5,200	\$216	\$6,105	\$6,075	\$25,278	
No. Clackamas/Sunrise Water	\$7,682	\$5,200	\$216	\$6,105	\$6,075	\$25,278	
City of West Linn	\$4,897	\$4,652	\$916	\$5,946	\$8,029	\$24,440	
No. Clackamas/Oak Lodge Water	\$7,682	\$5,200	\$216	\$3,311	\$6,075	\$22,484	
No. Clackamas/Clackamas River Water	\$7,682	\$5,200	\$216	\$2,612	\$6,075	\$21,785	

City of Lake Oswego	\$4,420	\$1,921	\$112	\$2,108	\$10,715	\$19,276
City of Wilsonville	\$4,502	\$4,068	\$482	\$4,645	\$4,602	\$18,299
So. Clackamas/Clackamas River Water	\$3,560	\$5,200	\$216	\$2,612	\$6,075	\$17,663
City of Oregon City	\$3,737	\$3,713	\$643	\$4,445	\$3,056	\$15,594
City of Canby	\$2,440	\$2,337	\$100	\$2,901	\$4,725	\$12,503 Const. excise tax
City of Milwaukie	\$1,597	\$990	\$1,128	\$2,460.	\$3,985	\$10,160
City of Sandy	\$1,943	\$1,834	\$0.	\$1,525	\$2,000	\$7,302 City also has "Land Deed"
City of Gladstone-Oak Lodge	\$1,105	\$2,234	\$0	\$3,311	\$0.	\$6,650
City of Gladstone-Clack River	\$1,105.	\$2,234	\$0	\$2,612	\$0	\$5,951
City of Molalla	\$0	\$3,903	\$0	\$0	\$0	\$3,903
Columbia County--						
City of St. Helens	\$3,084	\$1,271	\$575	\$2,530	\$4,602	\$12,062.
City of Scappoose	\$2,701	\$2,092	\$0	\$3,958	\$1,583	\$10,334
City of Columbia City	\$3,466	\$0	\$0	\$0.	\$1,134	\$4,600
Columbia County	\$2,250	\$0	\$0	\$0	\$750	\$3,000
City of Vernonia	\$643	\$0	\$0	\$0	\$749	\$1,392.
City of Clatskanie	\$0	\$0	\$0	\$0	\$0	
City of Rainier	\$0	\$0	\$0	\$0	\$0	
Multnomah County--						
Gresham-Springwater	\$6,734	\$5,056	\$6,052.	\$4,153.	\$9,039.	\$31,034.
Gresham-Pleasant Valley	\$4,906	\$5,056	\$2,326.	\$4,153	\$8,137	\$24,578
City of Troutdale	\$7,373	\$4,426	\$852.	\$1,326.	\$7,137	\$21,114.3408/sf of Storm Mgmt. impervious surface
Gresham	\$2,795.	\$5,056.	\$824	\$4,153.	\$3,837	\$16,665.
City of Portland	\$1,995	\$2,830	\$559	\$2,273	\$3,053	\$10,710
City of Fairview	\$0	\$2,136	\$351	\$2,399.	\$1,252.	\$6,138
Washington County--						
City of Sherwood	\$6,111	\$3,340	\$500	\$6,123.	\$6,927	\$23,001.
Washington County	\$3,390	\$3,100.	\$500	\$5,603.	\$6,888.	\$19,481
City of Beaverton (TVWD)	\$3,390	\$3,100.	\$1,439.	\$4,755.	\$6,888	\$19,572.
City of Hillsboro	\$3,390	\$3,100	\$500	\$5,646.	\$4,253	\$16,889
City of Beaverton	\$3,390	\$3,100	\$1,439	\$3,180.	\$6,888	\$17,997
City of North Plains	\$3,390.	\$3,100	\$0	\$3,527.	\$4,941	\$14,958
City of Cornelius	\$3,390	\$3,450	\$1,484	\$3,807	\$2,143	\$14,274.075% Construction Excise Tax
City of Forest Grove	\$3,390.	\$3,100	\$500	\$4,000	\$3,000	\$13,990
City of Tualatin	\$3,390	\$3,100	\$275.	\$2,863.	\$3,697	\$13,325
City of Tigard	\$3,390	\$3,100	\$500	\$2,041.	\$4,023	\$13,054

Yamhill County--

City of Newberg	\$2,388	\$4,884	\$258	\$5,032.	\$1,471	\$14,033	Trans. Surcharge
City of McMinnville	\$1,426	\$2,870	\$0	\$0	\$2,118	\$6,414	



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