

City of Talent



SYSTEMS DEVELOPMENT CHARGES *Information Bulletin*

The following is an estimate of Systems Development Charges (SDCs) for a typical single- family residence and is based on the charges in effect at the time of the estimate. The rates shown below were effective on August 16, 2019.

The City reviews these charges periodically and changes them based on the current Construction Cost Index rate. Actual charges to customers are the Systems Development Charges in effect on the date that fees are paid.

SDC Summary of Charges for a Typical Single-Family Home

Water:	Talent Meter Size: ¾"	\$ 5,185.00
	Medford Water Cmsn: ¾"	<u>\$ 1,611.52</u>
	Total water:	\$ 6,796.52

The water SDC does not include the cost of a water meter.

Streets:	ITE Peak Hour Trips per Unit: 1.01	
	Number of Units: 1	
	Rate: \$2,906 per trip	\$ 3,042.00
Stormwater:	Rate: \$0.492/sq. ft.	
	Impervious Surface: 3,000 sq. ft.	\$ 1,545.00
Parks:	Housing Type: Single-	
	family Number of Units: 1	
	Rate per Unit:	\$ 1,782.00
Sewers:	Contact RVS for details	
	541-664-6300	

SUMMARY OF SYSTEMS DEVELOPMENT CHARGES

The City of Talent assesses *systems development charges* (SDCs) or impact fees to offset the capital cost of providing new or improved public facilities as a result of the impact of new development. The City may not use SDC funds for the operations and maintenance costs of any public facilities. In addition to grants and general revenues, local governments use SDCs as a funding source to provide public facilities for future users. Before any building permits are issued, the City must receive payment from the applicant for all of the systems development charges that may apply.

Water

This is a two-part charge. The City charges for water based on the size of the meter. Also, since Talent is connected to Medford's water supply, the Medford Water Commission also assesses an SDC based on the meter size. Please note that the SDC charge does not cover the cost of the meter itself.

Stormwater

The SDC for stormwater is based on a rate per square foot of impervious surface, including roofs and parking areas. Projects that are designed with less impervious surface will pay less in stormwater SDCs.

Parks

The parks and open space SDC is based on the housing type and number of persons per unit for residential development. The parks SDC may be reduced if land is dedicated to the City for open space and parks.

Transportation

The SDC for transportation is based on the number of peak hour trips that are generated by the type of development. The City uses the Institute of Transportation Engineers (ITE) list of land uses and the average number of vehicle trips associated with the impact to calculate the charge.

Sanitary Sewer

Rogue Valley Sewer Services (RVS) determines and collects the SDC for sanitary sewer. Please contact **RVS** at 541-664-6300 for more specific information on determining an accurate SDC amount. The City will not issue a building permit until we are shown a receipt from RVS demonstrating payment of the sewer SDC.

All SDC rates are subject to change. The rates are reviewed annually to reflect changes in future service capacity needs and periodically updated to incorporate inflationary increases in construction costs. On the other side of this sheet the City has provided an example of an SDC calculation based on a standard single-family detached unit. The charges reflected in this example do not address specific conditions for any particular development that would affect the total amount of the charges for each SDC.