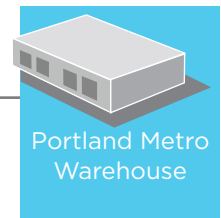


Multi-Jurisdiction Permit Fee and SDC Comparison

Mackenzie prepares and annually updates permit fee and SDC estimates for a prototypical warehouse building for seven jurisdictions in each of the Portland, Seattle, Vancouver, and Sacramento areas, and has also prepared comparisons for retail, office, and multi-family residential project examples. Find the most recent estimates on our website at <https://mackenzie.inc/page/resources>.



FY 2026-2027 Fees

	CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	TUALATIN	WILSONVILLE	WOODBURN	
ASSUMPTIONS								
A	Building Floor Area (SF):	200,000	200,000	200,000	200,000	200,000	200,000	A
B	Total Site Area (SF):	522,720	522,720	522,720	522,720	522,720	522,720	B
B	Impervious Site Area (SF):	444,312	444,312	444,312	444,312	444,312	444,312	B
C	Building Valuation (ICC):	\$18,014,400	\$18,014,400	\$18,014,400	\$18,014,400	\$18,014,400	\$18,014,400	C
D	Equivalent Dwelling Units (EDUs) / Drainage Fixture Units (DFUs):	13	N/A	2	32	2	2	D
E	Employees:	61	N/A	60	N/A	N/A	N/A	E
F	Water Meter Size:	1.5"	1.5"	1.5"	1.5"	1.5"	1.5"	F
LAND USE REVIEW								
DEVELOPMENT / DESIGN REVIEW								
G	Pre-Application Conference:	\$1,184	\$2,810	\$0	\$6,175	\$280	\$1,119	G
G	Land Use Review Fee:	\$38,969	\$85,334	\$5,775	N/A	\$3,220	\$28,311	G
SYSTEM DEVELOPMENT CHARGES								
H	Transportation SDC:	\$410,200	\$1,042,800	\$1,346,400	\$262,000	\$1,346,400	\$1,305,400	H
I	Stormwater SDC:	\$48,341	\$270,903	\$119,493	\$257,701	\$119,493	\$568,719	I
J	Sanitary Sewer SDC:	\$128,400	\$32,140	\$14,664	\$26,592	\$14,664	\$72,128	J
K	Water SDC:	\$35,555	\$37,468	\$70,235	\$27,414	\$43,161	\$62,203	K
K	Other:	\$5,000	\$27,579	\$2,990	\$20,661	\$550	\$676	K
L	Parks SDC:	\$3,647	N/A	\$85,200	\$56,000	\$122,000	\$78,800	L
BUILDING PERMIT FEES								
BUILDING PERMIT								
M	Building Permit Fee:	\$67,880	\$98,828	\$57,777	\$101,996	\$78,786	\$106,212	M
M	Building Plan Review:	\$44,122	\$64,238	\$37,555	\$66,297	\$55,150	\$106,212	M
M	Fire/Life Safety Plan Review:	\$23,758	\$39,531	\$23,111	\$40,798	\$35,454	\$74,348	M
M	Fire Plan Review:	N/A	N/A	N/A	\$16,319	N/A	N/A	M
M	State Surcharge:	\$8,146	\$11,859	\$6,933	\$12,240	\$9,454	\$12,745	M
N	Inclusionary Housing Construction Excise Tax:	N/A	N/A	N/A	\$180,144	N/A	N/A	N
O	Metro Construction Excise Tax:	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	O
P	School Construction Excise Tax:	\$42,400	\$40,800	\$42,400	\$42,400	\$42,400	\$42,400	P
ENGINEERING PLAN REVIEW								
Q	Engineering Plan Review:	\$2,500	\$359	N/A	N/A	\$1,550	N/A	Q
R	Erosion Control/Grading Review Fee:	\$1,374	\$2,480	\$1,550	\$3,124	\$6,875	\$13,551	R
S	LUCS Form Approval:	\$290	\$147	N/A	\$409	N/A	N/A	S
S	NPDES 1200-C Permit:	\$3,164	\$3,164	\$3,164	\$3,164	\$3,164	\$3,164	S
T	Additional Permit Fees:	N/A	\$3,238	N/A	\$135,114	N/A	\$1,837	T
TOTAL COST:								
COST PER SF:		\$4.38	\$8.88	\$9.15	\$6.35	\$9.47	\$12.45	\$5.16
CHANGE FROM FY 25-26:		1.3%	20.0%	6.5%	7.9%	6.8%	10.3%	1.7%
	CLACKAMAS CO	GRESHAM	HILLSBORO	PORTLAND	TUALATIN	WILSONVILLE	WOODBURN	

NOTABLE CHANGES SINCE FY 25-26 ESTIMATES

- Gresham increased its Transportation SDC by approximately \$1,200 per 1,000 SF of new floor area (a 32% increase from last year, or \$251,200 for this use case). Gresham also increased its Water SDC by 21% (~\$6,400 for 1.5" meters).
- The Washington County Transportation Development Tax, applicable in Hillsboro and Tualatin, increased by 8% (approximately \$500 per 1,000 SF of new floor area), or \$100,600 for this use case.
- Wilsonville increased its Stormwater SDC by 44% (\$0.39 increase per SF of impervious area, \$173,281 total for this site).
- Wilsonville changed its methodology for assessing Sanitary Sewer SDCs. Previously it was based on fixture units and now it is based on water meter size. This resulted in an 85% increase (\$32,452) over the prior year's estimate for this use type, though effects on individual users may vary depending on tenant needs.

These estimates are based on the above assumptions, current jurisdictional fees, and Mackenzie's experience preparing project-specific estimates for our clients. Actual fees may vary at the time of permit application or issuance. These estimates are not meant to replace due diligence. Footnotes and details on assumptions used to generate these fees are available on request (contact Suzannah Stanley at SStanley@mcknze.com).