

City of Sweet Home

2025 SDC Fee Schedules for Wastewater, Water, Transportation, Stormwater & Parks

These fees reflect the Fiscal Year 2025-2026 (July 1, 2025 – June 30, 2026) System Development Charge (SDC) fees based on the City's allowable annual adjustments under the Seattle Construction Cost Index published by Engineering News Record (ENR).

Wastewater

The wastewater SDC is based on the water meter size, and charged per Equivalent Dwelling Unit (EDU), as shown in **Table 1**.

Meter Size	Equivalent EDU ¹	Eff. 7/1/2025
3/4"	1	\$4,576.57
1"	2.5	\$11,438.86
1 1/2"	5	\$22,877.72
2"	8	\$36,604.35
3"	16	\$73,208.70
4"	25	\$114,388.60
6"	50	\$228,777.20
8"	80	\$366,044.55

¹Equivalencies reflect the hydraulic capacity of each meter size relative to a 5/8" X 3/4" meter (the smallest meter size used to serve residential customers). The City's current standard meter size is 3/4"; however, residential water use is not materially different between 5/8" X 3/4" and 3/4" meters.

Water

The water SDC is based on the water meter size, and charged per Equivalent Dwelling Unit (EDU), as shown in **Table 2**.

Meter Size	Equivalent EDU ¹	Eff. 7/1/2025
3/4"	1	\$5,817.92
1"	2.5	\$14,546.33
1 1/2"	5	\$29,091.64
2"	8	\$46,546.41
3"	16	\$93,093.85
4"	25	\$145,458.19
6"	50	\$290,916.37
8"	80	\$465,467.22

¹Equivalencies reflect the hydraulic capacity of each meter size relative to a 5/8" X 3/4" meter (the smallest meter size used to serve residential customers). The City's current standard meter size is 3/4"; however, residential water use is not materially different between 5/8" X 3/4" and 3/4" meters.

Transportation

The total transportation SDC is based on the transportation activity at the development. **Table 3** details the transportation SDC rates for typical land uses.

Table 3 *Transportation SDC Schedule¹*

ITE Code	Description	Unit of Measure	Eff. 7/1/2025
110	General Light Industrial	1,000 Gross SF	\$1,631.19
130	Industrial Park	1,000 Gross SF	\$1,109.01
140	Manufacturing	1,000 Gross SF	\$1,292.64
150	Warehousing	1,000 Gross SF	\$571.43
151	Mini-Warehouse	1,000 Gross SF	\$497.56
170	Utilities	1,000 Gross SF	\$4,353.95
210	Single Family Dwelling/ Townhome	PER DU	\$3,103.37
220	Apartments/ Condos	PER DU	\$2,407.80
240	Manufactured Housing	PER DU	\$1,644.53
251	Senior Housing Detached	PER DU	\$1,403.44
252	Senior Housing Attached	PER DU	\$1,216.73
253	Congregate Care Facility	PER DU	\$664.79
254	Assisted Living	BEDS	\$855.61
255	Continuing Care	UNITS	\$788.92
310	Hotel/Motel	PER ROOM	\$2,748.40
411	Public Park	PER ACRE	\$720.19

ITE Code	Description	Unit of Measure	Eff. 7/1/2025
430	Golf Course	HOLES	\$9,990.28
491	Tennis	PER COURT	\$9,113.13
495	Community Center	1,000 Gross SF	\$9,477.33
520	Elementary School	PER STUDENT	\$621.70
536	Private School (K-12)	PER STUDENT	\$815.60
522	Middle School/ Junior High School	PER STUDENT	\$700.69
530	High School	PER STUDENT	\$667.87
540	Junior/ Community College	PER STUDENT	\$378.56
550	University/ College	PER STUDENT	\$512.95
560	Place of Worship	1,000 Gross SF PER TGSF	\$2,285.72
565	Day Care Center	PER STUDENT	\$591.95
590	Library	1,000 Gross SF PER TGSF	\$23,693.32
610	Hospital	1,000 Gross SF PER TGSF	\$3,525.02
620	Nursing Home	PER BED	\$1,005.39
630	Clinic	1,000 Gross SF	\$12,548.89
710	General Office Building	1,000 Gross SF	\$3,203.91
720	Medical-Dental Office	1,000 Gross SF	\$11,443.99
730	Government Office	1,000 Gross SF	\$7,429.62
732	US Post Office	1,000 Gross SF	\$34,181.16
760	Research & Development Center	1,000 Gross SF	\$3,703.52

ITE Code	Description	Unit of Measure	Eff. 7/1/2025
770	Business Park	1,000 Gross SF	\$4,091.32
812	Building Materials & Lumber Store	1,000 Gross SF	\$5,935.90
813	Free-Standing Discount Superstore	1,000 Gross SF	\$11,837.94
816	Hardware/ Paint Store	1,000 Gross SF	\$2,224.17
817	Nursery (Garden Center)	1,000 Gross SF	\$22,395.54
820	Shopping Center/Retail	1,000 Gross SF Leasable Area	\$4,965.39
841	Automobile Sales	1,000 Gross SF	\$9,155.19
843	Automobile Parts Sales	1,000 Gross SF	\$10,372.94
850	Supermarket	1,000 Gross SF	\$9,130.57
851	Convenience Market	1,000 Gross SF	\$45,121.43
854	Discount Supermarket	1,000 Gross SF	\$15,240.87
857	Discount Club	1,000 Gross SF	\$8,659.68
862	Home Improvement Superstore	1,000 Gross SF	\$5,863.06
863	Electronics Superstore	1,000 Gross SF	\$8,100.56
880	Pharmacy/ Drugstore W/Out Drive Thru Window	1,000 Gross SF	\$9,775.87
881	Pharmacy/ Drugstore with Drive thru Window	1,000 Gross SF	\$13,640.46
890	Furniture Store	1,000 Gross SF	\$973.59
912	Drive-In Bank	1,000 Gross SF	\$14,145.20

ITE Code	Description	Unit of Measure	Eff. 7/1/2025
931	Quality Restaurant	1,000 Gross SF	\$7,995.92
932	High Turnover Restaurant	1,000 Gross SF	\$11,436.81
934	Fast Food Restaurant with Drive-Thru	1,000 Gross SF	\$41,815.96
937	Coffee/Donut with Drive-Through	1,000 Gross SF	\$29,676.40
941	Quick Lubrication Vehicle Shop	SERVICE STALL	\$13,154.18
944	Gasoline/Service Station	PER VEH.FUEL. POS.	\$13,010.55
945	Gas/Service Station W/ Convenience Mkt	PER VEH.FUEL. POS.	\$8,779.71

¹SDCs by Institute of Transportation Engineers (ITE) Code are based on trip rates and adjustments from ITE Trip Generation Manual (10th edition).

Abbreviations:

SF = Square Feet

DU = Dwelling Unit

VEH. FUEL POS. = Vehicle Fueling Position

Stormwater

The stormwater SDC is charged per EDU for both residential and nonresidential uses. The rate is scaled for customers based on **Table 4**.

An EDU is equal to 3,200 square feet of impervious area. Single family residential dwellings will be charged uniformly based on the number of dwelling units. Other developments will be assessed SDCs based on the calculated number of EDUs (total measured impervious area for the development divided by 3,200 square feet).

Table 4

Development Type	Eff. 7/1/2025
Single Family Residential (\$/Dwelling Unit)	\$1,035.14
Nonresidential (\$/EDU) ¹	\$1,035.14

¹Equivalent Dwelling Unit = 3,200 SQ FT impervious area

Parks

The Parks SDC is applied to both residential and nonresidential uses. Residential uses are charged per dwelling unit, and nonresidential uses are charged per 1,000 square feet of gross floor area, depending on the type of use, as shown in **Table 5**.

Table 5

Development Type	Eff. 7/1/2025
Residential (\$/dwelling unit)	
Single-Family	\$1,264.94
Multifamily	\$701.72
Mobile Home	\$1,162.35
Nonresidential (\$/1,000 sf gross floor area)	
Office	\$254.42
Retail	\$179.53
Industrial & Institutional	\$148.76
Warehousing	\$48