



Systems Development Charge (SDC) Annual Rate Adjustment

The Tualatin Hills Park & Recreation District Systems Development Charge applies to all new development, unless it is specifically exempted* from the SDC. The SDC rate shall be adjusted each year to account for changes in the costs of acquiring, preserving and constructing parks, natural areas and recreation facilities. At their regular meeting on Monday, December 8, 2014, the Board of Directors of the Tualatin Hills Park and Recreation District voted to increase its Systems Development Charge (SDC) fees. Fees are effective January 1, 2015.

	2014 Fee	Adjustment Factor** 5.3%	2015 Fee
a. Single Family Residential	\$5,524	\$926	\$6,450
b. Multi Family Residential	\$4,131	\$693	\$4,824
c. New Employee	\$143	\$24	\$167

*See the THPRD Systems Development Charges Administrative Procedures Guide for exemptions and methodology.

**The adjustment factor shall be based on the change in average market value of undeveloped land in the District, within the Metro Urban Growth Boundary, according to the records of the County Tax Assessor, and the change in construction costs according to the Engineering News Record (ENR) Northwest (Seattle, Washington) Construction Cost Index; and shall be determined as follows:

$$\frac{\text{Change in Average Market Value [of land]} \times 0.50 + \text{Change in Construction Cost Index} \times 0.50}{= \text{Parks and Recreation System Development Charge Adjustment Factor}}$$