



Legislative Public Hearing:  
System Development Charges and  
Temporary Certificates of Occupancy  
City Council  
March 4, 2025



## History

- System Development Charges are fees that reimburse the city for impacts to public infrastructure
- Code allows System Development Charges to be deferred to occupancy
- Payment of System Development Charges is due upon the City's final action (ie. final inspection or Certificate of Occupancy)
- Through Enterprise Permitting and Licensing, process improvements were identified related to the Temporary Certificate of Occupancy process including collection of System Development Charges

## The Issue and Solution

- Code allows deferral of System Development Charges to occupancy, but does not account for Temporary Certificate of Occupancy
  - Requires payment at City's final action
- Proposed code requires collection of System Development Charges prior to Temporary Certificate of Occupancy when the impact from the development occurs

## **Staff Recommendation**

- Staff recommends that City Council adopt the proposed amendments are presented

# Discussion and Questions

Thank you



CITY OF  
**Tigard**