Tigard Business Meeting
AGENDA

Tigard City Council & Town Center Development Agency

Meeting Date and Time:	June 9, 2026 - 5:15 Executive Session & 6:30 p.m. Business Meeting
Meeting Location:	Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

Public Notice: In accordance with Oregon House Bill 2560, this will be a hybrid meeting where some Council, staff or public will participate in person and some will participate remotely.

How to comment:

- Written public comment may be submitted electronically at www.tigard-or.gov/Comments by noon the day before the meeting date.
- If attending the meeting in person, please fill out the public comment sign-in sheet at the front of the room and come to the microphone when your name is called.
- If you prefer to call in, please call 503-966-4101 when instructed to be placed in the queue. We ask that you plan on limiting your testimony to two minutes.
- You may comment by video through the Teams app. Go to this link to learn how to participate by video: https://www.tigard-or.gov/your-government/video-public-testimony-registration

Upon request, the City will endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by contacting: City Recorder Carol Krager at 503-718-2419 (voice) / carolk@tigard-or.gov or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

See Attached Agenda

View Livestream Online: https://www.tigard-or.gov/boxcast

Cable Viewers: The City Council meeting will be shown live on Channel 21 (1st Tuesdays) and Channel 28 (2nd & 4th Tuesdays) at 6:30 p.m. The meeting will be rebroadcast at the following times on Channel 28:

Thursday 6:00 p.m. Friday 10:00 p.m. Saturday 7:30 p.m. Sunday 11:30 a.m. Monday 6:00 a.m.

Tigard Business Meeting
AGENDA

Tigard City Council & Town Center Development Agency

Meeting Date and Time: June 9, 2026 - 6:30 p.m. Business Meeting

Meeting Location: Hybrid - City of Tigard - Town Hall - 13125 SW Hall Blvd., Tigard, OR 97223

5:15 p.m.

1. Executive Session: The Tigard City Council will go into Executive Session to discuss Employment of Public Officers, Employees and Agents, under ORS 192.660(2) (a). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

2. Business Meeting **6:30 p.m.**

   A. Call to Order

   B. Roll Call

   C. Pledge of Allegiance

   D. Call to Council and Staff for Non-Agenda Items

3. Public Comment **6:35 p.m. estimated time**

   A. Public Comment – Written

   B. Public Comment – In Person

C. Public Comment – Phone-In or Video

4. City Manager Report **6:45 p.m. estimated time**

5. Public Hearing: Adoption of FY 2027 Fees and Charges Schedule **6:50 p.m.estimated time**

6. Public Hearing: Certifying that the City of Tigard Provides Services Qualifying for State Shared Revenues **7:10 p.m. estimated time**

7. Public Hearing: Declare the City's Election to Receive State Revenue Sharing **7:20 p.m. estimated time**

8. Public Hearing: Adoption of the FY 2027 Budget, Making Appropriations, Declaring the Ad Valorem Tax Levy and Classifying the Levy as Provided **7:30 p.m. estimated time**

9. Public Hearing: Adoption of the TCDA FY 2027 Budget with Adjustments, Making Appropriations, and Imposing and Categorizing Taxes **8:10 p.m. estimated time**

10. City Council Goals 2025-2026 Update **8:20 p.m. estimated time**

11. Non-Agenda Items

12. Executive Session: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

13. Adjournment **8:50 p.m. estimated time**

AIS-6154 **5.**

Business Meeting

Meeting Date: 06/09/2026

Length (in minutes): 20 Minutes

Agenda Title: Public Hearing: Adoption of FY 2027 Fees and Charges Schedule

Authored By: Molly Lowe

Presented By: Eric Kang

Item Type: Motion Requested
Resolution
Public Hearing

Information

Explanation of Issue

The City Council will hold a Public Hearing to consider a resolution to adopt the City's Fees and Charges Schedule for FY 2027 by replacing resolution 25-20 and subsequent amendments. As part of the annual budget process, the City Council has the opportunity to adjust fees and charges related to city services.

Action Requested

The Finance Department recommends that City Council approve the resolution adopting the City's Fees and Charges Schedule for FY 2027.

Background Information

Every fiscal year, a revised Fees and Charges Schedule is submitted to the City Council, as directed by TMC 3.32.050, for approval along with the citywide operating budget. The attached schedule includes fee updates for most departments as several fees are adjusted annually using applicable indices.

Also attached, please find the FY 2027 Fees and Charges Summary of Changes Report, which serves as a crosswalk of the proposed changes to the fees and charges; the basis of the changes; the authority for proposing the changes; and where that change can be found in the actual schedule.

Key Changes:

Consumer Price Index for All Urban Consumers (CPI-U) West Area Source: US Bureau of Labor & Statistics<

- January-December annual average **2.71%**
- Parking Permits, Business Licenses, Planning & Land Use Fees, Solid Waste Collections (total increase 3.375% per factors stated in TMC 11.04)

Construction Cost Index (CCI) – City of Seattle Source: Engineering News Record

- April-March annual average **-2.93%** adjusted to floor of **0%**
- Fire Service Connection, Tigard Sewer Surcharge, Park SDC, Transportation SDC, Water SDC, Street Maintenance Fee (adjusted to floor of 2.0% per TMC 15.20)

Tigard Utility Fees

- Steady, annual **2.0% increases** to Water Customer Charges and Water Usage Charges

Tigard Right of Way Fees

- Steady, annual **3.0% increases** to Franchise and Right of Way License and Usage Fees

Tigard Parks and Recreation Fee

- 4.26% increase

Impacts (Community, Budget, Policies and Plans/Strategic Connection):
The fees and charges help fund Council strategies, including the City's Strategic Plan.

Alternatives & Recommendation
Council may choose to alter only fees that are not set by other agencies or re-evaluate the adjustment index for fees that have an annual adjustment formula.

Additional Resources
N/A

Attachments

Fees and Charges Schedule Resolution
Exhibit A - Fees and Charges Schedule
Fees and Charges Summary of Changes

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 26-

A RESOLUTION AMENDING THE CITYWIDE FEES AND CHARGES SCHEDULE WHICH WAS ADOPTED UNDER RESOLUTION NO 25-20 AND SUBSEQUENT AMENDMENTS.

WHEREAS, the City of Tigard has a Fees and Charges Schedule that was adopted during the last budget hearing as Resolution 25-20; and

WHEREAS, city staff has reviewed fees and services provided; and

WHEREAS, city staff has proposed new fees and changes to certain fees to recover costs or due to previously approved annual adjustment formulas; and

WHEREAS, the city's Fees and Charges Schedule include fees and charges set by other agencies; and

WHEREAS, Tigard Municipal Code (TMC) 3.32.050 requires that the City Council review fees and charges annually

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The fees and charges for the City of Tigard are enumerated and set as shown in the attached schedule (Exhibit A).

SECTION 2: City staff is authorized to make updates to the Fees and Charges Schedule (Exhibit A) when fees and charges that are set by other agencies become available.

SECTION 3: This resolution is effective July 1, 2026, and implemented as soon as administratively practicable.

PASSED: This _____ day of _____ 2026.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

Fees & Charges Schedule

Fiscal Year 2026-2027

Revised
May 28, 2026

DRAFT

CITY RECORDER
& CITYWIDE FEES

CITY RECORDER	FY 2026 FEE	FY 2027 FEES
Candidate Filing Fee	$50	
CITYWIDE FEES		
4GB Flash Drives	$11 each	
Photographs	Actual Cost	
Recording of Documents	Actual Cost	
Returned Payment Fee	$20	$35
Convenience Fees		
Credit and Debit Card	$1.95 minimum or 3% of total fee	
e-Check	$1.95 flat fee	
Faxes for Public		
First Page	$2 Each Additional Page $1	
Microfiche Sheet Copies		
	$1 per sheet up to 50 sheets plus staff time	
Photocopies		
8-1/2 x 11	$1 per page	
8-1/2 x 14	$1 per page	
11 x 17	$1.50 per page	
17 x 24	$2.50 per page	
24 x 36	$3.50 per page	
36 x 48	$3.50 per page	
STAFF TIME RATES		
Attorney Time	Current Attorney billing rate	
Staff Hourly Rate for Miscellaneous Billing and Reimbursement Agreements*	Current Staff Hourly billing rate	
Research Fee	Current Staff Hourly billing rate	

**Staff Hourly Billing Rate includes administrative time, benefits, department overhead, and citywide overhead as determined by the most recent A-87 Indirect Cost Study.*

PARKING PERMITS

PARKING PERMITS [1]		FY 2026 FEE	FY 2027 FEES	1.0271
Downtown Parking Permit	*per month*	$43	$44	
Residential Parking Permit				
Annual Resident Owned Vehicle Permit	*one permit per vehicle*	$25	$26	
Subsidized Resident Annual Vehicle Permit	*one permit per vehicle, available starting 2/1*	$12		
Guest Permit	*with purchase of a resident permit*	*No Fee*		
Construction Parking Permit				
2-Hour Zone	*per day per space*	$7		
4-Hour Zone	*per day per space*	$5		

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).

MUNICIPAL COURT

MUNICIPAL COURT PRESUMPTIVE FEES	FY 2027 FEES
Traffic School and Compliance Program Fee	
Traffic School	See Tigard Court Rule 6
Criminal	$150
MUNICIPAL COURT PRESUMPTIVE FINES	**ORS 153.019**
These fines are set by ORS 153.019, however the court has the right to impose reduced fines as outlined in Tigard Court Rule 2.	
Standard	
Class A Violation	$440
Class B Violation	$265
Class C Violation	$165
Class D Violation	$115
Traffic Violation in Special Zone	
Class A Violation	$875
Class B Violation	$525
Class C Violation	$325
Class D Violation	$225
Special Traffic Violations	
Speeding 100 mph or greater	$1,150
Careless Driving resulting in injury or death of a vulnerable user	Mandatory appearance
Helmet Violations	$25
Tigard Municipal Code	
Miscellaneous non-parking violations	$265
Abandoned Vehicle	$265
Jaywalking	$115
Parking Violations	$53
MUNICIPAL COURT ADMINISTRATIVE FEES	
Failure to Appear at Trial	$100
Fix-It Ticket / VCP (Vehicle Compliance Program)	$40
License Reinstatement	*No Fee*
Payment Agreement Administrative Fee	*No Fee*
Warrant Fee	$50
Wedding Fee for City Hall	$75

FINANCIAL SERVICES

FINANCIAL SERVICES		FY 2027 FEES
Assessment Assumption		$50
Lien Search Fee		$35
Overhead Fee	*Added to repair charges for damage to city property*	10% of total charge
Budget Document		$100 paper copy
Annual Comprehensive Financial Report		$50 paper copy
Sewer Reimbursement District Loans		
Interest Rate	Applicable Federal Rate (AFR), Table , Long-term, semiannual for the month the loan is approved	
System Development Charge Financing		
Application Fee		$25
Interest Rate	Prime rate as published in the Wall Street Journal as of the date of the application plus 4%	
Transportation Development Tax Financing		
Application Fee		$25
Interest Rate	Prime rate as published in the Wall Street Journal as of the date of the application plus 4%	

SOLID WASTE COLLECTION RATES
thru December 31, 2026

RESIDENTIAL SERVICES			
Residential Cart Collections			
Recycling Only		**Cart (60 gal)**	
Carts & food waste and yard debris cart	$16.56	With food waste and yard debris	$47.48
Recycling cart only	$8.67	**Cart (90 gal)**	
Food waste and yard debris only	$8.03	With food waste and yard debris	$53.96
Mini-Cart (20 gal)		**Recycle Plus Program**	
With food waste and yard debris	$36.27	Per month	$2.70
Food waste and yard debris exempt	$32.78	Per pick up	$9.99
Cart (32 gal)		**On-Call Service**	
With food waste and yard debris	$40.60	Mixed waste, recycling cart, food waste	$15.75
Food waste and yard debris exempt	$36.83	**Overload Fee**	
		Small Extra Bag	$2.61

COMMERCIAL SERVICES			
Commercial Cart Collections			
20 gallon	$35.88	60 gallon	$47.07
32 gallon	$40.19	90 gallon	$53.55

		Weekly Collection Frequency				
	Every Other Week	**One X**	**Two X**	**Three X**	**Four X**	**Five X**
One yard	$83.65	$138.30	$259.78	$376.88	$493.99	$611.38
Each additional		$89.42	$172.81	$256.02	$339.26	$422.67
One and 1/2 yards	$103.32	$179.55	$333.47	$487.25	$641.07	$795.00
Each additional		$124.36	$242.13	$359.86	$477.57	$595.34
Two yards	$122.76	$216.76	$407.24	$597.72	$788.17	$978.63
Each additional		$160.72	$313.10	$465.84	$618.58	$771.23
Three yards	$161.73	$290.93	$554.74	$818.45	$1,082.18	$1,346.01
Each additional		$229.17	$450.25	$671.32	$892.39	$1,113.49
Four yards	$200.72	$365.13	$702.33	$1,039.26	$1,376.19	$1,717.57
Each additional		$299.70	$589.09	$878.98	$1,168.91	$1,458.98
Five yards	$239.54	$439.39	$849.69	$1,259.99	$1,670.28	$2,080.60
Each additional		$368.87	$727.70	$1,086.57	$1,445.46	$1,804.28
Six yards	$278.54	$513.26	$996.94	$1,480.45	$1,963.98	$2,447.63
Each additional		$438.37	$866.16	$1,293.86	$1,721.63	$2,149.42
Eight yards	$356.36	$662.84	$1,292.94	$1,923.09	$2,553.19	$3,183.33
Each additional		$579.19	$1,144.67	$1,710.24	$2,275.80	$2,841.29

Compactors	Weekly Collection Frequency				
	One X	**Two X**	**Three X**	**Four X**	**Five X**
1 yard compacted	$311.17	$584.50	$847.98	$1,111.48	$1,375.60
2 yard compacted	$487.71	$916.29	$1,344.87	$1,773.38	$2,201.91
3 yard compacted	$654.59	$1,248.16	$1,841.51	$2,434.90	$3,028.52
4 yard compacted	$821.54	$1,580.24	$2,338.33	$3,096.42	$3,864.52

SOLID WASTE COLLECTION RATES
thru December 31, 2026

DROP BOX COLLECTIONS & DEMURRAGE (DELAYED PICK UP)			
Drop Box Collections		**Demurrage (Delayed Pick Up)**	
10 Cubic Yard Container	$188.72	10/20 Yard Box after 48 hours	$6.47
20 Cubic Yard Container	$188.72		
30 Cubic Yard Container	$188.72	30 Yard Box after 48 hours	$8.54
40 Cubic Yard Container	$188.72	40 Yard Box after 48 hours	$8.54
All Compactors	$196.58	All Boxes with Lids	$10.36
Delivery normal business hours, Monday-Friday			$88.00
Special Drop Box Service (added to delivery fee) Saturday delivery or collection, 4-day notification required			$54.00

MEDICAL WASTE COLLECTIONS				
Rate is the on-site collection charge plus the disposal cost per medical container unit.				
On-Site Pick-up Charge	$49.00	Disposal Cost per 31 gallon unit	first 10 units	$35.35
Disposal Cost per up to 17 gallon unit	$19.40		11 units +	$23.55
Disposal Cost per 23 gallon unit	$26.20	Disposal Cost per 43 gallon unit	first 10 units	$49.00
			11 units +	$32.65
Pathological Waste				
Pharmaceutical Pail				$51.80
Pathological Box 23 gallon			first 10 units	$111.00
			11 units +	$106.00
Cardboard Bio Box (23 or 30 gallon box)				$9.00

MISCELLANEOUS SERVICE RATES		
Extra mixed waste per cart - overload fee (based on 32 gallon capacity)	$5.27	per occurrence
Extra yard debris (manual up to 32 gallon)	$3.96	per occurrence
Additional yard debris service (second 60 gallon cart)	$4.63	per occurrence
Call back/return for pick up of inaccessible cart per service call	$15.83	per occurrence
Yard service rate - extra distance away from curb after first 5 feet	$5.27	per occurrence
Special service fees	$94.97	per hour
Account reinstatement fee	$30.00	per occurrence
NSF check fee	$35.00	per occurrence
Tire disposal	Hourly Rate + disposal fee	

SOLID WASTE COLLECTION RATES
beginning January 1, 2027

RESIDENTIAL SERVICES			
Residential Cart Collections			
Recycling Only		**Cart (60 gal)**	
Carts & food waste and yard debris cart	$17.12	With food waste and yard debris	$49.08
Recycling cart only	$8.96	**Cart (90 gal)**	
Food waste and yard debris only	$8.30	With food waste and yard debris	$55.78
Mini-Cart (20 gal)		**Recycle Plus Program**	
With food waste and yard debris	$37.49	Per month	$2.79
Food waste and yard debris exempt	$33.89	Per pick up	$10.33
Cart (32 gal)		**On-Call Service**	
With food waste and yard debris	$41.97	Mixed waste, recycling cart, food waste	$16.28
Food waste and yard debris exempt	$38.07	**Overload Fee**	
		Small Extra Bag	$2.70

COMMERCIAL SERVICES			
Commercial Cart Collections			
20 gallon	$37.09	60 gallon	$48.66
32 gallon	$41.55	90 gallon	$55.36

		Weekly Collection Frequency				
	Every Other Week	**One X**	**Two X**	**Three X**	**Four X**	**Five X**
One yard	$86.48	$142.97	$268.55	$389.60	$510.66	$632.01
Each additional		$92.44	$178.64	$264.66	$350.71	$436.93
One and 1/2 yards	$106.81	$185.61	$344.72	$503.70	$662.70	$821.83
Each additional		$128.56	$250.30	$372.01	$493.69	$615.44
Two yards	$126.90	$224.08	$420.98	$617.89	$814.77	$1,011.66
Each additional		$166.14	$323.67	$481.56	$639.46	$797.26
Three yards	$167.19	$300.75	$573.46	$846.07	$1,118.70	$1,391.43
Each additional		$236.90	$465.44	$693.98	$922.51	$1,151.07
Four yards	$207.49	$377.45	$726.03	$1,074.33	$1,422.63	$1,775.53
Each additional		$309.81	$608.97	$908.64	$1,208.36	$1,508.22
Five yards	$247.62	$454.22	$878.36	$1,302.51	$1,726.65	$2,150.82
Each additional		$381.32	$752.26	$1,123.24	$1,494.24	$1,865.17
Six yards	$287.94	$530.58	$1,030.58	$1,530.41	$2,030.26	$2,530.24
Each additional		$453.16	$895.39	$1,337.52	$1,779.73	$2,221.97
Eight yards	$368.39	$685.21	$1,336.57	$1,987.99	$2,639.36	$3,290.77
Each additional		$598.74	$1,183.30	$1,767.96	$2,352.61	$2,937.19

Compactors	Weekly Collection Frequency				
	One X	**Two X**	**Three X**	**Four X**	**Five X**
1 yard compacted	$321.68	$604.23	$876.60	$1,148.99	$1,422.03
2 yard compacted	$504.17	$947.21	$1,390.26	$1,833.23	$2,276.23
3 yard compacted	$676.68	$1,290.29	$1,903.66	$2,517.08	$3,130.73
4 yard compacted	$849.27	$1,633.57	$2,417.25	$3,200.92	$3,994.95

SOLID WASTE COLLECTION RATES
beginning January 1, 2027

DROP BOX COLLECTIONS & DEMURRAGE (DELAYED PICK UP)			
Drop Box Collections		**Demurrage (Delayed Pick Up)**	
10 Cubic Yard Container	$195.09	10/20 Yard Box after 48 hours	$6.69
20 Cubic Yard Container	$195.09		
30 Cubic Yard Container	$195.09	30 Yard Box after 48 hours	$8.83
40 Cubic Yard Container	$195.09	40 Yard Box after 48 hours	$8.83
All Compactors	$203.21	All Boxes with Lids	$10.71
Delivery normal business hours, Monday-Friday			$90.97
Special Drop Box Service (added to delivery fee) Saturday delivery or collection, 4-day notification required			$55.82

MEDICAL WASTE COLLECTIONS				
Rate is the on-site collection charge plus the disposal cost per medical container unit.				
On-Site Pick-up Charge	$50.65	Disposal Cost per 31 gallon unit	first 10 units	$36.54
Disposal Cost per up to 17 gallon unit	$20.05		11 units +	$24.34
Disposal Cost per 23 gallon unit	$27.08	Disposal Cost per 43 gallon unit	first 10 units	$50.65
			11 units +	$33.75
Pathological Waste				
Pharmaceutical Pail				$53.55
Pathological Box 23 gallon			first 10 units	$114.75
			11 units +	$109.58
Cardboard Bio Box (23 or 30 gallon box)				$9.30

MISCELLANEOUS SERVICE RATES		
Extra mixed waste per cart - overload fee (based on 32 gallon capacity)	$5.45	per occurrence
Extra yard debris (manual up to 32 gallon)	$4.09	per occurrence
Additional yard debris service (second 60 gallon cart)	$4.90	per occurrence
Call back/return for pick up of inaccessible cart per service call	$16.36	per occurrence
Yard service rate - extra distance away from curb after first 5 feet	$5.45	per occurrence
Special service fees	$98.18	per hour
Account reinstatement fee	$30.00	per occurrence
NSF check fee	$35.00	per occurrence
Tire disposal	Hourly Rate + disposal fee	

POLICE

ALARM PERMIT FEES			FY 2026 FEE	FY 2027 FEES
Residential & Business				
Approved government agencies, residents over 60 years of age or have an ADA-qualified disability are EXEMPT.				
Residential annual alarm permit			$25	
Business annual alarm permit			$50	
Late payment of fees/fines (after 60 days past due)		additional	$50	
Reinstatement fee for revoked alarm permit (after 90 days past due or excessive false alarms)			$100	
Failure to obtain an annual alarm permit (within 60 days of notification)			$100	
Alarm occurrence non-permitted or revoked alarm permit		$500 each		
False Alarm Fines				
1st false alarm			*No Fee*	
2nd false alarm			*No Fee*	
3rd false alarm			$100	
4th false alarm			$150	
5th false alarm			$200	
6 or more false alarms		$250 each		
POLICE SERVICES FEES				
Fingerprint Card (each)			$15	
Good Conduct Background/Letter			$10	$20
Law Enforcement Officers Safety Act Qualification Fee			$25	
Digital Audio/Video		$20 minimum		$30
		Time & Materials Billing for requests that exceed $20		
Police Documents / Reports				
First 15 Pages	$10	Each Additional Page	$0.30	$20 $0.70
Body Worn Camera Footage				
Media Type	Time & Materials Billing			
Link			$20	$30
CD/DVD/BluRay			$20	$30
Flash Drive Size				
4-8 GB			$11	
16-32 GB			$13	$18
64 GB			$18	$23
128 GB			$32	$37
External Hard Drive		Price varies based on size		
PROPERTY FORFEITURE FOR CRIMINAL ACTIVITY				
Property Forfeiture for Criminal Activity			Varies	
VEHICLE RELEASE FEE			*ORS 809.720*	
Vehicle Release Fee			$125	

LICENSES

BUSINESS LICENSES	2026 FEE	2027 FEES	1.0271
Annual Fee[1] due January 1			
0-2 employees	$118 per year	$121	
3-5 employees	$160 per year	$164	
6-10 employees	$560 per year	$575	
11-20 employees	$916 per year	$941	
21-50 employees	$1,051 per year	$1,079	
51-75 employees	$1,146 per year	$1,177	
more than 75 employees	$1,551 per year	$1,593	
Pro-Rated Fee Schedule			
License Issued July 1 - December 31	1/2 the annual fee		
Temporary License			
Temporary License valid for 30 days maximum	$25		
Ownership or Business Name Change			
Change of business ownership	$10		
Change of business name	$10		
A change of business location requires a new license application.			
Delinquency Charge			
Delinquency Charge	10% of the original business license fee per month of delinquency, up to 100% of the original fee due for that year.		

Businesses applying for any of the following licenses are also required to have a valid Tigard Business License per TMC 5.04. Contact buslic@tigard-or.gov for additional information.

LIQUOR LICENSE			
Annual Fee			
Liquor License Endorsement	$25 per year		
Special Event License			
Special Event Liquor License Endorsement	*No Fee*		
SECOND HAND DEALERS & TRANSIENT MERCHANT LICENSE			
Full-Time Dealers License			
Full-Time	$100		
Occasional Dealers License			
Occasional *Dealer acquires/sells up to 50 items in one year.*	$40		
Reporting Forms			
Reporting Forms	$0.80 each		
SOCIAL GAMING LICENSE			
Annual Fee due January 1			
Annual Fee	$100		
Pro-Rated Fee Schedule			
License Issued July 1 - December 31	$50		

RIGHT OF WAY LICENSE FEE[2]			2027 Fee	1.03
Five-Year License	**Initial License**	**License Renewal**		
Right-of-Way Application fees (excluding small cell providers)	$328	$273	$338	$281
Small Cell Wireless provider right-of-way application fee	$55	$55	$57	$57
FRANCHISE APPLICATION FEE[2]				
Utility Franchise Application Fee		$2,122	$2,186	

Right of Way License & Franchise Agreement holders are required to pay quarterly usage fees per TCM 15.06.
See ROW Usage Fees

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).
[2] ROW Franchise Fees (License/Application/Usage) adjusted 3.0% annually per department policy.

FRANCHISE & RIGHT OF WAY FEES

FRANCHISE / RIGHT OF WAY USAGE FEE		2026 FEE	2027 FEES	1.03
Utility Service	**Franchise Fee**	**Right of Way Usage Fee**		
Solid Waste Disposal (See	5% of gross revenue			
Wireline Cable TV	5% of gross revenue			
Small Wireless Facilities[2]		$820 per year per installation		$845

Utility Service		Franchise Fee / ROW Fee		
Communication Services	Using a non-owned facility in the ROW and provides service to customers within Tigard	5% of gross revenue		
	Owns facility in the ROW and provides service to customers within Tigard[2]	5% of gross revenue or a $4,120 minimum fee, whichever is greater		$4,244
	Owns facility in the ROW and provides no service to customers within Tigard[2]	$3.22 per linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	$3.32	$4,244
Electricity	Using a non-owned facility in the ROW and provides service to customers within Tigard	5% of gross revenue		
	Owns facility in the ROW and provides service to customers within Tigard[2]	5% of gross revenue or a $4,120 minimum fee, whichever is greater		$4,244
	Owns facility in the ROW and provides no service to customers within Tigard[2]	$3.22 per linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	$3.32	$4,244
Natural Gas	Using a non-owned facility in the ROW and provides service to customers within Tigard	5% of gross revenue		
	Owns facility in the ROW and provides service to customers within Tigard[2]	5% of gross revenue or a $4,120 minimum fee, whichever is greater		$4,244
	Owns facility in the ROW and provides no service to customers within Tigard[2]	$3.22 per linear foot of installation in right-of-way or a $4,120 minimum fee, whichever is greater	$3.32	$4,244
Stormwater	Using a non-owned facility in the ROW and provides service to customers within Tigard	5% of gross revenue		
	Owns facility in the ROW and provides service to customers within Tigard[2]	5% of gross revenue or a $4,000 minimum fee, whichever is greater		$4,244

All Franchise / ROW Usage Fees are due quarterly in arrears.
Contact row@tigard-or.gov for additional information.

[2] ROW Franchise Fees (License/Application/Usage) adjusted 3.0% annually per department policy.

LIBRARY

LIBRARY FEES	*2027 FEES*
Library Card Fee (non-residents only)	$140 per year
Replacement Library Card Fee	*No Fee*
Lost Items	Replacement cost
Overdue Library Materials	*No Fee*
Public Copier and Printer Charges	
Black & White Copies and Prints	$0.10 per page
Color Copies and Prints	$0.50 per page

BUILDING

BUILDING FEES				2027 FEES
Building Plan Review Fee				
65% of base building permit fee				
New Commercial Construction				
Total Valuation	**Fee or Charge**			
$0.00 to $500.00	$51.09	minimum		
$500.01 to $2,000.00	$51.09	for the first $500 and	$2.69	for each additional $100 or fraction thereof
$2,000.01 to $25,000.00	$91.44	for the first $2,000 and	$10.76	for each additional $1,000 or fraction thereof
$25,000.01 to $50,000.00	$338.92	for the first $25,000 and	$8.06	for each additional $1,000 or fraction thereof
$50,000.01 to $100,000.00	$540.42	for the first $50,000 and	$5.38	for each additional $1,000 or fraction thereof
$100,000.01 and over	$809.42	for the first $100,000 and	$4.49	for each additional $1,000 or fraction thereof
New Single Family & Multi-Family Construction				
Total Valuation	**Fee or Charge**			
$0.00 to $2,000.00	$66.25	minimum		
$2,000.01 to $25,000.00	$66.25	for the first $2,000 and	$11.48	for each additional $1,000 or fraction thereof
$25,000.01 to $50,000.00	$330.29	for the first $25,000 and	$8.75	for each additional $1,000 or fraction thereof
$50,000.01 to $100,000.00	$549.04	for the first $50,000 and	$6.25	for each additional $1,000 or fraction thereof
$100,000.01 to $250,000.00	$861.54	for the first $100,000 and	$4.46	for each additional $1,000 or fraction thereof
$250,000.01 to $500,000.00	$1,530.54	for the first $250,000 and	$4.42	for each additional $1,000 or fraction thereof
$500,000.01 to $1,000,000.00	$2,635.54	for the first $500,000 and	$4.10	for each additional $1,000 or fraction thereof
$1,000,000.01 to $2,000,000.00	$4,685.54	for the first $1,000,000 and	$3.33	for each additional $1,000 or fraction thereof
$2,000,000.01 and over	$8,015.54	for the first $2,000,000 and	$3.18	for each additional $1,000 or fraction thereof
Additions & Alterations for Single Family, Multi-Family, Commercial, & Industrial				
Total Valuation	**Fee or Charge**			
$0.00 to $500.00	$53.27	minimum		
$500.01 to $2,000.00	$53.27	for the first $500 and	$3.39	for each additional $100 or fraction thereof
$2,000.01 to $25,000.00	$104.12	for the first $2,000 and	$15.21	for each additional $1,000 or fraction thereof

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed.

$25,000.01 to $50,000.00	$453.95	for the first $25,000 and	$11.02	for each additional $1,000 or fraction thereof
$50,000.01 to $100,000.00	$729.45	for the first $50,000 and	$7.53	for each additional $1,000 or fraction thereof
$100,000.01 to $500,000.00	$1,105.95	for the first $100,000 and	$6.04	for each additional $1,000 or fraction thereof
$500,000.01 to $1,000,000.00	$3,521.95	for the first $500,000 and	$5.09	for each additional $1,000 or fraction thereof
$1,000,000.01 and over	$6,066.95	for the first $1,000,000 and	$3.39	for each additional $1,000 or fraction thereof

DEMOLITION FEES

Single Family, Multi-Family, Commercial, & Industrial

Total Valuation	Fee or Charge	Total Valuation	Fee or Charge
Less than $500,000	$300.00	$500,000 or more	$1,200.00

ELECTRICAL FEES

Electrical Permit Plan Review Fee

25% of the electrical permit fee

New Residential, Single or Multi-Family per Dwelling Unit (service included)

1,000 square feet or less	$168.54	Each additional 500 square feet or portion thereof	$33.92
Limited energy, residential or multi-family (with above sq ft)			$75.00
Each manufactured home or modular dwelling service or feeder			$67.84

Services or Feeders; installation, alterations or relocation		*Temporary Services or Feeders; installation, alterations or relocation*	
200 amps or less	$100.70	200 amps or less	$59.36
201 amps to 400 amps	$133.56	201 amps to 400 amps	$125.08
401 amps to 600 amps	$200.34	401 amps to 600 amps	$168.54
601 amps to 1000 amps	$301.04		
Over 1000 amps or volts	$552.26		
Reconnect only	$67.84		

Branch Circuits; new, alteration or extension per panel

With purchase of service or feeder - each branch circuit	$7.42
Without purchase of service or feeder - First Branch Circuit	$56.18
Each additional Branch Circuit	$7.42

Miscellaneous (service or feeder not included)

Each pump or irrigation circuit	$67.84
Each sign or outline lighting	$67.84
Signal circuit(s) or a limited energy panel, alteration or extension	$75.00

Renewable electrical energy systems

5 kva or less	$100.70
5.01 to 15 kva	$133.56
15.01 to 25 kva	$200.34

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed.

BUILDING

Wind generation systems in excess of 25 kva	
25.01 to 50 kva	$301.04
50.01 to 100 kva	$552.26
>100 kva (fee in accordance with OAR 918-309-0040)	$552.26
Solar generation systems in excess of 25 kva	
Each additional kva over 25	$7.42
>100 kva no - additional charge	$0.00
Photovoltaic (PV) Solar Panel System	
Plan Review & Admin Fees	$180.00
Electrical Inspections (including Renewable Energy)	
Each additional inspection over allowable	
Additional electrical inspection (1 hour minimum)	$66.25 per hour
Additional electrical inspection - Industrial Plant Inspection (1 hour minimum)	$78.18 per hour
Miscellaneous fees (1 hour minimum)	$90.00 per hour
LIMITED ENERGY (LOW VOLTAGE)	
Residential Energy Use, for all systems combined	$75.00
Commercial Energy Use, for each system	$75.00
FIRE PROTECTION SYSTEMS	
Commercial Fire Life Safety Plan Review	
40% of base building permit fee	

Commercial Fire Suppression - Sprinkler, Alarm and Type I-Hood systems based on project valuation

Total Valuation	Fee or Charge			
$0.00 to $500.00	$51.09	minimum		
$500.01 to $2,000.00	$51.09	for the first $500 and	$2.69	for each additional $100 or fraction thereof
$2,000.01 to $25,000.00	$91.44	for the first $2,000 and	$10.76	for each additional $1,000 or fraction thereof
$25,000.01 to $50,000.00	$338.92	for the first $25,000 and	$8.06	for each additional $1,000 or fraction thereof
$50,000.01 to $100,000.00	$509.42	for the first $50,000 and	$5.38	for each additional $1,000 or fraction thereof
$100,000.01 and over	$809.42	for the first $100,000 and	$4.49	for each additional $1,000 or fraction thereof

Residential Fire Suppression - Stand Alone System		***Residential Fire Suppression - Multipurpose or Continuous Loop System***	
Square Footage	**Fee or Charge**	**Square Footage**	**Fee or Charge**
1 to 2,000	$198.75	1 to 2,000	$121.90
2,001 to 3,600	$246.45	2,001 to 3,600	$169.60
3,601 to 7,200	$310.05	3,601 to 7,200	$233.20
7,201 and over	$404.39	7,201 and over	$327.54

MANUFACTURED DWELLINGS	
Manufactured Dwelling Installation	
Fee includes placement permit $275.50 and state administration fee $30.00	$305.50

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed.

BUILDING

Manufactured Dwelling and Mobile Home Parks, Recreation Camps, and Organizational Camps	
Per OAR 918-500-0100, 918-500-0105, 918-500-0110	

MECHANICAL FEES

1 & 2 Family Dwellings for New, Additions or Alterations	
Minimum permit fee	$90.00
Mechanical plan review fee 25% of Permit Fee	

Heating / Cooling	
Air conditioning	$46.75
Furnace 100,000 BTU (ducts/vents)	$46.75
Furnace 100,000+ BTU (ducts/vents)	$54.91
Heat pump	$61.06
Duct work	$23.32
Hydronic hot water system	$23.32
Residential boiler (radiator or hydronic)	$23.32
Unit heaters (fuel-type, not electric), in-wall	$46.75
Flue/vent for any of above	$23.32
Other	$23.32

Fuel Piping	
First four	$14.15
Each additional	$4.03

Other Fuel Appliances	
Water heater	$23.32
Gas fireplace	$33.39
Flue/vent for water heater or gas fireplace	$23.32
Log lighter (gas)	$23.32
Wood/pellet stove	$33.39
Wood fireplace/insert	$23.32
Chimney/liner/flue/vent	$23.32
Other	$23.32

Environmental Exhaust & Ventilation	
Range hood/other kitchen equipment	$33.39
Clothes dryer exhaust	$33.39
Single-duct exhaust (bathrooms, toilet com	$23.32
Attic/crawlspace fans	$23.32
Other	$23.32

Commercial and Multi-Family
Mechanical plan review fee 25% of Permit Fee

Total Valuation	**Fee or Charge**			
$0.00 to $500.00	$69.06	minimum		
$500.01 to $5,000.00	$69.06	for the first $500 and	$3.07	for each additional $100 or fraction thereof
$5,000.01 to $10,000.00	$207.21	for the first $5,000 and	$2.81	for each additional $100 or fraction thereof
$10,000.01 to $50,000.00	$347.71	for the first $10,000 and	$2.54	for each additional $100 or fraction thereof
$50,000.01 to $100,000.00	$1,363.71	for the first $50,000 and	$2.49	for each additional $100 or fraction thereof
$100,000.01 and over	$2,608.71	for the first $100,000 and	$2.92	for each additional $100 or fraction thereof

PLUMBING FEES

Minimum permit fee	$72.50
Plumbing plan review fee 25% of Permit Fee	

New One & Two Family Dwellings	
1 bath	$312.70
2 bath	$437.78
3 bath	$500.32
Each additional bath/kitchen fixture	$25.02

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed.

BUILDING

Site Utilities			
Catch basin or area drain	$18.76	Sanitary sewer, first 100'	$62.54
Drywell, leach line, or trench drain	$18.76	Storm sewer, first 100'	$62.54
Footing drain, first 100'	$50.03	Water service, first 100'	$62.54
Each additional 100' or part thereof (footing drain)	$37.52	Each additional 100' or part thereof (sanitary, storm, water service)	$37.52
Manufactured home utilities	$50.03	Rain drain connector	$18.76
Manholes	$18.76		
Fixture or Item			
Backflow preventer	$31.27	Interceptor/grease trap	$25.02
Backwater valve	$12.51	Medical gas (value: $)	see table
Clothes washer	$25.02	Primer	$12.51
Dishwasher	$25.02	Roof drain (commercial)	$12.51
Drinking fountain	$25.02	Sink/basin/lavatory	$25.02
Ejectors/sump	$25.02	Solar units (potable water)	$62.54
Expansion tank	$12.51	Tub/shower/shower pan	$12.51
Fixture/sewer cap	$25.02	Urinal	$25.02
Floor drain/floor sink/hub	$25.02	Water closet	$25.02
Garbage disposal	$25.02	Water heater	$37.52
Hose bib	$25.02	Water Piping/DWV	$56.29
Ice maker	$12.51	Other	$25.02

Medical Gas Systems

Total Valuation	**Fee or Charge**			
$1.00 to $5,000.00	$72.50	minimum		
$5,000.01 to $10,000.00	$72.50	for the first $5,000 and	$1.52	for each additional $100 or fraction thereof
$10,000.01 to $25,000.00	$148.50	for the first $10,000 and	$1.54	for each additional $100 or fraction thereof
$25,000.01 to $50,000.00	$379.50	for the first $25,000 and	$1.45	for each additional $100 or fraction thereof
$50,000.01 and over	$742.00	for the first $50,000 and	$1.20	for each additional $100 or fraction thereof

SANITARY SEWER INSPECTION FEES

Residential	$35.00	Commercial	$45.00	Industrial	$75.00

SITE WORK / GRADING PERMIT FEES

Based on project valuation - See Building Permit Fees (New Commercial)

MISCELLANEOUS FEES

Administrative Fees to Change Issued Permits		
Address change (1/2 hour minimum)	$90.00	per hour
Contractor change (1/2 hour minimum)	$90.00	per hour
Process and handling fee to mail permits with plans	$5.00	

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed.

BUILDING

Fee Paid Inspections		*TMC 14.16*
Single & Two Family Dwellings	$100.00	
Apartment Houses & Social Care Facilities	$160.00	plus $7 for each dwelling unit in excess of 3
Hotels	$160.00	plus $5 for each dwelling unit in excess of 5

Information Processing & Archiving (IPA) Fee			
Sheets 11" x 17" and smaller	$0.50 each	Sheets larger than 11" x 17"	$2.00 each

Deferral, Extension & Phase Requests		
Deferred Submittal Plan Review	$200.00 minimum fee	plus 65% of building permit fee based on valuation of the particular portion or portions of the project.
Permit or Plan Review Extension	$90.00	
Phased Permitting Plan Review	$200.00 minimum fee	plus 10% of building permit fee based on total project valuation not to exceed $1,500 for each phase
Phased Occupancy	$200.00	

Temporary Certificate of Occupancy			
Total Valuation	**Fee or Charge**	**Total Valuation**	**Fee or Charge**
Less than $500,000	$300.00	$500,000 or more	$600.00

Other Inspections & Fees	
Inspections outside of normal business hours (2 hour minimum)	$90.00 per hour
Reinspection fees	$90.00 per hour
Inspections for which no fee is specifically indicated (1/2 hour minimum)	$90.00 per hour
Investigation Fee (1/2 hour minimum)	$90.00 per hour
Additional plan review required by changes, additions or revisions to plans (1/2 hour minimum)	$90.00 per hour

Note: A 12% surcharge fee as mandated by the State Building Codes Division is applied to all permit fees, investigation fees and inspection fees listed.

CONSTRUCTION EXCISE TAX

METRO CONSTRUCTION EXCISE TAX [4]		2026 FEE		2027 FEES	
Metro CET is charged on projects valued over $100,000 and funds regional land use planning and preparations for future development.					
All Construction valued over $100,000		0.12%	of permit valuation		
	not to exceed	$12,000			
SCHOOL DISTRICT CONSTRUCTION EXCISE TAX [5]					
School CET rates are set by the school district in which your project falls and is based on new square footage for both residential and non-residential projects. Tigard falls within two school districts: Tigard-Tualatin and Beaverton. This CET is used to fund school facility improvements.					
Tigard-Tualatin School District					***1.017***
Residential Construction		$1.67	per square foot	$1.70	
Non-Residential Construction		$0.84	per square foot	$0.85	
	not to exceed	$41,800	per permit or structure, whichever is less	$42,400	*1.01435*
Beaverton School District					***1.017***
Residential Construction		$1.67	per square foot	$1.70	
Non-Residential Construction		$0.84	per square foot	$0.85	
	not to exceed	$41,800	per permit or structure, whichever is less	$42,400	*1.01435*
TIGARD AFFORDABLE HOUSING CONSTRUCTION EXCISE TAX					
Tigard's CET is charged on most new residential and non-residential projects valued over $50,000 to help fund local affordable housing initiatives.					
Residential Construction valued over $50,000		1.0%	of permit valuation		
Non-Residential Construction valued over $50,000		1.0%	of permit valuation		

[4] Rate determined by Metro.

[5] Rate determined by school districts.

PLANNING

ARCHIVE FEES [1]	2026 FEE			2027 FEES	1.0271
Temporary Sign Archive Fee	$10				
Archive Fee A	$36			$37	
Archive Fee B	$150			$154	
Archive Fee C	$250			$257	
Archive Fee D	$450			$462	
ADJUSTMENT [1]					
Adjustment	$536		plus Archive Fee B	$551	
ANNEXATION (Quasi-Judicial) [1]					
Annexation (Quasi-Judicial)	$5,043		plus Archive Fee C	$5,180	
APPEAL					
Type II to Hearings Officer *fee set by ORS 227.175(10)(b)*	$250		plus Archive Fee B		
Expedited Review (Deposit) *fee set by ORS 197.375(1)(a)*	$300		plus Archive Fee B		
Type III[1]	$5,072		plus Archive Fee C	$5,209	
COMPREHENSIVE PLAN MAP AMENDMENT (Quasi-Judicial) [1]					
Comprehensive Plan Map Amendment (Quasi-judicial)	$6,344		plus Archive Fee C	$6,516	
CONDITIONAL USE [1]					
Conditional Use	$10,040		plus Archive Fee D	$10,312	
DIRECTOR DETERMINATION [1]					
Director Determination	$1,100		plus Archive Fee B	$1,130	
DEVELOPMENT DESIGN REVIEW [1]					
Development Design Review	$11,846		plus Archive Fee D	$12,167	
EXTENSION [1]					
Type I	$536		plus Archive Fee B	$551	
Type II	$1,100		plus Archive Fee B	$1,130	
FOOD CARTS [1]					
Food Cart	$256	per cart	plus Archive Fee A	$263	
Food Cart Pod *four or more carts*	$4,000		plus Archive Fee B	$4,108	
HISTORIC RESOURCE REVIEW [1]					
Type II: Construction / Alteration / Demolition	$1,178		plus Archive Fee B	$1,210	
Type III: Designation / Removal of Designation	$7,850		plus Archive Fee C	$8,063	
HOME BUSINESS PERMIT [1]					
Home Business Permit	$450		plus Archive Fee B	$462	
HOME OCCUPATION PERMIT [1]					
Home Occupation Permit	$185		plus Archive Fee A	$190	
LAND PARTITION [1]					
2 Lots	$6,039		plus Archive Fee C	$6,203	
3 Lots	$7,265		plus Archive Fee C	$7,462	
Expedited	$8,479		plus Archive Fee C	$8,709	
Final Plat	$1,687			$1,733	
LEGISLATIVE AMENDMENTS [1]					
External Applicants	$20,000		plus Archive Fee D	$20,542	
City Council, Planning Commission, Community Development Director or designee	*No Fee*				
LOT LINE ADJUSTMENT / LOT CONSOLIDATION [1]					
Lot Line Adjustment / Lot Consolidation	$1,100		plus Archive Fee C	$1,130	
MARIJUANA FACILITY PERMIT [1]					
Marijuana Facility Permit	$1,072		plus Archive Fee B	$1,101	
MODIFICATION [1]					
Type I	$450		plus Archive Fee B	$462	
Type II	$4,848		plus Archive Fee C	$4,979	
PLANNED DEVELOPMENT [1]					
Concept Plan					
Concept Plan	$13,965		plus Archive Fee D	$14,343	

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).

PLANNING

Consolidated Concept and Detailed Plan						
Consolidated Concept and Detailed Plan		$13,965		plus Archive Fee D	$14,343	
With Land Division (in lieu of Subdivision, Sublot, or Land Partition Fee)		$13,965	plus $114 per lot	plus Archive Fee D	$14,343	$117
Detailed Plan						
Detailed Plan		$4,848		plus Archive Fee D	$4,979	
With Land Division (in lieu of Subdivision, Sublot, or Land Partition Fee)		$4,848	plus $114 per lot	plus Archive Fee D	$4,979	$117
PRE-APPLICATION CONFERENCE [1]						
Type II		$450			$462	
Type III		$1,081			$1,110	
PUBLIC FACILITIES EXCEPTION (inside River Terrace) [1]						
Public Facilities Exception (inside River Terrace)		$1,100		plus Archive Fee B	$1,130	
SENSITIVE LANDS REVIEW [1]						
Type I		$1,100		plus Archive Fee B	$1,130	
Type II		$4,822		plus Archive Fee C	$4,953	
Type III		$5,208		plus Archive Fee C	$5,349	
SIGN PERMIT [1]						
New or Modified Sign		$302		plus Archive Fee A	$310	
Temporary Sign		$95		Plus Temporary Sign Archive Fee	$98	
SITE DEVELOPMENT REVIEW [1]						
Inside MU-CBD Zone: All Development						
Type I		$178		plus Archive Fee A	$183	
Type II	Under $1,000,000	$2,492		plus Archive Fee B	$2,560	
	$1,000,000 and over	$7,701		Plus (0.004 X Project Valuation) plus Archive Fee C	$7,910	
Outside MU-CBD Zone: Residential Development						
Type I	Under 13 Dwelling Units	$536		plus Archive Fee C	$551	
	13 Dwelling Units and over	$1,100		plus Archive Fee C	$1,130	
Type II	Under 13 Dwelling Units	$1,316		plus Archive Fee C	$1,352	
	13 Dwelling Units and over	$2,192		plus Archive Fee D	$2,251	
Outside MU-CBD Zone: Nonresidential and Mixed-Use Development						
Type II	Under $1,000,000	$8,517		plus Archive Fee D	$8,748	
	$1,000,000 and over	$11,068		Plus ($6 per each $10,000 over $1M) plus Archive Fee D	$11,368	$7
SUBDIVISION [1]						
Preliminary Plat		$13,370	plus $114 per lot	plus Archive Fee D	$13,732	$117
Expedited Preliminary Plat		$11,275	plus $114 per lot	plus Archive Fee D	$11,581	$117
Final Plat		$3,401			$3,493	
SUBLOT PLAT [1]						
Preliminary Sublot Plat		$6,578	plus $114 per lot	plus Archive Fee C	$6,756	$117
Final Sublot Plat		$1,645			$1,690	
TEMPORARY USE PERMIT [1]						
Type I		$536		plus Archive Fee A	$551	
Special Exemption: Non-Profit Organization		No Fee				
Special Rate: Mixed Use-Central Business District Zone						
1st Temporary Use in a Calendar Year		$536		plus Archive Fee A	$551	
2nd Through 5th Temporary Use With Substantially the Same Site Plan Within A		$95		plus Archive Fee A	$98	
TRANSPORTATION MITIGATION REVIEW (inside Tigard Triangle) [1]						
Transportation Mitigation Review (inside Tigard Triangle)		$1,100		plus Archive Fee B	$1,130	
URBAN FORESTRY [1]						
Plan Modification		$1,057		plus Archive Fee B	$1,086	
Discretionary Plan Review						
With concurrent Type III review		$662			$680	
Without concurrent Type III review		$4,079		plus Archive Fee C	$4,190	

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).

PLANNING

Tree Establishment Bond (Planting & Early Establishment)					
Open Grown Tree for all Land Use Applications except Land Divisions		$691	per tree	$710	
Stand Grown Tree for all Land Use Applications except Land Divisions		$550	per stand	$565	
Hazard Tree Dispute Resolution Fee					
Hazard Tree Dispute Resolution Fee		$259	plus $65 each additional tree	$266	$67
In Lieu of Planting Fees (Planting & 3 Year Maintenance)					
Street Tree		$841	per tree	$864	
Open Grown Tree		$841	per tree	$864	
Stand Grown Tree		$599	per stand	$615	
Tree Removal Permit					
Simple Tree Removal		*No Fee*			
Complex Tree Removal		$461	per tree, up to and including 10 trees plus Archive Fee B	$473	
If over 10 trees, a deposit of $ 476 for each tree over 10 trees up to a maximum of $5,000 is due prior to review. Fee is total staff time to process permit; applicant will be refunded any remaining balance after review is					$489
Tigard Triangle District Tree Removal Fee		$415	per caliper inch DBH	$426	
Only applies in TMU Zone when removal is approved through an adjustment.					
Retroactive Tree Removal Permit Penalty		$250	minimum	$257	
Tree Canopy Fees					
Tree Canopy Fee		$3	per square foot of tree canopy		
Parking Lot Tree Canopy Fee		$1,595	per parking space	$1,638	
Urban Forest Inventory Fees					
Open Grown Tree		$233	plus $32 each additional tree	$239	$33
Stand of Trees		$306	plus $50 each additional stand	$314	$51
WIRELESS COMMUNICATION FACILITY [1]					
Site Development Review Type II	Under $1,000,000	$8,517	plus Archive Fee D	$8,748	
Site Development Review Type II	$1,000,000 or over	$11,068	Plus ($7 per each $10,000 over $1M) plus Archive Fee D	$11,368	$7
Conditional Use Permit		$10,040	plus Archive Fee D	$10,312	
ZONE CHANGE (Quasi-Judicial) [1]					
Zone Change (Quasi-Judicial)		$6,344	plus Archive Fee D	$6,516	
ZONING ANALYSIS [1]					
Zoning Analysis		$1,100	plus Archive Fee A	$1,130	
ZONING REQUEST [1]					
Zoning Request		$161	plus Archive Fee A	$165	
SPECIAL EXEMPTION: SHELTER SITING					
Special Exemption: Shelter Siting		*No Fee*			
PLANNING REVIEW OF BUILDING PERMITS [1]					
Residential					
Residential development code review applies to new construction of, and additions to, dwelling units and structures including, but not limited to, garages, carports, porches, patios, decks, storage sheds, awnings, steps and ramps.					
Small Form Residential (includes single detached houses, duplexes, triplexes, and attached accessory dwelling units)		$135	Per dwelling unit	$139	
Detached Accessory Dwelling Unit		$135		$139	
Rowhouse		$135	Per dwelling unit	$139	
Quad		$439	Per Quad Development	$451	
Cottage Cluster		$329	Plus $80 per dwelling unit	$338	$82
Courtyard Unit		$329	Plus $80 per dwelling unit	$338	$82
Accessory structures and additions that do not add dwelling units		$135		$139	

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).

PLANNING

Non-Residential and Mixed-Use		
Non-Residential and Mixed-Use	$536	$551
Tenant Improvements in Existing Development		
Project Valuation under $5,000	*No Fee*	
Project Valuation $5,000 - $74,999	$135	$139
Project Valuation $75,000 - $149,999	$336	$345
Project Valuation $150,000 and more	$536	$551

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).

MISCELLANEOUS DEVELOPMENT FEES

GIS MAPS		2026 FEE	2027 FEES	1.0271
17" x 22"	Non Aerial	$16		
	Aerial	21		
34" x 44"	Non Aerial	$37		
	Aerial	$43		
Custom Maps		Staff Hourly Rate		
PROJECT / PLAT NAME CHANGE [1]				
Project / Plat Name Change		$615	$632	
PUBLIC NOTICE SIGN				
Public Notice Sign		$8		
RENOTIFICATION FOR HEARING POSTPONEMENT [1]				
Renotification for Hearing Postponement		$579	$595	
SMALL WIRELESS FACILITY PLANNING REVIEW FEE				
Small Wireless Facility Planning Review Fee		$150 per application, up to 5 batched applications, then $45 per application over 5		
TIGARD COMPREHENSIVE PLAN				
Tigard Comprehensive Plan		$100		
TIGARD TRANSPORTATION SYSTEM PLAN				
Tigard Transportation System Plan		$100		
TYPE II (MAJOR) MODIFICATION PROJECT VALUATION THRESHOLD [1]				
Type II (Major) Modification Project Valuation Threshold		$69,254	$71,131	
VACATION (Streets and Public Access) [1]				
Deposit		$4,070 Plus actual costs	$4,180	
VERTICAL HOUSING DEVELOPMENT ZONE [1]				
Precertification Fee		$1,107	$1,137	
Final Certification Fee		$1,662	$1,707	
Annual Project Monitoring Fee		$415	$426	
CLAIMS APPLICATION FEE				
Measure 49 / Measure 37 Claim for Compensation		*ORS 195.300-195.336*		
Claim fee shall be actual cost incurred by the city to process claim. Any funds remaining from the deposit after the claim has been processed will be refunded to the claimant. Payment of any costs exceeding the amount of the deposit is required prior to issuance of a final decision by the city on the claim.		$1,000 deposit		

[1] Adjusted annually based on a 12-month (Jan-Dec) average of the West Consumer Price Index (CPI-U).

DEVELOPMENT ENGINEERING

ADDRESSING FEES		2026 FEE	2027 FEES
Addressing Requests			
Addressing Assignment Fee	$50.00	per lot or suite (up to first 20)	
	$25.00	per lot or suite (for 21 and greater)	
Early Addressing Request	$250.00	Prior to Plat Approval	
ENCROACHMENTS			
Encroachment Permit - Furnishings		$25.00	
Encroachment Permit		$250.00	
Encroachment Permit Appeal		$250.00	
EROSION CONTROL INSPECTION FEE			
With Development			
Construction Cost Estimate $0-$25,000		$80.70	
Construction Cost Estimate $25,001-$50,000		$107.60	
Construction Cost Estimate $50,001-$100,000		$161.40	
Construction Cost Estimate over $100,000		$161.40	
	plus $75 per $100,000 or fraction thereof exceeding the first $100,000		
Without Development			
0-0.99 acres		$322.80	
1 acre or greater		$322.80	
	plus $150 per acre or fraction thereof		
Reinspection Fee (1 hour minimum)		$96.84 per hour	
Plan Check		included in inspection fee	
Plan Resubmittal Review (1/2 hour minimum)		$96.84 per hour	
FEE IN LIEU OF STORMWATER MANAGEMENT [6]			
Fee In Lieu of Stormwater Quality	$1.00	per sq. ft. of unmanaged impervious area	
Fee In Lieu Of Hydromodification	$1.00	per sq. ft. of unmanaged impervious area	
Fee In Lieu Of Stormwater Quality and Hydromodification	$1.50	per sq. ft. of unmanaged impervious area	
FEE IN LIEU OF UNDERGROUNDING			
Utility Portion (one or more, accumulative):			
Electrical	$86.00	per linear foot	
Cable	$16.00	per linear foot	
Telecommunication	$26.00	per linear foot	
Trench Cost (applied only once, per linear foot):			
Trench Cost	$39.00	per linear foot	
OTHER INSPECTIONS & FEES			
Inspections outside of normal business hours (2 hour minimum)		$135.00 per hour	
Inspections for which no fee is specifically indicated (1/2 hour minimum)		$135.00 per hour	
Additional plan review required by changes, additions or revisions to plans (1/2 hour minimum)		$135.00 per hour	
Plan Review Fee for each additional technical review after the third PFI plan review		$300.00 minimum plus 0.5% of estimated cost of public improvements	
Oversize Load Permit		$325.00	
RETRIEVAL OF MATERIALS CONFISCATED IN ROW			
Lawn and A-board signs		$40.00 per sign	
Other signs and materials (based on size and value)		City Manager's Discretion	

[6] Rate determined by Clean Water Services.

DEVELOPMENT ENGINEERING

PUBLIC FACILITY IMPROVEMENT PERMIT		
Sidewalk repair or replacement up to 20 linear feet	*No Fee*	
LIDA* Permit Review & Inspection	$300.00 per equivalent dwelling unit (EDU) for review and inspection of LIDA on single lots	
All System Improvements	$300 minimum, or 2% of the preliminary engineer's estimate of cost is required at permit intake and will be credited when calculating the fee to release the permit	
All Non-Water System Improvements	7% of the final engineer's estimate of cost for all non-water system improvements is required to release the permit and the intake fee amount will be deducted as a credit	
All Water System Improvements	12% of the final engineer's estimate for public water system improvements is required to release the permit and the intake fee amount will be deducted as a credit	
**LIDA = Low Impact Development Approaches per Clean Water Services Design & Construction Standards*		
REGIONAL STORMWATER MANAGEMENT CHARGE (RSMC) [6]		***CWS 2027 FEES*** ***1.06***
RSMC Unit Rate	$10.26 per cubic foot of required volume management	$10.88
Residential RSMC Calculation	Lot size (sf) x percent impervious design factor x 0.131 cf/sf x RSMC unit rate*	
Multi-family & Non-Residential RSMC	Actual impervious area (sf) x 0.131 cf/sf x RSMC unit rate*	
** Percent impervious design factor and RSMC unit rate per Clean Water Services Rates and Charges*		
REIMBURSEMENT DISTRICT		
Application Fee	$300.00	
Reimbursement District Fee	Not to Exceed $6,000 unless reimbursement fee exceeds $15,000. Any amount over $15,000 shall be reimbursed by the owner; $6,000 limit valid for only 3 years from Council approval of district cost.	
STREETLIGHT ENERGY & MAINTENANCE FEE		
Based upon PGE Schedule #95 Option "B" for the first two years costs		
TIGARD TRIANGLE MIXED USE ZONE - FEES & CHARGES		
Transportation Impact Study	Actual Cost of Study by City Transportation Consultant	
Transportation Fee in Lieu of Construction	Estimated Cost of Improvements by City Engineer (determination based on an estimate to construct the required improvements using the average cost of the most recent capital improvement project itemized bid prices)	

[6] Rate determined by Clean Water Services.

UTILITIES

ESTIMATED UTILITY BILL for a SINGLE-FAMILY DETACHED DWELLING		
Estimate assumes: 6 Water Units | 6 Winter Average Sewer Units | 1 Equivalent Dwelling Unit		
Water Customer Charge		$34.63
Water Volume Charges		$29.22
Sanitary Sewer Base Charge		$39.81
Sanitary Sewer Use Charge		$15.60
Sanitary Sewer Surcharge		$3.23
Stormwater Service Charge		$11.75
Stormwater SWM Surcharge		$5.50
Street Maintenance Fee		$9.29
Parks & Recreation Fee		$9.79
For estimating purposes only	**Total Monthly Bill**	**$158.82**

1 ccf = 100 cubic feet of water

WATER CUSTOMER CHARGE	*Basic fee charged to customers to have the City deliver water*	2026 FEE	2027 FEES	1.02
Single Family Residential				
		$33.95 per month	$34.63	
Multi-Family Residential, Commercial, Industrial, Irrigation by Meter Size (diameter inches)				
Meter Size				
5/8" x 3/4" Meter		$33.95 per month	$34.63	
3/4" x 3/4" Meter		$48.90 per month	$49.88	
1" Meter		$76.16 per month	$77.68	
1 1/2" Meter		$201.14 per month	$205.16	
2" Meter		$326.35 per month	$332.88	
3" Meter		$642.37 per month	$655.22	
4" Meter		$1,220.21 per month	$34.63	$1,244.61
6" Meter		$1,368.17 per month	$49.88	$1,395.53
8" Meter		$2,136.81 per month	$77.68	$2,179.55
10" Meter		$3,942.94 per month	$205.16	$4,021.80
12" Meter		$5,579.00 per month	$332.88	$5,690.58

WATER USAGE CHARGES						
Rates listed are cost per 1 ccf	**Tier 1**	**Tier 2**	**Tier 3**			
Residential	$4.77	$6.97	$7.98	$4.87	$7.11	$8.14
Commercial	$4.71	$6.86	$7.85	$4.80	$7.00	$8.01
Rates listed are cost per 1 ccf	**Uniform Rate**					
Multi-Family	$5.21				$5.31	
Industrial	$6.21				$6.33	
Irrigation	$8.81				$8.99	

BOOSTER PUMP CHARGE		2027 FEES	1.02
Single Family Residential			
	$2.03 per month	$2.07	
Multi-Family Residential, Commercial, Industrial, Irrigation by Meter Size (diameter inches)			
Meter Size	per month		
5/8" x 3/4" Meter	$1.49	$1.52	$38.11
3/4" x 3/4" Meter	$2.24 per month	$2.28	$76.22
1" Meter	$3.74 per month	$3.81	$121.95
1 1/2" Meter	$7.47 per month	$7.62	$175.31
2" Meter	$11.96 per month	$12.20	$257.25
3" Meter	$23.91 per month	$24.39	
4" Meter	$37.36 per month		
6" Meter	$74.73 per month		
8" Meter	$119.56 per month		
10" Meter	$171.87 per month		
12" Meter	$252.21 per month		

SANITARY SEWER FEES [6]		CWS 2027 FEES	
Sanitary Sewer Service			
Base Charge#	$38.28 per dwelling unit per month	$39.81	*1.04*
Use Charge#	$2.50 per ccf per month for individual customer winter average	$2.60	*1.04*
Tigard Sewer Surcharge[3]	$3.23 per dwelling unit per month		

STORM AND SURFACE WATER FEES [6]			
Surface Water Management			
Service Charge+	$11.30 per ESU* per month	$11.75	*1.04*
Tigard Stormwater Surcharge	$5.50 per ESU* per month		
**ESU = Equivalent Service Unit = 2,640 square feet of impervious surface = 1 ESU per dwelling unit*			

[3] Adjusted annually based on a 12-month (Apr-Mar) average of the Seattle Construction Cost Index (CCI).

[6] Rate determined by Clean Water Services.

City retains 20% of fees collected.

+ City retains 75% of fees collected.

UTILITIES

FIRE RATES (SPRINKLERS)			2027 FEES	1.02
Fire Service Connection[3]		$2,168.00 plus 12% of construction costs		
Fire Service Line	6" or smaller	$42.31 per month	$43.16	
Fire Service Line	8" or larger	$55.97 per month	$57.09	
FIRE HYDRANT FEES				
Fire Hydrant Flow Test		$400.00 per test		
Fire Hydrant Usage - Temporary				
3" hydrant meter deposit		$650.00		
Deposit is refundable if returned in good condition				
Hook-up service		$50.00		
Continued use		$50.00 per month		
Consumption		$19.32 per ccf	$19.71	
WATER METER FEES				
Meter Disconnection		Actual labor and material costs + 10%		
Meter Out-of-Order Test		Meter calibration cost + actual labor and material costs + 10%		
Meter Maintenance Fee		$50.00 per required service		
Meter Installation Fees		*see System Development Charges - Water*		
Service Installation Fees		*see System Development Charges - Water*		
MISCELLANEOUS WATER FEES				
Water After Hours Emergency Turn On Service		$65.00	$100.00	
Service hours outside of Monday through Friday 8:00am-5:00pm				
Water Bacteriological Quality Testing		$80.00 per test		
Water Disconnection Charge for Non-payment	*During business hours*	$50.00		
Water Line Construction	New Development	12% of Actual Cost		
Water Main Extension	Designed and installed by others	12% of Actual Cost		
Final Notification Process Fee		$10.00 per instance		

1 ccf = 100 cubic feet of water

TIERED RATE STRUCTURE THRESHOLDS

Single Family Residential	**Tier 1**	**Tier 2**	**Tier 3**
	6 ccf	15 ccf	over 15 ccf

Multi-Family Residential, Commercial, Industrial & Irrigation

Meter Size	**Tier 1**	**Tier 2**	**Tier 3**	**Meter Size**	**Tier 1**	**Tier 2**	**Tier 3**
5/8" x 3/4"	6 ccf	15 ccf	over 15 ccf	4"	282 ccf	705 ccf	over 705 ccf
3/4" x 3/4"	9 ccf	22 ccf	over 22 ccf	6"	300 ccf	750 ccf	over 750 ccf
1"	16 ccf	40 ccf	over 40 ccf	8"	480 ccf	1,200 ccf	over 1,200 ccf
1 1/2"	48 ccf	120 ccf	over 120 ccf	10"	938 ccf	2,345 ccf	over 2,345 ccf
2"	78 ccf	195 ccf	over 195 ccf	12"	1,350 ccf	3,376 ccf	over 3,376 ccf
3"	137 ccf	344 ccf	over 344 ccf				

[3] Adjusted annually based on a 12-month (Apr-Mar) average of the Seattle Construction Cost Index (CCI).

[6] Rate determined by Clean Water Services.

City retains 20% of fees collected.

+ City retains 75% of fees collected.

STREET MAINTENANCE FEE
PARKS & RECREATION FEE

STREET MAINTENANCE FEE [7]	2026 FEE		2027 FEES 1.02
Monthly Rate			
Single- and Multi-Family	$9.11	per unit	$9.29
Non-Residential	$2.98	per minimum required parking space	$3.04
Appeals			
Staff Review	*No Fee*		
City Council Written Appeal Filing Fee	$300.00		
TIGARD TRANSPORTATION UTILITY FEE (River Terrace)			
Tigard Transportation Utility Fee	$5.00	per month	
PARKS & RECREATION FEE [8]	***2026 FEE***		***2027 FEES 1.0426***
Monthly Rate			
Single- and Multi-Family	$9.38	per EDU	$9.78
Non-Residential	$9.38	per EDU	$9.78
*Commercial EDU Count = (# Billed Parking Stalls from Street Maintenance Fee * 0.76 Jobs per Stall) / 15 EDU Factor*			
*Industrial EDU Count = (# Billed Parking Stalls from Street Maintenance Fee * 1.16 Jobs per Stall) / 15 EDU Factor*			
**EDU = Equivalent Dwelling Unit*			
Rate Reduction Program			
Fee Reduction for Qualified Low Income Single Family	50%	reduction	

[7]Adjusted annually based on the Street Maint Fee Index Formula [2-year rolling average of (0.85*SCCI)+(0.15*MACMP) with a 2% floor and 7% ceiling].

[8]Adjusted annually based on the Park Maintenance Fee Index Formula *[(0.6*4.8%Personnel)+(0.25*3.0%Services/Utilities)+(0.15*4.2%Materials/Internal Services)].*

PARKS AND RECREATION

COMMUNITY GARDEN PLOT RENTAL	2026 FEE		2027 FEES
Large	>120 sq. ft.	$60 per year	
Medium	60-119 sq. ft.	$40 per year	
Small	<60 sq. ft	$30 per year	
Non-resident fee (additional Metzger School Park)		$5 per plot per	
PARK RESERVATION FEES			
	Resident	**Non-Resident**	
Application Fee	$0 per event	$50 per event	
Rental Change Fee	$15 per event	$15 per event	
Organized Group Event Processing Fee	$50 per event	$50 per event	
Event Monitor	$15 per hour	$15 per hour	
Special Use/Alcohol Permit Fee *(Fee assessed at time of reservation)*	$25 per event	$25 per event	
Shelter Rental Fees (2 hour minimum)	**Resident**	**Non-Resident**	
Shelter #2	$45 per hour	$45 per hour	
Shelter #1	$35 per hour	$35 per hour	
Shelter #3			
Shelter #4			
Bishop/Scheckla Pavilion			
Summerlake			
Grass Soccer/Ball Field	$10 per hour	$20 per hour	
Artificial Turf Soccer/Ball Field	$20 per hour	$40 per hour	
Court (Sports)	$10 per hour	$20 per hour	
FOOD CARTS IN PARKS			NEW FEE
Required for food carts associated with shelter reservations or events in the Parks.			
Fee per Food Cart			$50
SPECIAL EVENT PERMIT FEES			
	First 3 hours	**Each Additional Hour**	
0 to 25 people	$50	$10 per hour	
26 to 100 people	$75	$25 per hour	
101 to 200 people	$100	$55 per hour	
201 to 500 people	$275	$90 per hour	
501 to 2,000 people	$475	$155 per hour	
2,001 and more	$1,000	$330 per hour	
Special Event Permit Appeal	$100		
DOWNTOWN SPECIAL EVENT PERMIT FEES			
Downtown Special Event Application Fee	**0 to 500 People**	**501 People or more**	
Downtown Special Event Application Fee	$50	$150	
Refundable Security/Cleaning Deposit	*May be required for some events to mitigate possible cleanup and/or damages per application*		
Universal Plaza	Not to exceed $250		
Rotary Plaza			
Liberty Park			
Downtown District Event	Not to exceed $1,500		
Special Use/Alcohol Permit Fee	*Fee assessed at time of reservation*		
Special Use/Alcohol Permit Fee	$25 per event		$50 per event
Road Closure Fee	**per intersection**	**three or more intersections**	
Intersection closure or restriction	$175 per day	$525 per day	
Public Event Park Fees	**Resident**	**Non-Resident**	
Hourly Fee	**2-hour min / 10-hour max**		
Universal Plaza	$300 per hour	$600 per hour	
Rotary Plaza	$200 per hour	$400 per hour	
Liberty Park	$150 per hour	$300 per hour	
Daily Fee	**over 10 hours**		
Universal Plaza	$3,000 per day	$6,000 per day	
Rotary Plaza	$1,000 per day	$2,000 per day	
Liberty Park	$750 per day	$1,500 per day	

SYSTEM DEVELOPMENT CHARGES
PARKS

RESIDENTIAL PARK SDCs (PSDC) [9]					FY 2026-2027 FEES
HOUSING TYPE	**UNIT**	**PSDC-I (citywide)**	**PSDC-I (outside River Terrace)**	**PSDC-I (inside River Terrace)**	**PSDC-R**
Single-Family Detached House	Dwelling Unit	$7,862	$2,915	$3,613	$2,178
*Apartment / Condo / Townhouse	Dwelling Unit	$5,919	$2,194	$2,720	$1,393
Mobile Home Park	Mobile Home Space	$5,919	$2,194	$2,720	$1,393
Assisted Living Facility	Bed	$679			$123

**The following Tigard housing types are charged the Apartment PSDC rate: small form residential, accessory dwelling units, rowhouses, quads, cottage clusters, and courtyard units.*

NON-RESIDENTIAL PARK SDCs (PSDC) [9]

Each land use category has an associated employee density number per the Standard Industry Classification (SIC) Code. The employee density and the project's square feet of gross floor area (SFGFA) are used to calculate the PSDC owed.

PSDC Calculation: PSDC Land Use Rate x Employee Density x (SFGFA/1,000) = PSDC

LAND USE CATEGORY	EMPLOYEE DENSITY NUMBER	PSDC-I	PSDC-R
Retail			
General	1.43	$970	$176
Hardware	1.00	$679	$123
Food Stores	1.48	$1,006	$182
Restaurant/Bar	4.44	$3,018	$547
Appliance/Furniture	1.00	$679	$123
Auto Dealership	1.54	$1,045	$189
Gas Station (gas only)	3.33	$2,263	$410
Gas Station (gas and service)	2.50	$1,698	$308
Regional Shopping Center	1.67	$1,132	$205
Services			
Hotel/Motel	0.67	$453	$82
Health Services (hospital)	2.00	$1,358	$246
Health Services (clinic)	2.86	$1,940	$351
Educational (church)	0.77	$522	$95
Cinema	0.91	$617	$112
Personal Services (office)	1.67	$1,132	$205
Finance, Insurance, Real Estate, Business Services (office)	2.86	$1,940	$351
Wholesale Trade			
Durable Goods	1.00	$679	$123
Non-Durable Goods	0.87	$590	$107
Warehousing			
Storage	0.05	$34	$6
Distribution	0.40	$272	$49
Trucking	0.67	$453	$82
Communications	4.00	$2,716	$492

[9]Adjusted annually based on the PSDC Index Formula *[(0.5*SCCI)+(0.5*WaCo Land Acq Type 41)]* .

SYSTEM DEVELOPMENT CHARGES
PARKS

NON-RESIDENTIAL PARK SDCs (PSDC) [9]

Each land use category has an associated employee density number per the Standard Industry Classification (SIC) Code. The employee density and the project's square feet of gross floor area (SFGFA) are used to calculate the PSDC owed.

PSDC Calculation: PSDC Land Use Rate x Employee Density x (SFGFA/1,000) = PSDC

LAND USE CATEGORY	EMPLOYEE DENSITY NUMBER	PSDC-I	PSDC-R
Manufacturing			
General	1.43	$970	$176
Food Related	1.29	$876	$159
Textile, Apparel	1.74	$1,181	$214
Lumber, Wood Products	1.79	$1,213	$220
Paper and Related	0.71	$485	$88
Printing and Publishing	1.67	$1,132	$205
Chemicals, Petrol, Rubber, Plastics	1.18	$799	$145
Cement, Stone, Clay, Glass	1.25	$849	$154
Furniture and Furnishings	1.67	$1,132	$205
Primary Metals	1.00	$679	$123
Secondary Metals	1.25	$849	$154
Non-Electrical Machinery	1.67	$1,132	$205
Electrical Machinery	2.67	$1,811	$328
Electrical Design	3.08	$2,089	$378
Transportation Equipment	2.00	$1,358	$246
Other	2.50	$1,698	$308
Utilities	4.44	$3,018	$547
Government Administration	3.33	$2,263	$410

Abbreviations

SDC-R reimbursement fee

SDC-I improvement & compliance fee

SDC FINANCING

System Development Charge Financing ***See Finance***

For assistance calculating SDCs, please contact Tigard's SDC Coordinator at sdc@tigard-or.gov or 503-718-2662.

[9]Adjusted annually based on the PSDC Index Formula *[(0.5*SCCI)+(0.5*WaCo Land Acq Type 41)]* .

SYSTEM DEVELOPMENT CHARGES
TRANSPORTATION

RESIDENTIAL TRANSPORTATION SDCs (TSDC) [10] — FY 2026-2027 FEES

ITE CODE	LAND USE CATEGORY	UNIT	TSDC-I	TSDC-I (River Terrace)	TSDC-R
210	Single-Family Detached House	Dwelling Unit	$8,260	$4,040	$477
*220	Apartment	Dwelling Unit	$4,818	$2,357	$278
*230	Residential Condominium/Townhouse	Dwelling Unit	$4,818	$2,357	$278
240	Mobile Home Park	Mobile Home Space	$4,818	$2,357	$278
254	Assisted Living Facility	Bed	$3,848	$474	$222

These ITE Codes and the following Tigard housing types are charged the Apartment TSDC rate: small form residential, accessory dwelling units, rowhouses, quads, cottage clusters, and courtyard units.

NON-RESIDENTIAL TRANSPORTATION SDCs (TSDC) [10]

Non-Residential rates are cost per unit.

TSDC Calculation: TSDC Land Use Rate x (SFGFA/1,000) = TSDC *or* TSDC Land Use Rate x UNIT = TSDC

ITE CODE	LAND USE CATEGORY	UNIT	TSDC-I	TSDC-I (River Terrace)	TSDC-R
	Recreational				
411	City Park	Acre	$0	$0	$0
417	Regional Park	Acre	$2,859	$352	$165
430	Golf Course	Acre	$4,288	$528	$247
492	Health/Fitness Club	1,000 SFGFA	$44,640	$5,501	$2,574
495	Recreational Community Center	1,000 SFGFA	$36,833	$4,539	$2,124
	Institutional/Medical				
520	Elementary School	1,000 SFGFA	$20,121	$2,480	$1,160
522	Middle School/Junior High School	1,000 SFGFA	$16,383	$2,019	$945
530	High School	1,000 SFGFA	$13,744	$1,694	$793
540	Junior/Community College	1,000 SFGFA	$29,027	$3,577	$1,674
560	Church	1,000 SFGFA	$10,335	$1,274	$596
565	Day Care Center	1,000 SFGFA	$49,917	$6,152	$2,878
610	Hospital	1,000 SFGFA	$12,754	$1,572	$735
620	Nursing Home	1,000 SFGFA	$11,105	$1,369	$640
	Commercial/Services				
310	Hotel	Room	$6,707	$827	$387
320	Motel	Room	$6,157	$759	$355
812	Building Materials & Lumber Store	1,000 SFGFA	$61,132	$7,534	$3,525
813	Free-Standing Discount Superstore	1,000 SFGFA	$34,854	$4,295	$2,010
814	Variety Store	1,000 SFGFA	$36,723	$4,526	$2,118
815	Free-Standing Discount Store	1,000 SFGFA	$29,247	$3,604	$1,686
816	Hardware/Paint Store	1,000 SFGFA	$23,199	$2,859	$1,338
817	Nursery (Garden Center)	1,000 SFGFA	$99,395	$12,249	$5,731
820	Shopping Center	1,000 SFGFA	$20,451	$2,520	$1,179
826	Specialty Retail Center	1,000 SFGFA	$55,195	$6,802	$3,183
841	Automobile Sales	1,000 SFGFA	$30,786	$3,794	$1,775
843	Automobile Parts Sales	1,000 SFGFA	$31,116	$3,835	$1,794
848	Tire Store	1,000 SFGFA	$24,629	$3,035	$1,420
850	Supermarket	1,000 SFGFA	$35,624	$4,390	$2,054
851	Convenience Market (Open 24 Hours)	1,000 SFGFA	$191,093	$23,550	$11,019
857	Discount Club	1,000 SFGFA	$50,907	$6,274	$2,935
862	Home Improvement Superstore	1,000 SFGFA	$15,283	$1,883	$881
880	Pharmacy/Drugstore without Drive-Through	1,000 SFGFA	$51,567	$6,355	$2,973

Non-residential TSDCs charged to customers will not exceed 80% of the Transportation Development Tax (TDT) charged as set by Washington County. When the calculated TSDC does exceed 80% of TDT, the TSDC charged will be 80% of TDT.

[10]Adjusted annually based on the TSDC Index Formula *[(0.9*SCCI)+(0.1*MACMP)]* .

SYSTEM DEVELOPMENT CHARGES
TRANSPORTATION

NON-RESIDENTIAL TRANSPORTATION SDCs (TSDC) [10]

Non-Residential rates are cost per unit.

TSDC Calculation: TSDC Land Use Rate x (SFGFA/1,000) = TSDC *or* TSDC Land Use Rate x UNIT = TSDC

ITE CODE	LAND USE CATEGORY	UNIT	TSDC-I	TSDC-I (River Terrace)	TSDC-R
881	Pharmacy/Drugstore with Drive-Through	1,000 SFGFA	$40,572	$5,000	$2,339
890	Furniture Store	1,000 SFGFA	$2,089	$257	$120
911	Walk-in Bank	1,000 SFGFA	$133,369	$16,436	$7,690
912	Drive-in Bank	1,000 SFGFA	$80,264	$9,892	$4,628
925	Drinking Place	1,000 SFGFA	$170,313	$20,989	$9,821
931	Quality Restaurant	1,000 SFGFA	$42,111	$5,190	$2,428
932	High-Turnover (Sit-Down) Restaurant	1,000 SFGFA	$80,813	$9,959	$4,660
934	Fast-Food Restaurant with Drive-Through	1,000 SFGFA	$212,973	$26,246	$12,281
936	Coffee/Donut Shop without Drive-Through	1,000 SFGFA	$112,809	$13,902	$6,505
937	Coffee/Donut Shop with Drive-Through	1,000 SFGFA	$162,836	$20,068	$9,390
938	Coffee/Donut Kiosk	1,000 SFGFA	$179,438	$22,114	$10,347
944	Gasoline/Service Station	VFP	$60,253	$7,425	$3,474
945	Gasoline/Service Station with Conv. Market	VFP	$19,021	$2,344	$1,097
946	Gasoline/Service Station with Car Wash	VFP	$38,153	$4,702	$2,200
	Office				
710	General Office Building	1,000 SFGFA	$16,383	$2,019	$945
720	Medical-Dental Office Building	1,000 SFGFA	$46,949	$5,786	$2,707
750	Office Park	1,000 SFGFA	$16,273	$2,005	$938
760	Research & Development Center	1,000 SFGFA	$11,765	$1,450	$678
770	Business Park	1,000 SFGFA	$13,854	$1,707	$799
	Port/Industrial				
110	General Light Industrial	1,000 SFGFA	$11,875	$1,463	$685
130	Industrial Park	1,000 SFGFA	$9,236	$1,138	$533
140	Manufacturing	1,000 SFGFA	$8,246	$1,016	$476
151	Mini-Warehouse	1,000 SFGFA	$3,189	$393	$184
160	Data Center	1,000 SFGFA	$1,539	$190	$89

Non-residential TSDCs charged to customers will not exceed 80% of the Transportation Development Tax (TDT) charged as set by Washington County. When the calculated TSDC does exceed 80% of TDT, the TSDC charged will be 80% of TDT.

Source: ITE Trip Generation Handbook, 9th Edition.

Land use categories and trip calculations as of July 1, 2015

	Abbreviations		
SDC-R	SDC reimbursement fee	SFGFA	square feet of gross floor area
SDC-I	SDC improvement fee	VFP	vehicle fueling position
		PHVT	peak hour vehicle trip

SDC FINANCING

System Development Charge Financing	***See Finance***

For assistance calculating SDCs, please contact Tigard's SDC Coordinator at sdc@tigard-or.gov or 503-718-2662.

[10] Adjusted annually based on the TSDC Index Formula *[(0.9*SCCI)+(0.1*MACMP)]* .

TRANSPORTATION DEVELOPMENT TAX

TRANSPORTATION DEVELOPMENT TAX[11]

LAND USE CATEGORY	ITE CODE	UNIT	RATES 7/1/2025 - 6/30/2026	RATES 7/1/2026 - 6/30/2027
Residential				
Single Family Detached	210	/dwelling unit	$12,433	$13,436
Apartment	220	/dwelling unit	$8,135	$8,791
Residential Condominium/Townhouse	230	/dwelling unit	$7,437	$8,037
Manufactured Housing (in Park)	240	/dwelling unit	$6,222	$6,724
Assisted Living	254	/bed	$3,844	$4,154
Continuing Care Retirement	255	/unit	$3,887	$4,201
Recreational				
Park	411	/acre	$2,085	$2,253
Golf Course	430	/hole	$22,101	$23,885
Golf Driving Range	432	/tee	$17,486	$18,897
Multipurpose Recreational/Arcade	435	/T.S.F.G.F.A.	$3,893	$4,207
Bowling Alley	437	/lane	$1,265	$1,367
Multiplex Movie Theater	445	/screen	$174,625	$188,717
Health/Fitness Club	492	/T.S.F.G.F.A.	$12,244	$13,232
Recreation/Community Center	495	/T.S.F.G.F.A.	$14,441	$15,606
Institutional/Medical				
Elementary School (Public)	520	/student	$599	$647
Middle/Junior High School (Public)	522	/student	$680	$735
High School (Public)	530	/student	$935	$1,010
Private School (K-12)	536	/student	$694	$750
Junior College	540	/student	$978	$1,057
University/College	550	/student	$1,619	$1,750
Church	560	/T.S.F.G.F.A.	$5,150	$5,566
Day Care Center/Preschool	565	/student	$1,918	$2,073
Library	590	/T.S.F.G.F.A.	$24,159	$26,109
Hospital	610	/bed	$4,898	$5,293
Nursing Home	620	/bed	$1,683	$1,819
Clinic	630	/T.S.F.G.F.A.	$34,941	$37,761
Commercial/Services				
Hotel/Motel	310	/room	$3,531	$3,816
Building Materials/Lumber	812	/T.S.F.G.F.A.	$12,411	$13,413
Free-Standing Discount Superstore with Groceries	813	/T.S.F.G.F.A.	$23,724	$25,639
Specialty Retail Center	814	/T.S.F.G.L.A.	$16,498	$17,829
Free-Standing Discount Store without Groceries	815	/T.S.F.G.F.A.	$25,457	$27,511
Hardware/Paint Store	816	/T.S.F.G.F.A.	$20,714	$22,386
Nursery/Garden Center	817	/T.S.F.G.F.A.	$14,669	$15,853
Shopping Center	820	/T.S.F.G.L.A.	$17,074	$18,452
Factory Outlet Center	823	/T.S.F.G.F.A.	$13,392	$14,473
New Car Sales	841	/T.S.F.G.F.A.	$19,228	$20,780
Automobile Parts Sales	843	/T.S.F.G.F.A.	$18,518	$20,012
Tire Superstore	849	/T.S.F.G.F.A.	$14,548	$15,722
Supermarket	850	/T.S.F.G.F.A.	$34,420	$37,198
Convenience Market (24-hour)	851	/T.S.F.G.F.A.	$40,557	$43,830
Convenience Market with Fuel Pump	853	/V.F.P.	$38,944	$42,087
Wholesale Market	860	/T.S.F.G.F.A.	$9,899	$10,698
Discount Club	861	/T.S.F.G.F.A.	$26,727	$28,884

[11]Rate determined by Washington County.

TRANSPORTATION DEVELOPMENT TAX

LAND USE CATEGORY	ITE CODE	UNIT	RATES 7/1/2025 - 6/30/2026	RATES 7/1/2026 - 6/30/2027
Home Improvement Superstore	862	/T.S.F.G.F.A.	$9,957	$10,761
Electronics Superstore	863	/T.S.F.G.F.A.	$13,774	$14,886
Office Supply Superstore	867	/T.S.F.G.F.A.	$18,518	$20,012
Pharmacy/Drugstore without Drive-Thru Window	880	/T.S.F.G.F.A.	$18,518	$20,012
Pharmacy/Drugstore with Drive-Thru Window	881	/T.S.F.G.F.A.	$18,518	$20,012
Furniture Store	890	/T.S.F.G.F.A.	$2,338	$2,527
Bank/Savings: Walk-in	911	/T.S.F.G.F.A.	$38,340	$41,434
Bank/Savings: Drive-in	912	/T.S.F.G.F.A.	$40,557	$43,830
Quality Restaurant (not a chain)	931	/T.S.F.G.F.A.	$36,811	$39,782
High Turnover, Sit-Down Restaurant (chain or stand alone)	932	/T.S.F.G.F.A.	$30,879	$33,371
Fast Food Restaurant (No Drive-Thru)	933	/T.S.F.G.F.A.	$40,557	$43,830
Fast Food Restaurant (With Drive-Thru)	934	/T.S.F.G.F.A.	$40,557	$43,830
Drive-Thru Restaurant (No Seating)	935	/T.S.F.G.F.A.	$40,557	$43,830
Drinking Place/Bar	936	/T.S.F.G.F.A.	$33,181	$35,859
Quick Lubrication Vehicle Shop	941	/Service Stall	$28,368	$30,657
Automobile Care Center	942	/T.S.F.G.L.A.	$19,272	$20,827
Gasoline/Service Station (no Market or Car Wash)	944	/V.F.P.	$24,335	$26,299
Gasoline/Service Station (with Market and Car Wash)	946	/V.F.P.	$24,335	$26,299
Office				
General Office Building	710	/T.S.F.G.F.A.	$13,049	$14,102
Medical-Dental Office Building	720	/T.S.F.G.F.A.	$44,213	$47,781
Government Office Building	730	/T.S.F.G.F.A.	$86,578	$93,565
U.S. Post Office	732	/T.S.F.G.F.A.	$110,991	$119,948
Office Park	750	/T.S.F.G.F.A.	$17,256	$18,649
Port/Industrial				
Truck Terminal	030	/T.S.F.G.F.A.	$6,634	$7,169
General Light Industrial	110	/T.S.F.G.F.A.	$8,819	$9,531
General Heavy Industrial	120	/T.S.F.G.F.A.	$1,898	$2,051
Manufacturing	140	/T.S.F.G.F.A.	$4,854	$5,246
Warehouse	150	/T.S.F.G.F.A.	$6,229	$6,732
Mini-Warehouse	151	/T.S.F.G.F.A.	$3,230	$3,491
Utilities	170	/T.S.F.G.F.A.	$8,383	$9,060

* Abbreviations used in the "Unit" column:

T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area

T.S.F.G.L.A. = Thousand Square Feet Gross Leasable Area

V.F.P. = Vehicle Fueling Position

Note: all index adjustments per Washington County Code 3.17.050F

TDT FINANCING	
Transportation Development Tax Financing	***See Finance***

For assistance calculating SDCs, please contact Tigard's SDC Coordinator at sdc@tigard-or.gov or 503-718-2662.

[11]Rate determined by Washington County.

SYSTEM DEVELOPMENT CHARGES
WATER | SANITARY SEWER | SURFACE WATER MANAGEMENT

WATER SDCs (WSDC) [3]	2026 FEES		2027 FEES	
WATER METER SIZE	**WSDC-R**	**WSDC-I**		
5/8" x 3/4" Meter	$2,740	$3,574		
3/4" x 3/4" Meter	$3,947	$5,147		
1" Meter	$7,310	$9,534		
1 1/2" Meter	$21,918	$28,584		
2" Meter	$35,591	$46,415		
3" Meter	$62,762	$81,852		
4" Meter	$128,718	$167,867		
6" Meter	$137,019	$178,694		
8" Meter	$219,230	$285,909		
For water system connections greater than 8-inch diameter, the City will forecast the demands on an average-day, peak-day, and peak-hour basis to determine SDC fees.				
WATER METER INSTALLATION FEES				
5/8" x 3/4" Meter		$405		
3/4" x 3/4" Meter		$463		
1" Meter		$636		
1 1/2" Meter		$983		
2" Meter		$1,272		
3" or more Meter	Actual labor and material costs + 10%			
WATER SERVICE INSTALLATION FEES				
Single Trench - Single Residential Service (includes labor + materials)		$3,815		
1 1/2" Meter and greater	Actual labor and material costs + 10%			
SANITARY SEWER SDCs			**CWS 2027 Fee**	**1.027**
Sanitary Sewer Connection Fee[6]		$7,139 per DU/EDU*	$7,332	
Fee in Lieu of Sewer (MU-CBD zone only)	Based on actual cost of sewer connection, if sewer was available the current Washington County Assessor-determined real market value of the land (not improvements) by 10%			
DU = Dwelling Unit (residential unit) | EDU = Equivalent Dwelling Unit (non-residential unit)				
SURFACE WATER MANAGEMENT SDCs [6]			**CWS 2027 Fee**	**1.027**
Water Quality Facility Fee				
Residential Single Family		$311 per unit	$320	
Non-Residential & Multi-Family		$311 per ESU*	$320	
Water Quantity Facility Fee				
Residential Single Family		$380 per unit	$390	
Non-Residential & Multi-Family		$380 per ESU*	$390	
ESU = Equivalent Service Unit = 2,640 square feet of impervious surface = 1 ESU per dwelling unit				

[3]Adjusted annually based on a 12-month (Apr-Mar) average of the Seattle Construction Cost Index (CCI).

[6]Rate determined by Clean Water Services.

SYSTEM DEVELOPMENT CHARGES
ESTIMATES for COMMON DEVELOPMENT

FOOD CART SDCs		***2027 FEES***
Calculated at rate for ITE Code 933: Fast Food Restaurant (No Drive-Thru) for 120 square feet		
Washington County TDT	$4,866	$5,260
Tigard TSDC-I	$3,475	$3,978
Tigard TSDC-R	$200	$229
Tigard PSDC-I	$362	
Tigard PSDC-R	$66	
Total Food Cart SDCs (per cart)	**$8,969**	**$9,895**

ESTIMATED SDCs for a SINGLE-FAMILY DETACHED DWELLING		
Estimate assumes: $500,000 valuation | 2,000sf | ¾" water meter	**Not in River Terrace**	**In River Terrace**
Washington County TDT	$13,436	
Tigard TSDC (I+R)	$8,737	$12,777
Tigard PSDC (I+R)	$12,955	$13,653
Water Meter Installation & System Development Charge (WSDC) *¾" Water Meter = Meter & Installation $463 + WSDC $9,094*	$9,557	
Sewer Connection Fee *Residential I Rate per dwelling unit served by a single ¾" or smaller water meter = 1*	$7,332	
Storm Water Quality & Quantity	$710	
****For estimating purposes only**** **Total SDC**	**$52,727**	**$57,465**

ESTIMATED SDCs for an ACCESSORY DWELLING UNIT (ADU)	
ADUs are defined in TMC Section 3.24.030 as a second or third dwelling unit on the same lot as a primary dwelling unit, either attached to or detached from the primary dwelling unit, and with separate facilities for sleeping, cooking, and sanitation. TMC Subsection 3.24.100.F allows for exemption of city transportation and park SDCs for ADUs of 1,000 sf or less.	
Washington County TDT	$8,037
Tigard TSDC (I+R) - **Eligible for Exemption**	$0
Tigard PSDC (I+R) - **Eligible for Exemption**	$0
Sewer Connection Fee	$7,332
Storm Water Quality & Quantity	$710
****For estimating purposes only**** **Total SDC**	**$16,079**
A water meter upsize may be required depending on the scope of your project.	

For assistance calculating SDCs, please contact Tigard's SDC Coordinator at sdc@tigard-or.gov or 503-718-2662.

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
DOCUMENT-WIDE						
	Indexing references & footnotes				These have been made consistent throughout the document.	
	References to Tigard Municipal Code				Deleted unless specifically requested to remain. All Fees and Charges are authorized by the Tigard Municipal Code.	
	Last Fee Increase				This date reference is retained for staff use but is not intended to be published in this or future versions of the fee schedule.	
CITYWIDE						
	Attorney Time	**2**	**1**	**MOVE**	Moved under Staff Time Rates heading	
	Candidate Nomination Petition Fee	**2**	**1**	**EDIT**	Title corrected to "Candidate Filing Fee" and moved under City Recorder heading	TMC 2.40.010
	Returned Payment Fee	**9**	**1**	**FEE CHANGE**	Moved to Citywide fees, this fee is charged regardless of the department that the payment was made to. Increased fee to better recover bank fees and staff time. Changed title to "Returned **Payment** Fee" to include all types of payment methods that may be returned, not only check payments.	Staff Recommendation
	Convenience Fees	**n/a**	**1**	**FEE CHANGE**	The city currently charges $1.95 minimum for card transactions, or 3% of the total fee, whichever is more, and $1.95 flat fee for e-Check payments, in all departments except Utility Billing. We would like to eliminate the e-Check fee if possible and begin charging Utility Billing customers for card transactions. Staff is currently researching these options.	Staff Recommendation
	DVD/CD	**2**	**n/a**	**DELETE**	Deleted - no longer provided by Records. The City Recorder's Office provides responses to records requests electronically via email with attachments or using external data drives.	
	Research Fee	**2**	**1**	**MOVE**	Moved under Staff Time Rates heading. Description simplified to "Current Staff Hourly Billing Rate."	
	Staff Hourly Rate for Miscellaneous Billing and Reimbursement Agreements	**2**	**1**	**MOVE**	Moved under Staff Time Rates heading. Description simplified to "Current Staff Hourly Billing Rate." Asterisk included to define that rate includes administrative time, benefits, department overhead, and citywide overhead, consistent with state and federal grant reporting requirements.	
ADMINISTRATIVE SERVICES / RECORDS						
	Tigard Municipal Code (TMC Titles 1-17) or (TMC/CDC Titles 1-18) CD	**3**	**n/a**	**DELETE**	Deleted - no longer provided by Records. This information is available on the city's website.	
CITY MANAGEMENT						
	Claims Application Fee (TMC 1.21.050 & 1.22; Ord. 08-09)	**3**	**23**	**MOVE**	Moved - this fee is related specifically to Measures 49 and 37 and makes more sense to be organized with Community Development Misc. Fees.	TMC 1.21 & TMC 1.22 Ord. 08-09
CITYWIDE - PARKING						
	Parking Permits	**3**	**2**	**FEE CHANGE**	Adjusted annually in conjunction with the West Consumer Price Index (CPI-U). If indices are insufficient to increase fee in whole dollar, increase will be compounding.	TMC 3.32.050, 10.28.138, 10.28.139
MUNICIPAL COURT						
	Municipal Court Administrative Fees	**4**	**3**	**ADD**	Added this header to organize fees that are neither Presumptive Fees or Presumptive Fines	
	Traffic School	**4**	**3**	**ADD**	Added "Tigard" to distinguish Tigard Court Rule 6 from State or other court rules	
	Copies	**4**	**n/a**	**DELETE**	Deleted - Refer to Citywide fees for copy charges	

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
	Collection Rate	4	n/a	DELETE	Deleted - This is not our fee. This is charged by the collection agency directly to the customer in collections.	
	Special Traffic Violations - Careless Driving	5	3	ADD	Added clarifying language: "Careless driving **resulting in** injury or death of **a** vulnerable user."	
	Tigard Municipal Code References	5	n/a	EDIT	Deleted - not necessary	
FINANCIAL SERVICES						
	Budget or Annual Comprehensive Financial Report Documents CD/Paper	6	4	FEE CHANGE	Compact discs are no longer provided; this option has been deleted. Paper copies of the Budget can be made available for $100 and paper copies of the ACFR can be made available for $50.	Staff Recommendation
	Business Licenses	6	10	MOVE	Organized into a new section with all other types of licenses issued by the city.	
	Franchise Fees	7	11	MOVE	Organized into a new section with all ROW/Franchise Fees collected by the city.	
	Utility Franchise Application Fee	7	10	MOVE	Organized into a new section with all other types of licenses issued by the city.	
	Solid Waste Disposal Fee	7	11	MOVE	Organized into a new section with all ROW/Franchise Fees collected by the city.	
	Wireline Cable TV	8	11	MOVE	Organized into a new section with all ROW/Franchise Fees collected by the city.	
	Right of Way Usage Fee	8	11	MOVE	Merged with Franchise Fees because they are identical.	
	Right of Way License Application and Renewal Fees	8	10	MOVE	Organized into a new section with all other types of licenses issued by the city.	
	Small Cell Wireless Provider ROW License Application and Renewal Fees	8-9	10	MOVE	Organized into a new section with all other types of licenses issued by the city.	
	Overhead Fee	9	4	EDIT	Added clarifying language: "Added to repair charges for damage to city property."	
	Returned Check Fee	9	1	MOVE	Moved to Citywide fees	
	System Development Charge Financing	9	4	EDIT	Deleted note "other than Sewer Reimbursement District Loans"	
LICENSES						
	Business Licenses - Annual Fee	6	10	FEE CHANGE	Adjusted annually in conjunction with the West Consumer Price Index (CPI-U).	TMC 5.04.160 TMC 5.04.200
	Business Licenses - Pro-Rated Fee Schedule	6	n/a	EDIT	Deleted "Issued January 1-June 30" - redundant	
	Business Licenses - Temporary License	6	10	ADD	Added clarifying language: "valid for 30 days maximum."	TMC 5.04.173
	Business Licenses - Duplicate/Copy/Replacement License	6	n/a	DELETE	Deleted - No longer relevant with EPL; customers can access their own copies	
	Business Licenses - Delinquency Charge	6	10	EDIT	Simplified language	TMC 5.04

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
	NOTE - Business License Required	n/a	10	ADD	Added note that obtaining any other type of license in Tigard requires a valid Business License.	TMC 5.04
	Liquor License - Annual Fee	15	10	EDIT	Added clarifying language: "Liquor License Endorsement" and "per year"	TMC 5.20
	Liquor License - Special Event License	n/a	10	ADD	Added fee item (no fee)	TMC 5.20
	Second Hand Dealers & Transient Merchant License - Occasional Dealers	16	10	EDIT	Added clarifying language: "Dealer acquires/sells up to 50 items in one year."	TMC 7.70
	Social Gaming License - Pro-Rated Fee Schedule	16	10	EDIT	Reworded to mirror language for Pro-Rated Fee Schedule of Business License	TMC 5.22
	Utility Franchise Application Fee	7	10	FEE CHANGE	Increase the Franchise and ROW Usage Fee by 3% annually based on the study done by the ROW Consultant.	Dept. Policy
	Right of Way License Application and Renewal Fees	8	10	FEE CHANGE	Increase the Franchise and ROW Usage Fee by 3% annually based on the study done by the ROW Consultant.	Dept. Policy
	Small Cell Wireless Provider ROW License Application and Renewal Fees	8-9	10	FEE CHANGE	Increase the Franchise and ROW Usage Fee by 3% annually based on the study done by the ROW Consultant.	Dept. Policy
	NOTE - Franchise and ROW Quarterly Usage Fee	n/a	10	ADD	Added note that anyone holding a Franchise/ROW License is required to pay quarterly ROW usage fees.	TMC 15.06
FRANCHISE & RIGHT OF WAY FEES						
	Franchise and Right of Way Usage Fees	7-8	11	FEE CHANGE	Increase the Franchise and ROW Usage Fee by 3% annually based on the study done by the ROW Consultant.	TMC 15.06 Dept. Policy
	Franchise Fee - Stormwater - "no service provided"	7	n/a	DELETE	Category deleted per City Engineer & City Attorney; this situation does not exist.	
	NOTE - Franchise and ROW Quarterly Usage Fee	n/a	11	ADD	Added note that Franchise/ROW usage fees are due quarterly in arrears.	TMC 15.06
SOLID WASTE COLLECTION RATES						
	Solid Waste Collection Rates	10-13	5-8	FEE CHANGE	The aggregate profit for all waste haulers for the previous calendar year was between 8-9%, so the rates will be adjusted with a start date of January 1,at 1.25 times the CPI-U index (2.7%), a total 3.375% rate increase.	TMC 11.04
LIBRARY						
	Overdue Items / Daily Charge / Adult and Young Adult Not Including Juvenile Materials	14	12	EDIT	Simplified title to "Overdue Library Materials"	
POLICE						
	Alarm Permit Fees	15	9	EDIT	Scrivner's corrections	Ord. 26-08
	Business Annual Alarm Permit	n/a	9	ADD	Added with Ord. 26-08, April 7, 2026	Ord. 26-08
	Liquor License	15	10	MOVE	Organized into a new section with all other types of licenses issued by the city.	
	Fingerprint Card	15	9	EDIT	Changed "per card" to "each." Organized under Police Services Fees header.	
	Good Conduct Background/Letter	15	9	FEE CHANGE	Increased fee based on review required. Organized under Police Services Fees header.	Staff Recommendation

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
	Law enforcement Officers Safety Act Qualification Fee	**15**	**9**	**MOVE**	Organized under Police Services Fees header.	
	Police Services Fees - Digital Audio/Video	**15**	**9**	**FEE CHANGE**	Generalized title to broadly cover various types of media. Increased fee based on extensive review and redaction required for these requests.	Staff Recommendation
	Police Services Fees - Police Documents/Reports	**15**	**9**	**FEE CHANGE**	Increased fee based on extensive review and redaction required for these requests. These fees differ from citywide research and copy fees for the same reason.	Staff Recommendation
	Police Services Fees - Body Worn Camera Footage	**16**	**9**	**FEE CHANGE**	Increased fees based on increased cost of digital materials.	Staff Recommendation
	Vehicle Release Fee	**16**	**9**	**EDIT**	Added ORS 809.720 reference	ORS 809.720
BUILDING SERVICES						
	Photovoltaic Solar Panel System	**19**	**n/a**	**EDIT**	Deleted "plus 12% state surcharge of permit fee" - redundant	
	Electrical Fees - Miscellaneous - Each Additional Inspection	**19**	**n/a**	**EDIT**	Deleted - duplicate	
	Wind Generation Systems - >100 kva	**20**	**15**	**ADD**	Added fee as it is listed on paper application	
	Each additional inpsection over allowable in any of the above	**20**	**n/a**	**EDIT**	Deleted - duplicate	
	Fire Protection Systems - Residential - Multipurpose	**21**	**15**	**EDIT**	Corrected square footage to "1"	
	Restricted Energy	**25**	**15**	**EDIT**	Corrected to "Limited Energy"	
PLANNING & MISCELLANEOUS DEVELOPMENT FEES						
	Development Planning Fees/Charges	**27-37**	**20-24**	**FEE CHANGE**	Historically adjusted annually in conjunction with the Seattle Construction Cost Index. The department requested a change this year to index fees to the Consumer Price Index West (CPI-U) which is consistent with what other Planning & Land Use Departments use around the state.	Staff Recommendation
	Urban Forestry	**32 & 36-37**	**21-22**	**MOVE**	Combined all Urban Forestry Fees (under Planning heading and Miscellaneous Fees heading) into a single section.	
COMMUNITY DEVELOPMENT - MISC						
	Fee in Lieu of Sewer	**35**	**32**	**MOVE**	Moved to SDCs - Water / Sanitary Sewer / Surface Water Management	
	Sanitary Sewer Fee Connection	**35**	**32**	**FEE CHANGE**	Increased rates 2.7% as prescribed by Clean Water Services. Moved to SDCs - Water / Sanitary Sewer / Surface Water Management	Clean Water Services
	Water Quality Facility Fee - Residential / Commercial & Multi-Family	**35**	**32**	**FEE CHANGE**	Increased rates 2.7% as prescribed by Clean Water Services. Moved to SDCs - Water / Sanitary Sewer / Surface Water Management	Clean Water Services
	Water Quantity Facility Fee - Residential / Commercial & Multi-Family	**35**	**32**	**FEE CHANGE**	Increased rates 2.7% as prescribed by Clean Water Services. Moved to SDCs - Water / Sanitary Sewer / Surface Water Management	Clean Water Services
	Construction Excise Tax	**35-36**	**19**	**MOVE**	Organized into a new section with all types of Construction Excise Taxes collected by the city	
CONSTRUCTION EXCISE TAX (CET)						
	School District Construction Excise Tax - Beaverton & Tigard-Tualatin SD	**35**	**19**	**FEE CHANGE**	Beaverton and Tigard-Tualatin SD increased rates for residential, non-residential, and non-residential maximum.	School Districts ORS 320.170-189

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
DEVELOPMENT ENGINEERING						
	Other Inspections & Fees	**39**	**n/a**	**EDIT**	Deleted - "Additional 0.5% added to PFI" duplicative	
	Public Facility Improvement Permit	**40**	**26**	**EDIT**	Language added for clarification: "All System Improvements," "All Non-Water System Improvements," "All Water System Improvements," and "is required to release the permit and the intake fee amount will be deducted as a credit."	
	Regional Stormwater Management Charge Unit Rate	**40**	**26**	**FEE CHANGE**	Increased rates 6.0% as prescribed by Clean Water Services.	Clean Water Services
UTILITIES						
	Water Customer Usage Charges	**41-47**	**27-28**	**FEE CHANGE**	Public Works' System Plan calls for steady 2% annual increases to water base and use fees to avoid staggered, large rate increases.	Dept. Policy
	Estimated Utility Bill	**n/a**	**27**	**ADD**	Added a utility bill estimate consistent with those provided on our website to show customers what an average water bill costs.	
	Fire Rates (Sprinklers) & Fire Service Connection	**43**	**28**	**MOVE**	Organized under new "Fire Rates (Sprinklers)" header	
	Fire Hydrant Flow Test & Fire Hydrant Usage - Temporary	**42-43**	**28**	**MOVE**	Organized under new "Fire Hydrant Fees" header	
	Meter Disconnection / Meter Out of Order Test / Meter Maintenance Fee	**43**	**28**	**MOVE**	Organized under new "Water Meter Fees" header	
	Meter Installation Fees & Service Installation Fees	**43**	**37**	**MOVE**	Moved to System Development Charges - Water	
	Water Usage Charges - Industrial & Irrigation	**45**	**27**	**EDIT**	Corrected scrivner's error - unit listed as "monthly" should be "per 100 cubic feet of water"	
	Miscellaneous Water Fees	**n/a**	**28**	**MOVE**	Organized under new header to organize utility fees that don't fit in a specific category.	
	Miscellaneous Water Fees - Water After Hours Emergency Turn On Service	**44**	**28**	**FEE CHANGE**	Increased fee to cover after hours premium we pay employees, true vehicle cost, actual time to/from location, and other general personnel cost increases that have been realized since the last increase in 2017.	Staff Recommendation
	Sanitary Sewer Service Base Charges	**44**	**27**	**FEE CHANGE**	Increased rates 4.0% as prescribed by Clean Water Services.	Clean Water Service
	Sanitary Sewer Service Use Charges	**44**	**27**	**FEE CHANGE**	Increased rates 4.0% as prescribed by Clean Water Services.	Clean Water Service
	Storm and Surface Water Service Charge	**44**	**27**	**FEE CHANGE**	Increased rates 4.0% as prescribed by Clean Water Services.	Clean Water Service
	Notes regarding revenue split with Clean Water Services	**44**	**27**	**EDIT**	Moved to footnotes	
	Street Maintenance Fee & Tigard Transportation Utility Fee	**47**	**29**	**MOVE**	Organized into a new section with the Parks & Recreation Fee	

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
PARKS AND RECREATION						
	NEW FEE - Food Carts in Parks	**n/a**	**30**	**FEE CHANGE**	Required for food carts associated with shelter reservations or events in the Parks. Proposed to help Parks recover for the increased cleaning requirements (higher level of service) that typically accompany food carts. It also requires a higher level of oversight to ensure the carts set up in the correct loactions within the parks.	Staff Recommendation
	Special Use/Alcohol Permit Fee	**50**	**30**	**FEE CHANGE**	This fee is outdated and needs to be increased to ensure Public Works is recovering a more appropriate amount of the administrative cost that accompany events that include alcohol.	Staff Recommendation
	Downtown Special Events Permits - Hourly Fee	**49**	**30**	**EDIT**	Change Hourly Fee block maximum to 10 hours to eliminate gap in price tiers.	
	Parks & Recreation Fee	**51**	**29**	**MOVE**	Organized into a new section with the Street Maintenance Fee & Tigard Transportation Utility Fee	
STREET MAINTENANCE FEE | PARKS & RECREATION FEE						
	Street Maintenance Fee	**47**	**29**	**FEE CHANGE**	Increased annually by a 2-year rolling average of 85% Seattle Construction Cost Index and 15% Oregon Monthly Asphalt Cement Material Price Index. A floor of two percent and a ceiling of seven percent will be applied, per TMC.	TMC 15.20
	Parks & Recreation Fee	**51**	**29**	**FEE CHANGE**	Increased annually by Park Maintenance Fee Index of 4.26%.	TMC 3.75
SYSTEM DEVELOPMENT CHARGES (SDCs)						
	Parks SDCs (PSDC)	**52**	**31-32**	**EDIT**	Reformatted information to present a more complete rate table for customers. Residential rates are presented more consistent with how Washington County presentes their TDT rates and the non-residential PSDC rate table is more complete than previously offered. This creates transparency and more trust and understanding around SDC calculations for projects of all sizes.	Ord. 15-09
	Transportation SDCs (TSDC)	**55**	**33-34**	**EDIT**	Reformatted information to present a more complete rate table for customers. Residential rates are presented more consistent with how Washington County presentes their TDT rates and the non-residential TSDC rate table is more complete than previously offered. This creates transparency and more trust and understanding around SDC calculations for projects of all sizes.	Res. 15-15 Ord. 15-08
	Transit Oriented Development Potential Discount	**56**	**n/a**	**DELETE**	Deleted - This discount is a function of a development that meets certain land use conditions. It does not belong in the fee schedule.	
	Water SDCs (WSDC)	**54**	**37**	**EDIT**	Reformatted information to show Water SDC rates as "Improvement" and "Reimbursement," consistent with our other SDC rates. Previously they have been shown added together as a single dollar amount.	Res. 22-29
	Water Meter Installation Fees	**43**	**37**	**MOVE**	Moved these fees to SDCs because this is when the fees are charged (previously listed with Utilities).	
	Water Service Installation Fees	**43**	**37**	**MOVE**	Moved these fees to SDCs because this is when the fees are charged (previously listed with Utilities).	
	Sanitary Sewer SDCs	**35**	**37**	**FEE CHANGE**	Moved these fees to SDCs because this is when the fees are charged (previously listed with Community Development - Misc Fees). Increased rates 2.7% as prescribed by Clean Water Services.	Clean Water Services

FY2027 FEES CHARGES SCHEDULE
SUMMARY OF CHANGES

Department / Section	Fee Title	pg# - FY26	pg# - FY27	Type of Change	Description of Change	Approver / Authority
	Surface Water Management SDCs	**35**	**37**	**FEE CHANGE**	Moved these fees to SDCs because this is when the fees are charged (previously listed with Community Development - Misc Fees). Increased rates 2.7% as prescribed by Clean Water Services.	Clean Water Services
	Transporation Development Tax (TDT)	**57**	**35-36**	**FEE CHANGE**	Increased rates 8.07% as prescribed by Washington County.	Washington County
	Transportation Development Tax Financing	**57**	**4**	**MOVE**	Moved to Finance section with other Financing options	
	Estimates for Common Development	**n/a**	**38**	**ADD**	Added a page with commonly requested SDC estimates to help customers project their development costs. Estimates included are SDC costs for Food Carts, Single Family Detached Dwellings, and Accessory Dwelling Units (ADUs). This creates transparency and more trust and understanding around SDC calculations for projects of all sizes.	

AIS-6167 **6.**

Business Meeting

Meeting Date: 06/09/2026

Length (in minutes): 10 Minutes

Agenda Title: Public Hearing: Certifying that the City of Tigard Provides Services Qualifying for State Shared Revenues

Presented By: Finance Director Kang

Item Type: Motion Requested
Resolution
Public Hearing

Information

Explanation of Issue

ORS 221.760 outlines the prerequisites for cities to receive revenue from cigarette, gas, and liquor taxes. This item certifies that the City of Tigard provides services in order to receive these state shared revenues.

Action Requested

Staff recommends holding a public hearing and approving the resolution certifying that the City of Tigard provides the services required to receive state shared revenues as outlined in ORS 221.760.

Background Information

Dates of Previous and Potential Future Considerations

City Council approved Resolution 25-21 on June 17, 2025, certifying the City of Tigard provides services required to receive state shared revenues as outlined in ORS 221.760 for the FY 2026 budget.

Public Involvement

The State of Oregon requires the City to certify its eligibility to receive these revenues by stating that it provides four or more of the services listed in ORS 221.760. Tigard provides six of the required services--police services, street construction, maintenance and lighting, sanitary sewer and storm-water management, planning, zoning and subdivision control, and water quality--and is therefore eligible to receive the state shared revenues. Approval of the attached resolution will meet the State of Oregon requirements for certification.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

State shared revenues will positively impact the General Fund and the Gas Tax Fund in the FY 2027 budget.

Alternatives & Recommendation

Council could choose not to approve the resolution and elect not to receive shared state revenues.

Additional Resources

N/A

Fiscal Impact

Cost: 625,000

Budgeted (yes or no): YES

Where Budgeted (department/program): General Fund

Additional Fiscal Notes:

Approximately $625,000 will be added into the General Fund, as budgeted.

Attachments

Receiving State Shared Revenues

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 26-

A RESOLUTION CERTIFYING THAT THE CITY OF TIGARD PROVIDES SERVICES QUALIFYING FOR STATE SHARED REVENUES.

WHEREAS, ORS 221.760 (1) provides as follows:

The officer responsible for disbursing funds to cities under ORS 323.455, 366.785 to 366.820, and 471.805 shall, in the case of a city located within a county having more than 100,000 inhabitants according to the most recent federal decennial census, disburse such funds only if the city provides four or more of the following services:

(1) Police protection
(2) Fire protection
(3) Street construction, maintenance and lighting
(4) Sanitary sewers
(5) Storm sewers
(6) Planning, zoning and subdivision control
(7) One or more utility services; and

WHEREAS, City Officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The City of Tigard hereby certifies that it provides the following six services enumerated in Section 1, ORS 221.760:

(1) Police protection
(2) Street construction, maintenance and lighting
(3) Sanitary sewers
(4) Storm sewers
(5) Planning, zoning and subdivision control
(6) Water utility

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2026.

_____

Mayor - City of Tigard

ATTEST:

_____

City Recorder - City of Tigard

AIS-6168 **7.**

Business Meeting

Meeting Date: 06/09/2026

Length (in minutes): 10 Minutes

Agenda Title: Public Hearing: Declare the City's Election to Receive State Revenue Sharing

Presented By: Finance Director Kang

Item Type: Motion Requested
Resolution
Public Hearing

Information

Explanation of Issue

As outlined under ORS 221.770, titled Revenue Sharing to Cities, the City of Tigard may elect to receive state revenues.

Action Requested

Staff recommends holding a public hearing and approving the resolution electing to receive state revenues, as outlined in ORS 221.770.

Background Information

Dates of Previous and Potential Future Considerations

The Budget Committee held a public hearing on State Revenue Sharing for FY 2027 on May 18, 2026.

Public Involvement

There was no public comment regarding State Revenue Sharing at the hearing held on May 18, 2026.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

ORS 221.770 regarding State Revenue Sharing allocates a share of the state liquor tax to cities on a formula basis. Tigard is eligible to receive state shared revenues as outlined in ORS 221.760 by providing at least four of the services listed in this statute. Tigard provides police services, street construction, maintenance and lighting, sanitary sewer and storm-water management, planning, zoning and subdivision control, and water utility. Therefore, it is eligible to receive a portion of the state's revenue in cigarette tax, liquor/marijuana tax, and state gas tax.

The law requires cities to pass an ordinance or resolution to request state sharing monies annually. The law also requires public hearings to be held by the City and certification of these hearings is also required. The hearing on State Revenue Sharing was noticed and held as part of the Budget Committee meeting on May 18, 2026. In order to receive state revenue sharing in FY 2026-2027, the City must levy property taxes in the preceding year, which Tigard has done. The City estimates the receipt of $625,000 of state revenue sharing funds in the FY 2026-2027 budget.

Alternatives & Recommendation

Council could choose not to approve the resolution and elect not to receive shared state revenues.

Additional Resources

Attachments

State Shared Revenues

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 26-

A RESOLUTION DECLARING THE CITY'S ELECTION TO RECEIVE STATE REVENUE SHARING.

WHEREAS, State Revenue Sharing Law, ORS 221.770, requires cities to annually pass an ordinance or resolution requesting state revenue sharing money; and

WHEREAS, the law mandates public hearings be held by the city and certification of these hearings is required; and

WHEREAS, a public hearing was held on May 18, 2026 at Budget Committee to receive State Revenue Sharing; and

WHEREAS, in order to receive state revenue sharing in FY 2026-2027, the city must have levied property taxes the preceding year; and

WHEREAS, the city did levy property taxes in FY 2025-2026.

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: Pursuant to ORS 221.770, the city hereby elects to receive state revenue sharing for the fiscal year 2026-2027.

SECTION 2: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2026.

_____
Mayor - City of Tigard

ATTEST:

_____

City Recorder - City of Tigard

AIS-6152 **8.**

Business Meeting

Meeting Date: 06/09/2026

Length (in minutes): 40 Minutes

Agenda Title: Public Hearing: Adoption of the FY 2027 Budget, Making Appropriations, Declaring the Ad Valorem Tax Levy and Classifying the Levy as Provided

Authored By: Molly Lowe

Presented By: Finance Director Kang

Item Type: Motion Requested
Resolution
Public Hearing

Information

Explanation of Issue

Oregon local budget law requires that a budget be adopted by the City Council prior to July 1, 2026, for the fiscal year 2026-27 following approval by the Budget Committee and after a public hearing has been held before City Council.

Action Requested

The Finance Department recommends adoption of the Approved FY 2026-27 budget with proposed adjustments.

Background Information

Dates of Previous and Potential Future Considerations:
The Tigard Budget Committee composed of the City Council and seven community members, held three meetings on the City Manager's Proposed FY 2026-27 budget on May 4, 2026, May 11, 2026, and May 18, 2026. At the May 18th meeting, the Budget Committee approved the Proposed Budget with adjustments, and forwarded the Approved Budget to the City Council for Adoption.

Public Involvement:
The public was provided opportunities to comment on the proposed budget at each Budget Committee meeting. Additionally, the Finance Department participated in the "Meet the Mayor" at Well & Good Cafe on April 30, 2026, with an invitation to the community to ask questions and comment on the proposed budget.

Impacts (Community, Budget, Policies and Plans/Strategic Connection):
The FY 2026-27 City of Tigard Approved Budget total requirements are $471,938,721 including appropriations of $220,704,545 as shown in Exhibit A - Schedule of Appropriations; the remaining $251,234,176 is the city's reserve for future expenditures.

Alternatives & Recommendation

Council can make additional changes to the Approved Budget up to 10% in any fund. By Oregon Law, the FY 2026-27 budget must be adopted by June 30, 2026.

Additional Resources

Attachments

City of Tigard Budgeted Appropriations
Exhibit A - Schedule of Appropriations FY2027
FY27 Budget Adoption Presentation

CITY OF TIGARD, OREGON
TIGARD CITY COUNCIL
RESOLUTION NO. 26-

A RESOLUTION OF THE CITY OF TIGARD ADOPTING THE APPROVED BUDGET, WITH ADJUSTMENTS, MAKING APPROPRIATIONS, DECLARING THE AD VALOREM TAX LEVY, AND CLASSIFYING THE LEVY AS PROVIDED BY ORS 310.060(2) FOR FISCAL YEAR 2027.

WHEREAS, three hearings by the Tigard Budget Committee on the budget document, as proposed by the City Manager, were duly called and held on May 4, 2026, May 11, 2026 and May 18, 2026, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget; and

WHEREAS, the budget for the City of Tigard for the year beginning July 1, 2026 was duly approved and recommended to the City Council by the regularly constituted Budget Committee at its meeting on May 18, 2026, after proceedings in accordance with Chapter 294, Oregon Revised Statutes; and

WHEREAS, a summary of the budget as required by Chapter 294.438 was duly published in the Valley Times, a newspaper of general circulation in the city in accordance with Chapter 294.448; and

WHEREAS, a hearing by the Tigard City Council on the budget document as approved by the Budget Committee, was duly called and held on June 9, 2026, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget;

NOW, THEREFORE, BE IT RESOLVED by the Tigard City Council that:

SECTION 1: The council adopts the budget for FY 2026-27 as approved by council following the budget hearing on June 9, 2026.

SECTION 2: The amounts appropriated for each fund for the fiscal year beginning July 1, 2026, are shown on the attached – Exhibit A Schedule of Appropriations as approved by Budget Committee on May 18, 2026 with adjustments made by council during the hearing on June 9, 2026.

SECTION 3: The City of Tigard City Council hereby imposes the taxes provided for in the adopted budget at the rate of $2.5131 per $1,000 of assessed value for its permanent rate tax; plus an additional $0.29 per $1,000 local option levy property tax; and that these taxes are hereby imposed and categorized for

tax year 2026-27 upon the assessed value of all taxable property in the city as follows:

	General Government Limit
Permanent rate tax	$2.5131/$1,000

	Local Option Levy
Local Option Levy tax	$0.29/$1,000

SECTION 4: This resolution is effective immediately upon passage.

PASSED: This _____ day of _____ 2026.

_____
Mayor - City of Tigard

ATTEST:

_____
City Recorder - City of Tigard

SCHEDULE OF APPROPRIATIONS

In accordance with Oregon's Local Budget Law and the requirements of the Oregon Department of Revenuethe Schedule of Appropriations establishes the legal spending authority for the City for the upcoming fiscal year. Appropriations are the maximum amounts the City may expend during the fiscal year and are adopted by the governing body as part of the annual budget process. Once adopted, these appropriations provide the legal framework that authorizes expenditures by fund and by major object category, ensuring fiscal accountability and transparency in the City's financial management.

	FY2027 Proposed Budget	Budget Committee Changes	FY2027 Approved Budget	FY2027 Adopted Budget
100 - GENERAL FUND	**46,444,272**	**2,250,001**	**48,694,273**	**0**
100 - POLICY & ADMINISTRATION	461,422	0	461,422	0
200 - ENGAGEMENT & INNOVATION	8,899,613	43,490	8,943,103	0
300 - INVESTMENT & INFRASTRUCTURE	7,158,173	(0)	7,158,173	0
400 - POLICE	26,011,218	0	26,011,218	0
850 - TRANSFERS OUT	2,913,846	2,206,511	5,120,357	0
880 - CONTINGENCY	1,000,000	0	1,000,000	0
200 - GAS TAX FUND	**8,339,345**	**0**	**8,339,345**	**0**
300 - INVESTMENT & INFRASTRUCTURE	3,473,819	0	3,473,819	0
850 - TRANSFERS OUT	4,665,526	0	4,665,526	0
880 - CONTINGENCY	200,000	0	200,000	0
205 - CITY GAS TAX FUND	**267,000**	**0**	**267,000**	**0**
850 - TRANSFERS OUT	267,000	0	267,000	0
207 - TRANSPORTATION TNC FUND	**100,000**	**48,000**	**148,000**	**0**
850 - TRANSFERS OUT	0	48,000	48,000	0
880 - CONTINGENCY	100,000	0	100,000	0
210 - TRANSIENT LODGING TAX FUND	**657,000**	**100,000**	**757,000**	**0**
300 - INVESTMENT & INFRASTRUCTURE	247,000	0	247,000	0
850 - TRANSFERS OUT	410,000	100,000	510,000	0
212 - TIGARD CET FUND	**2,400,000**	**0**	**2,400,000**	**0**
300 - INVESTMENT & INFRASTRUCTURE	2,400,000	0	2,400,000	0
220 - ELECTRICAL INSPECTION FUND	**262,500**	**0**	**262,500**	**0**
850 - TRANSFERS OUT	262,500	0	262,500	0
230 - BUILDING FUND	**3,893,317**	**0**	**3,893,317**	**0**
300 - INVESTMENT & INFRASTRUCTURE	3,773,317	0	3,773,317	0
880 - CONTINGENCY	120,000	0	120,000	0
240 - CRIMINAL FORFEITURE FUND	**656,090**	**0**	**656,090**	**0**
400 - POLICE	656,090	0	656,090	0
260 - URBAN FORESTRY FUND	**250,000**	**0**	**250,000**	**0**
850 - TRANSFERS OUT	250,000	0	250,000	0

	FY2027 Proposed Budget	Budget Committee Changes	FY2027 Approved Budget	FY2027 Adopted Budget
270 - PARK AND RECREATION FUND	**6,127,724**	**(79,355)**	**6,048,369**	**0**
300 - INVESTMENT & INFRASTRUCTURE	5,947,724	(79,355)	5,868,369	0
880 - CONTINGENCY	180,000	0	180,000	0
280 - POLICE LEVY FUND	**2,637,051**	**0**	**2,637,051**	**0**
400 - POLICE	2,557,051	0	2,557,051	0
880 - CONTINGENCY	80,000	0	80,000	0
400 - FACILITIES FUND	**1,740,000**	**0**	**1,740,000**	**0**
800 - CIP	1,740,000	0	1,740,000	0
405 - TRANSPORTATION DEVELOPMENT TAX	**4,293,000**	**0**	**4,293,000**	**0**
850 - TRANSFERS OUT	4,293,000	0	4,293,000	0
411 - UNDERGROUND UTILITY FUND	**130,000**	**0**	**130,000**	**0**
850 - TRANSFERS OUT	130,000	0	130,000	0
412 - STREET MAINTENANCE FEE FUND	**5,083,673**	**0**	**5,083,673**	**0**
800 - CIP	5,083,673	0	5,083,673	0
415 - TRANSPORTATION SDC FUND	**3,675,500**	**0**	**3,675,500**	**0**
850 - TRANSFERS OUT	3,675,500	0	3,675,500	0
420 - PARKS CAPITAL FUND	**6,265,000**	**0**	**6,265,000**	**0**
800 - CIP	6,265,000	0	6,265,000	0
425 - PARKS SDC FUND	**3,716,910**	**0**	**3,716,910**	**0**
850 - TRANSFERS OUT	3,716,910	0	3,716,910	0
460 - TRANSPORTATION CIP FUND	**14,459,890**	**0**	**14,459,890**	**0**
800 - CIP	14,459,890	0	14,459,890	0
500 - SANITARY SEWER FUND	**5,052,542**	**0**	**5,052,542**	**0**
300 - INVESTMENT & INFRASTRUCTURE	3,699,366	0	3,699,366	0
800 - CIP	253,000	0	253,000	0
850 - TRANSFERS OUT	950,176	0	950,176	0
880 - CONTINGENCY	150,000	0	150,000	0
510 - STORMWATER FUND	**10,421,050**	**0**	**10,421,050**	**0**
300 - INVESTMENT & INFRASTRUCTURE	4,122,433	0	4,122,433	0
800 - CIP	5,426,000	0	5,426,000	0
850 - TRANSFERS OUT	622,617	0	622,617	0
880 - CONTINGENCY	250,000	0	250,000	0
530 - WATER FUND	**33,356,810**	**149,617**	**33,506,427**	**0**
300 - INVESTMENT & INFRASTRUCTURE	12,142,791	(91,383)	12,051,408	0
850 - TRANSFERS OUT	20,714,019	241,000	20,955,019	0
880 - CONTINGENCY	500,000	0	500,000	0
531 - WATER SDC FUND	**2,871,500**	**0**	**2,871,500**	**0**
850 - TRANSFERS OUT	2,871,500	0	2,871,500	0
532 - WATER CIP FUND	**15,265,000**	**0**	**15,265,000**	**0**

	FY2027 Proposed Budget	Budget Committee Changes	FY2027 Approved Budget	FY2027 Adopted Budget
800 - CIP	15,265,000	0	15,265,000	0
533 - WATER DEBT SERVICE FUND	**7,206,346**	**0**	**7,206,346**	**0**
700 - DEBT SERVICE	7,206,346	0	7,206,346	0
600 - CENTRAL SERVICES FUND	**16,303,918**	**91,383**	**16,395,301**	**0**
100 - POLICY & ADMINISTRATION	962,031	0	962,031	0
200 - ENGAGEMENT & INNOVATION	5,209,838	0	5,209,838	0
300 - INVESTMENT & INFRASTRUCTURE	9,254,570	91,383	9,345,953	0
700 - DEBT SERVICE	427,479	0	427,479	0
880 - CONTINGENCY	450,000	0	450,000	0
605 - INFORMATION TECH REPLACEMENT	**301,063**	**0**	**301,063**	**0**
300 - INVESTMENT & INFRASTRUCTURE	301,063	0	301,063	0
615 - FACILITIES REPLACEMENT FUND	**2,520,000**	**0**	**2,520,000**	**0**
300 - INVESTMENT & INFRASTRUCTURE	500,000	0	500,000	0
850 - TRANSFERS OUT	2,020,000	0	2,020,000	0
630 - PUBLIC WORKS ADMIN FUND	**2,488,488**	**0**	**2,488,488**	**0**
300 - INVESTMENT & INFRASTRUCTURE	2,488,488	0	2,488,488	0
640 - PUBLIC WORKS ENGINEERING FUND	**5,464,634**	**0**	**5,464,634**	**0**
300 - INVESTMENT & INFRASTRUCTURE	5,464,634	0	5,464,634	0
650 - FLEET/FACILITIES FUND	**3,796,025**	**0**	**3,796,025**	**0**
300 - INVESTMENT & INFRASTRUCTURE	3,556,025	0	3,556,025	0
850 - TRANSFERS OUT	240,000	0	240,000	0
655 - FLEET/VEHICLE REPLACEMENT FUND	**1,147,000**	**0**	**1,147,000**	**0**
300 - INVESTMENT & INFRASTRUCTURE	1,147,000	0	1,147,000	0
660 - INSURANCE FUND	**552,000**	**0**	**552,000**	**0**
200 - ENGAGEMENT & INNOVATION	552,000	0	552,000	0
Grand Total	**218,144,648**	**2,559,646**	**220,704,294**	**0**

	FY2027 Proposed Budget	Budget Committee Changes	FY2027 Approved Budget	FY2027 Adopted Budget
100 - POLICY & ADMINISTRATION	1,423,453	0	1,423,453	0
200 - ENGAGEMENT & INNOVATION	14,661,451	43,490	14,704,941	0
300 - INVESTMENT & INFRASTRUCTURE	65,676,403	(79,355)	65,597,048	0
400 - POLICE	29,224,359	0	29,224,359	0
700 - DEBT SERVICE	7,633,825	0	7,633,825	0
800 - CIP	48,492,563	0	48,492,563	0
850 - TRANSFERS OUT	48,002,594	2,595,511	50,598,105	0
880 - CONTINGENCY	3,030,000	0	3,030,000	0
Grand Total	**218,144,648**	**2,559,646**	**220,704,294**	**0**

Budget Adoption Hearing

June 9th, 2026



Key Dates

May 4th – Present, Discuss and receive Public Comment on Budget Overview, Public Safety, and Community Services *(Finance, Police, Library, and Parks and Recreation)*

May 11th – Present, Discuss and receive Public Comment on Development, Permitting, and Central services Proposed Budgets *(CD, Engineering, IT, Finance, HR & Risk, and City Management)*

May 18th – Present, Discuss, and receive Public Comment on Utilities, Infrastructure, and Redevelopment Proposed Budgets *(PW, CIP, and TCDA)*

June 9th – City Council review and adoption of Budgets for City and TCDA

Today's Agenda

- **Receive Public Comment**
- **Four Resolutions related to Public Budget Adoption**

1. Certifying the City's authority to qualify for State Shared Revenues
2. Election to collect State Shared Revenues
3. Budget Adoption (Overall Appropriations and Levies as provided)
4. TCDA Budget Adoption (Overall Appropriations)

FY2027 Budget Adoption

Adopt FY2027 State Revenue Sharing Qualifications and Collections

May 18th, 2026

FY2027 Budget Adoption

Adopt FY2027 City Budget and Overall Appropriations

June 9th, 2026

How we got here



Budget Priorities

- Preserve core community services
- Focus on long-term financial stability
- Minimize impacts to community services Police, Library, and Parks & Recreation
- Reductions were made across multiple departments



Investing in Libraries



Tigard has made significant investments in library facilities, maintained staffing levels, and provided some of the highest library service levels in Washington County[1] well above WCCLS funding requirements.

[1]Washington County Current State Assessment Report, 2024

Library Collections Centralization



More information about centralized collection can be found on Washington County's website: https://www.wccls.org/about-wccls/washington-county-libraries-writing-our-future-together

Budget Hearing

- **Consider City Approved Budget**

  Total Resources = $471,938,721
  Total Appropriations = $220,704,294 with 353.9 FTE

  No Current Adjustments

- **Consider TCDA Approved Budget**

  Total Appropriations = $7,472,616

  No Current Adjustments

FY2026-2027 Approved Budget

	FY2027 Proposed Budget	Budget Committee Changes	FY2027 Approved Budget	FY2027 Adopted Budget
100 - POLICY & ADMINISTRATION	1,423,453	0	1,423,453	0
200 - ENGAGEMENT & INNOVATION	14,661,451	36,001	14,697,452	0
300 - INVESTMENT & INFRASTRUCTURE	65,676,403	(79,355)	65,597,048	0
400 - POLICE	29,224,359	0	29,224,359	0
700 - DEBT SERVICE	7,633,825	0	7,633,825	0
800 - CIP	48,492,563	0	48,492,563	0
850 - TRANSFERS OUT	48,002,594	2,603,000	50,605,594	0
880 - CONTINGENCY	3,030,000	0	3,030,000	0
Grand Total	**218,144,648**	**2,559,646**	**220,704,294**	**0**

- The above updated Schedule of Appropriations reflects the budget committee's approval of Budget Amendment #1 and staff recommended technical adjustments from the May 18th, 2026 meeting.

FY2027 Budget Adoption

Adopt FY2027 TCDA Budget

June 9th, 2026

FY2026-2027 Approved TCDA Budget

Fund	Program	Proposed	Budget Committee Changes	Approved
All Funds				
	City Center URA	427,432	-	427,432
	Tigard Triangle URA	937,184	-	937,184
	Debt Service	2,126,000	-	2,126,000
	Transfer	2,682,000	-	2,682,000
	Capital Improvements	1,300,000	-	1,300,000
	Contingency	-	-	-
		7,472,616	-	7,472,616



AIS-6169 **9.**

Business Meeting

Meeting Date: 06/09/2026

Length (in minutes): 10 Minutes

Agenda Title: Public Hearing: Adoption of the TCDA FY 2027 Budget with Adjustments, Making Appropriations, and Imposing and Categorizing Taxes

Presented By: Finance Director Kang

Item Type: Motion Requested
Resolution
Public Hearing
Town Center Development Agency

Information

Explanation of Issue

The Town Center Development Agency (TCDA) Board of Directors must adopt the Approved Budget for FY 2027 prior to July 1st, 2026, in accordance with Oregon Budget Law.

Action Requested

The Finance Department recommends holding a public hearing and adopting the FY 2027 Approved Budget, as approved by the Town Center Development Agency budget committee on May 18, 2026.

Background Information

Dates of Previous and Potential Future Considerations

The Town Center Development Agency Budget Committee (made up of the Town Center Development Agency Board of Directors and seven community members) reviewed the Executive Director's budget on May 18, 2026. At the May 18th meeting, the Budget Committee approved the proposed budget and forwarded the budget to the Town Center Development Agency Board of Directors for adoption.

Public Involvement

A public comment period was available at the May 4th, May 11th, and May 18th budget committee meetings. There was no public comment specific to the uses of the Town Center Development Agency budgeted appropriation.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

The total FY 2027 Town Center Development Agency approved total requirements are $9,131,002 including appropriations of $7,472,616, with the remaining $1,658,386 comprising the agency's reserve for future expenditures.

Alternatives & Recommendation

Pursuant to Oregon Local Budget Law, the FY 2027 budget must be adopted by the Town Center Development Agency Board of Directors prior to July 1, 2026.

Additional Resources

N/A

Attachments

TCDA Budgeted Appropriations

Exhibit A - TCDA Schedule of Appropriations FY2027

CITY OF TIGARD, OREGON
TOWN CENTER DEVELOPMENT AGENCY
RESOLUTION NO. 26-

A RESOLUTION ADOPTING THE FISCAL YEAR 2026-2027 BUDGET, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES.

WHEREAS, one hearing by the Town Center Development Agency Budget Committee on the budget document, as proposed by the Executive Director, was duly called and held on May 18, 2026, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget; and

WHEREAS, the budget for the Town Center Development Agency for the year beginning July 1, 2026 was duly approved and recommended to the Town Center Development Agency Board of Directors by the regularly constituted Budget Committee at its meeting on May 18, 2026, after proceedings in accordance with Chapter 294, Oregon Revised Statutes; and

WHEREAS, a summary of the budget as required by Chapter 294.438 was duly published in the Valley Times, a newspaper of general circulation in the city in accordance with Chapter 294.448; and

WHEREAS, a hearing by the Town Center Development Agency Board of Directors on the budget document as approved by the Budget Committee, was duly called and held on June 9, 2026, where all interested persons were afforded an opportunity to appear and be heard with respect to the budget.

NOW, THEREFORE, BE IT RESOLVED by the Town Center Development Agency Board of Directors that:

SECTION 1: The Town Center Development Agency Board of Directors adopts the budget for FY 2026-27 as approved by Town Center Development Agency Board of Directors following the budget hearing on June 9, 2026.

SECTION 2: The amounts appropriated for each fund for the fiscal year beginning July 1, 2026, are shown on the attached – Exhibit A Schedule of Appropriations as approved by Budget Committee on May 18, 2026.

SECTION 3: The Town Center Development Agency Board of Directors certifies to the county assessor of the County of Washington, Oregon a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Articles IX of the Oregon Constitution and ORS Chapter 457.

SECTION 4: This resolution is effective immediately upon passage,

PASSED: This _____ day of _____ 2026.

_____
Chair – City of Tigard
Town Center Development Agency

ATTEST:

_____
City Recorder - City of Tigard Town Center Development Agency

Schedule of Appropriations

Fund / Program	Proposed	Budget Committee Changes	Approved	Council Changes	Adopted
City Center Capital Improvements					
City Center URA	427,432	-	427,432	-	
Tigard Triangle URA	-	-	-	-	
Debt Service	-	-	-	-	
Transfer	-	-	-	-	
Capital Improvements	545,000	-	545,000	-	
Contingency	-	-	-	-	
	972,432	-	972,432	-	-
City Center Debt Service					
City Center URA	-	-	-	-	
Tigard Triangle URA	-	-	-	-	
Debt Service	745,000	-	745,000	-	
Transfer	1,000,000	-	1,000,000	-	
Capital Improvements	-	-	-	-	
Contingency	-	-	-	-	
	1,745,000	-	1,745,000	-	-
Tigard Triangle Capital Improvements					
City Center URA	-	-	-	-	
Tigard Triangle URA	937,184	-	937,184	-	
Debt Service	-	-	-	-	
Transfer	-	-	-	-	
Capital Improvements	755,000	-	755,000	-	
Contingency	-	-	-	-	
	1,692,184	-	1,692,184	-	-
Tigard Triangle Debt Service					
City Center URA	-	-	-	-	
Tigard Triangle URA	-	-	-	-	
Debt Service	1,381,000	-	1,381,000	-	
Transfer	1,682,000	-	1,682,000	-	
Capital Improvements	-	-	-	-	
Contingency	-	-	-	-	
	3,063,000	-	3,063,000	-	-
All Funds					
City Center URA	427,432	-	427,432	-	
Tigard Triangle URA	937,184	-	937,184	-	
Debt Service	2,126,000	-	2,126,000	-	
Transfer	2,682,000	-	2,682,000	-	
Capital Improvements	1,300,000	-	1,300,000	-	
Contingency	-	-	-	-	
	7,472,616	-	7,472,616	-	-

AIS-6181 **10.**

Business Meeting

Meeting Date: 06/09/2026

Length (in minutes): 40 Minutes

Agenda Title: City Council Goals 2025-2026 Update

Authored By: Nicole Hendrix

Presented By: Nicole Hendrix, Assistant to the City Manager and Council Goal Leads

Item Type: Update, Discussion, Direct Staff

Information

Explanation of Issue

The City Council identified goals and strategies for 2025-2026 building on the work and success of previous years, while also addressing new challenges and emerging community needs. The City Council Goals established for 2025-2026 are:

- Create housing opportunities for current and future residents
- Elevate economic opportunities for current and future residents
- Cultivate Tigard as a great place to live, work, and play
- Deliver resilient, sustainable, and well-maintained facilities that provide reliable and efficient services to our community

City teammates will present a progress report for City Council to review accomplishments and opportunities for each strategy within the goals since the last report.

Action Requested

The city team asks Council to receive the progress report and provide guidance or requests based on work to-date and plans ahead.

Background Information

Dates of Previous and Potential Future Considerations

The City Council last received a Council Goals progress update on October 21, 2025. City Council receives more detailed and goal-specific progress report presentations throughout the year.

Public Involvement

Each Goal has various efforts underway to engage, inform, and connect with community on these issues. Those specific efforts are highlighted in the progress report.

Impacts (Community, Budget, Policies and Plans/Strategic Connection)

Council Goal updates show progress and opportunity for the City Council Goals and Community Promise. The goals help work toward our Strategic Plan vision to be, "an equitable community that is walkable, healthy, and accessible for everyone."

Alternatives & Recommendation

The Tigard team recommends City Council provide any guidance or questions based on the progress report.

Additional Resources

Attachments

Powerpoint - Council Goals Update

City Council Goals 2025-2026 Progress Report

City Council



June 9, 2026

Council Action

- Receive briefing on council goal accomplishments and opportunities for each strategy.
- Provide questions or guidance.
- Goal leads available to answer questions or provide additional insight.

2025-26 Goals



Image of the four council goals

Housing

Strategy 1.1: Develop an inclusive housing strategy that increases the variety of housing types while balancing the infrastructure capacity needs of the city

Outcomes

- Adopt Housing Capacity Analysis
- Adopt Housing Production Strategy
- Adopt River Terrace 2.0 Community Plan and Housing Policy Set
- Expand Affordable Homeownership Program to at least three more households, including the preservation of Housing Authority Section 18 dispositions



River Terrace 2.0 Open House – Fall 2025

Housing

Accomplishments

- Awarded DLCD grant for Tigard Housing Plan
- **River Terrace 2.0 Housing policy** to supplement Tigard Housing Plan.
- Affordable Homeownership Program added two new homebuyers; **total of 9 permanently affordable homes.**

Opportunities

- Tigard Housing Plan will analyze capacity, identify needed housing; and develop actions.
- River Terrace 2.0 housing policy to **target investments** in housing types.
- Expand the Affordable Homeownership program to **four additiona**l homebuyers



Housing

Strategy 1.2: Support housing in the entire Tigard community while addressing the regional crisis of homelessness

Outcomes

• Expand and maintain the Safe Parking Program
• Support County efforts to respond to homelessness and implement SHS programming
• Ensure ongoing implementation and enforcement of TPM with Tigard Police and Street Outreach
• City Liaison facilitates relationships, information and data sharing



Housing

Accomplishments

- Safe Parking Program added two new host sites in January 2026 and is now operating with three host sites and 9 parking spaces.
- TPM ordinance was updated in both December 2025 and April 2026.
- ‘Houseless issue’ type added to the Tyler Service Request system.

Opportunities

- Recruitment and onboarding for the newly established Houseless Advisory Board.
- Coordinate local response to heat events during the summer for unhoused folks.

Economic Opportunity

Strategy 2.1: Attract, retain, and grow a diverse and stable economic base that supports city revenues, needed goods and services, and jobs for community members.

Outcomes

- Complete and adopt the City's first Economic Development Strategic Plan
- Complete and adopt a Strategic Plan for the Transient Lodging Tax (TLT) program
- Engage the business community early and often to provide meaningful and proactive support of business retention and expansion (BRE) efforts, including targeted outreach, relationship-building, and new programmatic tools



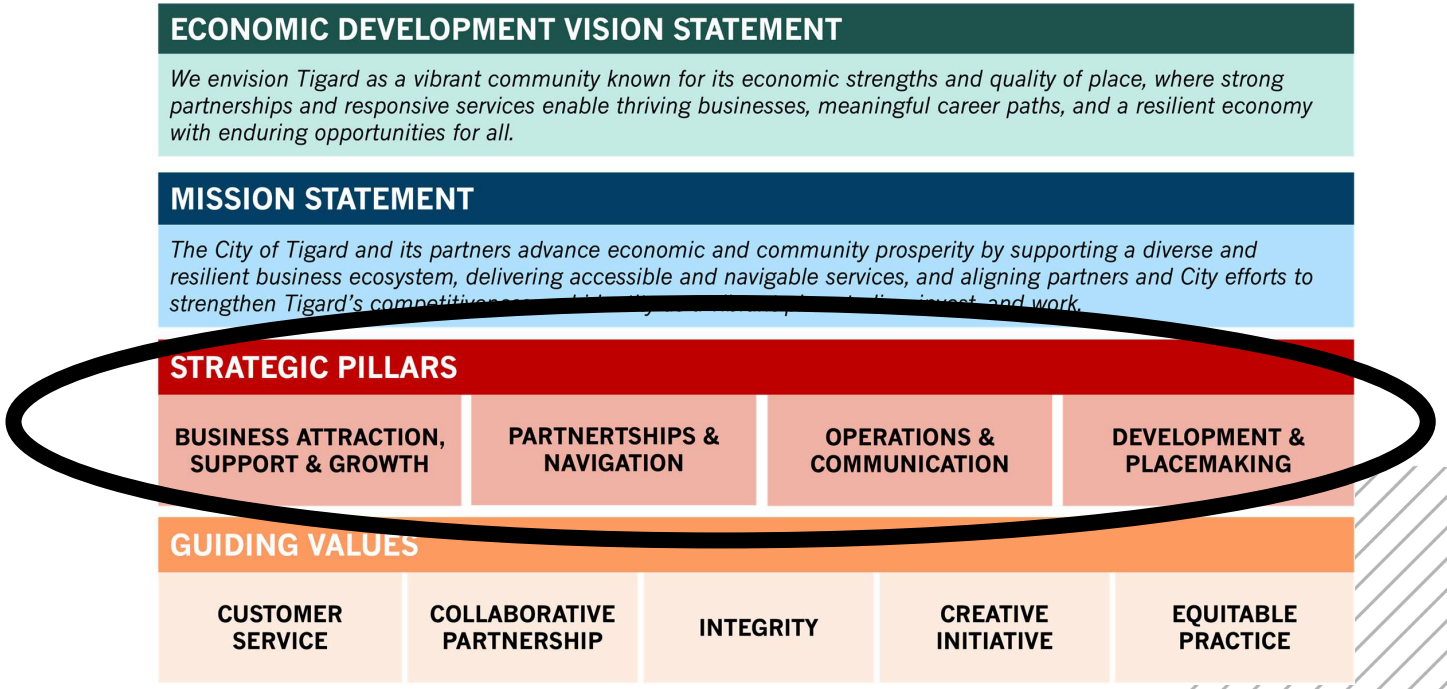
Economic Opportunity

Accomplishments

- City's first **Economic Development Strategic Plan adopted** March 2026.
- Strategic Plan for the **Transient Lodging Tax (TLT) program adopted** February 2026.
- TLT Committee provided funding recommendations for FY26/27 budget.
- **Connecting new businesses** to City Resources through the quarterly New Business Connect Meeting.
- Tyler business license, alarm and general development permits.

Opportunities

- Establishing a **work plan** that centers on the **key strategic pillars** of the Economic Strategic Plan:



Live, Work, Play

Strategy 3.1: Provide maintained natural areas and recreational facilities as well as access to opportunities that enhance the health and well-being of the community.

Outcomes

- Make progress on new parks in gap areas and/or improve access to parks and trails.
- Reinvestment in park infrastructure to ensure parks are safe and accessible.
- Ensure full and stable funding to meet Level of Service standards consistent with identifed Core Services.
- Develop partnerships to help support funding of park capital projects.



Trail at sunset

Live, Work, Play

Accomplishments

- Park capital reinvestment projects are supported in part by grant funds secured from Oregon Parks and Recreation Department and Metro Local Share dollars.
- Current projects include the accessible dock and inclusive playground at Cook Family Park; new playground structures will be installed at Woodard Park and Bonita Park.
- Planning/design has been completed for Bagan Park Trails Connection project. When constructed, will fill a park void within a gap area of the city.
- Recreation Team provides diverse programming serving all age groups with a focus on fun, health and well-being.

Opportunities

- Steve Street Park is anticipated to start construction this summer (2026). Fills a park void within a gap area of the city.
- Updating PARF and Park SDC methodologies will help meet the growing demand of expanding the city’s park and recreation system.
- Continue to utilize Asset Management principals to ensure efficient delivery of required O&M to maintain Level of Service standards.

Live, Work, Play

Strategy 3.2: Invest in the safety, connectivity, and adequate maintenance of the transportation network; center vulnerable users in transportation investments.

Outcomes

- Begin development of a plan for network connectivity and complete systems
- Begin community engagement for TSP update
- Adopt Safe Streets Action Plan-- Begin implementation of 'now' strategies identified in plan.
- Adopt revised Street Maintenance Fee methodology
- Develop informational sheet for transportation service requests regarding the process and expectations to effectively and clearly communicate the process that city staff follow to address requests.



Live, Work, Play

Accomplishments

- **Safe Streets Action Plan adopted** Fall 2025.
- Submitted Safe Streets and Roads for All grant **application for 72nd Avenue**.
- Ongoing work towards revising the Street Maintenance Fee methodology.
- Submitted Metro application for **Safe Routes to School Program**.

Opportunities

- Implementation of Safe Streets Action Plan
- Formalize Safe Streets Task Force
- Transportation System Plan Update
- Adoption of revised Street Maintenance Fee methodology



Walk & Roll to School - Spring 2026
Art Rutkin Elementary

Live, Work, Play

Strategy 3.3: Broaden and strengthen community safety and resiliency

Outcomes

- Increased Household Preparedness
- Expanded Community Emergency Response Teams (CERT)
- Reliable, timely, and accessible Emergency Alerts
- Essential City Services remain operational
- Residents are Informed of Risks and how to mitigate



Live, Work, Play

Accomplishments

- Conducted 3 citywide training workshops focused on Senior Living Communities.
- Expanded Tigard's CERT volunteer base by 15 to enhance local emergency response capacity.
- Increased redundancy for emergency water distribution by acquiring Water Purification Trailer through state grant opportunity.
- Executed Emergency Communication Hardware Grant.

Opportunities

- Conduct citywide training workshops to improve household and neighborhood readiness for emergencies
- Deliver at least 4-6 outreach workshop opportunities and reach 300 participants
- Expand Tigard's CERT volunteer base by another 50 new volunteers.
- Increase community enrollment in the City's emergency alert system
- Continue resiliency assessments for critical and essential facilities and infrastructure.

Live, Work, Play

Strategy 3.4: Provide meaningful community connection through programs, events, and other opportunities.

Outcomes

- Develop road map for Equitable Engagement Report
- Increase reporting via community surveys, polling, and system data
- Promote recreation facilities and community gathering spaces to public
- Support community arts and events



2026 MLK Days of Service Event

Live, Work, Play

Accomplishments

- PD hosted over 120 community events connecting with over 13,000 people during 2025
- Library provided 917 programs that welcomed 39,982 attendees last year
- Provided Express Library during the building closure
- Hosted MLK Days of Service and Pride Parade & Festival
- New mural under 99 viaduct, Recreation art activities, and student art in Town Hall
- Committee for Community Engagement rescoped for equity & events focus and updated bylaws

Opportunities

- Juneteenth, Fourth of July 250th, and El Tigre in 2026
- Pursue partnerships to continue community events in 2027
- Continue to expand sponsorship opportunities for three city events
- Moving towards Annual Report (from Report Card) in fall
- Library using Polco for survey ahead of Library Strategic Plan Update
- Developing roadmap for equitable engagement report

Facilities

Strategy 4.1: Plan for the future while managing current City Facilities in a manner supporting sustainability and fiscal stewardship



Outcomes

- Develop and implement a 20-year Facility System Plan that addresses future facilities and
ongoing O&M for existing facilities

Facilities

Accomplishments

- Library HVAC project completed
- In the process of making small investments in existing workspaces to accommodate current and future staff

Opportunities

- 20-year Facilities System Plan to be completed
- Police/Public Works project team will meet to discuss next steps post bond vote

Facilities

Strategy 4.2: Build a solid foundation for the future Police and Public Works facility, which will include a resilient Emergency Operations Center.

Outcomes

- Pass the bond measure
- Break ground on facility project
- Convene a bond oversight committee



Facilities

Accomplishments

- Schematic design completed.
- Land use application submitted.
- New 3D model completed.
- Community open house hosted.
- Detailed design package recently completed – in review.

Opportunities

- Bond attempt was not successful.
- Time for project team to assess and make a game plan.
- Proposed game plan will be discussed with Council.

Council Action

- Receive briefing on council goal accomplishments and opportunities for each strategy.
- Provide questions or guidance.
- Goal leads available to answer questions or provide additional insight.