



SDC Rates for New Construction in the City of Dallas

Water SDC's		
Single-Family Residence	\$5,655.04	per SFR (1 EDU=22 Fixture Units)
Multi-Family Residential	\$5,242.72	per Dwelling Unit
Commercial/Industrial	Based on fixture counts per Oregon Plumbing code	

Sewer SDC's		
Single-Family Residence	\$5,780.83	per SFR (1 EDU=22 Fixture Units)
Multi-Family Residential	\$5,586.55	per Dwelling Unit
Commercial/Industrial	Based on fixture counts per Oregon Plumbing code	

Storm SDC's		
Single-Family Residence	\$1,337.59	per SFR
Multi-Family Residential	\$703.04	per Dwelling Unit
Commercial/Industrial	\$8,609.74 / acre of Impervious Area	

Park SDC's		
Single-Family Residence	\$3,274.78	per SFR (1 EDU=2.6 Occupancy)
Multi-Family Residential	\$2,553.57	per Dwelling Unit
Commercial/Industrial	Building Occupancy / EDU x SFR Park SDC	

Transportation SDC's (Res. No 3404 - Oct 2018)		
Single-Family Residence	\$4,015.71	per SFR
See Transportation SDC Table		

Valid: July 1, 2024

432	Golf Driving Range	5,019.95	Per tee/Driving position
433	Batting Cages	8,913.85	Per cage
435	Multipurpose Rec. Facility	14,375.02	Per 1,000 sq ft of gross floor area
437	Bowling Alley	6,866.85	Per 1,000 sq ft of gross floor area
441	Live Theater	80.79	Per seat
443	Movie Theater w/o Matinee	96,372.02	Per movie screen
444	Movie Theater w/ Mat. Fri. pm peak hour	184,352.20	Per movie screen
445	Multiplex Movie Theater Fri pm peak hour	91,393.09	Per movie screen
460	Arena	13,383.21	Per acre
465	Ice Skating Rink	9,476.87	Per 1,000 sq ft of gross floor area
488	Soccer Complex	68,946.89	Per field
490	Tennis Courts	15,580.60	Per court
491	Racquet/Tennis Club	13,451.57	Per court
492	Health/Fitness Club	14,174.92	Per 1,000 sq ft of gross floor area
493	Athletic club	23,932.68	Per 1,000 sq ft of gross floor area
495	Recreational Com. Center	11,003.11	Per 1,000 sq ft of gross floor area

Institutional

501	Military Base	1,566.01	Per employee
520	Elementary School	4,858.37	Per 1,000 sq ft of gross floor area
522	Middle/Junior High School	4,778.83	Per 1,000 sq ft of gross floor area
530	High School	3,895.15	Per 1,000 sq ft of gross floor area
534	Private School (K-8) pm peak hr	26,220.80	Per 1,000 sq ft of gross floor area
536	Private School (K-12) pm peak hr	22,085.77	Per 1,000 sq ft of gross floor area
540	Junior/Community College	10,198.98	Per 1,000 sq ft of gross floor area
550	University/College	3,171.80	Per employee
560	Church	2,208.58	Per 1,000 sq ft of gross floor area
561	Synagogue	6,786.06	Per 1,000 sq ft of gross floor area
	Mosque-pm peak hr	44,251.09	Per 1,000 sq ft of gross floor area
565	Day Care Center	49,551.92	Per 1,000 sq ft of gross floor area
566	Cemetery	3,373.15	Per acre
571	Prison	11,685.45	Per 1,000 sq ft of gross floor area
	Museum	723.35	Per 1,000 sq ft of gross floor area
590	Library	29,313.05	Per 1,000 sq ft of gross floor area
591	Lodge/Fraternal Organization	120.56	Per member

Medical

610	Hospital	3,734.82	Per 1,000 sq ft of gross floor area
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620	Nursing Home	2,971.70	Per 1,000 sq ft of gross floor area
630	Clinic	20,800.65	Per 1,000 sq ft of gross floor area
640	Animal Hospital/Vet Clinic	18,953.74	Per 1,000 sq ft of gross floor area

Office

710	General office Building	5,983.17	Per 1,000 sq ft of gross floor area
714	Corporate Headquarters Building	5,661.27	Per 1,000 sq ft of gross floor area
715	Single Tenant Office Building	6,987.41	Per 1,000 sq ft of gross floor area
720	Medical-dental Office Building	14,335.25	Per 1,000 sq ft of gross floor area
730	Government Office Building	4,858.37	Per 1,000 sq ft of gross floor area
731	State Motor Vehicles Department	68,624.98	Per 1,000 sq ft of gross floor area
732	United States Post Office	45,053.98	Per 1,000 sq ft of gross floor area
733	Government Office Complex	11,444.33	Per 1,000 sq ft of gross floor area
750	Office Park-pm peak hour	5,943.40	Per 1,000 sq ft of gross floor area
760	Research and Development Center- pm peak hour	4,296.60	Per 1,000 sq ft of gross floor area
770	Business Park-pm peak hour	5,059.72	Per 1,000 sq ft of gross floor area

Retail

	Tractor Supply	5,621.49	Per 1,000 sq ft of gross floor area
	Construction Equipment Rental	3,975.94	Per 1,000 sq ft of gross floor area
812	Building Materials and Lumber	18,030.29	Per 1,000 sq ft of gross floor area
813	Free Standing Discount Super	12,576.59	Per 1,000 sq ft of gross floor area
	Variety Store	27,385.36	Per 1,000 sq ft of gross floor area
	Free Standing Discount store	9,548.96	Per 1,000 sq ft of gross floor area
816	Hardware/Paint Store	8,649.12	Per 1,000 sq ft of gross floor area
817	Nursery (Garden Center)	27,867.60	Per 1,000 sq ft of gross floor area
818	Nursery (Wholesale)	20,759.63	Per 1,000 sq ft of gross floor area
820	Shopping Center	7,469.64	Per 1,000 sq ft of gross leasable area
823	Factory Outlet Center	9,195.98	Per 1,000 sq ft of gross floor area
814	Specialty Retail Center	10,882.56	Per 1,000 sq ft of gross leasable area
	Automobile Sale	10,520.88	Per 1,000 sq ft of gross floor area
	Recreational Vehicle Store	10,198.98	Per 1,000 sq ft of gross floor area
843	Automobile Parts Sales	10,565.63	Per 1,000 sq ft of gross floor area
848	Tire Store	11,443.09	Per 1,000 sq ft of gross floor area
849	Tire Superstore	8,472.63	Per 1,000 sq ft of gross floor area
850	Supermarket	14,751.61	Per 1,000 sq ft of gross floor area
851	Convenience Market (24/7)	68,452.23	Per 1,000 sq ft of gross floor area
852	Convenience Market	33,822.18	Per 1,000 sq ft of gross floor area

853	Convenience Market w/ Gasoline Pumps	33,123.69	Per 1,000 sq ft of gross floor area
854	Discount Supermarket	18,017.86	Per 1,000 sq ft of gross floor area
857	Discount Club	16,784.94	Per 1,000 sq ft of gross floor area
860	Wholesale Market	3,533.48	Per 1,000 sq ft of gross floor area
861	Sporting Goods Superstore	7,388.85	Per 1,000 sq ft of gross floor area
862	Home Improvement Superstore	4,116.38	Per 1,000 sq ft of gross floor area
863	Electronics Superstore	4,878.26	Per 1,000 sq ft of gross floor area
864	Toy/Children's Superstore	20,037.53	Per 1,000 sq ft of gross floor area
865	Baby Superstore	7,308.07	Per 1,000 sq ft of gross floor area
866	Pet Supply Superstore	13,572.12	Per 1,000 sq ft of gross floor area
867	Office Supply Superstore	13,652.91	Per 1,000 sq ft of gross floor area
868	Book Superstore	63,525.50	Per 1,000 sq ft of gross floor area
869	Discount Home Furnishing Superstore	6,303.83	Per 1,000 sq ft of gross floor area
872	Bed and Linen Superstore	8,913.85	Per 1,000 sq ft of gross floor area
875	Department Store	7,509.41	Per 1,000 sq ft of gross floor area
876	Apparel Store	15,379.25	Per 1,000 sq ft of gross floor area
879	Arts and Crafts Store	24,936.91	Per 1,000 sq ft of gross floor area
880	Pharmacy/Drugstore w/o Drive-Through	14,279.32	Per 1,000 sq ft of gross floor area
881	Pharmacy/Drugstore w/ Drive-Through	15,121.98	Per 1,000 sq ft of gross floor area
890	Furniture Store	662.45	Per 1,000 sq ft of gross floor area
896	DVD/Video Store	54,611.64	Per 1,000 sq ft of gross floor area
	Medical Equipment Store	4,978.93	Per 1,000 sq ft of gross floor area

Services

911	Walk-in Bank	48,708.02	Per 1,000 sq ft of gross floor area
912	Drive-in Bank	26,670.72	Per 1,000 sq ft of gross floor area
918	Hair Salon	5,822.84	Per 1,000 sq ft of gross floor area
920	Copy Print and Express Ship Store	29,755.52	Per 1,000 sq ft of gross floor area
925	Drinking Place	45,536.22	Per 1,000 sq ft of gross floor area
931	Quality restaurant	12,782.90	Per 1,000 sq ft of gross floor area
932	High-Turnover (sit down) Restaurant	15,722.29	Per 1,000 sq ft of gross floor area
933	Fast-food restaurant w/o drive-through	41,739.25	Per 1,000 sq ft of gross floor area
934	Fast-food restaurant w/ drive-through	53,680.73	Per 1,000 sq ft of gross floor area
935	Fast-food restaurant w drive through only	19,872.22	Per 1,000 sq ft of gross floor area
936	Coffee/donut shop w/o drive through	65,044.28	Per 1,000 sq ft of gross floor area
937	Coffee/donut shop w/ drive through	70,368.73	Per 1,000 sq ft of gross floor area
938	Coffee /donut kiosk	123,309.96	Per 1,000 sq ft of gross floor area
939	Bread/Donut/Bagel shop w/o Drive through	112,434.86	Per 1,000 sq ft of gross floor area

940	Bread/Donut/Bagel w/ drive through	76,254.95	Per 1,000 sq ft of gross floor area
941	Quick Lubrication Vehicle Shop	20,840.42	Per servicing position
942	Automobile Care Center	12,488.34	Per 1,000 sq ft of gross leasable area
943	Automobile Parts and Service Center	17,909.74	Per 1,000 sq ft of gross floor area
944	Gasoline/service station	19,493.15	Per vehicle fueling position
945	Gasoline/service station w/ convenience market	6,931.48	Per vehicle fueling position
946	Gasoline/service station w/ convenience market & car wash	13,294.96	Per vehicle fueling position
947	Self –Service car wash	22,246.10	Per wash stall
948	Automated car wash	56,699.66	Per 1,000 sq ft of gross floor area
	Truck Stop	54,730.96	Per 1,000 sq ft of gross floor area

* Institute of Traffic Engineers (ITE) Trip Generation 10th Edition land use descriptions