

# CITY OF YACHATS

<p>ADMINISTRATIVE POLICY NO. 15 ACCEPTANCE OF SYSTEM DEVELOPMENT CHARGES AMENDED JANUARY 15, 2025</p>
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## **OBJECTIVE**

To provide a consistent procedure for collecting System Development Charges, while accommodating property owners needs.

## **ACCEPTANCE OF FEES**

System Development Charges (hereinafter, “SDC”) must be paid prior to issuance of a building permit, development permit, or permit to connect to the water, sewer, or storm drain system within the City. Notwithstanding, payment of SDC will not be accepted prior to the City Planner’s approval of the submitted plans.

The current SDC will be collected by the City and entered into the city system. The SDC collected will be credited to the lot indicated and will remain a credit to that lot. Once applied to a specific lot, no fee may be credited to another lot.

If connection to the system does not occur within one year of the date the SDC were paid, and if the amount of the SDC has increased by the time the connection is made, the applicant will be responsible for the amount of the increase in SDC from the time the SDC were paid to the time the connection occurs.

If the lot is partitioned, the credit for SDC will remain with the lot that retains the original map and tax lot number. If for any reason the map and tax lot number should change, the credit will remain with the lot that retains the majority of the “features” of the original lot, such as highway access, square footage, address, etc.

Once SDC fees have been paid, the credit remains with the lot if ownership transfers. If an ownership transfer of such a lot occurs after January 2025, the new lot owner shall be responsible for paying the amount of any increase in SDC fees from the time they were paid to the time the connection to system occurs.

If SDC fees have been paid for a specific project, and if the property owner fails to connect to the City system within 24 months, a refund will be made upon receipt of a written request. The necessary notations will be made in the database, and the written request will be filed in the map and tax lot master file. Future development will require the payment of all SDC fees at the rate in effect when a new application is approved.