



RESOLUTION NO. 7288

A RESOLUTION ADOPTING A SYSTEM DEVELOPMENT CHARGE POLICY FOR CONVERSION OF BUILDINGS FROM COMMERCIAL TO RESIDENTIAL USE IN NON-INDUSTRIAL ZONES

WHEREAS, the Oregon Legislature adopted House Bill (HB) 2984 during the 2023 legislative session to encourage the conversion of commercial buildings for residential use; and

WHEREAS, HB 2984 requires all local government, with some exceptions, to allow the conversion of a building or portion of a building from commercial use to residential use without requiring a zone change or conditional use permit; and

WHEREAS, HB 2984 also requires cities with a population of 10,000 or more to assess system development charges (SDCs) for such building conversions only pursuant to “a specific adopted policy for commercial to residential conversions” adopted on or before December 31, 2023, or, if no such policy is adopted by that date, to assess only water and wastewater SDCs to such conversions offset by the amount of the water and wastewater SDCs paid when the building was originally constructed.; and

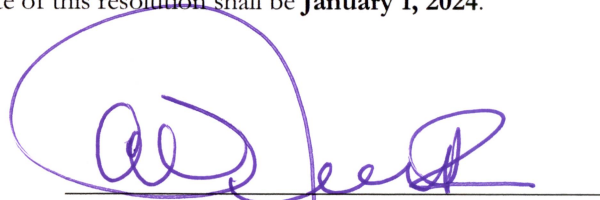
WHEREAS, the City currently does not have “a specific adopted policy for commercial to residential conversions”. When a building or portion of a building is converted from any use to any other use, SDCs are due for water, wastewater, transportation, and storm drainage pursuant to AMC 15.16.50 and 15.16.90; and are due for parks pursuant to AMC 15.20.050 and 15.20.090; and

WHEREAS, the City desires to preserve the City’s full authority to assess SDCs for the conversion of commercial buildings to residential use and finds that the current SDC regulations adequately allow for SDC credit.

NOW, THEREFORE, BE IT RESOLVED, that the Albany City Council affirms the City of Albany’s current SDC regulations as they pertain to the conversion of a building from a commercial use to a residential use, which require the payment of SDCs for water, wastewater, transportation, storm drainage, and parks; and

BE IT FURTHER RESOLVED that the effective date of this resolution shall be **January 1, 2024**.

DATED THIS 13TH DAY OF DECEMBER 2023.



Mayor

ATTEST:




City Clerk