

Q. Is the TDT program ever modified?

A. TDT is regulated by the Countywide Transportation Development Tax Ordinance (Ordinance No. 691). Each year the Board of County Commissioners reviews a report on collections and expenditures in the TDT program. The fee follows a formula and increases automatically up to 10% each year to keep up with increases in the costs of building transportation facilities. The Board of County Commissioners may modify the administrative provisions, so long as the affect does not increase the charge, by ordinance.

Q. Where can I go for more information?

A. Call Washington County's Department of Land Use and Transportation's Long Range Planning Division, 503-846-3519 or visit the web site at: www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm



Transportation Development Tax (TDT)

Background & Introduction



Q. What is the Transportation Development Tax?

A. The Transportation Development Tax (TDT) is a tax assessed on all new development occurring within Washington County. Washington County voters re-approved the program, increasing the rates, in 2008, with 70% in favor. Major elements of the program include the following:

- The TDT is based on a uniform rate structure assessed by all jurisdictions within Washington County. The tax is charged to a developing property the same whether it is located within cities, unincorporated urban or rural areas.
- The TDT collects fees from new development based on the development's projected impact on the transportation system. Developing properties are required to pay based on the number of trips they are projected to generate.
- Proceeds from TDT are used to fund highway and transit capital improvements that provide additional capacity to the major transportation system. The program does not fund minor reconstruction or maintenance projects.
- Proceeds from the program pay for a portion of transportation needs. The county and cities rely on other revenue sources to fund the majority of transportation improvements.
- The TDT is set up to be reasonable and affordable so as not to prohibit future development from occurring within the county.
- The TDT is automatically adjusted for inflation on an annual basis (July 1) in order to insure that it keeps up with increases in the costs of improving facilities.



Q. Who Collects the tax?

A. TDT is collected by the jurisdiction in which a development is being built – whether the county itself or one of the cities. All jurisdictions administering the program have agreed to abide by the same Procedures Manual, in order that the TDT is administered in a consistent manner.

Q. When is it collected?

A. The TDT is paid prior to issuance of a building permit unless, in limited circumstances, payment may be deferred until issuance of occupancy permit.

Q. How is it calculated?

A. Developing properties pay based on their category of use. The rates stipulated in the TDT Ordinance are based on the average trips for a use of that category as identified in the Institute of Transportation Engineers Trip Generation Manual 7th Edition. TDT rates are dependent on a development's land use category.

Q. If developers are required to build transportation infrastructure as part of their development, can they receive credit towards the TDT?

A. Credits may be issued if a developer is required as a condition of development approval to make capacity improvements. Credits may only be issued for improvements that meet specific eligibility requirements. In general, the improvement must provide additional capacity to an eligible facility, and must have been required as a condition of development approval. After improvements are made, the developer must submit receipts for the work completed for credit eligibility determination.

If you have questions about whether an improvement is eligible for TDT credit, it is best to check with city or county staff.