



Construction Excise Tax Fact Sheet

Tigard-Tualatin School District 23J

What is the Construction Excise Tax (CET)?

In the 2007 Regular Session, the Oregon State Legislature passed a law (Senate Bill 1036) to help Oregon school districts pay for a portion of the cost of new or expanded school facilities. The law allows school boards, in cooperation with cities and counties, to tax new residential and non-residential development. Beginning July 1, 2026, the tax will be assessed at \$1.70 per square foot on residential construction and \$0.85 per square foot for non-residential construction, not to exceed \$35,200 per building permit or \$42,400 per structure, whichever is less.

What does this tax pay for?

The tax pays for capital improvements including: land acquisition; construction, reconstruction or improvement of school facilities; acquisition or installation of equipment, furnishings or other tangible property; architectural, engineering, legal or similar costs related to capital improvements; or the payment of obligations and related issuance costs to finance or refinance capital improvements.

Why is this tax needed?

Oregon's fastest growing school districts are overcrowded and many older schools throughout the state are in need of repair. This tax will require developers to share the cost of growth with school districts.

Who can I contact for more information?

If you have additional questions, you may contact Tigard-Tualatin School District at 503-431-4076.

Who pays this tax?

Am I exempt from paying the tax?

The tax applies to construction permits on property located within Tigard-Tualatin School District's jurisdiction, issued on or after March 1, 2008. Exemptions are provided for private school improvements; public improvements as defined in ORS 279A.010; certain residential housing that is guaranteed to be affordable under guidelines established by the U.S. Department of Housing and Urban Development; public or private hospital improvements; improvements to certain religious facilities; agricultural buildings as defined in ORS 455.315 (2)(a); and for the following facilities operated by not-for-profit corporations: long term care facilities as defined in ORS 442.015; residential care facilities as defined in ORS 443.400 and continuing care retirement communities as defined in ORS 101.020.

Please see the CET Exemption Application for additional information.

Is my property located within Tigard-Tualatin School District's jurisdiction?

The Tigard-Tualatin School District's jurisdiction includes properties located within the cities of Tigard, Tualatin, King City and Durham as well as properties within unincorporated portions of Washington and Clackamas Counties. To determine whether your property is located within the district's jurisdiction, visit the **Washington County** InterMap website:

<http://gisims.co.washington.or.us/gis/Intermap/index.cfm>

or the **Clackamas County** Cmap website:

<https://cmap.clackamas.us/ccsis/>

Enter your address where indicated and click on the SEARCH button.

Updated for July 1, 2026