

Molalla River School District

FY 2026-27 Construction Excise Tax Scenario Estimate

Board Information One-Pager / Rate Scenario: \$1.70 residential / \$0.85 commercial per square foot

Purpose. This estimate reproduces the prior CET scenario format for FY 2026-27 using rates of \$1.70 per residential square foot and \$0.85 per commercial square foot. The estimate uses Molalla River School District FY 2025-26 activity through March 31, 2026, annualized with an estimated fourth quarter based on the average of the first three quarters.

Baseline \$145,667	Residential Only \$181,383	Residential + Commercial \$186,918
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Scenario	Residential Rate	Commercial Rate	Estimated FY 2026-27 Collections	Increase vs. Current	% Increase
Current MRSD Rates	\$1.35	\$0.50	\$145,667	\$0	0.0%
Residential Increase Only	\$1.70	\$0.50	\$181,383	\$35,716	24.5%
Residential + Commercial Increase	\$1.70	\$0.85	\$186,918	\$41,251	28.3%

Key Observations

- Using the same annualized construction activity, current MRSD rates would generate approximately \$145,667.
- Increasing residential only from \$1.35 to \$1.70, while keeping commercial at \$0.50, would generate approximately \$181,383, an increase of about \$35,716.
- Increasing residential to \$1.70 and commercial to \$0.85 would generate approximately \$186,918, an increase of about \$41,251.
- Estimated annualized activity: 117,860 total square feet, made up of approximately 102,044 residential square feet and 15,816 commercial square feet.

Methodology and assumptions. The FY 2026-27 estimate assumes the same construction activity and residential/commercial mix as the annualized FY 2025-26 data. The fourth quarter estimate equals the average of the first three quarters. Actual FY 2026-27 collections will vary based on permit volume, project type, exemptions, timing, and adopted rates.

Sources: Clackamas County CET reports for July-September 2025, October-December 2025, January-March 2026, and Clackamas County School District Construction Excise Tax schedule.