

Impact Fee Primer and Incentives

BEDAC Meeting
July 18, 2017

What is an Impact Fee?

- Fee charged to new development
- Offsets a portion of the costs generated by the development on facilities

What For? And Why?

- To improve and expand systems
- To avoid reducing capacity and cost to the public

Examples: Roads, Parks, Schools, Emergency Services

Our Fees?

- Parks \$1,000 per residential unit
- Trans. \$755 per PM peak hour trip
- Emergency Services – Mitigation Fee

Credits

- Developer can request credit for building a facility or dedicating land
- Must be on the City's capital plan, and must be a requirement of the project

Use 'em or Lose 'em

- Spend the \$ w/I 10 years
- Return w/ interest

Downtown Development Incentives

- Impact Fee Offset Account
Challenge: City has no money to fund this account
- Differential fee by geographic area/zone
Challenge: Could require consultant analysis
- Differential fee by Classification of Use
Challenge: This is an unproven concept that might be legally challenged

Downtown Development Incentives

- Rebate of TIF for certain uses
Challenge: Complicated to manage and limited benefit
- Pass-by Trip Reduction
Challenge: May require consultant analysis
- Reduce or Eliminate the impact fees
Challenge: Citywide effect, budget impact

Downtown Development Incentives

- Building Permit Fee Waiver
Challenge: City relies on these funds for general operations
- Residential Impact Fee Waiver –
This requires more research and analysis
- Differential Fee Based on High Impact Users (Trucks)
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Challenge: This is an unproven concept that might be legally challenged