

Development Impact Fees – Frequently Asked Questions

Q. When do the impact fees apply?

An impact fee is imposed whenever there is a new development project or a change in use of an existing project which will pay for the costs (or a portion) of providing necessary public services to meet the demands of new development or changes in uses within their direct service area.

Q. How are the “change in use” fees calculated?

When a change of use, redevelopment, or modification of an existing use or building requires the issuance of a building permit, the development impact fee shall be based on the difference between the impact fee calculated for the previous use and the impact fee calculated for the proposed use. Should a redevelopment or modification of an existing use or building that requires the issuance of a building permit but does not involve a change in use result in a net increase in gross floor area, the development impact fee shall be based on said net increase. Should a change of use, redevelopment, or modification of an existing use or building result in a net decrease in gross floor area or calculated impacted fee, no refund or credit for past development impact fees paid shall be made or created.

Q. When are the fees due?

The development impact fees are calculated and collected by the City’s Planning and Development Services Department prior to and as a condition of the issuance of permission to commence development, along with a \$50 administrative processing charge.

Q. How are the fees used?

To provide a proportionate cost share to expand the necessary public services including fire facilities, street facilities, parks and recreational facilities, and police facilities to support the new or change in use development. All of these public services projects have been identified and approved in the final Infrastructure Improvements Plans by the Mayor and Council.

Q. What is the difference between “phase-in” and “full” rates fees?

There are two sets of rate fees identified in Ordinance 11203 which was adopted on October 9, 2014. In that ordinance, the reduced “Phase-In” rates became effective December 23, 2014 and will remain in effect until the “Full” rates become effective on July 1, 2016.

Q. Can someone be eligible for impact fee credits or refunds?

It is rare, but there are a several ways to become eligible for a credit or refund. Because each situation is unique, it is best to contact the Development Impact Fee Administrator to see if your project qualifies.