

Revised Development Fees and Capacity Charges

The City Council adopted new development fees on April 27, 2020. These fees became effective on July 13. The Council also adopted new water and wastewater capacity charges on March 9, 2020. These new charges became effective on April 27.

All new residential and nonresidential development shall be subject to the payment of these fees and capacity charges at the time of building permit issuance.

Development Fees

Development fees are one-time payments used to construct system improvements needed to accommodate new development. The fee represents future development's proportionate share of infrastructure costs. Development fees may be used for infrastructure improvements or debt service for growth related infrastructure. In contrast to general taxes, development fees may not be used for operations, maintenance, replacement, or correcting existing deficiencies.

The new development fees are shown below:

<u>Land Use Type</u>	<u>Parks and Recreation</u>	<u>Police</u>	<u>Streets</u>	<u>Total</u>
Residential (per Housing Unit)				
Single Unit	\$1,852	\$526	\$1,671	\$4,049
Multi-Family	\$1,444	\$410	\$816	\$2,670
Nonresidential (per 1,000 sq. ft. of floor area)				
Commercial	\$481	\$1,325	\$2,425	\$4,231
Office/Institutional	\$611	\$518	\$924	\$2,053
Industrial/Flex	\$327	\$209	\$373	\$909

Capacity Charges

Capacity charges are one-time charges for new development's proportionate impact on water and sewer system capacity. They are used to fund capacity improvements needed to serve new development, not maintenance and repair or operations.

The new capacity charges are shown below:

<u>Water Meter Size</u>	<u>Charge</u>
.75"	\$2,416
1"	\$3,632
1.5"	\$6,647
2"	\$10,277
3"	\$19,972
Larger than 3"	Water Meter Size x \$6,657

Please contact Jose Martinez, Chief Building Official at 520-466-2578 with any questions.