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ACRONYMS

Admin	Administration
AWWA	American Water Works Association
CIP	Capital Improvements Program or Plan
DIFAC	Development Impact Fee Advisory Committee
EDU/EMF	Equivalent Dwelling Unit or Equivalent Meter Factor
EMS	Emergency Medical Services
ENR	Engineering News Record
Flr	Floor Area
FY	Fiscal Year
ITE	Institute of Transportation Engineers
LOS	Level of Service
MCA	Montana Code Annotated
MF	Multi-Family
MMI	Morrison-Maierle, Inc.
Sq.Ft or SF	Square Feet
SB	Senate Bill
SF	Single Family
VMT	Vehicle Miles Traveled
YR	Year

INTRODUCTION

The City of Livingston currently provides service to approximately 7,850 residents. Included are Police/911, Fire/EMS, Park & Recreation, Transportation/Streets, Storm Drainage, Water and Wastewater.

Recent interest in land development, coupled with current master plans, has identified a number of high priority projects for the various City services.

The City of Livingston, recognizing the importance of financial planning, authorized Morrison-Maierle, Inc. to develop a recommendation for Impact Fees for the City. This report presents a proposal for Impact Fees for the above functions of local government.

OVERVIEW OF DEVELOPMENT/IMPACT FEES

Development fees are one-time charges paid by new development to finance the construction of public facilities needed to serve it. The concept of these charges has been around for decades. The last ten (10) years, however, has seen a dramatic growth in their use and also a more formal approach to their application. For example, there are currently thirty (30) pieces of legislation related to development charges in twenty-five (25) states¹. There has been a clear shift of financial burden to utility users and development for three major reasons. First, a movement has continued away from property taxes. Second, subsidizing by Federal and State grants has been greatly reduced. Third, communities have historically underpriced the use of their facilities.

A number of references, including the book *System Development Charges for Water, Wastewater, and Storm Water Facilities* provide an excellent overview of all of the aspects of impact fee systems. These fees are known by several names including: system development fees, capacity charges, infrastructure access fees, impact fees, system development charges, and others. The intent remains the same---to assess the proportionate share of the general benefit of facilities that is required by new development. Their use is based on the premise that growth pays for growth. Revenues collected from impact fees are used to retire debt encountered in construction of facilities, either past or future.

As growth in the Livingston area accelerates, the concept of development fees becomes increasingly important. These fees are a fair way for new development to buy in to a program of needed capital improvements. They provide one source of cash to fund improvements.

Utility service charges, grants/loans, revenue bonds, connection fees, and other service charges are commonly part of the funding program for utilities. Increasingly, however, these sources are inadequate to meet the ongoing operation, maintenance, and capital improvement needs for communities. These programs for city-wide benefits are being supplemented with impact fees that benefit specific developers. By demanding that new development pay for its full share of the cost of providing facilities, local officials can determine when new development is feasible.

1 Joe McDonald, "Who Pays for Growth of the System and How?", *AWWA Opflow*, (September 1997); 3. (Attachment 1)

LEGAL CONSIDERATIONS

This section looks at some of the legal considerations involved with development charges.

One important legal consideration is that the payment is a fee, not a tax. As such, there must be analysis justifying the fee amount.

Another legal consideration is that the fee system is rationally based on land use and facility plans. Typically, this involves assessing current conditions, projecting future needs, developing a capital improvement program, and establishing a financing plan.

The fee system should firmly establish the connection between new development and the capital improvement program needs. Costs are identified to accommodate new development and the appropriate portion of costs assigned to it.

These charges must not be arbitrary to some developments and not others, although the fees can vary by the magnitude of impacts. They must be rationally related to a public purpose that is applicable to all residents (i.e., water quality, fire protection, health issues).

Revenue that is generated must be earmarked for new or expanded facilities and accounted for as such. These projects must be financially feasible for the local government. In other words, the LWUA must have the sources of funds identified that, when combined with the development fees, will complete the needed projects.

Consideration should also be given to expending funds in a reasonable period of time such as a 5, or 10-year capital improvement program. Care should be taken so that development does not pay twice, by impact fees and also by taxes or rates.

PROPORTIONATE SHARE REQUIREMENTS

For calculation purposes, a benefit or assessment district must be defined. For utilities and transportation, the capital facilities are normally built within a reasonable distance from the developments paying the impact fees.

The level of service offered to new development is the same for new and existing development. Standards related to health, safety, public welfare, political acceptability, and other needs are consistent with requirements for the rest of the City of Livingston.

Capital costs for projects are based on current estimates with adjustments for inflation over the planning period of ten (10) years. These projects and their associated costs are identified in later sections. The projects themselves are drawn from the capital improvement plan.

Development fees for the City are based on some unit of demand such as meters, population, building area and lot size. The proposed fee structure for each of the seven (7) areas study varies, and is described in individual sections of this report.

Credits should be given if developers contribute to improvement costs in excess of their fair share through financial contributions, debt service, or in-kind contributions (i.e., land, materials). The objective is to avoid double charging.

ADMINISTRATIVE CONSIDERATIONS

The most common approach is to make development / impact fees part of the ongoing City operation, where policy is determined by the City Council and administered by staff. Normally governmental operating procedures are used. References indicate that development fees should be updated at 2 to 5-year intervals.

A policy should also be in place that dictates the level of service for specific services (i.e., Police, Fire, Transportation). This insures that adequate service is planned.

The recommendation is that the new fee structure be implemented as soon as possible. Fees can either be collected from developers at the time of subdivision approval or as individual building permits are issued. The recommended option is to collect the entire charges from developers on the front end as building permits are issued or that a water or wastewater connection is permitted. This eases the administrative burden and maximizes the dollars available for needed projects. Title 7-6-1603 specifies these as the *earliest* dates that Impact Fees can be collected.

The proposed fee structure is kept simple for a number of reasons: (1) ease of administration, (2) lower administrative costs, and (3) easy to understand. A goal is to keep the management demands within the time availability of the current City staff.

City staff should develop a process that is suitable for documenting development fees. Consideration should be given for an annual report, refunds, credits, appeals, and exemptions. Revenue trends should be evaluated to provide budget estimates for capital projects.

COST ALLOCATION METHODS

There are three basic *approaches* used to calculate the various components of Livingston's development fees. A **plan-based method** is best suited for public facilities that have adopted plans or commonly accepted service delivery standards to guide capital improvements.

The **incremental expansion** method documents the current Level-Of-Service (LOS) for each type of public facility in both quantitative and qualitative measures. LOS standards are determined in a manner similar to the current replacement cost approach used by property insurance companies. However, in contrast to insurance practices, Livingston will not use the funds for renewal and/or replacement of existing facilities. Rather the City's intent is to use development fee revenue to expand or provide additional facilities, as needed to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increments, with LOS standards based on current conditions in the community.

A third method, known as the **buy-in approach** is best suited for facilities that have been oversized in anticipation of growth and have excess capacity available. New development would "buy-in" to the excess capacity of the facility. The rationale for the buy-in approach is that new development will pay for its share of the useful life and remaining capacity of recently constructed facilities.

CAPITAL IMPROVEMENTS PROGRAM

A Capital Improvements Program or Plan (CIP) is a facility/equipment budgeting and financial tool. A CIP looks at the "big picture" of community needs. CIPs are intentionally long range in nature to promote consistency and continuity in project selection and implementation. It identifies specific projects, costs, priorities, timetables and funding sources. These range from new facilities or equipment to rehabilitation of existing ones.

There is a distinction between capital projects and annual budget expenditures. Capital projects have costs and service life greater than annual. While capital projects may have annual operation and maintenance costs associated with them, these costs are not included in the calculation of capital project expenses.

To correlate with the establishment of Impact Fees, the CIP must identify:

1. The demands placed upon existing public facilities by new development activity.
2. The proposed means by which the local political subdivision will meet those demands.
3. A general consideration of all the revenue sources, including Impact Fees, to finance the impacts on the system of improvements.

Reasons for developing a CIP, include:

- to identify specific needs and desires
- to prioritize critical projects
- to help set up a financial plan to deal with community needs
- to provide a sense of overall direction
- to improve chances of obtaining grants and loans
- to aid in economic development

Cost savings can be realized from a CIP by identifying improvements that will be needed over time rather than waiting for crises before taking action. It is more expensive to make emergency repairs than it is to properly maintain a system. Ongoing capital investments are also more likely to avoid costly safety, liability, and regulatory challenges.

The 10-year comprehensive CIP for the seven (7) areas of study are described in individual sections of this report, except for Storm Drainage. Where possible, specific projects are identified. The CIP is based on staff input, needed projects, and potential funding sources.

To insure that the Capital Improvements Program is carried out the City of Livingston should:

1. Endorse the CIP
2. Approve the necessary funding programs (annual budget)
3. Move forward with project planning, design, and construction
4. Keep the community informed on the status of projects
5. Update the CIP at three-year intervals

LEVELS OF SERVICE

In general, the City of Livingston plans to maintain its current level of service to its residents and new development. The City is conscious of the balance between a substandard level of service that could result in a system failure and a very high level of service that requires excessive spending for facilities.

FUNDING SOURCES

Most CIP projects will be funded with a combination of City funds and Impact Fees. A few, however, include anticipated State and/or Federal Grants. Grants are viewed as a feasible source of funding because of high cost and health and safety related-issues. Some grant funding is necessary to afford these projects.

PROPOSED FEE STRUCTURE

Individual sections discussed development fee methodology and introduce the recommended methods for the City of Livingston. These sections more specifically present the allocation systems proposed for the proposed fee structure for each of the seven (7) study areas.

The growth scenario agreed to by City staff indicates a year 2015 population of 10,000. This figure is a composite of data included in the City's Transportation, Wastewater and Growth Policy plans. This is a 26% increase from the 2005 population of 7,850.

The distribution formulas for the seven (7) study areas assume that significant growth will occur. It also assumes that it will occur in a similar pattern to the existing system. Any major reduction in the growth projections will result in higher development fees.

SURVEY DATA FROM OTHER COMMUNITIES

Appendix A includes Impact fee data from other communities – presented in various formats. One format considers data from Western U.S. communities of moderate size. Another cites Impact Fees for specific communities. Others present data from national surveys.

MODEL ORDINANCE

Appendix B provides a draft Model Ordinance for the City of Livingston to use as a baseline document. The draft includes material from a number of sources. Appendix J lists the city codes that were used for research on this project. It also includes a brief narrative on the strengths of each of these ordinances. These are available for further review as the City of Livingston prepares its own City Code.

EXECUTIVE SUMMARY

Livingston has contracted with Morrison-Maierle, Inc. (MMI) to study an Impact Fee Program. Specifically, Impact Fees have been calculated for the following six (6) infrastructure categories:

- Police
- Fire/EMS
- Parks & Recreation
- Transportation
- Water, and
- Sewer

A section is reserved for Storm Drainage. The initial intent was to include this category. However, two problems have arisen. First, there is not a Storm Drain Study that defines a CIP. Second, there is not a program to fund the city-wide portion of projects not paid for by Impact Fees.

Each of these areas of study has been, and continued to be impacted by development. Further, research indicates that all of them have been the subject of study and Impact Fee implementation throughout the United States.

Another category, General Government Facilities, was discussed after the study was underway. The estimated cost for the remodeling of the East School building to serve a number of administrative departments is \$4,245,950 (see Appendix I). There is precedent for establishing such an Impact Fee. It was recommended, however, to defer this proposal until there was a decision and a structure in place for the seven (7) areas listed above.

DEVELOPMENT FEE REQUIREMENTS

Development fees are one-time payments for public facilities based on the pro rata share of costs incurred for facilities needed to accommodate new development. Development fees relate only to capital facility expansions benefiting new development and are not to be utilized for rehabilitation efforts or operating expenses. Development fees must meet the requirements of the Montana's Development Fees Act (MCA 7-6-16) and restrictions that evolved from development fee case law, namely what is commonly referred to as the "rational nexus" test. The rational nexus test consists of three requirements: 1) needed capital facilities are a consequence of new development; 2) fees are a proportionate share of the government's cost; and 3) revenues are managed and expended in such a way that new development receives a substantial benefit.

The development fee methodologies established in this report show that the capital facilities for which the fee are prepared are a consequence of new development, the fees are proportionate and reasonably related to the capital facility service demands of new development and that development fees will substantially benefit new development.

Another general requirement that is common to development fee methodologies is the evaluation of *credits*. There are several types of credits that have been considered in the

development fee methodology. First, a **principal payment credit** has been considered to avoid potential double payment for capital facilities.

The second type of credit is a **site-specific credit** for system improvements that have been included in the development fee calculations. Project improvements normally required as part of the development approval process are not eligible for credits against development fees. Specific policies and procedures related to site-specific credits for system improvements are addressed in the ordinance that establishes the City's fees. However, the general concept is that developers may be eligible for site-specific credits or reimbursements only if they provide system improvements that have been included in the development fee calculation schedule.

APPROACH

As part of this study, MMI evaluated possible methodologies and documented appropriate demand indicators by type of development, for each type of development fee. Specific capital costs have been identified using local data and current dollars. The formula used to calculate each development fee varies for each of the seven (7) areas of study. For each type of fee the report includes a summary table indicating the specific factors used to derive the development fee. These factors are also referred to as level of service (LOS) standards.

The Introductory section of this report includes a description of each of the three approaches to calculate the components of the City of Livingston's Impact Fees.

Figure 1 provides a schedule of the *maximum supportable development fees* for Livingston. Development fees for residential development will be assessed per housing unit and nonresidential development fees will be assessed per thousand square feet of floor area. The City may adopt fees that are less than the amounts shown. However, a reduction in development fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures and/or a decrease in the City's LOS standards.

The Capital Improvement Program costs vary in their consideration of inflation over the ten (10) year planning period. A number of the study categories (Police, Fire/EMS) include an annual inflation of approximately 4% in the plan. For other areas, costs in the development fee calculations are given in current dollars with no assumed inflation rate over time for (Transportation, Parks & Recreation, Water, Sewer). Necessary cost adjustments can be made as part of the recommended annual evaluation and update of development fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index could be applied against the calculated development fees. If cost estimates change significantly, the fees should be recalculated.

FIGURE 1
Schedule of Development Fees Development Fee Schedule

CITY OF LIVINGSTON IMPACT FEE SCHEDULE

CLASSIFICATION	FEE CATEGORY						
	POLICE/911	FIRE/EMS	TRANSPORTATION	PARKS & REC	WATER	SEWER	
RESIDENTIAL							
Single Family	\$ 132	\$ 155	\$ 601	\$ 145			
Other Housing (per dwelling unit)	\$ 132	\$ 155	\$ 601	\$ 145			
COMMERCIAL							
Per 1,000 sq. ft.	\$ 124	\$ 84	\$ 1,393				
INDUSTRIAL							
Per 1,000 sq. ft.	\$ 39	\$ 26	\$ 437				
WATER/SEWER							
INCHES							
					PER SERVICE		PER METER
					\$ 1,040	\$	\$ 1,094
					\$ 1,851	\$	\$ 1,947
					\$ 2,880	\$	\$ 3,030
					\$ 4,159	\$	\$ 4,376
					\$ 7,392	\$	\$ 7,778
					\$ 11,562	\$	\$ 12,165
					\$ 16,636	\$	\$ 17,504
					\$ 29,570	\$	\$ 31,114
					\$ 66,543	\$	\$ 70,017
					\$ 118,301	\$	\$ 124,477
					\$ 184,844	\$	\$ 194,495

NOTES:

1. Fees include 5% Administrative Fee allowed by MCA 7-6-16
2. Parks & Recreation Fees charged to residential property only
3. Water Impact Fee by service line size.
4. Sewer Impact Fee by water meter size.

POLICE

METHODOLOGY

The plan-based approach has been used to determine cost allocation standards for police vehicles, equipment and communications items. Residential development fees are calculated on a per capita basis and then converted to an appropriate amount by type of housing using household size multipliers. To calculate nonresidential development fees, MMI recommends using nonresidential vehicle trips as the best demand indicator for police facilities, vehicles, and equipment. Other possible nonresidential demand indicators, such as employment or floor area, do not accurately reflect the demand for police protection. If employees per thousand square feet were used as the demand indicator, law enforcement development fees would be too high for office/institutional development. If floor area were used as the demand indicator, police development fees would be too high for industrial development. Also, the Police Department responds to all traffic accidents, which are directly related to trip generation rates.

The number of calls to report crimes in the City of Livingston continues to rise with new development. Vandalism and other crimes also increase. The need for additional service is closely correlated with growth of the community.

PROPORTIONATE SHARE FACTORS

The most accurate source for determining demand for police services is calls for service generated by residential and nonresidential land uses. The Police Department provided sample call data for one month, which indicated 70% of calls were to residential addresses and 30% of calls were to nonresidential addresses. Traffic related calls are omitted because it is not known if these calls are attributable to residential or nonresidential development.

POLICE FACILITIES/VEHICLES/EQUIPMENT

Appendix C lists the Ten (10) year Capital Improvement Program (CIP) for Police and 911/Dispatch. The City portion of these projects (\$854,508) is used to determine the Impact Fees.

The 10-year CIP includes 1 or 2 new vehicles for each year (patrol, administrative). Also included are body armor and weapons. This is consistent with the current policy and practices of the City of Livingston. Projected growth has increased the need for these items and that is reflected in the 10-year plan. The current level of service will be maintained.

Funding for the portion of the CIP not recovered from Impact Fees will come from the General Fund or Federal Grants.

Annual inflation is factored into the estimated costs for each of the ten (10) years of the CIP. Operations and maintenance of CIP items are budgeted in the annual Police/911/Dispatch budgets.

ADMINISTRATIVE FEE

The cost of administrating the Police Development Fee is also included in the fee calculations. This cost (5% of the Impact Fee collected) is allocated to all categories as allowed by MCA 7-6-1601.

MAXIMUM SUPPORTABLE POLICE DEVELOPMENT FEE

Figure 2a provides a summary of the process used to calculate Development Fees for Police. Police Development Fees are calculated for both residential and nonresidential land uses.

Figure 2a also contains a schedule of the Development Fees for Police (including a 5% Administrative Fee). For residential land uses, persons per household (2.1 for single family and multi-family unit) are multiplied by the capital cost per person (\$60), for a Development Fee per unit of \$132. For nonresidential land uses, such as a commercial shopping area, the number of trips per 1,000 square feet (22.20) is multiplied by the capital cost per nonresidential demand unit (\$88). This results in a Development Fee of \$124 per 1,000 square feet. For industrial projects, the number of trips per 1,000 square feet (6.97) multiplied by the nonresidential demand unit (\$55) results in a Development Fee of \$39 per 1,000 square feet.

Figure 2b illustrates the Police Impact Fee Calculations for the City of Livingston.

FIGURE 2a
Police Development Fee Schedule

Police Impact Fee 2

19-Dec

POLICE IMPACT FEE CALCULATIONS--CITY OF LIVINGSTON

Capital Needs (10 yr)	\$	854,508.00	<i>Police + 911 Dispatch</i>
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	<u>YR 2005</u>	<u>YR 2015</u>	
Population	7,850	10,000	<i>Most recent estimate</i>
Jobs	4,000	5,096	<i>Match population growth</i>
Non-residential flr area	2,274,554	2,897,521	<i>Match population growth</i>

LOS Standards	<u>Proportionate Share</u>	<u>2015 Demand Units</u>	<u>Cost per Demand Unit</u>
Residential	70%	10,000	\$ 60
Non-residential	30%	2,897,521	\$ 88
			\$ 854,508.00

Persons per Household	<u>Standard</u>
Single Family	2.1
Other Housing	2.1

Non-residential	VMT/1,000 sf	Non-residential Area
Commercial	22.20	0.6363
Industrial	6.97	0.3636
Total Square Feet		2,897,521

Police Fee Schedule			
<u>Residential</u>	<u>Per Housing Unit</u>		<u>Add 5% Admin Fee</u>
Single Family	\$ 126		\$ 132
Other Housing	\$ 126		\$ 132
<u>Non-residential</u>		<u>Per 1,000 Sq Ft</u>	
Commercial	\$	118	\$ 124
Industrial	\$	37	\$ 39

FIGURE 2b

POLICE IMPACT FEE CALCULATIONS – CITY OF LIVINGSTON

Residential Formula

10 yr. Capital Expenditures	\$854,508.00
	<u> x .70</u>
70 % attributed to Residential land use	\$598,155.00
Divided by 2015 Demand level	<u> / 10,000</u>
Equals cost per unit demand	\$59.10
Multiplied by number of demand units Per residence	<u> x 2.10</u>
Equals Cost per residence	\$125.58
Add 5% Administration fee	<u> x 1.05</u>
Equals Impact fee charged per Residential dwelling unit	<u>\$132.00</u>

Commercial Formula

10 yr. Capital Expenditures	\$854,508.00
	<u> x .30</u>
30% attributed to Non-residential land use	\$256,352.00
Divided by total trips generated in 2015 <i>(determined by taking 63% of the total non-residential square footage @ 22.2 VMT and 36% of total square footage @ 6.97 VMT, then dividing by 1000)</i>	<u> / 48,275</u>
Equals cost per VMT(Vehicle Mile Traveled)	\$5.31
Multiply by VMT's per 1000 sq. ft. of Commercial space	<u> x 22.2</u>
Equals cost per 1000 sq. ft. Commercial	\$118.00
Add 5% Administration fee	<u> x 1.05</u>
Equals Impact Fee charged Per 1000 sq.ft. of Commercial land use	124.00

Industrial Formula

Cost per VMT (Same as Commercial)	\$5.31
Multiplied by VMT's per 1000 sq. ft. of Industrial space	<u> x 6.97</u>
Equals cost per 1000 sq. ft. Industrial	\$37.00
Add 5% Administration fee	<u> x 1.05</u>
Equals Impact Fee charged Per 1000 sq.ft. of Industrial land use	\$39.00

FIRE AND EMERGENCY MEDICAL SERVICES

METHODOLOGY

The methodology used for calculating Fire and Emergency Medical Services Development Fees is similar to Police, a plan-based approach. The incremental expansion approach is used for facilities, apparatus and equipment, and communications equipment. Capital costs are applied per person to residential development and per 1,000 square feet to nonresidential development because the vast majority of calls are EMS-related and are a function of people.

As with the Police, the number of calls for Fire and Emergency Services in the City of Livingston rises with new development. The need for additional services is closely correlated with the growth of the community.

FIRE FACILITIES/APPARATUS/EQUIPMENT

Appendix D lists the Ten (10) year Capital Improvement Program for Fire and Emergency Medical Services. The City portion of these projects (\$876,300) is used to determine the Impact Fees.

The 10-year CIP includes a variety of items such as a pumper truck, ambulances, radios, training academy land, specialized equipment and other items. Projected growth has increased the need for these items and that is reflected in the 10-year plan. The current level of service will be maintained.

Funding for the portion of the CIP not recovered from Impact Fees will come from the General Fund or Federal Grants.

Annual inflation is factored into the estimated cost for each of the ten (10) years of the CIP. Operations and maintenance of CIP items are budgeted in the annual Fire/Rescue budgets.

ADMINISTRATIVE FEE

The cost of administrating the Fire/EMS Development Fee is also included in the fee calculations. This cost (5% of the Impact Fee collected) is allocated to all categories as allowed by MCA 7-6-1601.

MAXIMUM SUPPORTABLE FIRE/EMS DEVELOPMENT FEE

Figure 3 provides a summary of the level of service standards used to calculate Development Fees for fire and emergency medical services facilities. Fire and emergency medical services Development Fees are calculated for both residential and nonresidential land uses.

Figure 3 also contains a schedule of the Development Fees for Fire and Emergency Medical Services (including a 5% Administrative Fee). For residential land uses, persons per household (2.1 for single family and multi-family unit) are multiplied by the capital cost per person (\$70), for a Development Fee per unit of \$155. For nonresidential land uses, such as a commercial shopping area, the number of trips per 1,000 square feet (22.20) is multiplied by the capital cost per nonresidential demand unit (\$60). This results in a Development Fee of \$84 per 1,000 square feet. For industrial projects, the number of trips per 1,000 square feet (6.97) multiplied by the nonresidential demand unit (\$60) results in a Development Fee of \$26 per 1,000 square feet.

FIGURE 3a

Fire and Emergency Medical Services Development Fee Schedule

Fire Impact Fee 2

19-Dec

FIRE/EMS IMPACT FEE CALCULATIONS--CITY OF LIVINGSTON

Capital Needs (10 yr)	\$ 876,300	<i>City Share of Projects Totaling \$2,397,000</i>
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	<u>YR 2005</u>	<u>YR 2015</u>	
Population	7,850	10,000	<i>Most recent estimate</i>
Jobs	4,000	5,096	<i>Match population growth</i>
Non-residential flr area	2,274,554	2,897,521	<i>Match population growth</i>

(above w/o tax exempt)

LOS Standards	<u>Proportionate Share</u>	<u>2015 Demand Units</u>	<u>Cost per Demand Unit</u>
Residential (<i>per person</i>)	80%	10,000	\$ 70
Non-residential (<i>per 1000sf</i>)	20%	2,897,521	\$ 60
			\$ 876,300

Persons per Household	<u>Standard</u>
Single Family	2.1
Other Housing	2.1

Non-residential	<u>VMT.1,000 sf</u>	<u>Non-residential Area</u>
Commercial	22.20	0.6363
Industrial	6.97	0.3636
Total Square Feet		2,897,521

Fire/EMS Fee Schedule			
<u>Residential</u>	<u>Per Housing Unit</u>		<u>Add 5% Admin Fee</u>
Single Family	\$ 147	\$	155
Other Housing	\$ 147	\$	155
<u>Non-residential</u>		<u>Per 1,000 Sq Ft</u>	
Commercial	\$	80	84
Industrial	\$	25	26

FIGURE 3b

FIRE/EMS IMPACT FEE CALCULATIONS – CITY OF LIVINGSTON

Residential Formula

10 yr. Capital Expenditures	\$876,300.00
	<u> x .80</u>
80 % attributed to Residential land use	\$701,040.00
Divided by 2015 Demand level	<u> / 10,000</u>
Equals cost per unit demand	\$70.10
Multiplied by number of demand units Per residence	<u> x 2.10</u>
Equals Cost per residence	\$147.21
Add 5% Administration fee	<u> x 1.05</u>
Equals Impact fee charged per Residential dwelling unit	<u>\$155.00</u>

Commercial Formula

10 yr. Capital Expenditures	\$876,300.00
	<u> x .20</u>
20% attributed to Non-residential land use	\$175,260.00
Divided by total trips generated in 2015 <i>(determined by taking 63% of the total non-residential square footage @ 22.2 VMT and 36% of total square footage @ 6.97 VMT, then dividing by 1000)</i>	<u> / 48,275</u>
Equals cost per VMT(Vehicle Mile Traveled)	\$3.63
Multiply by VMT's per 1000 sq. ft. of Commercial space	<u> x 22.2</u>
Equals cost per 1000 sq. ft. Commercial	\$80.58
Add 5% Administration fee	<u> x 1.05</u>
Equals Impact Fee charged Per 1000 sq.ft. of Commercial land use	<u>\$84.00</u>

Industrial Formula

Cost per VMT (Same as Commercial)	\$3.63
Multiplied by VMT's per 1000 sq. ft. of Industrial space	<u> x 6.97</u>
Equals cost per 1000 sq. ft. Industrial	\$25.30
Add 5% Administration fee	<u> x 1.05</u>
Equals Impact Fee charged Per 1000 sq.ft. of Industrial land use	<u>\$26.00</u>

TRANSPORTATION

METHODOLOGY

Transportation includes a number of service elements: the roads and bridges upon which vehicular and pedestrian traffic is conveyed; curb gutter and sidewalk, signs and signals, landscaping, vehicles and equipment.

Transportation development fees often utilize a combination of all three methodologies. The buy-in methodology can be used for recently completed projects benefiting new growth, while the plan-based method is appropriate for future transportation improvements. The incremental expansion methodology is suitable for transportation-related vehicles and equipment.

Projected growth has increased the need for transportation-related projects, vehicles, equipment and facilities. The current level of service will be maintained.

Funding for the portion of the CIP not recovered from Impact Fees will come from the Street Maintenance Fund and State Grants.

Inflation has not been factored into the CIP cost estimates. Therefore, the Transportation Impact Fee will be adjusted annually by the ENR inflation index.

In order to keep the methodology simple, and yet fair, transportation costs are being allocated on a plan-based basis. Trip generation rates by type of development are multiplied by the net capital cost per trip to yield the development fees. Future capital projects included in the development fee calculations reflect only the local share of costs (i.e., paid by the City of Livingston).

PLANNED TRANSPORTATION IMPROVEMENTS

Appendix E lists the planned transportation improvements provided by the Livingston Public Works Department. While these do not directly correlate with the Livingston Transportation Study, they do represent the current needs for projects and equipment. The CIP is a combination of new projects, street rehabilitation, overlays and chip sealing.

The demand for additional roads will be generated by vehicle trips. The projects listed below will be needed to accommodate the increase in traffic over the next ten years in Livingston. To derive the plan-based cost component, the total cost of improvements \$5,551,389 was divided by the projected number of average daily vehicle tips in ten years (115,754). This approach conservatively allocates these costs to all vehicle trips from both new and existing development.

BUY-IN COMPONENT FOR RECENTLY COMPLETED TRANSPORTATION PROJECTS

The Transportation Development Fee does not include a buy-in component for transportation projects completed in the last ten years. The methodology, however, is worth reviewing. It is reasonable to assume an average useful life of 20 years for transportation improvements, if routine maintenance needs are met. Therefore, a ten-year time frame represents the mid-point of the average useful life for transportation improvements. The buy-in cost component is based on the projected number of vehicle trips ten years from the project's construction date. As the City builds more transportation improvements, the buy-in component will increase over the next

ten years but then stabilize as older projects are removed from the list. In contrast, the plan-based cost component (derived from the list of planned improvements) will decrease over time and may eventually drop out of the fee calculations.

VEHICLES, EQUIPMENT AND FACILITIES

The replacement or purchase of 20 vehicles or pieces of equipment and used for transportation is included in Appendix E. Two (2) storage buildings are also included. As noted above, these are included in a plan-based approach to Impact Fees.

ADMINISTRATIVE FEE

The cost of administrating the Transportation Development Fee is also included in the fee calculations. This cost (5% of the Impact Fee collected) is allocated to all categories as allowed by MCA 7-6-1601.

MAXIMUM SUPPORTABLE TRANSPORTATION DEVELOPMENT FEE

LOS standards used to derive the transportation development fees are shown in Figure 4. The Average Weekday Vehicle Trip Ends, commonly known as trip generation rates, are from the reference book Trip Generation, published by the Institute of Transportation Engineers (ITE, 6th edition, 1997). A "trip end" represents a vehicle either entering or exiting a development (as if a traffic counter were placed across a driveway). For development types not shown below, Livingston staff may use the most appropriate rates from the ITE manual, or rates from approved local transportation studies.

Figure 4 contains a schedule of the development fees for transportation improvements. For residential land uses, the combination of capital cost per vehicle trip and average weekday vehicle trips (9.57 for a residential unit) result in a development fee per unit of \$601. For nonresidential land uses, such as a commercial shopping areas, the number of trips per 1,000 square feet (22.2) is combined with the capital cost per nonresidential vehicle trip, resulting in an Impact Fee of \$1,393 per 1,000 square feet. Similar calculations for industrial property result in an Impact Fee of \$437 per 1,000 square feet.

FIGURE 4
Transportation Development Fee Schedule

Transportation Impact Fee 3

19-Dec

TRANSPORTATION IMPACT FEE CALCULATIONS--CITY OF LIVINGSTON

Project Needs	\$	5,551,389.00	City share of projects
Equipment Needs	\$	1,366,500	
Total Needs	\$	6,917,889.00	

	<u>YR 2005</u>	<u>YR 2015</u>
Population	7,850	10,000
Vehicle Miles Traveled Non-residential flr area		115,754

<u>LOS Standards</u>	<u>2015 VMTs</u>	<u>Proportionate Share</u>	<u>Cost per Category</u>
Residential	33,696	29%	\$ 2,013,796
Commercial	69,575	60%	\$ 4,158,047
Industrial	12,483	11%	\$ 746,046
TOTAL	115,754	100%	\$ 6,917,889

<u>Cost Per Demand Unit</u>	<u>Demand Units</u>	<u>Per Residence</u>	<u>Per 1,000 Sq. Ft.</u>
Residential	3,521	\$ 572	
Commercial	3,134		\$ 1,327
Industrial	1,791		\$ 417

<u>Vehicle Miles Traveled (VMTs)</u>	<u>Per Residence</u>	<u>Per 1,000 Sq Ft</u>
Residential	9.57	
Commercial		22.2
Industrial		6.97

<u>Category</u>	<u>Per Housing Unit</u>	<u>Per 1,000 Sq Ft</u>	<u>Add 5% Admin Fee</u>
Residential	\$ 572		\$ 601
Commercial		\$ 1,327	\$ 1,393
Industrial		\$ 417	\$ 437
		\$ 6,917,889	

PARKS & RECREATION

METHODOLOGY

Among the Capital Facilities commonly categorized as recreational include playground equipment, park land, trails, parking lots, ball fields, swimming facilities, bathrooms, trees, shrubs, ice rinks, courts, pavilions and lighting.

Development fees for this service include Parks & Recreation. All capital costs have been allocated to residential development only and standards have been shown on a per capita basis. Average household size was used to differentiate the development fees by type of housing.

Projected growth has increased the need for Parks & Recreation projects, vehicles, equipment and facilities. The current level of service will be maintained.

Funding for the portion of the CIP not recovered from Impact Fees will come from the General Fund.

Inflation has not been factored into the CIP cost estimates. Therefore, the Parks & Recreation Impact Fee will be adjusted annually by the ENR inflation index.

Development Fees for Parks and Recreation are calculated using the plan-based method for the capital needs. An incremental expansion approach is often used for regional parkland improvements, buildings, vehicles and other equipment. The buy-in method is appropriate for facilities that have already been constructed for additional growth. These were, however, dismissed in favor of a simple, yet fair, approach.

RECREATIONAL FACILITIES, EQUIPMENT, COMMUNITY PARKLAND AND IMPROVEMENTS

Appendix F lists the City's Parks & Recreation Capital Needs and costs for the next ten (10) years. These improvements have a total value of \$657,800.

ADMINISTRATIVE FEE

The cost of administrating the Park & Recreation Fee is also included in the fee calculations. This cost (5% of the Impact Fee collected) is allocated to all categories as allowed by MCA 7-6-1601.

MAXIMUM SUPPORTABLE PARK AND RECREATION DEVELOPMENT FEE

Figure 5 provides a summary of the calculations used for the Park and Recreation Development Fees. As discussed previously, these development fees are calculated for residential land uses only. For residential land uses, persons per household (2.1 for a family unit) are multiplied by the capital cost per person (\$66). As shown at the bottom of Figure 5, the capital costs per demand unit are \$145 per dwelling unit.

FIGURE 5

Community Services' Development Fee Schedule

P&R Impact Fee 1

30-Dec

PARK/REC IMPACT FEE CALCULATIONS--CITY OF LIVINGSTON

Capital Needs (10 yr)	\$	657,800.00	<i>Note: City Share</i>
Incremental Needs		??	
TOTAL			

	<u>YR 2005</u>	<u>YR 2015</u>	
Population	7,850	10,000	<i>Most recent estimate</i>
Park Area (acres)	100	127	<i>Match population growth</i>

<u>LOS Standards</u>	<u>Proportionate Share</u>	<u>2015 Demand Units</u>	<u>Cost per Demand Unit</u>
Residential (SF/MF)	100%	10,000	\$ 66

\$ 657,800.00

<u>Persons per Household</u>	<u>Standard</u>
Single Family	2.1
Other Housing	2.1

Notes:

1. Allocate cost to residential land use only
2. Charge fee to new residential development only
3. Equivalent charge per unit for single and multi family residences

Park/Rec Fee Schedule			
<u>Residential</u>	<u>Per Housing Unit</u>		<u>Add 5% Admin Fee</u>
Single Family	\$ 138		\$ 145
Other Housing	\$ 138		\$ 145
<u>Non-residential</u>			
No charge			

\$ 657,800.00

STORM DRAINAGE

GENERAL COMMENTS

Storm drainage includes pipelines, detention areas, inlet boxes, curb and gutter, natural facilities, constructed drainages, vehicles and equipment.

Storm Drain Impact Fees were initially planned to be part of this study. For a number of reasons, however, this effort will be deferred until a later date. Among the reasons for this delay are:

- A comprehensive CIP is not yet available. There are a number of major development issues that could affect it.
- There is not an existing program to pay for the portion of major projects that is not paid for by development. The City needs to explore this, including the potential of a Storm Water Utility, before proceeding.
- Delaying this study to wait for the Storm Water section, would hold up the entire process unnecessarily.
- If the City proceeds with Impact Fees, the foundational documents needed (City Code, policies) will be in place.

SPECIFIC ISSUES

A number of approaches exist to allocating costs for Storm Drainage—whether it is current residents or new development. By considering some of the variables ahead of time, the City may get closer to an acceptable option for Livingston. Among the considerations that are normally evaluated in allocating storm drainage costs are:

- What sources of funding are either available or acceptable to the City?
- Does the City support a Master Plan approach to storm water management?
- Will varying runoff factors for residential, commercial and industrial property, and their impact on fee structures, be supported?
- Will the City support a simple, no frills approach or want a comprehensive, costly system?

WATER

METHODOLOGY

Capital items for a water system come from a variety of components. Among these are water treatment facilities, pump stations, reservoirs, transmission pipelines, metering equipment, hydrants, service connections, computers, vehicles and other equipment.

The plan-based methodology is used for treatment facilities and distribution system, water-related vehicles and equipment. Residential and nonresidential customers will be assessed a fee based on water service line size. Fees for service lines larger than 0.75 inches are derived from capacity ratios according to the size of the service lines/water meters needed by a new utility customer. Capacity ratios were derived from data adopted by the City of Livingston for its utility rate structure.

Appendix G itemizes the City of Livingston Water Department CIP for the next ten (10) years. The total of \$5,262,252 includes distribution systems projects, vehicles, equipment and facilities.

WATER DEPARTMENT FACILITIES

The City plans one major capital improvement projects for its Water Department facilities in the next ten (10) years. Fifty percent (50%) of a cold storage building is budgeted (\$50,000).

PLANNED WATER DISTRIBUTION SYSTEM EXPENDITURES

A summary of the City's CIP for water distribution system projects is shown in Appendix G. These improvements total \$4,612,252. The need for improvements is based on an analysis of the entire water service area. All of the planned improvements benefit both current residents and new development. The growth of equivalent service lines is allocated to Water Impact Fees.

NONCAPACITY COMPONENTS

The Water Impact Fees include the cost of related vehicles and equipment. As new growth continues and requires additional capacity components, additional non-capacity components will be needed to support and maintain the water system. Appendix G lists the needs for vehicles and equipment in the next ten (10) years totaling \$300,000. A few of these items are allocated 50% to the Water Department and the remainder to another cost center.

OTHER CONSIDERATIONS

The current level of service for the water system will be maintained for the planning period.

Funding for the portion of the CIP not recovered from Impact Fees will come from the Water Fund, supported by water rates and other fees and charges.

Operations and maintenance of CIP items are included in the annual Water Department budget. Annual inflation is not factored into the estimated costs for each of the ten (10) years of the CIP.

ADMINISTRATIVE FEE

The cost of administering the Water Development Fee is also included in the fee calculations. This cost (5% of the Impact Fee collected) is allocated to all categories as allowed by MCA 7-6-1601.

MAXIMUM SUPPORTABLE WATER DEVELOPMENT FEE

Figure 6 provides a summary of the level of service standards used to calculate the Water Impact Fees. All development will be assessed these fees. As shown at the bottom of Figure 6, the capital costs per demand unit are \$1,040.

A capacity ratio by service line size is used to convert the residential equivalent fee for a 0.75 inch meter into a proportionate fee for larger service line sizes. The capacity ratios by service line/meter size are from the City of Livingston's rate structure, with the factors provided by Montana Rural Water Systems.

FIGURE 6
Water Development Fee Schedule

EDUs-Current & Future Population--Water

12-Jan

LIVINGSTON IMPACT FEES--WATER

SERVICE LINE SIZE	CURRENT NO. OF LINES	GROWTH NO. OF LINES	TOTAL NO. OF LINES	SERVICE LINE FACTORS	TOTAL EQUIVALENT LINES	IMPACT FEE	REVENUE SERVICE LINE
5/8"-3/4"	3,140	860	4,000	1.00	4,000	\$ 1,040	\$ 4,158,930
1"	77	21	98	1.78	175	\$ 1,851	\$ 181,536
1 1/4"	-	0	0	2.77	0	\$ 2,880	\$ -
1 1/2"	34	9	43	4.00	173	\$ 4,159	\$ 180,132
2"	29	8	37	7.11	263	\$ 7,392	\$ 273,099
2 1/2"	-	0	0	11.12	0	\$ 11,562	\$ -
3"	7	2	9	16.00	143	\$ 16,636	\$ 148,344
4"	4	1	5	28.44	145	\$ 29,570	\$ 150,675
6"	2	1	3	64.00	163	\$ 66,543	\$ 169,536
8"	-	0	0	113.78	0	\$ 118,301	\$ -
10"	-	0	0	177.78	0	\$ 184,844	\$ -
TOTAL	3,293	902	4,195		5,061		\$ 5,262,252

27%

10 YEAR CIP \$ 5,262,252

NOTES:

COST/EDU \$ 1,040

1. No. of service lines from Black Mountain Report (8/31/05)
2. Equivalent service lines similar to equivalent meters from City water system EDUs (EMFs)
3. EDUs are proportioned by population growth from 2005 to 2015 (7,850 to 10,000)

1.27

127%

SEWER

METHODOLOGY

Capital items for a sewer system come from a variety of components. Among these are wastewater treatment facilities, lift stations, collection system, service connections, computers, vehicles and other equipment.

The plan-based methodology is used for treatment facilities and collection system, sewer-related vehicles and equipment. Residential and nonresidential customers will be assessed a fee based on water meter size. Fees for water meters larger than 0.75 inches are derived from capacity ratios according to the size of the water meters needed by a new utility customer. Capacity ratios were derived from data adopted by the City of Livingston for its utility rate structure.

Appendix H itemizes the City of Livingston Sewer Department CIP for the next ten (10) years. The total of \$12,904,000 includes a City share of \$5,655,000. The remaining \$7,250,000 is proposed for Federal Grants. The overall CIP includes wastewater treatment facility projects, collection systems projects, vehicles, equipment and other facilities.

WASTEWATER TREATMENT FACILITIES

The City plans a number of major capital improvement projects for its Sewer Department in the next ten (10) years. Two of these, wastewater treatment facility rehabilitation, total \$8,600,000, of which the City's share is estimated to be \$2,150,000. Fifty percent (50%) of a cold storage building is also budgeted (\$50,000).

PLANNED SEWER COLLECTION SYSTEM EXPENDITURES

A summary of the City's CIP for sewer collection system projects is shown in Appendix H. These improvements total \$3,007,000. The need for improvements is based on an analysis of the entire water service area. All of the planned improvements benefit both current residents and new development. The growth of equivalent service lines is allocated to Water Impact Fees.

NONCAPACITY COMPONENTS

The Sewer Impact Fees include the cost of related vehicles and equipment. As new growth continues and requires additional capacity components, additional non-capacity components will be needed to support and maintain the sewer system. Appendix H lists the needs for vehicles and equipment in the next ten (10) years totaling \$480,000. A few of these items are allocated 50% to the Sewer Department and the remainder to another cost center.

OTHER CONSIDERATIONS

The current level of service for the sewer system will be maintained for the planning period.

Funding for the portion of the CIP not recovered from Impact Fees will come from the Sewer Fund, supported by water rates and other fees and charges.

Operations and maintenance of CIP items are included in the annual Sewer Department budget.

Annual inflation is not factored into the estimated costs for each of the ten (10) years of the CIP.

ADMINISTRATIVE FEE

The cost of administering the Sewer Development Fee is also included in the fee calculations. This cost (5% of the Impact Fee collected) is allocated to all categories as allowed by MCA 7-6-1601.

MAXIMUM SUPPORTABLE SEWER DEVELOPMENT FEE

Figure 7 provides a summary of the level of service standards used to calculate the Sewer Impact Fees. All development will be assessed these fees. As shown at the bottom of Figure 7, the capital costs per demand unit are \$1,094.

A capacity ratio by water meter size is used to convert the residential equivalent fee for a 0.75 inch meter into a proportionate fee for larger water meter sizes. The capacity ratios by meter size are from the City of Livingston's rate structure, with the factors provided by Montana Rural Water Systems.

FIGURE 7
Sewer Development Fee Schedule

EDUs-Current & Future Population--Sewer

21-Dec

LIVINGSTON IMPACT FEES--SEWER

METER SIZE	CURRENT NO. OF METERS	GROWTH NO. OF METERS	TOTAL NO. OF METERS	METER FACTORS	TOTAL EQUIVALENT METERS	IMPACT FEE	REVENUE METER SIZE
5/8"-3/4"	3,140	860	4,000	1.00	4,000	\$ 1,094	\$ 4,376,073
1"	77	21	98	1.78	175	\$ 1,947	\$ 191,014
1 1/4"	-	0	0	2.77	0	\$ 3,030	\$ -
1 1/2"	34	9	43	4.00	173	\$ 4,376	\$ 189,537
2"	29	8	37	7.11	263	\$ 7,778	\$ 287,357
2 1/2"	-	0	0	11.12	0	\$ 12,165	\$ -
3"	7	2	9	16.00	143	\$ 17,504	\$ 156,089
4"	4	1	5	28.44	145	\$ 31,114	\$ 158,542
6"	2	1	3	64.00	163	\$ 70,017	\$ 178,388
8"	-	0	0	113.78	0	\$ 124,477	\$ -
10"	-	0	0	177.78	0	\$ 194,495	\$ -
TOTAL	3,293	902	4,195		5,061		\$ 5,537,000

27%

10 YEAR CIP \$ 5,537,000

COST/EDU \$ 1,094

NOTES:

1. No. of meters from Black Mountain Report (8/31/05)
2. Equivalent meters from City water system EDUs (EMFs)
3. EDUs are proportioned by population growth from 2005 to 2015 (7,850 to 10,000)

1.27
127%

IMPLEMENTATION AND ADMINISTRATION

As specified in the Impact Fees Act, there are certain accounting requirements that must be met by the City. Monies received shall be placed in a separate fund and accounted for separately and may only be used for the purposes authorized by MCA 7-6-1603. Interest earned on monies in the separate fund shall be credited to the fund.

An annual report should be prepared and presented publicly to Livingston's elected officials to keep government and private sector leaders informed of the performance of development fees. The report should contain basic information such as the revenue generated by each type of public facility. At the time of the annual report, suggested improvements can be acted upon and necessary updates incorporated in the adopted ordinance.

The Capital Improvement Programs for Police and Fire/EMS include an annual inflation of 3-4 % in the plan. For other areas of study (Transportation, Parks & Recreation, Water, Sewer), the costs in the development fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the recommended annual evaluation and update of development fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index could be applied against the calculated development fee. If cost estimates change significantly the City should redo the fee calculations.

Development categories are based on the specific occupancy categories found in the currently adopted versions of the International Building Code (IBC) and the International Residential Code (IRC). For the purpose of applying development impact fees, the IBC or IRC occupancy will determine whether a proposed land use is Residential, Commercial or Industrial. The only exception to this rule shall be in assessing multi-family residential and condominium development; for these types of development, transportation impact fees will be assessed for residential land use regardless of the occupancy assigned by the Building Code.

RESIDENTIAL

Single Family Detached – units in structure: 1-detached, owner and renter occupied.

All Other Housing Types – units in structure: 1-attached, 2, 3 - 4, 5 – 9, 10 – 19, 20 – 49, 50 or more, mobile homes, other, owner and renter occupied.

COMMERCIAL

Shopping Center – A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center provides on-site parking facilities sufficient to serve its own parking demands. Shopping centers may contain non-merchandizing facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities. In addition to the integrated unit of shops in one building or enclosed around a mall, many shopping centers include out-parcels. For smaller centers without an enclosed mall or peripheral buildings, the Gross Leasable Area (GLA) may be the same as the Gross Floor Area (GFA) of the building.

General Office – A general office building houses multiple tenants including, but not limited to, professional services, insurance companies, investment brokers and tenant services such as banking, restaurants and service retail facilities. In the development fees study, this category is used as a proxy for institutional uses that may have more specific land use codes.

Business Park – Business parks consist of a group of flex-type buildings served by a common roadway system. The tenant space lends itself to a variety of uses, with the rear side of the building usually served by a garage door. The tenant space includes a variety of uses with an average mix of 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

INDUSTRIAL

Light Industrial – Light industrial facilities usually employ fewer than 500 persons and have an emphasis on activities other than manufacturing. Typical light industrial activities include, but are not limited to printing plants, material-testing laboratories and assembling of data processing equipment.

Warehousing – Warehouses are primarily devoted to the storage of materials.

Manufacturing – In manufacturing facilities, the primary activity is the conversion of raw materials or parts into finished products.

For special circumstances, Livingston staff may use the most appropriate trip generation rates from the ITE manual, or rates from approved local transportation studies or observed data.

In addition to the actual production of goods, manufacturing facilities may have office, warehouse, research and associated functions, inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index could be applied against the calculated development fee. If cost estimates change significantly the City should redo the fee calculations.

OTHER REFERENCES

Appendix J is an Action Items List working document that has been used by the City's Impact Fee Team over the past six months in reviewing important items. It is included as a reference because it provides a record of the many issues that were discussed and the paths that were chosen.

Among the topics listed in this Action Items List and thoroughly discussed are:

1. Data requirements to determine Impact Fees.
2. Specific Issues by study category.
3. Research of other City Codes.
4. Administrative Considerations.
5. Reference documents (Growth Policy, Transportation Study, Wastewater Facilities Plan)
6. City of Bozeman feedback.
7. General discussion items.
8. SB 185 overview and required processes.

Appendix J also includes miscellaneous material from other communities. It is offered as reference material for implementation of an Impact Fee program.

APPENDIX A

SURVEY DATA FROM OTHER COMMUNITIES

STATE	JURISDICTION	WATER	WASTE WATER	TRAFFIC/ TRANSP	STORM DRAIN	POLICE	FIRE	PARK & REC	
AZ	Sedona		\$ 4,500	\$ 811	\$ 369	\$ 66		\$ 2,377	\$ -
	Avondale	\$ 3,289	\$ 3,254	\$ 873		\$ 187	\$ 489	\$ 791	\$ 8,883
	Chandler	\$ 3,008	\$ 1,197	\$ 1,589		\$ 163	\$ 108	\$ 1,106	\$ 7,171
	Gilbert	\$ 2,779	\$ 2,532	\$ 143		\$ 395	\$ 334	\$ 1,015	\$ 7,198
	Goodyear	\$ 2,955	\$ 1,134	\$ 739		\$ 290	\$ 385	\$ 1,065	\$ 6,568
	Peoria	\$ 3,795	\$ 1,996	\$ 4,028		\$ 186	\$ 275	\$ 1,361	\$ 11,641
	Casa Grande		\$ 1,391	\$ 94	\$ 507	\$ 231	\$ 324		\$ 2,547
	Prescott			\$ 469		\$ 84	\$ 167	\$ 1,116	\$ 1,836
									\$ -
	AVERAGE (Overall)	\$ 3,284	\$ 1,990	\$ 1,297	\$ 865	\$ 190	\$ 228	\$ 1,534	\$ 9,389
	AVERAGE (Typical)	\$ 1,592	\$ 1,193		\$ 556			\$ 883	

IMPACT FEE DOCUMENTS

16-Aug

STUDIES-REGULATIONS-FEES

STATE	JURISDICTION	WATER	WASTE WATER	TRAFFIC/ TRANSP	STORM DRAIN	POLICE	FIRE	PARK & REC	STUDIES	REGS	FEES
MT	Bozeman	x	x	x			x		report		report
	Missoula					x	x	x	report		report
	Multiple City Avg (SDFs)										
ID	Post Falls	x	x	x		x		x	report	web	report
	Boise										
CO	Boulder										
	Loveland	x	x	x	x	x	x	x		web	web
	Fort Collins										
	Windsor										
WA	Kirkland										
	Burlington		x	x	x		x	x		web	
	Turnwater			x			x	x		web	
	Redmond										
	Bothell	x	x	x				x		web	
UT	Sandy City										
	West Valley City			x	x		x	x	x	web	
	Draper		x	x	x	x	x	x		web	web
	Riverton	x		x		x	x	x	report	?	web

Missoula Impact Fees

Figure 1 provides a schedule of the *maximum supportable impact fees* within the City of Missoula. Residential impact fees for Single Family Detached (SFD) and Mobile Home (MH) units are based on square feet of heated floor area, according to five size categories. See Appendix B for supporting documentation on household size multipliers by size of unit.

Figure 1 - City Impact Fee Schedule

City of Missoula	Parks	Fire	Police	Community Services	TOTAL
Residential					
	Per Housing Unit				
SFD & MH < 1,000 Sq Ft	\$837	\$102	\$239	\$562	\$1,740
SFD & MH 1,000-1,499 Sq Ft	\$993	\$121	\$284	\$667	\$2,065
SFD & MH 1,500-1,999 Sq Ft	\$1,104	\$135	\$316	\$743	\$2,298
SFD & MH 2,000-2,499 Sq Ft	\$1,184	\$144	\$338	\$796	\$2,462
SFD & MH 2,500+ Sq Ft	\$1,258	\$153	\$360	\$845	\$2,616
All Other Residential	\$750	\$91	\$214	\$504	\$1,559
Nonresidential					
	Per Thousand Square Feet of Floor Area				
Com / Shop Ctr 50,000 SF or less	\$180	\$527	\$487		\$1,194
Com / Shop Ctr 50,001-100,000 SF	\$157	\$464	\$426		\$1,047
Com / Shop Ctr 100,001-200,000 SF	\$139	\$404	\$378		\$921
Com / Shop Ctr over 200,000 SF	\$126	\$349	\$340		\$815
Office / Inst 25,000 SF or less	\$254	\$546	\$688		\$1,488
Office / Inst 25,001-50,000 SF	\$238	\$345	\$646		\$1,229
Office / Inst 50,001-100,000 SF	\$224	\$243	\$608		\$1,075
Office / Inst over 100,000 SF	\$211	\$193	\$571		\$975
Business Park	\$199	\$164	\$538		\$901
Light Industrial	\$145	\$137	\$393		\$675
Warehousing	\$80	\$77	\$218		\$375

Riverton City Impact Fees



Must Dedicate 3 acre feet of water per acre.

Water Brokers	
Mark Wangsguard	521-5678
Mardell Topham	566-8100
Lee Brown	233-8888

Residential

Single Family	Multi Family
---------------	--------------

Culinary Water	Fee	Units	Subtotal	Fee	Units	Subtotal
3/4" Line	\$ 1,717		\$ -	\$ 1,717		\$ -
1" Line	\$ 2,986		\$ -	\$ 2,986		\$ -
Parks & Trails	\$ 2,826		\$ -	\$ 2,826		\$ -
Public Safety	\$ 109		\$ -	\$ 109		\$ -
Roadway & Bridge	\$ 2,265		\$ -	\$ 1,865		\$ -
Secondary Water	\$ 1,300		\$ -	\$ 1,300		\$ -

Storm Water - Per Acre

Acres	Subtotal
\$ 3,755	\$ -

Retail Commercial

Culinary Water	Fee	Units	Subtotal
3/4" Line	\$ 1,717		\$ -
1" Line	\$ 2,986		\$ -
Secondary Water	\$ 1,300		\$ -

	Fee	Sq.Ft.	Sub Total
Parks & Trails	\$ -		\$ -
Public Safety	\$ 0.32		\$ -
Roadway & Bridge	\$ 4.93		\$ -

Storm Water - Per Acre

Fee	Acres	Subtotal
\$ 3,755		\$ -

Office

Culinary Water	Fee	Units	Subtotal
3/4" Line	\$ 1,717		\$ -
1" Line	\$ 2,986		\$ -
Secondary Water	\$ 1,300		\$ -

	Fee	Sq.Ft.	Sub Total
Parks & Trails	\$ -		\$ -
Public Safety	\$ 0.32		\$ -
Roadway & Bridge	\$ 1.48		\$ -

Storm Water - Per Acre

Fee	Acres	Subtotal
\$ 3,755		\$ -

Industrial Park

Culinary Water	Fee	Units	Subtotal
3/4" Line	\$ 1,717		\$ -
1" Line	\$ 2,986		\$ -
Secondary Water	\$ 1,300		\$ -

	Fee	Sq.Ft.	Sub Total
Parks & Trails	\$ -		\$ -
Public Safety	\$ 0.32		\$ -
Roadway & Bridge	\$ 1.48		\$ -

Storm Water - Per Acre

Fee	Acres	Subtotal
\$ 3,755		\$ -

Total		\$ -
--------------	--	------

DEVELOPMENT IMPACT FEES

Impact fees are one-time payments used to fund system improvements needed to accommodate development. Storm Water Impact fee may be due at the time of recordation, all other impact fees are collected at the time a building permit is issued.

City of West Jordan Impact Fee Summary Table						
Contact City Staff for current adopted fee schedule						
	Parks	Water	Sewer	Roads	Police	Fire
Residential	Per Housing Unit					
Detached 3,600 + SF	\$1,921	\$3,840	\$2,757	\$1,399	\$123	\$290
Detached 3,000 – 3,599 SF	\$1,693	\$3,385	\$2,430	\$1,233	\$108	\$256
Detached 2,400 – 2,999 SF	\$1,614	\$3,228	\$2,317	\$1,175	\$103	\$244
Detached 2,000 – 2,399 SF	\$1,422	\$2,843	\$2,041	\$1,034	\$91	\$215
Detached <2,000	\$1,172	\$2,344	\$1,683	\$853	\$75	\$117
Attached Housing Units	\$1,133	\$2,265	\$1,626	\$833	\$72	\$171
Non-Residential	Per SF of Floor Area					
Commercial / Shop Ctr 50,000 or less				\$2.59	\$0.16	\$0.13
Commercial / Shop Ctr 50,001 – 100,000 SF				\$2.25	\$0.14	\$0.12
Commercial / Shop Ctr 100,001 – 200,000 SF				\$1.94	\$0.12	\$0.10
Commercial / Shop Ctr 5over 200,000 SF				\$1.66	\$0.11	\$0.09
Office / Institutional 10,000 SF or less				\$1.48	\$0.36	\$0.21
Office / Institutional 10,000 – 25,000 SF				\$1.19	\$0.17	\$0.19
Office / Institutional 25,001 – 50,000 SF				\$1.02	\$0.10	\$0.18
Office / Institutional 50,000 SF				\$0.86	\$0.07	\$0.17
Business Park				\$0.83	\$0.05	\$0.15
Light Industrial				\$0.45	\$0.04	\$0.11
Warehousing				\$0.32	\$0.02	\$0.06
Non Residential	Inches	Per Meter Size				
	0.75	\$3,324	\$2,386			
	1.00	\$5,540	\$3,978			
	1.50	\$11,080	\$7,956			
	2.00	\$17,729	\$12,730			
	3.00	\$35,458	\$25,461			
	4.00	\$55,404	\$39,782			

Storm Water Impact Fee	Per Acre
Residential & Non - Residential	(\$5,146)
Residential - Very Low Density	(\$1,286)

Engineering Review and Inspection Fees

Name of Fee	Due Prior to	Fee Amount
Engineering Inspection Fee	Pre-Construction Meeting	\$53/hr per staff hour, or direct cost of contract plus 5% administrative fee to be charge against a deposit of 3% of the calculated bond amount for all improvements. Maximum deposit \$10,000 per plat. Deposit to be replenished when 90 % expended, in an amount determined by the city Engineer.
Engineering Subdivision Review Fee	Preliminary Submittal	\$200 plus \$100 per lot. Costs includes two redline sets, each additional redline set to cost \$100
Engineering Site Plan Review	Preliminary Submittal	\$200 plus \$400 per acre. Costs includes two redline sets, each additional redline set to cost \$100
Engineering Amended Plat Review	Plat Submittal	\$100 plus \$100 per lot.
Technology Surcharge; (Planning & Engineering)	Submittal of Application	Residential subdivision \$60 per lot. Commercial Site Plans: \$100 per acre (\$35.00 min.) Conditional Use Permit: \$ 5 per permit Road Cut permit: \$5 per permit.
Address Change	Upon Request	\$50.00 per change
Street Cut Review and Inspection	Permit Approval	Road cut: \$0.25 per square foot with \$150.00 minimum

CITY OF WEST JORDAN
WATER METER CONNECTION CHARGES
 revised 3/22/01

METER SIZE	METER COST *	STRAINER*	LABOR *	BYPASS METER REQUIRED* (Size listed)	BYPASS METER + CHECK VALVE COST	TOTAL CHARGE *
3/4"	\$174.20	N/A	\$55.80	NO	NA	\$200.00
1"	\$186.70	N/A	\$113.30	NO	NA	\$300.00
1-1/2" (Irrigation Only)	\$291.20	N/A	\$258.80	NO	NA	\$550.00
2" COMPOUND	\$1,160.00	\$168.80	\$271.20	NO	NA	\$1,600.00
3" COMPOUND	\$1,450.00	\$225.00	**	NO	NA	\$1,675.00
4" COMPOUND	\$2,041.30	\$345.00	**	NO	NA	\$2,386.30
6" COMPOUND	\$3,582.50	\$562.50	**	NO	NA	\$4,145.00
4" FIRE LINE	\$4,582.50	Included	**	NO	NA	\$4,582.50
6" FIRE LINE	\$5,707.50	Included	**	NO	NA	\$5,707.50
8" FIRE LINE	\$7,426.30	Included	**	NO	NA	\$7,426.30

* - subject to change without notice. Prices will be checked quarterly by The City of West Jordan; developers should check to verify fee amounts before or with final site plan approval. The total charge will be noted in a development letter to the owner, or on the building permit.

** Certified contractor installation required.

Figure 1: Schedule of Maximum Supportable Development Fees

Water		Sewer						
Meter Size (inches)*	Type							
0.75	Displacement		\$2,149					
1.00	Displacement		\$3,612					
1.50	Displacement		\$6,962					
2.00	Compd/Turbine		\$11,098					
3.00	Compound		\$22,370					
3.00	Turbine		\$25,082					
4.00	Compound		\$35,599					
4.00	Turbine		\$42,930					
6.00	Compound		\$69,087					
6.00	Turbine		\$86,240					
8.00	Compound		\$111,551					
8.00	Turbine		\$125,984					

Residential (per unit) Single Family Detached All Other Housing Types Nonresidential (per 1,000 square feet)	Community	Police	Fire	General	TOTAL	
	Services (Library, Parks & Rec)		EMS	Transportation Government		
Single Family Detached	\$2,767	\$266	\$556	\$1,464	\$659	\$5,712
All Other Housing Types	\$1,947	\$187	\$391	\$735	\$463	\$3,723
Com / Shop Ctr 25,000 SF or less	N/A	\$872	\$581	\$7,527	\$561	\$9,541
Com / Shop Ctr 25,001-50,000 SF	N/A	\$805	\$498	\$6,946	\$482	\$8,731
Com / Shop Ctr 50,001-100,000 SF	N/A	\$701	\$436	\$6,049	\$421	\$7,607
Com / Shop Ctr 100,001-200,000 SF	N/A	\$604	\$387	\$5,211	\$374	\$6,576
Com / Shop Ctr over 200,000 SF	N/A	\$515	\$348	\$4,451	\$337	\$5,651
Office / Inst 10,000 SF or less	N/A	\$401	\$765	\$3,463	\$740	\$5,369
Office / Inst 10,001-25,000 SF	N/A	\$324	\$704	\$2,801	\$681	\$4,510
Office / Inst 25,001-50,000 SF	N/A	\$276	\$661	\$2,385	\$639	\$3,961
Office / Inst 50,001-100,000 SF	N/A	\$235	\$622	\$2,030	\$602	\$3,489
Office / Inst over 100,000 SF	N/A	\$200	\$584	\$1,728	\$565	\$3,077
Business Park	N/A	\$226	\$551	\$1,952	\$533	\$3,262
Light Industrial	N/A	\$123	\$403	\$1,066	\$389	\$1,981
Warehousing	N/A	\$87	\$223	\$758	\$215	\$1,283
Manufacturing	N/A	\$67	\$317	\$584	\$307	\$1,275

All costs in the development fee calculations are given in current dollars with no assumed inflation rate over time. Necessary cost adjustments can be made as part of the recommended annual evaluation and update of development fees. One approach is to adjust for inflation in construction costs by means of an index like the one published by Engineering News Record (ENR). This index could be applied against the calculated development fees. If cost estimates change significantly, the fees should be recalculated.

WATER CONNECTION FEES COMPARISON

2004

CITY	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"
Bozeman	\$2,313.61	\$5,784.03	\$11,568.06	\$18,508.89	\$37,017.78	\$57,840.28	\$115,680.57	\$185,088.91
Billings*	\$1,175.00	\$2,938.00	\$5,875.00	\$9,400.00	\$18,800.00	\$29,375.00	\$58,750.00	\$94,000.00
Columbia Falls	\$5,300.00	** See	below					
Great Falls	\$270.00	\$300.00	\$365.00	\$395.00	\$595.00	\$765.00	\$1,185.00	\$1,980.00
Hamilton	\$1,227.49	\$2,157.71	\$4,759.96	\$8,457.28	\$18,889.44	\$33,690.89	\$75,750.84	\$134,024.82
Helena	\$484.00	\$806.00	\$1,612.00	\$2,580.00	\$4,837.00	\$8,063.00	\$16,125.00	\$29,025.00
Kalispell	\$2,588.00	\$4,314.00	\$8,626.00	\$13,802.00	\$27,604.00	Call Public Works	Call Public Works	Call Public Works
Livingston	\$900.00	\$1502.00	\$3225.00	\$5600.00	\$12,325.00	\$21,675.00	\$24,425.00	\$88,750.00
Missoula***	See below							
Red Lodge	\$1,630	\$1,630	\$1,630	\$1,630	\$1,630	\$1,630	\$1,630	\$1,630
West Yell.	\$25.00	flat	connection	fee				
Whitefish****	\$1,429.00	\$2,049.00	\$3,408.00	\$6,996.00	\$10,214.00	\$18,239.00	\$30,311.00	\$51,963.00

* Billings' charges are subject to a 4% franchise fee.

** Figure per Rose in the Clerk's Office. A new subdivision house using a 3/4" main would pay approximately \$5,300 for both water and sewer connections. Beyond that, Rose said it's a very complicated system to calculate - so complicated that it took her office several days to understand how to calculate fees.

*** Missoula contracts water to Mountain Water Company. According to John Kappes, Assistant Manager/Vice President, they don't charge connection fees, even though the City of Missoula would like them to, because connection fees would be subject to taxation. Instead, connection fees are included in the rate structure.

**** These are connection and water plant latecomer base fees. Whitefish adds a cost per fixture amount beginning at \$34.64 per fixture for a 3/4" main down to \$8.66 per fixture for an 8" main. See the Whitefish connection fee sheets.

SEWER CONNECTION FEES COMPARISON

2004

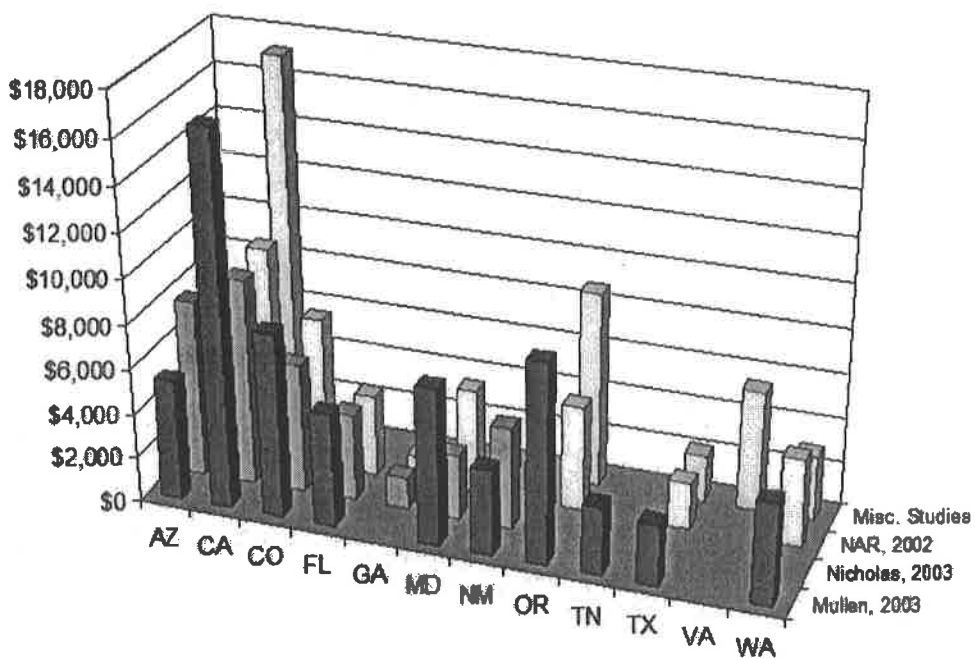
CITY	3/4"	1"	1 1/2"	2"	3"	4"	6"	8"
Bozeman	\$2,933.25	\$7,333.67	\$14,666.26	\$23,466.01	\$46,932.02	\$73,331.28	\$146,662.56	\$234,660.10
Belgrade	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
Billings*	\$880.00	\$2,200.00	\$4,400.00	\$7,040.00	\$14,080.00	\$22,000.00	\$44,000.00	\$70,400.00
Columbia Falls **	\$5,300.00	See below						
Great Falls	\$150.00	\$200.00	\$550.00	\$1,155.00	\$2,200.00	\$3,965.00	\$6,730.00	\$8,790.00
Hamilton	\$2,154.20	\$3,816.52	\$8,466.80	\$15,073.99	\$33,717.20	\$60,167.00	\$135,329.02	\$239,465.88
Helena	\$750.00	\$1,252.50	\$2,497.50	\$3,997.50	\$8002.50	\$12,502.50	\$24,997.50	\$39,997.50
Kalispell	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00	\$2,070.00
Livingston	\$1,025.00	\$1,725.00	\$3,725.00	\$6,485.00	\$14,325.00	\$25,225.00	\$28,425.00	\$103,462.00
Missoula	\$2,100.00	\$3,500.00	\$7,000.00	\$11,200.00	\$21,000.00	\$35,000.00	\$70,000.00	\$126,000.00
Red Lodge	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550	\$1,550
West Yell.	\$375.00	flat	connection	fee				
Whitefish***	\$1,658.00	\$2,488.00	\$4,146.00	\$8,292.00	\$13,267.00	\$24,875.00	\$41,459.00	\$82,918.00

* Billings' charges are subject to a 4% franchise fee.

** Figure per Rose in the Clerk's Office. A new subdivision house using a 3/4" main would pay approximately \$5,300 for both water and sewer connections. Beyond that, Rose said it's a very complicated system to calculate - so complicated that it took her office several days to understand how to calculate fees.

*** These are base sewer plant latecomer fees. Whitefish adds a cost per fixture amount beginning at \$55.28 per fixture for a 3/4" main down to \$13.82 per fixture for an 8" main. See the Whitefish connection fee sheets.

IMPACT FEE SURVEYS: THE NATIONAL PERSPECTIVE



Clancy Mullen, AICP
Duncan Associates
Austin, Texas

presented at the Impact Fee Roundtable
San Diego, California
October 2003

Average Fees by State

Average total impact fees, including utility connection fees that function like impact fees, reported for each of the states in the three national surveys and in selected state surveys are summarized in Table 1. These data are graphically illustrated in Figure 4. Most striking is how much higher the impact fees are in some of the western states (California in particular, but also Arizona, Colorado and Oregon) than in most of the rest of the country.

Part of the reason for higher fees in Arizona, Colorado and Oregon is that they have relatively high water and wastewater impact fees. Looking only at non-utility fees, the difference is less pronounced, as illustrated in Figure 5.

Impact fees charged by communities in California, however, tend to be about twice as high as in other states, regardless of whether one is looking at total or non-utility fees. The reason for California's higher fees may be found in analyzing the breakdown of fees by facility type by state.

Figure 4
AVG. TOTAL FEE PER SINGLE-FAMILY UNIT

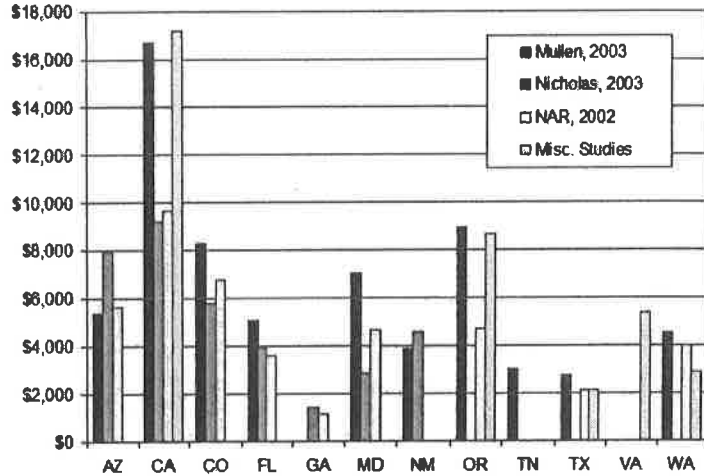


Figure 5
AVG. NON-UTILITY FEE PER SINGLE-FAMILY UNIT

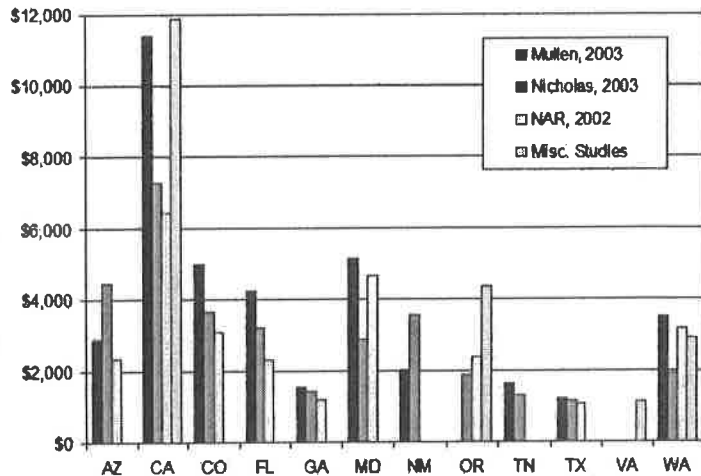


Table 1
AVERAGE TOTAL SINGLE-FAMILY IMPACT FEE BY STATE, SELECTED SURVEYS

State	Mullen, 2003		Nicholas, 2003		NAR, 2002		State Surveys		
	Avg Fee	n	Avg Fee	n	Avg Fee	n	Avg Fee	n	Year
AR	\$2,146	3	na	1					
AZ	\$5,389	27	\$7,924	5	\$5,667	7			
CA	\$16,710	7	\$9,224	41	\$9,658	22	\$17,191	87	1999
CO	\$8,253	14	\$5,795	11	\$6,778	9			
DE	na	1			na	1			
FL	\$5,090	33	\$3,921	51	\$3,599	24			
GA	\$1,541	3	\$1,434	4	\$1,153	5			
HI			na	1					
IA			na	1					
ID	\$3,215	2	\$3,458	2	\$2,738	7			
IL			na	1	na	1			
IN					na	1			
KS	\$1,775	2	na	1	\$1,595	2			
KY			na	1					
LA	na	1							
ME					na	1			
MD	\$7,025	11	\$2,868	11	\$4,656	5			
MO	na	1							
MS	na	1							
MT	na	1	na	1					
NC	\$5,380	3	na	1	na	1			
NE	na	1							
NH	\$3,526	2	na	1	\$4,679	4			
NM	\$3,860	7	\$4,545	4					
NV	\$2,704	2	\$3,342	2		1			
OH			na	1	\$1,630	3			
OK					\$1,022	2			
OR	\$8,935	5	\$2,184	2	\$4,717	15	\$8,708	17	2002
RI					na	1			
SC	\$3,672	3	\$515	2					
TN	\$3,059	4	\$2,128	3	na	1			
TX	\$2,727	8	\$2,194	2	\$2,114	9	\$2,114	24	2002
UT	\$2,158	3			na	1			
VA	\$9,156	2					\$5,413	60	2002
VT	\$6,063	2			\$2,248	3			
WA	\$4,510	8	\$4,631	2	\$3,988	15	\$2,895	30	1999
WI	\$5,953	2			\$964	9			
Total	\$5,626	159	\$5,584	152	\$4,465	150	na	na	

Source: See text.

Appendix A: Mullen Survey, 2003

Single-Family (3-BR, 2,000 sq. ft. on 10,000 sq. ft. lot at density of 4 UPA and value of \$200,000)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
AR	Benton	Bentonville	\$3,598	\$504		\$1,371	\$1,723		\$659		\$504				
AR	Faulkner	Conway	\$1,698	\$1,698	\$1,039										
AR	Washington	Fayetteville	\$1,143			\$308	\$835								

AZ	Gila	Payson	\$5,032	\$1,247	\$600	\$3,785			\$647						
AZ	Gila	Sedona	\$8,276	\$3,778	\$811		\$4,500	\$369	\$2,377			\$66	\$153		
AZ	Maricopa	Avondale	\$9,999	\$3,456	\$873	\$3,289	\$3,254		\$791	\$264	\$489	\$187	\$585	\$267	
AZ	Maricopa	Buckeye	\$4,963	\$380		\$1,331	\$3,252				\$380				
AZ	Maricopa	Chandler	\$7,478	\$3,273	\$1,589	\$3,008	\$1,197		\$1,106	\$70	\$108	\$163	\$237		
AZ	Maricopa	Fountain Hills	\$3,495	\$3,495	\$609				\$2,388			\$32	\$466		
AZ	Maricopa	Gilbert	\$7,530	\$2,219	\$143	\$2,779	\$2,532		\$1,015		\$334	\$395	\$332		
AZ	Maricopa	Glendale	\$7,887	\$3,840	\$613	\$2,370	\$1,677		\$1,091	\$514	\$339	\$359	\$660	\$264	
AZ	Maricopa	Goodyear	\$7,417	\$3,328	\$799	\$2,955	\$1,134		\$1,065	\$205	\$385	\$290	\$351	\$293	
AZ	Maricopa	Mesa	\$3,603	\$1,637		\$907	\$1,059		\$696	\$378	\$145	\$160	\$237	\$258	
AZ	Maricopa	Peoria	\$12,453	\$6,662	\$4,028	\$3,795	\$1,996		\$1,361	\$294	\$275	\$186	\$518		
AZ	Maricopa	Phoenix	\$11,568	\$6,181	\$3,755	\$3,551	\$1,836		\$1,472	\$271	\$146	\$96	\$79	\$362	
AZ	Maricopa	Scottsdale	\$6,567	\$906		\$3,055	\$2,606	\$906							
AZ	Maricopa	Suprise	\$7,509	\$2,679	\$524	\$2,594	\$2,236		\$1,356			\$445	\$354		
AZ	Maricopa	Tempe	\$2,824			\$1,266	\$1,558								
AZ	Maricopa	Bullhead City	\$270			\$270									
AZ	Navajo	Show Low	\$3,871	\$856		\$907	\$2,108		\$293	\$280		\$263			
AZ	Pima	Pima County	\$2,500	\$2,500	\$2,500										
AZ	Pima	Marana	\$2,435	\$2,435	\$2,435										
AZ	Pima	Oro Valley	\$4,202	\$2,128	\$2,128	\$2,074									
AZ	Pima	Tucson	\$1,416			\$1,416									
AZ	Pinal	Apache Junction	\$5,448	\$2,527	\$1,485	\$921	\$2,000		\$564	\$262	\$133	\$83			
AZ	Pinal	Casa Grande	\$2,864	\$1,473	\$94		\$1,391	\$507		\$204	\$324	\$231	\$113		
AZ	Pinal	Florence	\$2,400			\$1,500	\$900								
AZ	Pinal	Queen Creek	\$7,309	\$4,630		\$2,679			\$3,229	\$616	\$185	\$600			
AZ	Pinal	Chino Valley	\$3,835	\$3,835	\$2,519				\$455	\$122	\$358	\$252	\$129		
AZ	Yavapai	Prescott	\$2,364	\$2,364	\$469				\$1,116	\$253	\$167	\$84	\$275		

CA	Yolo	Davis	\$15,596	\$12,013	\$5,227	\$2,198	\$1,385	\$376	\$3,261		\$745		\$1,843	\$561	
CA	El Dorado	El Dorado Co	\$36,658	\$24,237	\$11,149	\$6,613	\$5,808		\$2,762		\$900			\$8,541	\$885
CA	Los Angeles	Lancaster	\$8,087	\$8,087	\$1,754			\$2,512	\$2,346	\$556			\$119	\$600	varies
CA	Sacramento	Sacramento	\$19,764	\$14,205	\$1,600	\$1,059	\$4,500	\$6,000	\$1,707					\$3,680	\$1,218
CA	San Diego	San Diego	\$18,606	\$11,602		\$4,504	\$2,500							\$11,602	
CA	San Francisco	San Francisco	\$5,256	\$2,580		\$2,676								\$2,580	
CA	Santa Cruz	Santa Cruz Co	\$13,000	\$7,000	\$4,000	\$3,000	\$3,000	\$3,000							
CO	Adams	Adams Co	\$1,599	\$1,599	\$1,599										
CO	Adams	Commerce City	\$1,181	\$1,181	\$1,181										
CO	Boulder	Boulder	\$20,923	\$10,618	\$1,794	\$8,650	\$1,655	\$3,240	\$2,033	\$354	\$189	\$227	\$236	\$2,060	\$465
CO	Eagle	Eagle Co	\$3,433	\$3,433	\$1,600									\$1,833	
CO	Eagle	Basalt	\$14,465	\$7,565	\$500	\$3,400	\$3,500		\$5,178					\$1,887	
CO	Eagle	Eagle	\$2,072	\$2,072	\$922									\$1,150	

Appendix A: Mullen Survey, 2003

Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of \$200,000)

State/County	Jurisdiction	Total	Non-UMI	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	SenGovt	Schools	Other
CO	El Paso	\$7,667	\$3,155											
CO	Jefferson	\$1,436	\$1,436	\$1,436										\$717
CO	Larimer	\$3,172	\$3,172	\$1,913				\$1,259						
CO	Larimer	\$16,791	\$10,981	\$3,112	\$3,970	\$1,840	\$445	\$3,650	\$904	\$527	\$365	\$700	\$688	\$590
CO	Larimer	\$17,300	\$7,631	\$2,137	\$8,639	\$1,030	\$669	\$3,092	\$489	\$175	\$121	\$222	\$726	
CO	Pitkin	\$9,883	\$9,883	\$5,664				\$3,150					\$1,069	
CO	Weld	\$1,987	\$1,987	\$1,987										
CO	Weld	\$13,628	\$5,028	\$1,993	\$6,000	\$2,600	\$730	\$2,305						
DE	New Castle	\$8,895	\$731			\$8,164		\$328	\$138	\$91	\$62	\$112		

FL	Broward	\$2,502	\$2,502	varies				\$384	\$121	\$156	\$150	\$203	\$1,697	\$421
FL	Citrus	\$3,171	\$3,171	\$1,470				\$435					\$636	
FL	Clay	\$2,000	\$2,000										\$2,000	
FL	Collier	\$14,310	\$8,780	\$4,629	\$2,690	\$2,840		\$1,603	\$238	\$300	\$118	\$300	\$1,778	\$114
FL	Dade	\$5,173	\$5,173	\$1,275				\$1,173	\$238	\$177	\$101	\$192	\$2,448	
FL	Hernando	\$4,894	\$4,894	\$1,845				\$113	\$95	\$112	\$131	\$192	\$2,406	
FL	Hillsborough	\$5,691	\$2,141	\$1,542	\$1,650	\$1,900		\$354		\$49			\$196	
FL	Hillsborough	\$2,051	\$2,051	\$1,855									\$196	
FL	Indian River	\$1,523	\$1,523	\$1,523										
FL	Lake	\$6,461	\$6,461	\$2,189						\$130			\$4,142	
FL	Lee	\$6,274	\$6,274	\$2,436				\$1,116		\$490			\$2,232	
FL	Lee	\$7,415	\$4,979	\$1,379	\$864	\$1,572		\$1,115		\$253			\$2,232	
FL	Lee	\$9,207	\$5,188	\$2,436	\$2,023	\$1,996				\$520			\$2,232	
FL	Manatee	\$5,152	\$5,152	\$2,121				\$400		\$27	\$104		\$2,500	
FL	Manatee	\$1,496	\$1,496	\$1,359						\$137				
FL	Marion	\$5,212	\$5,212	\$2,150				\$1,296	\$280	\$103	\$136	\$274	\$973	
FL	Marion	\$5,126	\$5,126	\$2,079						\$149	\$70		\$2,828	
FL	Orange	\$9,561	\$5,730	\$1,866	\$966	\$2,865		\$500		\$364	\$172		\$2,828	
FL	Orange	\$6,903	\$4,020	\$1,192									\$2,828	
FL	Orange	\$8,356	\$5,011	\$2,183	\$1,310	\$2,035							\$2,828	
FL	Osceola	\$6,977	\$6,977	\$4,149									\$2,828	
FL	Palm Beach	\$7,143	\$7,143	\$3,604				\$1,350	\$203	\$427	\$115	\$184	\$1,260	
FL	Palm Beach	\$9,221	\$9,221	\$4,631				\$2,480	\$203	\$345	\$136	\$166	\$1,260	
FL	Pasco	\$4,898	\$4,898	\$2,167				\$892	\$145				\$1,694	
FL	Pinellas	\$2,129	\$1,777	\$1,777	\$352									
FL	Polk	\$2,775	\$2,775	\$967						\$49	\$152		\$1,607	
FL	Polk	\$5,984	\$3,974	\$1,559	\$910	\$1,100		\$415		\$161	\$232		\$1,607	varies
FL	St Johns	\$2,630	\$2,630	\$1,115				\$467		\$91	\$42	\$186	\$729	
FL	St Lucie	\$3,753	\$3,753	\$1,823				\$403	\$161	\$258			\$800	
FL	Sarasota	\$2,637	\$2,637	\$1,959				\$462	\$216					
FL	Sarasota	\$1,587	\$1,587	\$1,113				\$290		\$119	\$65			
FL	Seminole	\$2,671	\$2,671	\$1,061				\$54		\$172			\$1,384	
FL	Volusia	\$3,078	\$3,078	\$1,184				\$507		\$248			\$1,139	
GA	Cherokee	\$1,054	\$1,054					\$1,054						

Appendix A: Mullen Survey, 2003

Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of \$200,000)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
GA	Cobb	Roswell	\$2,024	\$2,024	\$162				\$1,303		\$560				
GA	Fulton	Atlanta	\$1,544	\$1,544	\$987	\$0	\$0		\$410		\$114	\$33			
IA	Ada	Boise	\$1,529	\$1,529	\$728				\$801						
IA	Kootenai	Post Falls	\$4,901	\$1,025	\$287	\$1,616	\$2,260		\$650			\$98			
KS	Johnson	Lenexa	\$1,800	\$1,800	\$1,800										
KS	Johnson	Overland Park	\$1,750	\$1,750	\$1,750										
LA	E Baton Rouge	Baton Rouge	\$864				\$864								
MD	Ann Arundel	Ann Arundel Co	\$4,361	\$4,361	\$862							\$111		\$3,388	
MD	Calvert	Calvert Co	\$3,950	\$3,950					\$600					\$3,000	\$350
MD	Carroll	Carroll Co	\$4,744	\$4,744					\$547					\$4,197	
MD	Charles	Charles Co	\$9,700	\$9,700										\$9,700	
MD	Dorchester	Cambridge	\$4,500	\$200		\$1,500	\$2,800		\$200						
MD	Frederick	Frederick Co	\$17,801	\$7,501	\$220	\$4,300	\$6,000			\$414				\$6,867	
MD	Howard	Howard Co	\$1,600	\$1,600											
MD	Montgomery	Montgomery Co	\$5,322	\$2,268	\$2,268	\$1,344	\$1,710							\$12,000	
MD	Prince George's	Prince George's Co	\$15,054	\$12,000		\$1,344	\$1,710				\$1,014			\$4,730	
MD	Queen Anne's	Queen Anne's Co	\$5,744	\$5,744										\$3,375	
MD	St. Mary's	St. Mary's Co	\$4,500	\$4,500	\$450				\$675						
MO	Clay/Jackson	Kansas City	\$711	\$711	\$711										
MS	Madison	Madison	\$869	\$869	\$869										
MT	Gallatin	Bozeman	\$6,107	\$1,755	\$1,592	\$1,919	\$2,433				\$163				
NC	Wake	Cary	\$7,598	\$2,535	\$2,535	\$1,960	\$3,103								
NC	Durham	Durham	\$3,155	\$3,155	\$806				\$349					\$2,000	
NC	Orange	Orange Co.	\$5,388	\$3,000		\$1,016	\$1,372							\$3,000	
NE	Lancaster	Lincoln	\$2,500	\$1,375	\$1,225	\$750	\$375		\$150						
NH	Merrimack	Concord	\$3,290	\$3,290	\$1,330				\$620					\$1,340	
NH	Rockingham	Fremont	\$3,761	\$3,761										\$3,761	
NM	Bernalillo	Bernalillo Co	\$7,200	\$7,200	\$3,068			\$2,657	\$763		\$490			\$222	
NM	Dona Ana	Las Cruces	\$2,522	\$249		\$1,225	\$1,048		\$249						
NM	Lincoln	Ruidoso	\$4,046			\$2,286	\$1,760								
NM	Sandoval	Rio Rancho	\$6,094	\$2,724	\$1,547	\$1,230	\$2,140		\$976		\$174			\$27	
NM	Santa Fe	Santa Fe	\$3,379	\$631	\$181	\$2,013	\$735		\$450						
NM	Santa Fe	Santa Fe County	\$550	\$550							\$550				
NM	Valencia	Los Lunas	\$3,227	\$850		\$1,061	\$1,316		\$850						

Appendix A: Mullen Survey, 2003

Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of \$200,000)

State	County	Jurisdiction	Total	Non-Utl	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other	
NV	Washoe	Reno	\$4,908	\$2,683	\$1,683		\$2,225		\$1,000							
NV	Clark	Las Vegas	\$500	\$500												
OR	Clackamas	West Linn	\$19,435	\$12,512	\$4,065	\$4,395	\$2,528	\$439	\$8,008							
OR	Lane	Eugene	\$3,276	\$2,854	\$1,312		\$422	\$560	\$982							
OR	Marion	Salem	\$10,581	\$4,519	\$1,528	\$3,629	\$2,433	\$389	\$2,602							
OR	Washington	Washington Co	\$4,150	\$1,850	\$1,350		\$2,300	\$500								
OR	Washington	Hillsboro	\$7,235	\$4,935	\$2,390		\$2,300	\$500	\$2,045							
SC	Beaufort	Beaufort Co	\$1,018	\$1,018	\$335				\$263	\$420						
SC	Beaufort	Hilton Head	\$5,717	\$1,406	\$1,084	\$1,475	\$2,836		\$215	\$107						
SC	Berkeley	Mt. Pleasant	\$4,281	\$1,850	\$958	\$955	\$1,476		\$358		\$231	\$69			\$234	
TN	Maury	Franklin	\$5,486	\$2,206	\$1,286	\$1,185	\$2,095									\$920
TN	Rutherford	LaVergne	\$3,657	\$1,195	\$884	\$587	\$1,875		\$311							
TN	Rutherford	Smyrna	\$1,849	\$1,849	\$1,105				\$469		\$275					
TN	Sumner	White House	\$1,245	\$1,245	\$381				\$396		\$186	\$282				
TX	Brazos	College Station	\$556	\$556												
TX	Collin	McKinney	\$2,101	\$1,151	\$1,151	\$425	\$525									
TX	Denton	Denton	\$4,592			\$3,155	\$1,437									
TX	Tarrant	Arlington	\$2,094	\$1,396	\$670	\$383	\$315		\$726							
TX	Tarrant	Colleyville	\$4,011	\$1,776	\$1,776	\$2,056	\$179									
TX	Tarrant	Ft. Worth	\$826			\$372	\$454									
TX	Tarrant	Watauga	\$1,180	\$1,180			\$1,180									
TX	Williamson	Georgetown	\$6,459			\$4,590	\$1,869									
UT	Salt Lake	Sandy City	\$2,926	\$1,740		\$1,186		\$905	\$835							
UT	Salt Lake	West Valley City	\$1,424	\$1,424	\$467			\$302	\$595		\$33	\$27				
UT	Tooele	Tooele	\$2,125	\$2,125					\$2,125							
VA	Louden	Leesburg	\$9,608			\$3,756	\$5,852									
VA	Stafford	Stafford Co	\$8,703	\$1,603	\$1,603	\$3,600	\$3,500									
VT	Chittenden	Burlington	\$4,120	\$4,120	\$306											
VT	Chittenden	Williston	\$8,006	\$8,006	\$300				\$1,164	\$724	\$348	\$68			\$1,510	\$6,908
WA	King	King Co	\$5,087	\$5,087	\$1,715											\$3,372
WA	King	Bothell	\$5,431	\$3,438	\$2,093	\$1,400	\$593		\$1,345							
WA	King	Kirkland	\$5,047	\$1,578	\$966	\$1,758	\$1,711		\$612							
WA	Kitsap	Kitsap Co	\$1,974	\$1,974	\$520				\$491							\$963
WA	Pierce	Pierce Co	\$1,969	\$1,969					\$294							\$1,675
WA	Skagit	Burlington	\$6,342	\$3,734	\$162		\$2,608	\$270	\$500		\$150					\$2,652
WA	Snohomish	Snohomish Co	\$5,433	\$5,433	\$2,171				\$954							\$2,308
WA	Thurston	Tumwater	\$4,798	\$4,798	\$1,083				\$564		\$203					\$2,949

Appendix A: Mullen Survey, 2003

Single-Family (3-BR, 2,000 sf, on 10,000 sq. ft. lot at density of 4 UPA and value of \$200,000)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
WI	Ozaukee	Cedarburg	\$3,340	\$2,906			\$434		\$2,040	\$540		\$326			
WI	St Croix	Hudson	\$8,566	\$4,979		\$1,880	\$1,707	\$3,908	\$822	\$249					
National Average			\$5,626	\$3,782	\$1,692	\$2,284	\$2,097	\$1,390	\$1,169	\$304	\$299	\$164	\$346	\$2,637	\$1,059
Sample Size			159	148	117	74	79	23	95	34	57	43	28	59	18

State Average Fees

AR			\$2,146	\$1,101	\$1,039	\$840	\$1,279	n/a	\$659	n/a	\$504	n/a	n/a	n/a	n/a
AZ			\$5,389	\$2,862	\$1,440	\$2,199	\$2,106	\$594	\$1,237	\$287	\$288	\$209	\$329	n/a	\$289
CA			\$16,710	\$11,389	\$4,746	\$3,342	\$3,439	\$2,972	\$2,519	\$556	\$823	n/a	\$981	\$3,900	\$3,567
CO			\$8,253	\$4,982	\$1,988	\$5,739	\$1,894	\$1,338	\$2,688	\$582	\$510	\$238	\$386	\$1,286	\$527
DE			\$8,895	\$731	n/a	n/a	\$8,164	n/a	\$328	\$138	\$91	\$62	\$112	n/a	n/a
FL			\$5,090	\$4,243	\$2,021	\$1,346	\$2,149	n/a	\$788	\$172	\$210	\$123	\$216	\$1,832	\$268
GA			\$1,541	\$1,541	\$574	n/a	n/a	n/a	\$922	n/a	\$337	\$33	n/a	n/a	n/a
ID			\$3,215	\$1,277	\$508	\$1,616	\$2,260	n/a	\$726	n/a	n/a	\$88	n/a	n/a	n/a
KS			\$1,775	\$1,775	\$1,775	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LA			\$864	n/a	n/a	n/a	\$864	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MD			\$7,025	\$5,143	\$1,080	\$2,122	\$3,055	n/a	\$506	\$414	\$1,014	\$111	n/a	\$5,907	\$350
MO			\$711	\$711	\$711	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MS			\$869	\$869	\$869	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MT			\$6,107	\$1,755	\$1,592	\$1,919	\$2,433	n/a	n/a	n/a	\$163	n/a	n/a	n/a	n/a
NC			\$5,380	\$2,897	\$1,671	\$1,488	\$2,238	n/a	\$349	n/a	n/a	n/a	n/a	\$2,500	n/a
NE			\$2,500	\$1,375	\$1,225	\$750	\$375	n/a	\$150	n/a	n/a	n/a	n/a	n/a	n/a
NH			\$3,526	\$3,526	\$1,330	n/a	n/a	n/a	\$620	n/a	n/a	n/a	n/a	\$2,551	n/a
NM			\$3,860	\$2,034	\$1,599	\$1,563	\$1,400	\$2,657	\$658	n/a	\$405	n/a	n/a	n/a	\$125
NV			\$2,704	\$1,592	\$1,092	n/a	\$2,225	n/a	\$1,000	n/a	n/a	n/a	n/a	n/a	n/a
OR			\$8,935	\$5,334	\$2,129	\$4,012	\$1,997	\$478	\$3,409	n/a	n/a	n/a	n/a	n/a	n/a
SC			\$3,672	\$1,425	\$792	\$1,215	\$2,156	n/a	\$279	\$264	\$231	\$69	n/a	n/a	\$234
TN			\$3,059	\$1,624	\$914	\$886	\$1,985	n/a	\$392	n/a	\$231	\$282	n/a	n/a	\$920
TX			\$2,727	\$1,212	\$1,199	\$1,830	\$796	\$1,180	\$641	n/a	n/a	n/a	n/a	n/a	n/a
UT			\$2,158	\$1,763	\$467	\$1,186	n/a	\$603	\$1,185	n/a	\$33	\$27	n/a	n/a	n/a
VA			\$9,156	\$1,603	\$1,603	\$3,678	\$4,676	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
VT			\$6,063	\$6,063	\$303	n/a	n/a	n/a	\$981	\$724	\$348	\$68	n/a	\$4,209	n/a
WA			\$4,510	\$3,501	\$1,244	\$1,579	\$1,637	\$270	\$680	n/a	\$176	n/a	n/a	\$2,320	n/a
WI			\$5,953	\$3,942	n/a	\$1,880	\$1,071	\$3,908	\$1,431	\$395	n/a	\$326	n/a	n/a	n/a

Appendix A: Mullen Survey, 2003

Retail (per 1,000 sq. ft. based on 100,000 sq. ft. shopping center; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
AR	Benton	Bentonville	\$950	\$455		\$219	\$276				\$455				
AR	Faulkner	Conway	\$1,915	\$1,915	\$1,915										
AR	Washington	Fayetteville	\$183			\$49	\$134								
AZ	Gila	Payson	\$505			\$505									
AZ	Gila	Sedona	\$3,533	\$2,813	\$2,349		\$720	\$112	\$112			\$208	\$32		
AZ	Maricopa	Avondale	\$6,056	\$5,340	\$2,506	\$358	\$358				\$343	\$380	\$411		\$1,700
AZ	Maricopa	Buckeye	\$923	\$190		\$213	\$520				\$190				
AZ	Maricopa	Chandler	\$4,991	\$4,207	\$4,057	\$592	\$192				\$30	\$50	\$70		
AZ	Maricopa	Fountain Hills	\$510	\$510	\$190							\$20	\$300		
AZ	Maricopa	Gilbert	\$1,676	\$1,110	\$540	\$296	\$270				\$180	\$210	\$180		
AZ	Maricopa	Glendale	\$3,447	\$3,002	\$1,907	\$261	\$184				\$178	\$390	\$469		\$58
AZ	Maricopa	Goodyear	\$3,561	\$3,023	\$1,371	\$368	\$170				\$178	\$1,036	\$239		\$199
AZ	Maricopa	Mesa	\$1,397	\$1,083		\$145	\$169				\$423	\$660			
AZ	Maricopa	Peoria	\$22,825	\$15,767	\$14,339	\$405	\$6,653				\$197	\$861	\$370		
AZ	Maricopa	Phoenix	\$15,419	\$9,120	\$8,637	\$4,261	\$2,038		\$206	\$49	\$86	\$62	\$80		
AZ	Maricopa	Scottsdale	\$1,461	\$555		\$489	\$417	\$555							
AZ	Maricopa	Suprise	\$1,853	\$1,422	\$394	\$197	\$234				\$762		\$266		
AZ	Maricopa	Tempe	\$494			\$222	\$273								
AZ	Mohave	Bullhead City	\$43			\$43									
AZ	Navajo	Show Low	\$418			\$97	\$322								
AZ	Pima	Pima County	\$1,265	\$1,265	\$1,265										
AZ	Pima	Marana													
AZ	Pima	Oro Valley	\$698			\$698									
AZ	Pima	Tucson	\$227			\$227									
AZ	Pinal	Apache Junction	\$4,854	\$4,387	\$3,859	\$147	\$320					\$325	\$203		
AZ	Pinal	Casa Grande	\$1,035	\$812	\$309	\$223	\$223				\$144	\$282	\$77		
AZ	Pinal	Florence	\$455			\$252	\$203					\$51	\$393		
AZ	Pinal	Queen Creek	\$730	\$444			\$286					\$130	\$70		
AZ	Yavapai	Chino Valley	\$1,180	\$1,180	\$800						\$180				
AZ	Yavapai	Prescott													
CA	Yolo	Davis	\$7,309	\$7,309	\$6,536	varies	varies	\$72	\$237		\$132		\$291		\$41
CA	El Dorado	El Dorado Co	\$8,165	\$8,165	\$8,165	varies	varies								
CA	Los Angeles	Lancaster	\$1,793	\$1,793	\$1,250			\$500				\$43			
CA	Sacramento	Sacramento	\$8,734	\$7,845	\$590	\$169	\$720	\$4,591	\$620						\$2,043
CA	San Diego	San Diego	\$9,763	\$9,763											\$9,763
CA	San Francisco	San Francisco	\$11,580	\$11,580									\$240	\$11,340	
CA	Santa Cruz	Santa Cruz Co	\$28,780	\$28,780	\$27,280	varies	varies	\$1,500							
CO	Adams	Adams Co	\$4,264	\$4,264	\$4,264										
CO	Adams	Commerce City	\$3,229	\$3,229	\$3,229										
CO	Boulder	Boulder	\$5,879	\$4,230	\$1,575	\$1,384	\$265	\$1,620			\$164	\$164	\$195		\$512
CO	Eagle	Eagle Co	\$4,923	\$4,923	\$4,923										
CO	Eagle	Basalt	\$4,157	\$2,259	\$250	\$690	\$1,208		\$1,509						\$500
CO	Eagle	Eagle	\$1,497	\$1,497	\$922						\$575				

Appendix A: Mullen Survey, 2003

Retail (per 1,000 sq. ft. based on 100,000 sq. ft. shopping center; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
CO	El Paso	Colorado Springs	\$1,417	\$982		\$176	\$259	\$982							
CO	Jefferson	Jefferson Co	\$3,120	\$3,120	\$3,120										
CO	Larimer	Larimer Co	\$5,870	\$5,870	\$5,870										
CO	Larimer	Loveland	\$13,440	\$9,553	\$7,924	\$3,886		\$589			\$350	\$230	\$460		
CO	Larimer	Ft. Collins	\$10,608	\$8,245	\$7,054	\$1,967	\$396	\$655			\$188	\$129	\$209		
CO	Pitkin	Pitkin Co	\$11,683	\$11,683	\$11,683										
CO	Weld	Weld Co	\$3,059	\$3,059	\$3,059										
CO	Weld	Windsor	\$8,074	\$6,882	\$4,984	\$832	\$360	\$1,898							
DE	New Castle	New Castle Co	\$1,779	\$473			\$1,306				\$345	\$33	\$95		
FL	Broward	Broward Co	\$1,042	\$1,042	varies						\$524	\$414	\$622		\$1,042
FL	Citrus	Citrus Co	\$3,132	\$3,132	\$1,572										
FL	Clay	Clay Co													
FL	Collier	Collier Co	\$9,881	\$8,997	\$7,403	\$430	\$454				\$300	\$1,092			\$202
FL	Dade	Miami/Dade Co	\$1,429	\$1,429	\$991						\$291	\$147			
FL	Hernando	Hernando Co	\$3,395	\$3,395	\$2,752						\$173	\$190	\$280		
FL	Hillsborough	Hillsborough Co	\$3,942	\$3,374	\$3,352	\$264	\$304				\$22				
FL	Hillsborough	Tampa	\$3,990	\$3,990	\$3,990										
FL	Indian River	Indian River Co	\$2,170	\$2,170	\$2,170										
FL	Lake	Lake Co	\$2,232	\$2,232	\$2,177						\$55				
FL	Lee	Lee Co	\$4,401	\$4,401	\$3,869						\$532				
FL	Lee	Cape Coral	\$2,145	\$1,756	\$1,627	\$138	\$251				\$129				
FL	Lee	Ft. Myers	\$5,079	\$4,404	\$3,869	\$347	\$328				\$535				
FL	Manatee	Manatee Co	\$7,219	\$7,219	\$6,929							\$290			
FL	Marion	Marion Co	\$1,890	\$1,890	\$1,627						\$263				
FL	Martin	Martin Co	\$3,467	\$3,467	\$3,227						\$240				
FL	Orange	Orange Co.	\$5,493	\$5,493	\$5,072						\$178	\$243			
FL	Orange	Ocoee	\$5,182	\$3,266	\$2,885	\$483	\$1,433				\$284	\$97			
FL	Orange	Orlando	\$3,231	\$3,231	\$3,231										
FL	Orange	Winter Garden	\$7,729	\$7,060	\$7,060	\$262	\$407								
FL	Osceola	Osceola Co	\$10,140	\$10,140	\$10,140										
FL	Palm Beach	Palm Beach Co	\$5,306	\$5,306	\$4,676						\$190	\$226	\$214		
FL	Palm Beach	Palm Beach Gardens	\$6,750	\$6,750	\$5,905						\$420	\$211	\$214		
FL	Pasco	Pasco Co	\$2,130	\$2,130	\$2,130										
FL	Pinellas	Pinellas Co	\$3,071	\$2,965	\$2,965	\$106									
FL	Polk	Polk Co	\$841	\$841	\$841										
FL	Polk	Lakeland	\$3,307	\$3,101	\$2,676	\$96	\$110				\$94	\$331			
FL	St Johns	St. Johns Co	\$1,951	\$1,951	\$1,206						\$194	\$149	\$402		
FL	St Lucie	St. Lucie Co	\$3,559	\$3,559	\$2,989						\$125		\$445		
FL	Sarasota	Sarasota Co													
FL	Sarasota	North Port	\$1,582	\$1,582	\$1,212						\$275	\$95			
FL	Seminole	Seminole Co	\$2,901	\$2,901	\$2,741						\$160				
FL	Volusia	Volusia Co	\$1,879	\$1,879	\$1,750						\$129				
GA	Cherokee	Canton	\$173	\$173										\$173	

Appendix A: Mullen Survey, 2003

Retail (per 1,000 sq. ft. based on 100,000 sq. ft. shopping center; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
GA	Cobb	Roswell	\$751	\$751	\$426						\$326				
GA	Fulton	Atlanta	\$1,983	\$1,983	\$1,189				\$584		\$163	\$47			
ID	Ada	Boise	\$1,260	\$1,260	\$1,260										
ID	Kootenai	Post Falls	\$1,659	\$1,136	\$874	\$161	\$362					\$262			
KS	Johnson	Lenexa	\$1,000	\$1,000	\$1,000										
KS	Johnson	Overland Park	\$1,167	\$1,167	\$1,167										
LA	E Baton Rouge	Baton Rouge	\$244				\$244								
MD	Ann Arundel	Ann Arundel Co	\$2,687	\$2,687	\$2,284							\$403			
MD	Calvert	Calvert Co	\$110	\$110											\$110
MD	Carroll	Carroll Co													
MD	Charles	Charles Co													
MD	Dorchester	Cambridge													
MD	Frederick	Frederick Co	\$2,975	\$750	\$750	\$929	\$1,296								
MD	Howard	Howard Co	\$800	\$800	\$800										
MD	Montgomery	Montgomery Co	\$4,740	\$3,928	\$3,928	\$352	\$460								
MD	Prince George's	Prince George's Co	\$812			\$352	\$460								
MD	Queen Anne's	Queen Anne's Co	\$480	\$480							\$480				
MD	St. Mary's	St. Mary's Co													
MO	Clay/Jackson	Kansas City	\$1,458	\$1,458	\$1,458										
MS	Madison	Madison	\$2,949	\$2,949	\$2,949										
MT	Gallatin	Bozeman	\$5,587	\$4,891	\$4,412	\$307	\$389				\$479				
NC	Wake	Cary	\$3,893	\$2,905	\$2,905	\$385	\$603								
NC	Durham	Durham	\$2,873	\$2,873	\$2,873										
NC	Orange	Orange Co.	\$685			\$305	\$380								
NE	Lancaster	Lincoln	\$1,742	\$1,622	\$1,622	\$80	\$40								
NH	Merrimack	Concord	\$2,890	\$2,890	\$2,890										
NH	Rockingham	Fremont													
NM	Bernalillo	Bernalillo Co	\$5,310	\$5,310	\$2,792		\$1,626				\$892				
NM	Dona Ana	Las Cruces	\$364			\$196	\$168								
NM	Lincoln	Ruidoso	\$658			\$376	\$283								
NM	Sandoval	Rio Rancho	\$3,387	\$2,848	\$2,177	\$197	\$342				\$634				\$37
NM	Santa Fe	Santa Fe	\$2,584	\$2,130	\$2,130	\$314	\$140								
NM	Santa Fe	Santa Fe County	\$460	\$460							\$460				
NM	Valencia	Los Lunas	\$256			\$123	\$133								

Appendix A: Mullen Survey, 2003

Retail (per 1,000 sq. ft. based on 100,000 sq. ft. shopping center; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
NV	Washoe	Reno	\$3,089	\$3,067	\$3,067		\$22								
NV	Clark	Las Vegas	\$500	\$500	\$500										
OR	Clackamas	West Linn	\$12,408	\$10,646	\$10,207	\$690	\$1,071	\$439							
OR	Lane	Eugene	\$5,068	\$4,725	\$4,377		\$343	\$348							
OR	Marion	Salem	\$5,752	\$4,798	\$4,558	\$571	\$383	\$240							
OR	Washington	Washington Co	\$2,784	\$2,703	\$2,265		\$81	\$438							
OR	Washington	Hillsboro	\$5,887	\$5,519	\$3,997		\$368	\$379	\$1,143						
SC	Beaufort	Beaufort Co	\$1,502	\$1,502	\$1,502										
SC	Beaufort	Hilton Head	\$5,209	\$4,519	\$4,519	\$236	\$454								
SC	Berkeley	Mt. Pleasant	\$3,669	\$3,280	\$2,840	\$153	\$236				\$190	\$120			\$130
TN	Maury	Franklin	\$4,933	\$3,621	\$2,851	\$474	\$838								\$770
TN	Rutherford	LaVergne	\$2,749	\$2,355	\$2,355	\$94	\$300				\$630				
TN	Rutherford	Smyrna	\$1,909	\$1,909	\$1,279						\$532	\$806			
TN	Sumner	White House	\$2,888	\$2,888	\$1,550										
TX	Brazos	College Station													
TX	Collin	McKinney	\$4,253	\$4,101	\$2,513	\$68	\$84				\$316		\$1,272		
TX	Denton	Denton	\$1,033		\$710	\$710	\$323								
TX	Tarrant	Arlington	\$1,590	\$1,393	\$1,393	\$108	\$89								
TX	Tarrant	Colleyville	\$1,055	\$697	\$697	\$329	\$29								
TX	Tarrant	Ft. Worth	\$82			\$37	\$45								
TX	Tarrant	Watauga	\$1,605	\$1,605			\$1,605								
TX	Williamson	Georgetown	\$689			\$490	\$199								
UT	Salt Lake	Sandy City	\$786	\$656		\$130		\$553	\$103						
UT	Salt Lake	West Valley City	\$1,606	\$1,606	\$1,284		\$185				\$75	\$62			
UT	Tooele	Tooele													
VA	Louden	Leesburg				varies	varies								
VA	Stafford	Stafford Co	\$2,036	\$2,036	\$2,036										
VT	Chittenden	Burlington	\$1,334	\$1,334	\$576				\$328		\$155	\$275			
VT	Chittenden	Williston	\$1,041	\$1,041	\$1,041										
WA	King	King Co			varies										
WA	King	Bothell	\$3,619	\$3,300	\$3,300	\$224	\$95								
WA	King	Kirkland	\$2,075	\$1,520	\$1,520	\$281	\$274								
WA	Kitsap	Kitsap Co	\$2,120	\$2,120	\$2,120										
WA	Pierce	Pierce Co													
WA	Skagit	Burlington	\$1,970	\$1,450	\$598		\$520	\$225	\$400		\$227				
WA	Snohomish	Snohomish Co	\$8,269	\$8,269	\$8,269										
WA	Thurston	Tumwater	\$1,811	\$1,811	\$1,710						\$101				

Appendix A: Mullen Survey, 2003

Retail (per 1,000 sq. ft. based on 100,000 sq. ft. shopping center; 0.15 FAR; 3" meter)

State/County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
WI	Ozaukee	\$232	\$163			\$69					\$163			
WI	St Croix													
	National Average	\$3,567	\$3,550	\$3,300	\$468	\$484	\$910	\$492	\$49	\$289	\$285	\$293	\$240	\$1,896
	Sample Size	144	127	110	64	68	21	11	1	55	38	27	1	15

State Average Fees

AR		\$1,016	\$1,185	\$1,915	\$134	\$205	n/a	n/a	n/a	\$455	n/a	n/a	n/a	n/a
AZ		\$3,182	\$3,124	\$3,037	\$514	\$753	\$334	\$159	\$49	\$241	\$333	\$226	n/a	\$652
CA		\$10,875	\$10,748	\$8,764	\$169	\$720	\$1,666	\$429	n/a	\$132	n/a	\$167	\$240	\$5,797
CO		\$5,801	\$4,985	\$4,528	\$1,489	\$497	\$1,149	\$1,509	n/a	\$319	\$174	\$288	n/a	\$506
DE		\$1,779	\$473	n/a	n/a	\$1,306	n/a	n/a	n/a	\$345	\$33	\$95	n/a	n/a
FL		\$3,886	\$3,711	\$3,434	\$266	\$470	n/a	n/a	n/a	\$243	\$290	\$363	n/a	\$622
GA		\$969	\$969	\$807	n/a	n/a	n/a	\$379	n/a	\$244	\$47	n/a	n/a	n/a
ID		\$1,460	\$1,198	\$1,067	\$161	\$362	n/a	n/a	n/a	n/a	\$262	n/a	n/a	n/a
KS		\$1,084	\$1,084	\$1,084	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LA		\$244	n/a	n/a	n/a	\$244	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MD		\$1,800	\$1,459	\$1,940	\$544	\$739	n/a	n/a	n/a	\$480	\$403	n/a	n/a	\$110
MO		\$1,458	\$1,458	\$1,458	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MS		\$2,949	\$2,949	\$2,949	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MT		\$5,587	\$4,891	\$4,412	\$307	\$389	n/a	n/a	n/a	\$479	n/a	n/a	n/a	n/a
NC		\$2,484	\$2,889	\$2,889	\$345	\$492	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NE		\$1,742	\$1,622	\$1,622	\$80	\$40	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NH		\$2,890	\$2,890	\$2,890	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NM		\$1,860	\$2,687	\$2,366	\$241	\$213	\$1,626	n/a	n/a	\$662	n/a	n/a	n/a	\$37
NV		\$1,794	\$1,784	\$1,784	n/a	\$22	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
OR		\$6,380	\$5,678	\$5,081	\$631	\$449	\$369	\$1,143	n/a	n/a	n/a	n/a	n/a	n/a
SC		\$3,460	\$3,100	\$2,954	\$195	\$345	n/a	n/a	n/a	\$190	\$120	n/a	n/a	\$130
TN		\$3,120	\$2,693	\$2,009	\$284	\$569	n/a	n/a	n/a	\$581	\$806	n/a	n/a	\$770
TX		\$1,472	\$1,949	\$1,534	\$290	\$128	\$1,605	n/a	n/a	\$316	n/a	\$1,272	n/a	n/a
UT		\$1,196	\$1,131	\$1,284	\$130	n/a	\$369	\$103	n/a	\$75	\$62	n/a	n/a	n/a
VA		\$2,036	\$2,036	\$2,036	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
VT		\$1,188	\$1,188	\$809	n/a	n/a	n/a	\$328	n/a	\$155	\$275	n/a	n/a	n/a
WA		\$3,311	\$3,078	\$2,920	\$253	\$296	\$225	\$400	n/a	\$164	n/a	n/a	n/a	n/a
WI		\$232	\$163	n/a	n/a	\$69	n/a	n/a	n/a	n/a	\$163	n/a	n/a	n/a

Appendix A: Mullen Survey, 2003

Industrial (per 1,000 sq. ft. based on 100,000 sq. ft. building; 0.15 FAR; 3" meter)

State/County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	SenGovt	Schools	Other
AR Benton	Bentonville	\$915	\$420		\$219	\$276				\$420				
AR Faulkner	Conway	\$808	\$808	\$808										
AR Washington	Fayetteville	\$183			\$49	\$134								
AZ Gila	Payson	\$505			\$505									
AZ Gila	Sedona	\$1,437	\$717	\$400		\$720	\$126				\$33	\$32		
AZ Maricopa	Avondale	\$3,702	\$2,986	\$512	\$358	\$358				\$317	\$77	\$380		\$1,700
AZ Maricopa	Buckeye	\$923	\$190		\$213	\$520				\$190				
AZ Maricopa	Chandler	\$2,616	\$1,832	\$1,682	\$592	\$192				\$30	\$50	\$70		
AZ Maricopa	Fountain Hills	\$610	\$510	\$190						\$20	\$20	\$300		
AZ Maricopa	Gilbert	\$1,276	\$710	\$140	\$296	\$270				\$180	\$210	\$180		
AZ Maricopa	Glendale	\$1,960	\$1,515	\$649	\$261	\$184				\$185	\$132	\$488		\$61
AZ Maricopa	Goodyear	\$1,465	\$927	\$215	\$368	\$170				\$159	\$163	\$213		\$177
AZ Maricopa	Mesa	\$688	\$374		\$145	\$169				\$146	\$228			
AZ Maricopa	Peoria	\$4,437	\$3,699	\$2,934	\$405	\$333				\$204	\$176	\$385		
AZ Maricopa	Phoenix	\$4,833	\$3,609	\$3,229	\$710	\$514	\$162	\$38		\$86	\$62	\$32		
AZ Maricopa	Scottsdale	\$1,461	\$555		\$489	\$417	\$555							
AZ Maricopa	Suprise	\$1,601	\$1,170	\$410	\$197	\$234					\$483	\$277		
AZ Maricopa	Tempe	\$494			\$222	\$273								
AZ Mohave	Bullhead City	\$43			\$43									
AZ Navajo	Show Low	\$418			\$97	\$322								
AZ Pima	Pima County	\$1,609	\$1,609	\$1,609										
AZ Pima	Marana													
AZ Pima	Oro Valley	\$653			\$653									
AZ Pima	Tucson	\$227			\$227									
AZ Pinal	Apache Junction	\$1,804	\$1,337	\$1,082	\$147	\$320				\$157	\$98			
AZ Pinal	Casa Grande	\$574	\$351	\$63	\$223	\$223				\$150	\$57	\$81		
AZ Pinal	Florence	\$455			\$252	\$203								
AZ Pinal	Queen Creek	\$705	\$419			\$286					\$10	\$409		
AZ Yavapai	Chino Valley	\$2,670	\$2,670	\$2,290						\$180	\$130	\$70		
AZ Yavapai	Prescott													
CA Yolo	Davis	\$498	\$498	\$155	varies	varies	\$72	\$62		\$105		\$93		\$11
CA El Dorado	El Dorado Co	\$3,125	\$3,125	\$3,125	varies	varies								
CA Los Angeles	Lancaster	\$1,033	\$1,033	\$490			\$500					\$43		
CA Sacramento	Sacramento	\$7,565	\$6,676	\$417	\$169	\$720	\$3,826	\$560						\$1,873
CA San Diego	San Diego	\$7,858	\$7,858											\$7,858
CA San Francisco	San Francisco	\$11,580	\$11,580										\$240	\$11,340
CA Santa Cruz	Santa Cruz Co	\$4,288	\$4,288	\$2,788	varies	varies	\$1,500							
CO Adams	Adams Co	\$1,552	\$1,552	\$1,552										
CO Adams	Commerce City	\$1,146	\$1,146	\$1,146										
CO Boulder	Boulder	\$5,879	\$4,230	\$1,575	\$1,384	\$265	\$1,620			\$164	\$164	\$195		\$512
CO Eagle	Eagle Co	\$1,166	\$1,166	\$1,166										
CO Eagle	Basalt	\$3,682	\$2,259	\$250	\$518	\$906		\$1,509						\$500
CO Eagle	Eagle	\$750	\$750	\$175						\$575				

Appendix A: Mullen Survey, 2003

Industrial (per 1,000 sq. ft. based on 100,000 sq. ft. building; 0.15 FAR; 3" meter)

State/County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	SenGovt	Schools	Other
CO El Paso	Colorado Springs	\$1,417	\$982		\$176	\$259	\$982							
CO Jefferson	Jefferson Co	\$900	\$900	\$900										
CO Larimer	Larimer Co	\$1,392	\$1,392	\$1,392										
CO Larimer	Loveland	\$7,069	\$3,183	\$2,259	\$3,886		\$554			\$120	\$90	\$160		
CO Larimer	Ft. Collins	\$4,692	\$2,329	\$1,529	\$1,967	\$396	\$655			\$52	\$35	\$58		
CO Pitkin	Pitkin Co	\$2,059	\$2,059	\$2,059										
CO Weld	Weld Co	\$1,618	\$1,618	\$1,618										
CO Weld	Windsor	\$4,538	\$3,346	\$1,448	\$832	\$360	\$1,898							
DE New Castle	New Castle Co	\$1,469	\$163			\$1,306				\$68	\$7	\$88		
FL Broward	Broward Co	\$329	\$329	varies							\$156	\$235		\$329
FL Citrus	Citrus Co	\$2,143	\$2,143	\$1,553						\$199				
FL Clay	Clay Co													
FL Collier	Collier Co	\$5,875	\$4,991	\$4,333	\$430	\$454				\$300	\$312			\$46
FL Dade	Miami/Dade Co	\$1,383	\$1,383	\$1,070						\$166	\$147			
FL Hernando	Hernando Co	\$1,101	\$1,101	\$935						\$45	\$49	\$72		
FL Hillsborough	Hillsborough Co	\$1,571	\$1,003	\$994	\$264	\$304				\$9				
FL Hillsborough	Tampa	\$1,399	\$1,399	\$1,399										
FL Indian River	Indian River Co	\$446	\$446	\$446										
FL Lake	Lake Co	\$2,167	\$2,167	\$2,157						\$10				
FL Lee	Lee Co	\$1,867	\$1,867	\$1,681						\$186				
FL Lee	Cape Coral	\$1,529	\$1,140	\$1,011	\$138	\$251				\$129				
FL Lee	Ft. Myers	\$2,543	\$1,868	\$1,681	\$347	\$328				\$187				
FL Manatee	Manatee Co	\$550	\$550	\$520							\$30			
FL Marion	Marion Co	\$866	\$866	\$809						\$57				
FL Martin	Martin Co	\$1,281	\$1,281	\$972						\$41	\$54	\$214		
FL Orange	Orange Co.	\$1,877	\$1,877	\$1,742						\$43	\$92			
FL Orange	Ocoee	\$3,478	\$1,946	\$1,565	\$386	\$1,146				\$284	\$97			
FL Orange	Orlando	\$892	\$892	\$892										
FL Orange	Winter Garden	\$2,025	\$1,690	\$1,690	\$131	\$204								
FL Osceola	Osceola Co	\$3,622	\$3,622	\$3,622										
FL Palm Beach	Palm Beach Co	\$1,016	\$1,016	\$795						\$135	\$37	\$49		
FL Palm Beach	Palm Beach Gardens	\$1,265	\$1,265	\$1,031						\$95	\$90	\$49		
FL Pasco	Pasco Co	\$640	\$640	\$640										
FL Pinellas	Pinellas Co	\$1,262	\$1,156	\$1,156	\$106									
FL Polk	Polk Co	\$182	\$182	\$182										
FL Polk	Lakeland	\$499	\$418	\$326	\$48	\$33				\$74	\$18			
FL St Johns	St Johns Co	\$701	\$701	\$573						\$36	\$17	\$75		
FL St Lucie	St Lucie Co	\$980	\$980	\$807						\$94		\$79		
FL Sarasota	Sarasota Co													
FL Sarasota	North Port	\$553	\$553	\$403						\$112	\$38			
FL Seminole	Seminole Co	\$795	\$795	\$789						\$6				
FL Volusia	Volusia Co	\$829	\$829	\$700						\$129				
GA Cherokee	Canton	\$173	\$173					\$173						

Appendix A: Mullen Survey, 2003

Industrial (per 1,000 sq. ft. based on 100,000 sq. ft. building; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
GA	Cobb	Roswell	\$627	\$627	\$177						\$450				
GA	Fulton	Atlanta	\$1,255	\$1,255	\$1,025				\$169		\$47		\$14		
ID	Ada	Boise	\$803	\$803	\$803										
ID	Kootenai	Post Falls	\$705	\$182	\$174	\$161	\$362						\$8		
KS	Johnson	Lenexa	\$1,000	\$1,000	\$1,000										
KS	Johnson	Overland Park	\$1,167	\$1,167	\$1,167										
LA	E Baton Rouge	Baton Rouge	\$244				\$244								
MD	Ann Arundel	Ann Arundel Co	\$419	\$419	\$401								\$18		
MD	Calvert	Calvert Co	\$110	\$110											\$110
MD	Carroll	Carroll Co													
MD	Charles	Charles Co													
MD	Dorchester	Cambridge													
MD	Frederick	Frederick Co	\$1,739	\$750	\$750	\$413	\$576								
MD	Howard	Howard Co	\$400	\$400	\$400										
MD	Montgomery	Montgomery Co	\$1,812	\$1,000	\$1,000	\$352	\$460								
MD	Prince George's	Prince George's Co	\$812			\$352	\$460								
MD	Queen Anne's	Queen Anne's Co	\$440	\$440							\$440				
MD	St. Mary's	St. Mary's Co													
MO	Clay/Jackson	Kansas City	\$647	\$647	\$647										
MS	Madison	Madison	\$584	\$584	\$584										
MT	Gallatin	Bozeman	\$2,337	\$1,641	\$1,162	\$307	\$389				\$479				
NC	Wake	Cary	\$3,297	\$2,309	\$2,309	\$385	\$603								
NC	Durham	Durham	\$591	\$591	\$591										
NC	Orange	Orange Co.	\$685			\$305	\$380								
NE	Lancaster	Lincoln	\$1,226	\$1,106	\$1,106	\$80	\$40								
NH	Merimack	Concord	\$700	\$700	\$700										
NH	Rockingham	Fremont													
NM	Bernalillo	Bernalillo Co	\$3,618	\$3,618	\$1,742		\$1,626				\$250				
NM	Dona Ana	Las Cruces	\$492			\$252	\$240								
NM	Lincoln	Ruidoso	\$658			\$376	\$283								
NM	Sandoval	Rio Rancho	\$1,631	\$1,092	\$961	\$197	\$342				\$115				\$16
NM	Santa Fe	Santa Fe	\$604	\$150	\$150	\$314	\$140								
NM	Santa Fe	Santa Fe County	\$460	\$460							\$460				
NM	Valencia	Los Lunas	\$256			\$123	\$133								

Appendix A: Mullen Survey, 2003

Industrial (per 1,000 sq. ft. based on 100,000 sq. ft. building; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
NV	Washoe	Reno	\$1,067	\$1,045	\$1,045		\$22								
NV	Clark	Las Vegas	\$500	\$500	\$500										
OR	Clackamas	West Linn	\$7,490	\$5,728	\$5,289	\$690	\$1,071	\$439							
OR	Lane	Eugene	\$2,069	\$1,582	\$1,234		\$487	\$348							
OR	Marion	Salem	\$1,645	\$1,004	\$764	\$258	\$383	\$240							
OR	Washington	Washington Co	\$1,653	\$1,285	\$906		\$368	\$379							
OR	Washington	Hillsboro	\$3,036	\$2,668	\$1,603		\$368	\$379	\$686						
SC	Beaufort	Beaufort Co	\$244	\$244	\$244										
SC	Beaufort	Hilton Head	\$1,480	\$790	\$790	\$236	\$454				\$190	\$30			\$130
SC	Berkeley	Mt. Pleasant	\$1,439	\$1,050	\$700	\$153	\$236								
TN	Maury	Franklin	\$3,406	\$2,094	\$1,324	\$474	\$838								\$770
TN	Rutherford	LaVergne	\$1,252	\$858	\$658	\$94	\$300								
TN	Rutherford	Smyrna	\$1,222	\$1,222	\$997						\$225				
TN	Sumner	White House	\$577	\$577	\$278						\$119	\$180			
TX	Brazos	College Station													
TX	Collin	McKinney	\$463	\$311	\$311	\$68	\$84								
TX	Denton	Denton	\$1,033			\$710	\$323								
TX	Tarrant	Arlington	\$670	\$473	\$473	\$108	\$89								
TX	Tarrant	Colleyville	\$1,651	\$1,293	\$1,293	\$329	\$29								
TX	Tarrant	Ft. Worth	\$82			\$37	\$45								
TX	Tarrant	Watauga	\$1,337	\$1,337			\$1,337								
TX	Williamson	Georgetown	\$689			\$490	\$199								
UT	Salt Lake	Sandy City	\$707	\$577		\$130		\$553	\$24						
UT	Salt Lake	West Valley City	\$683	\$683	\$449		\$185				\$27	\$22			
UT	Tooele	Tooele													
VA	Louden	Leesburg				varies	varies								
VA	Stafford	Stafford Co	\$1,510	\$1,510	\$1,510										
VT	Chittenden	Burlington	\$967	\$967	\$207				\$330		\$155	\$275			
VT	Chittendon	Williston	\$294	\$294	\$294										
WA	King	King Co			varies										
WA	King	Bothell	\$3,279	\$2,960	\$2,960	\$224	\$95								
WA	King	Kirkland	\$1,925	\$1,370	\$1,370	\$281	\$274								
WA	Kitsap	Kitsap Co	\$380	\$380	\$380										
WA	Pierce	Pierce Co													
WA	Skagit	Burlington	\$1,529	\$1,009	\$157		\$520	\$225	\$400		\$227				
WA	Snohomish	Snohomish Co	\$1,343	\$1,343	\$1,343										
WA	Thurston	Turnwater	\$1,631	\$1,631	\$1,530										\$101

Appendix A: Mullen Survey, 2003

Industrial (per 1,000 sq. ft. based on 100,000 sq. ft. building; 0.15 FAR; 3" meter)

State	County	Jurisdiction	Total	Non-Util	Roads	Water	Sewer	Drain	Parks	Library	Fire	Police	GenGovt	Schools	Other
WI	Ozaukee	Cedarburg	\$232	\$163			\$69					\$163			
WI	St Croix	Hudson													

		National Average	\$1,645	\$1,479	\$1,113	\$393	\$352	\$857	\$382	\$38	\$169	\$103	\$164	\$240	\$1,696
		Sample Size	144	127	110	64	68	21	11	1	53	40	27	1	15

State Average Fees

AR			\$635	\$614	\$808	\$134	\$205	n/a	n/a	n/a	\$420	n/a	n/a	n/a	n/a
AZ			\$1,483	\$1,399	\$1,100	\$325	\$317	\$341	\$144	\$38	\$166	\$133	\$215	n/a	\$646
CA			\$5,135	\$5,008	\$1,395	\$169	\$720	\$1,475	\$311	n/a	\$105	n/a	\$68	\$240	\$5,270
CO			\$2,704	\$1,922	\$1,313	\$1,460	\$437	\$1,142	\$1,509	n/a	\$228	\$96	\$138	n/a	\$506
DE			\$1,469	\$163	n/a	n/a	\$1,306	n/a	n/a	n/a	\$68	\$7	\$88	n/a	n/a
FL			\$1,473	\$1,326	\$1,216	\$231	\$389	n/a	n/a	n/a	\$111	\$87	\$110	n/a	\$188
GA			\$685	\$685	\$601	n/a	n/a	n/a	\$171	n/a	\$249	\$14	n/a	n/a	n/a
ID			\$754	\$493	\$489	\$161	\$362	n/a	n/a	n/a	n/a	\$8	n/a	n/a	n/a
KS			\$1,084	\$1,084	\$1,084	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
LA			\$244	n/a	n/a	n/a	\$244	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MD			\$819	\$520	\$638	\$372	\$499	n/a	n/a	n/a	\$440	\$18	n/a	n/a	\$110
MO			\$647	\$647	\$647	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MS			\$584	\$584	\$584	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
MT			\$2,337	\$1,641	\$1,162	\$307	\$389	n/a	n/a	n/a	\$479	n/a	n/a	n/a	n/a
NC			\$1,524	\$1,450	\$1,450	\$345	\$492	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NE			\$1,226	\$1,106	\$1,106	\$80	\$40	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NH			\$700	\$700	\$700	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NM			\$1,103	\$1,330	\$951	\$252	\$228	\$1,626	n/a	n/a	\$275	n/a	n/a	n/a	\$16
NV			\$783	\$773	\$773	n/a	\$22	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
OR			\$3,178	\$2,453	\$1,959	\$474	\$535	\$357	\$686	n/a	n/a	n/a	n/a	n/a	n/a
SC			\$1,054	\$695	\$578	\$195	\$345	n/a	n/a	n/a	\$190	\$30	n/a	n/a	\$130
TN			\$1,614	\$1,188	\$864	\$284	\$569	n/a	n/a	n/a	\$172	\$180	n/a	n/a	\$770
TX			\$846	\$853	\$692	\$290	\$128	\$1,337	n/a	n/a	n/a	n/a	n/a	n/a	n/a
UT			\$695	\$630	\$449	\$130	n/a	\$369	\$24	n/a	\$27	\$22	n/a	n/a	n/a
VA			\$1,510	\$1,510	\$1,510	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
VT			\$631	\$631	\$251	n/a	n/a	n/a	\$330	n/a	\$155	\$275	n/a	n/a	n/a
WA			\$1,681	\$1,449	\$1,290	\$253	\$296	\$225	\$400	n/a	\$164	n/a	n/a	n/a	n/a
WI			\$232	\$163	n/a	n/a	\$69	n/a	n/a	n/a	n/a	\$163	n/a	n/a	n/a

Appendix B: Nicholas Survey, 2003

Single-Family (3-bedroom, 2,000 sq. ft. detached unit)

State/Jurisdiction	Total	Non-Util	Road	Drain	Water	Sewer	Park	Library	School	Fire	EMS	Police	GenGov/S	Waste	Other
FL Altamonte Springs	\$1,108	\$1,108	\$743				\$220	\$91				\$55			
FL Apopka	\$8,132	\$4,172	\$1,103		\$1,502	\$2,458	\$241		\$2,828						
FL Auburndale	\$2,912	\$488			\$724	\$1,700	\$300			\$56	\$49	\$83			
FL Boca Raton	\$5,574	\$5,574	\$3,603				\$545		\$1,260				\$166		
FL Boynton Beach	\$7,762	\$5,574	\$3,603		\$1,889	\$299	\$545		\$1,260				\$166		
FL Bradenton	\$1,481				\$872	\$609									
FL Brooksville	\$2,805	\$2,805	\$1,237				\$102		\$1,173	\$46		\$90	\$157		
FL Castleberry	\$141	\$141	\$141												
FL Clearwater	\$3,212	\$1,832	\$1,632		\$480	\$900	\$200								
FL Cocoa	\$2,389	\$889	\$855		\$750	\$750					\$34				
FL Delray Beach	\$2,596	\$2,596	\$1,650				\$177		\$698			\$122	\$70		
FL Davie	\$2,582	\$2,582					\$370		\$2,022	\$68		\$31	\$56		
FL Fernandina Bch	\$933	\$933	\$803							\$43					
FL Fort Myers	\$9,456	\$5,344	\$2,509		\$2,070	\$2,042			\$2,299	\$508	\$28	\$90	\$26		
FL Lake Mary	\$6,232	\$2,796	\$847		\$937	\$2,499	\$335	\$54	\$1,384	\$60					
FL Kissimmee	\$3,614				\$1,191	\$2,423									
FL Leesburg	\$2,496	\$978	\$978		\$237	\$1,281									
FL Orlando	\$3,830	\$3,830	\$1,002						\$2,828						
FL Palm Beach Gdns	\$9,191	\$9,191	\$4,631				\$2,480	\$203	\$1,260	\$345		\$136	\$136		
FL Tampa	\$1,397	\$1,397	\$1,397												
FL Winter Springs	\$2,515	\$2,515	\$1,256						\$1,058	\$129		\$72			
FL Brevard Co.	\$1,485	\$1,485	\$855	\$160						\$58	\$58	\$34	\$160	\$160	\$345
FL Broward Co.	\$2,737	\$2,737					\$370		\$2,022						
FL Charlotte Co.	\$2,633	\$2,633	\$1,799				\$402	\$123		\$91	\$11	\$65	\$142		
FL Citrus Co.	\$2,849	\$2,849	\$1,430				\$153	\$121	\$636	\$156	\$15	\$135	\$203		
FL Collier Co.	\$8,934	\$8,934	\$4,629				\$1,553	\$238	\$1,778	\$300	\$104	\$118	\$114		\$100
FL Dade Co.	\$5,168	\$5,168	\$1,295				\$1,148		\$2,448	\$177		\$101			
FL Escambia Co.	\$2,908				\$1,187	\$1,721									
FL Flagler Co.	\$471	\$471	\$471												
FL Hernando Co.	\$3,006	\$3,006	\$1,237				\$102	\$139	\$1,173	\$79		\$119	\$157		
FL Hillsborough Co.	\$5,342	\$2,077	\$1,358		\$1,350	\$1,915	\$323		\$348	\$49					
FL Indian River Co.	\$3,667	\$1,055	\$1,055		\$1,246	\$1,366									
FL Lake Co.	\$6,461	\$6,461	\$2,189						\$4,142	\$130					
FL Lee Co.	\$8,927	\$6,447	\$2,492		\$1,020	\$1,460	\$1,142		\$2,283	\$499	\$31				
FL Manatee Co.	\$5,103	\$5,103	\$1,845				\$400		\$2,588		\$27	\$104	\$70	\$69	
FL Marion Co.	\$2,136	\$2,136	\$1,359	\$640						\$137					
FL Martin Co.	\$4,786	\$4,786	\$2,150				\$973	\$280	\$973			\$136	\$274		
FL Nassau Co.	\$1,014	\$1,014	\$883							\$44		\$31	\$56		
FL Monroe Co.	\$1,703	\$1,703	\$633				\$340	\$242		\$105	\$105	\$150	\$64	\$64	
FL Orange Co.	\$8,720	\$5,138	\$2,075		\$1,095	\$2,487			\$2,828	\$165		\$70			
FL Osceola Co.	\$4,087	\$4,087	\$1,259						\$2,828						

Appendix B: Nicholas Survey, 2003

Single-Family (3-bedroom, 2,000 sq. ft. detached unit)

State/Jurisdiction	Total	Non-Util	Road	Drain	Water	Sewer	Park	Library	School	Fire	EMS	Police	GenGovt	S. Waste	Other
FL Palm Beach Co.	\$6,906	\$6,906	\$3,603				\$1,161	\$174	\$1,260	\$427		\$115	\$166		
FL Pasco Co.	\$4,231	\$2,167	\$2,167		\$539	\$1,525									
FL Pinellas Co.	\$1,632	\$1,632	\$1,632						\$1,607		\$49	\$152			\$152
FL Polk Co.	\$2,542	\$2,542	\$582				\$462								
FL Sarasota Co.	\$6,454	\$2,092	\$1,630		\$2,720	\$1,642									
FL Seminole Co.	\$2,669	\$2,669	\$1,059				\$467	\$54	\$1,384	\$172					
FL St. Johns Co.	\$4,647	\$4,647	\$1,231				\$467		\$2,630	\$74	\$17	\$42	\$186		
FL St. Lucie Co.	\$3,556	\$3,556	\$1,626				\$403	\$161	\$800	\$258			\$308		
FL Volusia Co.	\$2,931	\$2,931	\$1,184				\$442		\$1,139	\$166					
FL Walton Co.	\$1,900				\$1,900										
AR Bentonville	\$3,598	\$504			\$1,371	\$1,723				\$504					
AZ Apache Junction	\$2,527	\$2,527	\$1,485				\$564	\$262				\$133	\$83		
AZ Chandler	\$7,009	\$2,804	\$1,537		\$2,348	\$1,857	\$696	\$70		\$105		\$159	\$237		
AZ Peoria	\$11,910	\$6,454	\$4,052		\$3,625	\$1,831	\$1,506			\$168		\$182	\$546		
AZ Phoenix	\$11,502	\$6,115	\$3,755	\$252	\$3,551	\$1,836	\$1,472	\$191		\$146		\$96	\$79	\$124	
AZ Scottsdale	\$6,670				\$4,314	\$2,356									
CA Bakersfield	\$8,483	\$6,286	\$2,197			\$2,197	\$615		\$3,474						
CA Berkeley	\$6,210	\$3,440			\$2,770				\$3,440						
CA Chico	\$5,310	\$5,310	\$1,646	\$1,326			\$2,133			\$92		\$16	\$97		
CA Chula Vista	\$12,340	\$10,120	\$5,920	\$388		\$2,220			\$3,440					\$372	
CA Clovis	\$11,363	\$6,054			\$2,655	\$2,655	\$575		\$5,004	\$265				\$210	
CA Concord	\$9,960	\$9,960	\$1,891				\$3,208		\$2,970						\$1,891
CA Costa Mesa	\$13,157	\$10,797	\$1,490		\$1,180	\$1,180	\$5,482		\$3,312	\$513					
CA Davis	\$5,943	\$3,417			\$2,526		\$3,417								
CA Del Mar	\$12,232	\$5,380			\$4,055	\$2,797	\$700							\$4,680	
CA Escondido	\$17,901	\$11,091	\$2,193	\$908	\$3,510	\$3,300	\$1,098		\$3,440			\$1,582		\$1,870	
CA Eureka	\$3,440	\$3,440							\$3,440						
CA Fairfield	\$18,057	\$7,369	\$2,064		\$4,345	\$6,343	\$2,105						\$3,200		
CA Fremont	\$10,037	\$10,037	\$1,614				\$3,407		\$3,690	\$232					\$1,094
CA Glendale	\$3,440	\$3,440							\$3,440						
CA Hayward	\$3,440	\$3,440							\$3,440						
CA Hemet City	\$6,650	\$6,650	\$6,650												
CA Huntington	\$7,560	\$7,560					\$3,120	\$1,000	\$3,440						
CA Lancaster	\$6,686	\$6,686		\$2,246			\$1,000		\$3,440						
CA Lodi	\$10,038	\$8,351	\$1,360	\$1,908	\$1,423	\$265	\$2,958			\$135		\$283	\$1,708		
CA Long Beach	\$7,279	\$7,279	\$1,125				\$2,680		\$3,474						
CA Merced	\$5,999	\$5,999	\$1,239				\$680		\$3,474	\$216		\$390			
CA Napa	\$14,626	\$14,626	\$3,658				\$1,003		\$3,440	\$216		\$849	\$5,460		

Appendix B: Nicholas Survey, 2003

Single-Family (3-bedroom, 2,000 sq. ft. detached unit)

State	Jurisdiction	Total	Non-Util	Road	Drain	Water	Sewer	Park	Library	School	Fire	EMS	Police	GenGov	S Waste	Other
CA	Oakland	\$3,474	\$3,474							\$3,474						
CA	Oceanside	\$8,809	\$8,809	\$1,848				\$2,200		\$4,761						
CA	Pasadena	\$5,548	\$4,248			\$1,300				\$3,492				\$756		
CA	Petaluma	\$12,200	\$12,200	\$3,007				\$3,974		\$3,492				\$1,727		
CA	Salinas	\$12,685	\$10,695	\$1,370	\$960		\$1,990	\$1,644		\$6,507	\$21				\$2,800	\$193
CA	San Bernardino	\$6,240	\$6,240							\$3,440						
CA	San Diego	\$26,119	\$13,696	\$4,023		\$5,425	\$6,998	\$3,017	\$1,006	\$3,440	\$2,011					\$200
CA	San Francisco	\$3,096	\$3,096							\$3,096						
CA	Santa Ana	\$18,511	\$16,681	\$3,421	\$964		\$1,830	\$2,610		\$3,474	\$792				\$2,530	\$2,890
CA	Contra Costa Co.	\$3,133	\$3,133	\$3,133												
CA	El Dorado Co.	\$10,195	\$10,195	\$3,263				\$2,643		\$3,474	\$590				\$225	
CA	Placer Co	\$6,122	\$6,122							\$3,474				\$2,648		
CA	Poway Co	\$10,965	\$5,115	\$825	\$1,570	\$2,994	\$2,856	\$2,720								
CA	Racklin Co	\$8,358	\$8,358	\$1,525				\$711		\$3,474				\$2,648		
CA	Sacramento	\$13,866	\$9,307	\$1,600	\$6,000	\$1,059	\$3,500	\$1,707								
CA	San Diego Co.	\$11,244	\$4,240			\$4,504	\$2,500	\$800		\$3,440						
CA	San Joaquin Co	\$3,699	\$1,659	\$1,659		\$2,040										
CA	San Jose	\$6,900	\$6,900					\$6,900								
CA	San Marcos Co	\$6,876	\$6,876							\$6,876						
CO	Adams Co	\$1,599	\$1,599	\$1,599												
CO	Boulder	\$12,849	\$6,854	\$1,683			\$4,855	\$1,140	\$1,908	\$1,900	\$177		\$213	\$222		\$429
CO	Colorado Springs	\$7,667	\$3,155		\$1,604	\$3,774	\$738	\$834		\$717						
CO	Denver	\$6,430				\$1,285	\$5,145									
CO	Eagle Co	\$3,433	\$3,433	\$1,600						\$1,833						
CO	Ft Collins	\$13,760	\$6,510	\$1,644	\$1,030	\$6,220	\$1,030	\$2,701	\$453		\$163		\$112	\$207		\$200
CO	Loveland	\$9,462	\$6,432	\$2,962	\$395	\$3,030		\$2,308	\$228		\$403		\$136			
CO	Larimer Co	\$3,172	\$3,172	\$1,913				\$1,259								
CO	Jefferson Co	\$1,426	\$1,426	\$1,426												
CO	Weld Co	\$1,955	\$1,955	\$1,955												
CO	Windson Co	\$1,993	\$1,993	\$1,993												
GA	Alpharetta	\$1,676	\$1,676	\$1,131				\$545								
GA	Atlanta	\$1,997	\$1,997	\$987				\$410	\$453		\$114		\$33			
GA	Canton	\$1,031	\$1,031					\$1,031								
GA	Forsyth Co.	\$1,031	\$1,031					\$1,031								
OH	Chardon	\$3,215					\$3,215									
HI	Honolulu	\$1,836	\$1,836	\$1,836												

Appendix B: Nicholas Survey, 2003

Single-Family (3-bedroom, 2,000 sq. ft. detached unit)

State	Jurisdiction	Total	Non-Util	Road	Drain	Water	Sewer	Park	Library	School	Fire	EMS	Police	GenGov	Waste	Other
IA	Boise	\$2,015	\$2,015	\$1,294				\$721								
IA	Post Falls	\$4,901	\$1,025	\$287		\$1,616	\$2,260	\$650					\$88			
IA	West Des Moines	\$450	\$450					\$450								
IL	DuPage	\$683	\$683	\$683												
KY	Lexington-Fayette	\$2,701	\$1,563	\$1,448			\$1,138	\$115								
KS	Overland Park	\$1,750	\$1,750	\$1,750												
MD	Anne Arundel Co	\$3,879	\$3,879	\$841						\$3,038						
MD	Calvert Co	\$3,950	\$3,950				\$600			\$3,000				\$350		
MD	Caroline Co	\$750	\$750							\$750						
MD	Carroll Co	\$4,487	\$4,487				\$464			\$4,023						
MD	Charles Co	\$5,000	\$5,000							\$5,000						
MD	Frederick Co	\$3,000	\$3,000							\$3,000						
MD	Howard Co	\$1,440	\$1,440	\$1,440												
MD	Montgomery Co	\$1,749	\$1,749	\$1,749												
MD	Prince Georges Co	\$2,500	\$2,500							\$2,500						
MD	Queen Anne's Co	\$2,788	\$2,788						\$453	\$2,280	\$55					
MD	St Mary's Co	\$2,000	\$2,000	\$200				\$300		\$1,500						
MT	Bozeman	\$6,560	\$2,208	\$1,592		\$1,919	\$2,433		\$453		\$163					
NC	Cary	\$7,554	\$2,535	\$2,535		\$1,916	\$3,103									
NH	Concord	\$3,290	\$3,290	\$1,330				\$620						\$1,340		
NM	Albuquerque	\$2,619				\$1,419	\$1,200									
NM	Bernalillo Co	\$6,673	\$6,673	\$2,562	\$2,190			\$671	\$453		\$363				\$434	
NM	Rio Rancho	\$5,941	\$3,351	\$1,547		\$1,300	\$1,290	\$976	\$453		\$174				\$27	
NM	Santa Fe	\$2,945	\$631	\$181		\$2,013	\$301	\$450								
NV	Las Vegas	\$1,776	\$576				\$1,200	\$576								
NV	Reno	\$4,908	\$2,683	\$1,683			\$2,225	\$1,000								
OR	Eugene	\$2,762	\$2,127	\$721	\$512		\$634	\$894								
OR	Gresham	\$1,607	\$1,607	\$1,607												
SC	Beaufort Co.	\$214	\$214								\$214					
SC	Hilton Head	\$816	\$816	\$816												

Appendix B: Nicholas Survey, 2003

Single-Family (3-bedroom, 2,000 sq. ft. detached unit)

State	Jurisdiction	Total	Non-Util	Road	Drain	Water	Sewer	Park	Library	School	Fire	EMS	Police	GenGov	S Waste	Other
TN	Franklin	\$425	\$425	\$425												
TN	LaVergne	\$3,657	\$1,195	\$884		\$587	\$1,875	\$311								
TN	Smyrna	\$2,302	\$2,302	\$1,105				\$469	\$453		\$275					
TX	Colleville	\$3,831	\$1,775	\$1,775		\$2,056										
TX	College Station	\$556	\$556					\$556								
WA	Bothell	\$4,908	\$2,915	\$1,570		\$1,400	\$593	\$1,345								
WA	Kirkman	\$4,353	\$884	\$884		\$1,758	\$1,711									
National Average		\$5,313	\$4,078	\$1,770	\$1,356	\$2,156	\$2,011	\$1,246	\$313	\$2,715	\$244	\$45	\$114	\$635	\$1,124	\$870
Sample Size		152	144	109	17	50	56	85	26	71	51	11	36	32	11	17
AZ	State Average	\$7,924	\$4,475	\$2,707	\$252	\$3,460	\$1,970	\$1,060	\$174	n/a	\$140	n/a	\$143	\$236	\$124	n/a
CA	State Average	\$9,224	\$7,263	\$2,447	\$1,808	\$2,976	\$2,794	\$2,337	\$1,003	\$3,742	\$462	n/a	\$230	\$1,691	\$1,933	\$1,831
CO	State Average	\$5,795	\$3,653	\$1,864	\$1,010	\$3,833	\$2,013	\$1,802	\$334	\$1,483	\$248	n/a	\$154	\$215	n/a	\$315
FL	State Average	\$3,921	\$3,217	\$1,630	\$400	\$1,206	\$1,593	\$569	\$157	\$1,756	\$167	\$45	\$91	\$149	\$98	\$148
GA	State Average	\$1,434	\$1,434	\$1,059	n/a	n/a	n/a	\$754	\$453	n/a	\$114	n/a	\$33	n/a	n/a	n/a
ID	State Average	\$3,458	\$1,520	\$791	n/a	\$1,616	\$2,260	\$686	n/a	n/a	n/a	n/a	\$88	n/a	n/a	n/a
MD	State Average	\$2,868	\$2,868	\$1,058	n/a	n/a	n/a	\$455	\$453	\$2,788	\$55	n/a	n/a	n/a	\$350	n/a
NM	State Average	\$4,545	\$3,552	\$1,430	\$2,190	\$1,577	\$930	\$699	\$453	n/a	\$269	n/a	\$174	n/a	n/a	\$231
NV	State Average	\$3,342	\$1,630	\$1,683	n/a	n/a	\$1,713	\$788	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
OR	State Average	\$2,184	\$1,867	\$1,164	\$512	n/a	\$634	\$894	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
SC	State Average	\$515	\$515	\$816	n/a	n/a	n/a	n/a	n/a	n/a	\$214	n/a	n/a	n/a	n/a	n/a
TN	State Average	\$2,128	\$1,307	\$805	n/a	\$587	\$1,875	\$390	\$453	n/a	\$275	n/a	n/a	n/a	n/a	n/a
TX	State Average	\$2,194	\$1,166	\$1,775	n/a	\$2,056	n/a	\$556	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
WA	State Average	\$4,631	\$1,900	\$1,227	n/a	\$1,579	\$1,152	\$1,345	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

Appendix B: Nicholas Survey, 2003

Multi-Family (2-bedroom, 1,000 sq. ft. apartment)

State/Jurisdiction	Total	Non-Util	Road	Drain	Water	Sewer	Park	Library	School	Fire	EMS	Police	GenGov	S Waste	Other
FL Altamonte Springs	\$945	\$945	\$488												
FL Apopka	\$6,777	\$2,817	\$669		\$1,502	\$2,458	\$244	\$91	\$1,907	\$92		\$30			
FL Auburndale	\$2,888	\$464			\$724	\$1,700	\$300			\$56	\$25	\$83			
FL Boca Raton	\$3,645	\$3,645	\$2,526				\$399		\$577				\$143		
FL Boynton Beach	\$4,964	\$3,645	\$2,526		\$1,120	\$199	\$399		\$577				\$143		
FL Bradenton	\$1,258				\$741	\$517									
FL Brooksville	\$1,975	\$1,975	\$759				\$79		\$907	\$39		\$70	\$121		
FL Castleberry	\$123	\$123	\$123												
FL Clearwater	\$2,566	\$1,186	\$986		\$480	\$900	\$200								
FL Cocoa	\$1,933	\$433	\$406		\$750	\$750						\$27			
FL Delray Beach	\$1,613	\$1,613	\$1,155				\$130		\$276			\$67	\$52		
FL Davie	\$1,720	\$1,720					\$288		\$1,338	\$27		\$25	\$51		
FL Fernandina Bch	\$605	\$605	\$490							\$39		\$25	\$51		
FL Fort Myers	\$6,214	\$2,716	\$1,738		\$1,774	\$1,724			\$712	\$244	\$22				
FL Lake Mary	\$6,232	\$2,796	\$847		\$937	\$2,499	\$335	\$54	\$1,384	\$60		\$90	\$26		
FL Kissimmee	\$0														
FL Leesburg	\$2,051	\$789	\$789		\$196	\$1,066									
FL Orlando	\$2,678	\$2,678	\$771						\$1,907						
FL Palm Beach Gdns	\$5,961	\$5,961	\$3,235				\$1,714	\$148	\$558	\$137		\$47	\$122		
FL Tampa	\$744	\$744	\$744												
FL Winter Springs	\$1,755	\$1,755	\$1,064						\$490	\$129		\$72			
FL Brevard Co.	\$936	\$936	\$535							\$47	\$47	\$27	\$160	\$120	\$238
FL Broward Co.	\$1,864	\$1,864					\$288		\$1,338						
FL Charlotte Co.	\$1,981	\$1,981	\$1,136				\$402	\$123		\$91	\$11	\$65	\$153		
FL Citrus Co.	\$1,520	\$1,520	\$742				\$91	\$100	\$165	\$129	\$13	\$112	\$168		
FL Collier Co.	\$6,092	\$6,092	\$3,429				\$1,061	\$214	\$827	\$150	\$104	\$118	\$109		\$80
FL Dade Co.	\$3,970	\$3,970	\$960				\$642		\$2,081	\$187		\$101			
FL Escambia Co.	\$0														
FL Flagler Co.	\$311	\$311	\$311												
FL Hernando Co.	\$2,139	\$2,139	\$759				\$79	\$107	\$907	\$74		\$92	\$121		
FL Hillsborough Co.	\$3,232	\$1,217	\$893		\$675	\$1,340	\$210		\$66	\$49					
FL Indian River Co.	\$3,442	\$830	\$830		\$1,246	\$1,366									
FL Lake Co.	\$67	\$67								\$67					
FL Lee Co.	\$5,599	\$3,615	\$1,726		\$816	\$1,168	\$845		\$707	\$315	\$23				
FL Manatee Co.	\$2,716	\$2,716	\$1,525				\$272		\$693		\$18	\$104	\$61	\$43	
FL Marion Co.	\$1,213	\$1,213	\$781	\$317						\$115					
FL Martin Co.	\$2,413	\$2,413					\$932	\$225	\$904			\$100	\$252		
FL Nassau Co.	\$662	\$662	\$539							\$51		\$28	\$44		
FL Monroe Co.	\$1,500	\$1,500	\$430				\$340	\$242		\$105	\$105	\$150	\$64	\$64	
FL Orange Co.	\$6,654	\$3,670	\$1,439		\$912	\$2,072			\$1,907	\$141		\$182			
FL Osceola Co.	\$603		\$603						\$1,907						

Appendix E: Oregon Survey of System Development Charges, 2002

	# of Fees	Avg. Fee	Lake										Washington						
			Albany	Ashland	Bend	Corvallis	Eugene	Gresham	Hillsboro	Oswego	Medford	Portland	Roseburg	Salem	Springfield	County	West Linn	Wilsonville	Woodburn
Single-Family																			
Roads	16	\$2,289	\$1,502	\$2,044	\$2,600	\$1,880	\$1,312	\$1,202	\$2,390	\$4,226	\$3,370	\$1,506	\$1,049	\$871	\$2,390	\$4,217	\$2,774	\$3,286	
Water	17	\$2,295	\$1,291	\$3,362	\$2,188	\$1,390	\$1,860	\$2,200	\$2,928	\$2,015	\$783	\$710	\$3,567	\$1,860	\$2,200	\$4,395	\$3,909	\$2,085	
Wastewater	17	\$2,067	\$2,147	\$2,482	\$4,198	\$789	\$1,900	\$1,837	\$2,300	\$1,837	\$1,612	\$2,275	\$1,400	\$1,301	\$2,300	\$2,660	\$1,549	\$2,977	
Drainage	15	\$477	\$532	\$532	\$96	\$560	\$1,012	\$900	\$107	\$463	\$475	\$400	\$363	\$888	\$500	\$455	\$434	\$347	
Parks	16	\$1,881	\$1,745	\$1,041	\$921	\$1,835	\$982	\$1,038	\$1,748	\$2,281	\$1,086	\$1,141	\$500	\$2,485	\$1,000	\$8,228	\$2,206	\$1,386	
Total	17	\$8,708	\$6,885	\$9,461	\$6,729	\$9,409	\$5,603	\$7,382	\$9,866	\$10,466	\$7,314	\$8,146	\$9,875	\$5,920	\$7,390	\$19,955	\$10,872	\$10,081	
Non-Utility	17	\$4,346	\$3,247	\$3,617	\$3,821	\$3,854	\$3,252	\$4,638	\$6,814	\$4,919	\$3,592	\$900	\$3,917	\$2,759	\$2,890	\$12,900	\$5,414	\$5,019	
Multi-Family																			
Roads	16	\$1,521	\$1,040	\$1,344	\$1,801	\$753	\$1,310	\$738	\$1,458	\$3,026	\$2,225	\$1,082	\$705	\$603	\$1,458	\$2,589	\$1,935	\$2,276	
Water	16	\$918	\$1,291	\$1,871	\$547	\$822	\$420	\$375	\$1,505	\$537	\$278	\$380	\$1,784	\$481	\$1,151	\$1,151	\$977	\$2,085	
Wastewater	17	\$1,502	\$2,147	\$1,929	\$916	\$1,268	\$675	\$1,330	\$2,300	\$490	\$1,048	\$1,820	\$1,196	\$597	\$2,300	\$2,068	\$1,176	\$2,977	
Drainage	15	\$234	\$253	\$253	\$46	\$261	\$482	\$284	\$53	\$232	\$183	\$200	\$180	\$423	\$284	\$234	\$237	\$165	
Parks	16	\$1,431	\$1,177	\$815	\$860	\$1,390	\$982	\$1,038	\$1,748	\$1,558	\$689	\$1,038	\$500	\$692	\$5,818	\$1,677	\$1,506		
Total	17	\$5,352	\$5,855	\$6,212	\$3,824	\$4,434	\$3,483	\$3,963	\$7,295	\$5,864	\$4,452	\$4,503	\$5,490	\$2,796	\$4,042	\$11,860	\$6,002	\$9,011	
Non-Utility	17	\$2,966	\$2,217	\$2,412	\$2,461	\$1,996	\$2,258	\$3,490	\$4,637	\$3,126	\$2,303	\$700	\$2,510	\$1,718	\$1,742	\$8,641	\$3,849	\$3,949	
Quality Restaurant																			
Roads	16	\$14,752	\$5,108	\$9,617	\$19,114	\$8,876	\$8,004	\$7,237	\$14,646	\$26,657	\$21,853	\$13,796	\$3,202	\$3,680	\$21,362	\$22,392	\$30,044	\$20,439	
Water	16	\$3,419	\$1,404	\$1,946	\$3,572	\$757	\$3,037	\$2,449	\$4,780	\$2,741	\$1,709	\$2,480	\$1,159	\$5,823	\$2,568	\$7,177	\$9,254	\$3,840	
Wastewater	17	\$3,112	\$1,899	\$1,434	\$2,082	\$2,285	\$2,760	\$10,531	\$763	\$2,499	\$1,073	\$4,127	\$3,904	\$1,365	\$1,878	\$5,384	\$896	\$8,327	
Drainage	16	\$1,205	\$0	\$1,385	\$251	\$1,427	\$2,683	\$1,653	\$289	\$1,265	\$1,064	\$1,093	\$984	\$2,312	\$1,553	\$1,280	\$1,295	\$902	
Parks	3	\$1,539							\$2,990								\$1,136	\$490	
Total	17	\$21,620	\$8,411	\$14,382	\$24,768	\$12,169	\$15,228	\$22,850	\$24,732	\$32,186	\$25,900	\$21,457	\$13,913	\$9,925	\$24,793	\$36,233	\$42,515	\$33,996	
Non-Utility	17	\$15,290	\$5,108	\$11,002	\$19,114	\$9,127	\$9,431	\$9,870	\$19,189	\$26,946	\$23,118	\$14,890	\$1,093	\$4,186	\$5,992	\$22,915	\$23,672	\$21,831	
Office																			
Roads	16	\$3,614	\$1,251	\$2,356	\$4,683	\$2,175	\$1,961	\$1,773	\$3,588	\$6,531	\$5,354	\$3,380	\$785	\$902	\$5,234	\$5,486	\$7,361	\$5,006	
Water	16	\$838	\$344	\$477	\$875	\$185	\$744	\$600	\$1,171	\$672	\$419	\$608	\$284	\$1,427	\$419	\$1,758	\$2,267	\$941	
Wastewater	17	\$763	\$465	\$351	\$510	\$560	\$676	\$2,580	\$187	\$612	\$263	\$1,011	\$420	\$957	\$460	\$1,319	\$217	\$2,040	
Drainage	15	\$315	\$339	\$339	\$61	\$350	\$645	\$390	\$71	\$310	\$261	\$268	\$241	\$566	\$380	\$314	\$317	\$221	
Parks	3	\$377							\$733								\$278	\$120	
Total	17	\$5,297	\$2,060	\$3,523	\$6,068	\$2,981	\$3,731	\$5,598	\$6,059	\$7,886	\$6,346	\$5,260	\$972	\$3,410	\$2,432	\$8,074	\$10,440	\$8,330	
Non-Utility	17	\$3,746	\$1,251	\$2,695	\$4,683	\$2,236	\$2,311	\$2,418	\$4,701	\$6,602	\$5,664	\$3,641	\$268	\$1,026	\$1,468	\$5,614	\$5,900	\$7,956	
Home Improvement/ Superstore																			
Roads	16	\$3,652	\$2,165	\$2,757	\$3,681	\$4,521	\$3,727	\$1,923	\$1,834	\$2,840	\$5,971	\$2,940	\$1,412	\$2,710	\$1,834	\$10,579	\$729	\$7,816	
Water	16	\$189	\$72	\$84	\$173	\$33	\$148	\$118	\$704	\$170	\$88	\$120	\$60	\$300	\$152	\$363	\$239	\$206	
Wastewater	17	\$319	\$64	\$62	\$1,326	\$99	\$153	\$272	\$26	\$155	\$45	\$399	\$368	\$629	\$81	\$1,114	\$65	\$447	
Drainage	15	\$361	\$390	\$390	\$71	\$402	\$742	\$438	\$81	\$357	\$285	\$308	\$277	\$652	\$438	\$361	\$365	\$254	
Parks	3	\$301							\$771								\$82	\$39	
Total	17	\$4,307	\$2,301	\$3,293	\$5,180	\$4,724	\$4,430	\$3,055	\$3,773	\$3,246	\$7,461	\$3,744	\$736	\$2,618	\$3,641	\$2,353	\$12,417	\$1,480	
Non-Utility	17	\$3,810	\$2,165	\$3,147	\$3,681	\$4,592	\$4,129	\$2,665	\$3,043	\$2,921	\$7,328	\$3,225	\$308	\$1,689	\$3,362	\$2,272	\$10,940	\$1,166	

Source: City of Eugene Public Works, "Systems Development Charges: Community Comparison," November 2002
<http://www.ci.eugene.or.us/PWSDC>

Notes: Fees per dwelling unit or 1,000 sq. ft. based on 60-unit apartment complex, 1,900 sq. ft. restaurant, 20,000 sq. ft. office building and 190,000 sq. ft. home improvement supercenter
 Derived from original source by Clancy Mullen, AICP, Durcan Associates, September 2003

Appendix H: Single-Family Impact Fee Survey, Washington State, 1998-1999

	Roads	Parks	Schools	Fire	Total	Notes
Clark County	\$1,707	\$1,400	\$2,150		\$5,257	Road fee is avg.
La Center	\$2,248	\$698	\$1,130		\$4,076	
Ridgefield	\$1,913	\$1,408	\$1,600		\$4,921	
Washougal	\$775	\$600	\$1,600		\$2,975	
King County	\$1,301	\$1,993	\$2,575		\$5,869	Road/school fees avg.
Bellevue	\$750				\$750	
Enumclaw	\$2,610		\$2,096		\$4,706	
Duvall	\$2,710	\$1,000	\$973		\$4,683	
North Bend		\$591	\$980		\$1,571	
Redmond	\$967	\$1,478		\$78	\$2,523	
Kittitas County						
Ellensburg		\$613			\$613	
Kitsap County	\$520	\$491	\$983		\$1,974	
Bainbridge Island			\$3,030		\$3,030	
Pierce County		\$250	\$1,425		\$1,675	
Buckley		\$447	\$1,425		\$1,872	
Eatonville		\$400	\$1,425		\$1,825	
Puyallup		\$491	\$1,425		\$1,916	
University Place		\$322			\$322	
Skagit County			\$1,654		\$1,654	
Burlington	\$35	\$250	\$2,652	\$68	\$3,005	
Mt. Vernon	\$2,442	\$855	\$2,912	\$313	\$6,522	
Snohomish County	\$1,665	\$1,899	\$1,610		\$5,174	Road est.; park/school avg.
Gold Bar	\$5,145	\$628	\$1,760		\$7,533	
Mukilteo		\$1,300			\$1,300	
Stanwood	\$800	\$641	\$635	\$200	\$2,276	
Sultan	\$1,628				\$1,628	
Thurston County			\$985		\$985	
Tumwater	\$979	\$564	\$1,703		\$3,246	
Yelm	\$758				\$758	
Wahkiakum County			\$2,200		\$2,200	
Average Non-Utility Fee	\$1,609	\$833	\$1,692	\$165	\$2,895	
Sample Size	18	22	23	4	30	

Source: Municipal Research & Services Center website (www.mrsc.org) accessed 6/5/2000, no longer available on-line based on Association of Washington Cities 1998 Tax & User Fee Survey, 1998 Washington Association of Counties survey and 1999 Survey of Clark and Thurston Counties by MRSC.

Appendix F: Texas Water and Wastewater Impact Fees

City	Water	Sewer	Total
Garland	\$357	\$0	\$357
Coppell	\$280	\$280	\$560
Grand Prairie	\$402	\$223	\$625
Carrollton	\$431	\$253	\$684
Arlington	\$383	\$315	\$698
Azle	\$600	\$105	\$705
Fort Worth	\$372	\$454	\$826
McKinney	\$425	\$525	\$950
Conroe	\$600	\$450	\$1,050
Houston	\$270	\$945	\$1,215
Plano	\$912	\$329	\$1,241
Frisco	\$570	\$768	\$1,338
Georgetown	\$825	\$600	\$1,425
New Braunfels	\$700	\$1,160	\$1,860
Keller	\$1,120	\$1,063	\$2,183
Allen	\$1,671	\$710	\$2,381
Lewisville	\$1,297	\$1,418	\$2,715
Grapevine	\$1,698	\$1,082	\$2,780
Laredo	\$1,229	\$2,074	\$3,303
Round Rock	\$2,910	\$1,059	\$3,969
Denton	\$3,155	\$1,437	\$4,592
Corinth	\$3,300	\$1,573	\$4,873
Highland Village	\$2,495	\$2,501	\$4,996
Flower Mound	\$1,212	\$4,204	\$5,416
Average	\$1,134	\$980	\$2,114

Source: City of Denton, "Development Impact Fee Survey: Water and Sewer Impact Fees as of 11-22-02"

Note: Denton fees were adopted May 13, 2003

APPENDIX B

MODEL ORDINANCE

Chapter _____ DEVELOPMENT IMPACT FEE ORDINANCE

Section 1.00 Title And Purpose:

The provisions of this chapter shall be known as the *CITY OF LIVINGSTON DEVELOPMENT IMPACT FEE ORDINANCE*. The purpose of these regulations is to prescribe the procedure whereby developers of land shall pay an impact fee as set forth in this chapter for the purpose of providing the public facilities and system improvements needed to serve future residents and users of such development. It is further the purpose of this chapter to:

- A. Ensure that adequate facilities are available to serve new growth and development;
- B. Promote orderly growth and development by establishing uniform standards by which the city may require that those who benefit from new growth and development pay a proportionate share of the cost of new public facilities needed to serve new growth and development;
- C. Ensure that those who benefit from new growth and development are required to pay no more than their proportionate share of the cost of public facilities needed to serve new growth and development and to prevent duplicate and ad hoc development requirements;
- D. Collect and expend development impact fees pursuant to the enabling powers granted by the provision of the Montana Development Impact Fee Act, Title 7, Chapter 6, Montana Code;
- E. Provide the legal and procedural basis for the implementation of development impact fees within the city; and
- F. Ensure that any capital improvement funded wholly or in part with impact fee revenue shall first be included in an approved capital improvements plan that lists the capital improvements that may be funded with impact fee revenues as well as the estimated costs and projected timing for each improvement.

Section 1.10 Definitions:

As used in this title, the following words and terms shall have the following meanings, unless another meaning is plainly intended:

BUILDING OFFICIAL: Director of the Building Department. This official shall be the City staff person having responsibility for administration and enforcement of this Chapter.

BUILDING PERMIT: The permit required for new construction and additions pursuant to this code.

CAPITAL IMPROVEMENTS: Improvements, land and equipment with a useful life of ten (10) years or more that increase or improve the service capacity of a public facility. The term does not include consumable supplies.

CAPITAL IMPROVEMENTS PLAN: The plan adopted and amended by the city pursuant to the provision of the Development Impact Fee Act, Montana Code 7-6-16, that identifies capital improvements for which development impact fees may be used as a funding source.

CITY: The city of Livingston, a municipal corporation duly organized pursuant to the laws of the state of Montana.

CONNECTION CHARGE. The actual cost of connecting a property to a public utility system and is limited to the labor, materials, and overhead involved in making connections and installing meters.

DEVELOPMENT: Construction, renovation, or installation of a building or structure, a change in use of a building or structure, or a change in the use of land when the construction, installation, or other action creates additional demand for public facilities.

DEVELOPMENT APPROVAL: Any written duly authorized document from the city which authorizes the commencement of a development.

DEVELOPMENT IMPACT FEE (*Review before substituting SB 185*): A payment of money imposed as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve development. This term is also referred to as an impact fee in this chapter. The term does not include the following:

- A. A charge or fee to pay the plan review, or inspection cost associated with permits required for development;
- B. Connection or hookup charges;
- C. Charges for drainage, sewer, water, or transportation facilities provided directly to the development;
- D. Amounts collected from a developer in a transaction in which the city has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements, unless a written

agreement is made pursuant to Section 7-6-1603, Montana Code, for credit or reimbursement; or

E. Charges made for extraordinary impacts as provided herein.

DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE OR DIFAC: The City Commission has appointed the Livingston Development Impact Fee Committee to perform all statutory responsibilities of this committee pursuant to SB 185 and Title 7, Chapter 6, MCA.

DEVELOPMENT REQUIREMENT: A requirement attached to a developmental approval or other governmental action approving or authorizing a particular development project which requirement compels the payment, dedication or contribution of goods, services, land, or money as a condition of approval.

DIRECTOR: See definition of Building Official.

EXTRAORDINARY COSTS: Those costs incurred as a result of an extraordinary impact.

EXTRAORDINARY IMPACT: An impact which is reasonably determined by the City to:

A. Result in the need for system improvements, the cost of which will significantly exceed the sum of the development impact fees to be generated from the project or the sum agreed to be paid pursuant to a development agreement as allowed by Section 7-6-1602, Montana Code,

B. Result in the need for system improvements which are not identified in the Capital Improvements Plan, or

C. Have an impact which results in a lower than acceptable level of service.

FEE PAYER: That person who pays or is required to pay a developmental impact fee.

FINANCE OFFICER: Shall mean the Head of the City's Finance Department, or his or her designated agent.

GOVERNMENTAL ENTITY. A county, city, town, or consolidated government.

GROSS FLOOR AREA: The sum of the areas of the several floors of the building or structure, including areas used for human occupancy or required for the conduct of business or use, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches, or attics when not used for human occupancy, nor any floor space in an accessory building intended or

designed for the parking of motor vehicles in order to meet any City parking requirements, nor nonresidential facilities; arcades, porticoes, and similar open areas which are located at or near street level, which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

IMPACT FEE: See definition of Development Impact Fee.

LAND USE ASSUMPTIONS: A description of the projections of land uses, densities, intensities, and population within the City over at least a ten (10) year period.

LEVEL OF SERVICE: A measure of the relationship between service capacity and service demand for public facilities.

PRESENT VALUE: The total current monetary value of past, present, or future payments, contributions, or dedications of goods, services, materials, construction or money.

PROJECT: A particular development on an identified parcel of land.

PROJECT IMPROVEMENTS: In contrast to system improvements, project improvements are site improvements and facilities that are planned and designed to provide service for a particular development project and are necessary for the use and the convenience of the occupants or users of the project.

PROPORTIONATE SHARE: That portion of the cost of capital system improvements that reasonably relates to the service demands and needs of the project. A proportionate share must take into account the limitations provided in Section 7-6-1602, Montana Code.

PUBLIC FACILITIES: Those types of improvements described in Montana Code 7-6-1601 (7); including the following:

- a. a water supply production, treatment, storage, or distribution facility;
- b. a wastewater collection, treatment, or disposal facility;
- c. a transportation facility, including roads, streets, bridges, rights-of-way, traffic signals, landscaping; and any local component of a State or Federal highway;
- d. a storm water collection, retention, detention, treatment, or disposal facility or a flood control facility;
- e. a police, emergency medical rescue, or fire protection facility;

f. parks, open space and recreation areas, and related capital improvements; and

g. other facilities for which documentation is prepared as provided by Section 7-6-1602, Montana Code, that have been approved as part of an impact fee ordinance or resolution by: a two-thirds majority of the governing body.

REPORT: The report entitled "Impact Fee Study, City of Livingston, Montana", dated _____, and addendums to the report.

SERVICE UNIT: A standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

SYSTEM IMPROVEMENTS: In contrast to project improvements, means capital improvements to public facilities which are designed to provide service to an area.

SYSTEM IMPROVEMENTS COSTS: Costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering and other costs attributable thereto, and also including, without limitation, the type of costs described in Section 7-6-16, Montana Code, to provide additional public facilities needed to service new growth and development. For clarification, system improvements costs do not include:

A. Construction, acquisition or expansion of public facilities other than capital improvements identified in the Capital Improvements Plan;

B. Repair, operation or maintenance of existing or new capital improvements;

C. Upgrading, updating, expanding or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental or regulatory standards;

D. Upgrading, updating, expanding or replacing existing capital improvements to provide better service to existing development;

E. Administrative and operating costs of the City unless such costs are attributable to development of the Capital Improvements Plan, as provided in Section 7-6-1601 (5) (a), Montana Code; or

F. Principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the City to finance capital improvements identified in the Capital Improvements Plan.

UNITS OF DEVELOPMENT: A quantifiable increment of development activity measured in terms of dwelling units, square footage or other appropriate measurements contained in the impact fee schedule or incorporated in the "Report".

Section 1.20 Application:

A. The provisions of this Chapter shall apply uniformly to those who benefit from new growth and development except as provided below.

B. The provisions of this Chapter shall not apply to the following:

1. Rebuilding the same amount of floor space of a structure which was destroyed by fire or other catastrophe, providing the structure is rebuilt and ready for occupancy within two (2) years of its destruction;

2. Remodeling or repairing a structure which does not increase the number of service units;

3. Replacing a residential unit, including a modular building or manufactured/mobile home, with another residential unit on the same lot, provided that the number of service units does not increase;

4. Placing a temporary construction trailer or office on a lot;

5. Constructing an addition on a residential structure which does not increase the number of service units;

6. Adding uses that are typically accessory to residential uses, such as tennis courts, a private clubhouse, or accessory buildings in a residential zone, unless it can be clearly demonstrated that the use creates a significant impact on the capacity of system improvements;

7. Upon demonstration by fee payer by documentation such as utility bills and tax records, the installation of a modular building, manufactured/mobile home or recreational vehicle on that same lot or space for which a development impact fee has been paid previously, and as long as there is no increase in service units.

- C. An exemption must be claimed by the fee payer upon application for a building permit. Any exemption not so claimed shall be deemed waived by the fee payer. Applications for exemption shall be submitted to and determined by the Director, or his or her duly designated agent, within ninety (90) days. Appeals of the Director, or his or her duly designated agent's, determination shall be made under the provisions of Section _____ of this Chapter.
- D. The city may impose impact fees on behalf of local districts (7-6-1603 (b)).
- E. The city may recoup cost of excess capacity in existing capital facilities, when the excess capacity has been provided in anticipation of the needs of new development, by requiring impact fees for that portion of the facilities constructed for future users. The need to recoup costs for excess capacity must have been documented pursuant to Title 7-6-1602 in a manner that demonstrates the need for the excess capacity. (7-6-1603 (3)).
- F. The city may accept the dedication of land or the construction of public facilities in lieu of payment of impact fees if they are documented in accordance with Title 7-6-1603 (4). (7-6-1603 (4)). Such acceptance of dedication in lieu of impact fee payment shall be at the sole discretion of the City Commission.
- G. The city may impose impact fees for remodeling, rehabilitation, rebuilding, or other improvements to an existing structure if there is an increase in service unit demand. Only the net increase between the old and new demand may be imposed. (7-6-1603 (5)).

Section 1.30 Collection Of Impact Fee:

- A. The development impact fee shall be paid and collected at the time of issuance of a building permit, a site development permit, or a manufactured/ mobile home installation or placement permit, or at such time as there is a change of use to a different use which requires a larger impact fee (under such circumstance, the difference in the impact fees will be collected).
- B. No building permit or other equivalent City approval shall be issued for "development" as herein defined unless the impact fee is paid pursuant to this Chapter.
- C. A manufactured/mobile home unit may not locate on a manufactured/ mobile home site unless the impact fee is paid pursuant to this Chapter or has been paid on a previous manufactured/ mobile home unit on the same site, except manufactured/mobile homes sites that have been occupied by a unit within the year prior to the effective date of this Chapter.

- D. When it is determined that a project will have extraordinary impacts, the additional fee shall be paid, or bonded for, prior to commencement of construction.
- E. In the event payment is dishonored, the City shall have all lawful remedies including, but not necessarily limited to, the withholding of utility services, the imposition of liens pursuant to Title _____, Montana Code, the withholding of other City approvals required for the development of other properties owned by the fee payer, and the issuance of "stop work" orders, and the revocation or suspension of the building permit.

Section 2.00 Capital/System Improvement Projects:

The capital/system improvement projects to be financed by the impact fees are those as listed in the "Report", incorporated herein by reference along with all footnotes, exhibits, appendices, and other attachments referenced therein including, but not limited to, the City of Livingston Capital Improvements Plan.

Section 2.10 Calculation Of Impact Fee—Documentation Required (Title 7-6-1602):

- A. Describes existing condition of facilities;
- B. Establishes level of service standards;
- C. Forecasts future additional needs for service for a defined period;
- D. Identifies capital improvements necessary to meet future needs for service;
- E. Identifies those capital improvements needed for continued operation and maintenance of the facility;
- F. Makes a determination whether one or more service areas are necessary to correlate impact fees to benefits;
- G. Establishes the methodology and time period over which the city will assign the proportionate share of capital costs for expansion of a facility to provide service to new development within each service area;
- H. Establishes the methodology that the city will use to exclude operations and maintenance costs and correction of existing deficiencies from the impact fee;
 - I. Establishes the amount of the impact fee that will be imposed for each unit of increased service demand;

Section 2.20 Calculation Of Impact Fee:

- A. Procedure: The City shall calculate the amount of the impact fee due for each building permit, and manufactured/ mobile home installation permit, or change in use, by the procedure set forth in the "Report" within thirty (30) days of submittal of complete permit plans for residential development and within sixty (60) days of submittal of complete permit plans for commercial development.
- B. Validity: The calculation of a development impact fee shall be in accordance with generally accepted accounting principles. A development impact fee shall not be deemed invalid because payment of the fee may result in incidental benefit to owners or developers within the City, other than the person paying the fee.
- C. Basis, Public Facilities: A development impact fee shall be calculated on the basis of levels of service for public facilities adopted in this Chapter and in the "Report" that are applicable to existing development as well as new growth and development. The construction, improvement, expansion or enlargement of new or existing public facilities for which a development impact fee is imposed must be attributable to the capacity demands generated by the new development.
- D. Mixed Uses: If the development for which a building permit, or manufactured/mobile home installation permit, is sought contains a mix of uses, the impact fee will be calculated for each type of development or use.
- E. Certification: Prior to making an application for a building permit, or manufactured/mobile home installation permit, a prospective applicant may request in writing a written certification of the development fee for a period of one year from the date of certification. The certification shall include an explanation of facilities considered under Section 7-6, Montana Code. The certification shall specify the system improvements for which the impact fee is intended to be used.
- F. Individual Assessment: Individual assessment of impact fees is permitted in situations where the fee payer can demonstrate by clear and convincing evidence that the established impact fee is inappropriate.
 - 1. Application: Individual assessments of development impact fees may be made by application to the Director, prior to receiving building permits, site development permits, manufactured/mobile home installation permits, or other necessary approvals from the City. The Director shall evaluate such individual assessments under the guidelines provided for in subsection F4 of

this Section. If the guidelines are met, the individual assessments shall be approved by the Director and forwarded to the City Commission for their information.

2. Late Applications: Late applications for individual assessments may be submitted within thirty (30) days after the receipt of a building permit only if the fee payer makes a showing that the facts supporting such application were not known or discoverable prior to receipt of a building permit and that the undue hardship would result if said application is not considered.

3. Decision: The Director shall render a written decision regarding the individual assessment and forward it to the City Council within thirty (30) days of the date a complete application is submitted. The decision of the Director, or his or her duly designated agent, shall establish the impact fee for the project in question for a period of one year from the date said decision becomes final.

4. Conditions To Be Met: The Director, or his or her duly designated agent, shall evaluate an application for individual assessment and may approve the same if the fee payer has shown by clear and convincing evidence that the established impact fee is inappropriate and that the following facts and conditions exist:

a. Exceptional or extraordinary circumstances or conditions apply to the development that do not apply generally to other properties in the vicinity of the development.

b. An individual assessment is necessary for the reasonable and acceptable development of the property.

c. The approval of the individual assessment will not be materially detrimental to the public welfare or injurious to property in the vicinity in which the development is located.

d. The approval of the individual assessment will not adversely affect the Capital Improvements Plan of the City.

5. Appeals Of The Director's Decisions: Determination of individual assessment shall be appealed to the DIFAC by the filing of a written appeal with the Building Department within thirty (30) days of the date of mailing, faxing, or personal delivery of written notice of the decision of the Director. Final determination regarding individual assessments shall be made by the DIFAC.

G. Modification: The City Commission may modify the impact fee schedule by resolution as allowed by law.

Section 2.30 General Methodology For Calculation:

- A. Methodology: The amount of the impact fee shall be calculated using the methodology contained in the report entitled the "Impact Fee Study" dated _____
- B. Basis, System Improvements Costs: A development impact fee shall not exceed a proportionate share of the cost of system improvements determined in accordance with Section 7-6-1602, Montana Code. Development impact fees shall be based on actual system improvements costs or reasonable estimates of such costs.
- C. Fee Schedule: A developer shall have the right to elect to pay a project's proportionate share of system improvements costs by payment of development impact fees according to the fee schedule as full and complete payment of the development project's proportionate share of system improvements costs, except as provided in Section 7-6-1603, Montana Code. The schedule of development impact fees for various land users per unit of development shall be as set forth in the "Report" as a table entitled "Development Fee Schedule" for each area of study, or per addenda to that report.
- D. Proportionate Share Determination:
1. All development impact fees shall be based on a reasonable and fair formula or method under which the development impact fee imposed does not exceed a proportionate share of the costs incurred or to be incurred by the City in the provision of system improvements to serve the new development. The formula for assessment of impact fees is set forth in the "Report". The proportionate share is the costs attributable to the new development after the City considers the following:
 - a. Any appropriate credit, offset or contribution of money, dedication of land, or construction of system improvements;
 - b. Payments reasonably anticipated to be made by or as a result of a new development in the form of user fees, debt service payments, or taxes which are dedicated for system improvements for which development impact fees would otherwise be imposed; and

c. All other available sources of funding such system improvements.

2. In determining the proportionate share of the cost of system improvements to be paid by the developer, the following factors shall be considered by the City:

a. The cost of existing system improvements within the City;

b. The means by which existing system improvements have been financed;

c. The extent to which the new development will contribute to the cost of system improvements through taxation, assessments, or developer or landowner contributions, or has previously contributed to the cost of system improvements through developer or landowner contributions;

d. The extent to which the new development is required to contribute to the cost of existing system improvements in the future;

e. The extent to which the new development should be credited for providing system improvements, without charge to other properties within the City;

f. Extraordinary costs, if any, incurred in serving the new development;

g. The time and price differential inherent in a fair comparison of fees paid at different times; and

h. The availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation. The City shall develop a plan for alternative sources of revenue, which shall include, but not necessarily be limited to, plans generated during the City's annual budget process, lobbying efforts, tax increment financing and implementation of user fees.

Section 3.00 Administration Of Impact Fee:

A. Transfer Of funds To Finance Officer: Upon receipt of impact fees, the Finance Officer shall be responsible for placement of such funds into separate accounts as hereinafter specified. All such funds shall be deposited in interest-bearing accounts, within the Capital Project Fund, in a bank authorized to receive deposits of City funds. Interest earned by each account shall be credited to that account and shall be used solely for the purposes specified for funds of such account.

- B. Establishment And Maintenance Of Accounts: The Finance Officer shall establish separate accounts and maintain records for each such account.
- C. Maintenance Of Records: The Finance Officer shall maintain and keep accurate financial records for each such account that shall show the source and disbursement of all revenues; that shall account for all monies received; that shall ensure that the disbursement of funds from each account shall be used solely and exclusively for the provision of projects specified in the Capital Improvements Plan; and that shall provide an annual accounting for each impact fee account showing the source and amount of all funds collected and the projects that were funded.
- D. Spending: Development impact fees shall only be spent for the category of system improvements for which the fees are collected.
- E. Review And Modification: Unless the City Commission deems some other time period is appropriate, the City shall at least once every two (2) years commencing from the date of the original adoption of the Capital Improvements Plan, review the development potential of the City and update the Capital Improvements Plan in accordance with the procedures set forth in Section 7-6-1602, Montana Code. The City may make any updates as are deemed necessary as a result of: 1) development occurring in the prior year; 2) capital improvements actually constructed; 3) changing facility needs; 4) inflation; 5) revised cost estimates for capital improvements; 6) changes in the availability of other funding projects; and 7) such other factors as may be relevant.
- F. Capital Budget: The City shall annually adopt a capital budget.
- G. Annual Report: As part of its annual audit process, the city shall prepare an annual report describing the amount of all development impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.
- H. Earmarking And Expenditure: All other requirements of Section 7-6-1603, Montana Code, regarding earmarking and expenditure of collected development impact fees, shall apply.

Section 3.10 Impact Fee Advisory Committee (Title 7-6-1604)

- A. The city shall establish an Impact Fee Advisory Committee. This committee shall be composed of three (3) Citizens of the City of Livingston with the following qualifications: One (1) Certified Public Accountant; One (1) member of the development community (i.e. real estate professional, land developer, professional surveyor, appraiser etc.); One (1) person, who may be a City employee, who is qualified to the satisfaction of the City Commission.

- B. The Impact Fee Advisory Committee shall serve in an advisory capacity to the city commission and shall sever four year terms concurrent with the City Commission.

Section 3.20 Credits, Reimbursement And Waivers:

- A. In the calculation of development impact fees for a particular project, a credit or reimbursement shall be given for the present value of construction of system improvements or contribution or dedication of land or money required by the city from a developer for system improvements of the category for which the development impact fee is being collected. Such credit or reimbursement shall not be given for project improvements.
- B. If a developer is required to construct, fund or contribute system improvements in excess of the development project's proportionate share of system improvements costs, the developer shall receive a credit on future impact fees or be reimbursed at the developer's choice for such excess construction, funding or contribution from development impact fees paid by future development which impacts the system improvements constructed, funded or contributed by the developer(s) or fee payer.
- C. If a credit or reimbursement is due to the developer pursuant to this section, the city shall enter into a written agreement with the fee payer, negotiated in good faith, prior to the construction, funding or contribution. The agreement shall provide for the amount of credit or the amount, time and form of reimbursement.
- D. No credits shall be given for the construction of local on-site facilities, structures, improvements, or other project improvements required by zoning, subdivision, or other city regulations unless the improvement is identified in the capital improvements plan or there is a finding that the proposed improvements meet the same need as improvements identified in the capital improvements plan.
- E. Any person requesting such credit or reimbursement shall submit his/her request in writing on a form provided by the city and present documentation of costs or payments for facilities to the director for use in determining the amount of credit or reimbursement to be given. Requests for credit or reimbursement shall be submitted to the treasurer prior to issuance of a building permit, site development permit, or manufactured/mobile home installation permit. The determination shall be made no more than forty five (45) days after complete documentation is submitted to the director. Any appeal from such a determination by the director shall be pursuant to section 3.40 of this chapter.

F. Construction or development by the city shall be exempt from payment of the development impact fees provided for herein. Political subdivisions of the state which are legally eligible to receive the proceeds of development impact fees and which have entered into an agreement with the city to do so may be exempt from payment of development impact fees upon determination by the director that the development or construction for which the fee would be charged is a system improvement within the capital improvement plan. Political subdivisions which are not legally eligible to receive development impact fee proceeds or which, although legally eligible, have not executed a cooperative agreement with the city regarding the use, collection and expenditure of development impact fee proceeds shall not be eligible for a development impact fee waiver unless they present a request for waiver to the Director which demonstrates that the development contemplated would not produce material impacts upon the public infrastructure for which development impact fees are to be collected and expended. Nonprofit charitable organizations may be exempt from payment of development impact fees upon showing that the construction or development activities undertaken by the charitable organization are for purposes of providing direct public benefit through construction of facilities or improvements to be used by the general public. Any request for waiver shall follow the procedures for appeal set forth in this chapter.

Section 3.30 Refunds:

- A. The current owner of record of property on which an impact fee has been paid may request a refund of such fee if:
1. The project for which a building permit has been issued within one year, has been lawfully altered resulting in a decrease in the amount of the impact fee due; or
 2. The city, after collecting the fee when service is not available, has failed to appropriate and expend the collected development impact fees pursuant to Section 7-6-1603, Montana Code;
 3. A building permit or permit for installation of a manufactured/mobile home is denied or abandoned prior to placement.
- B. The request for refund must be in writing and submitted to the Director on a form provided by the city for such purpose. The owner shall provide such documentation as the director may require to prove such satisfaction, reconveyance, or releases from contract sellers, mortgagees, lien holders, and/or others having an interest in the real property for which an impact fee has been paid.
- C. A request for refund must be filed within the time allowed by law.

- D. Within ninety (90) days of the date of receipt of a request for refund, the Director must provide the owner, in writing, with a decision on the refund request including the reasons for the decision. If a right to a refund exists, the city is required to send a refund to the owner of record within ninety (90) days after it is determined that a refund is due. A refund shall not include a refund of interest.
- E. Owner may appeal the determination of the Director to the DIFAC pursuant to the provisions in Section 3.40 of this chapter.

Section 3.40 Appeals:

- A. A developer or fee payer may appeal the written determination of the applicability and amount of the development impact fee, or refund, or any discretionary action or inaction by or on behalf of the city to the DIFAC.
- B. The developer or fee payer must file a notice of appeal with the Director within thirty (30) days following the written determination, discretionary action or inaction. When filing an appeal, the fee payer shall submit a letter providing a full explanation of the request, the reason for the appeal, as well as all supporting documentation.
- C. The decision of the DIFAC shall be final unless appealed to the city commission within ten (10) days after the filing of the written decision of the DIFAC. Such appeal shall be based on the record before the DIFAC and on such other written argument which appellant has filed with the appeal and the staff response to such argument. No oral argument or other evidence shall be before the city council.
 - D. The filing of an appeal shall not stay required payment of the impact fee, however, a fee payer can pay a development impact fee under protest in

Section 4.00 Extraordinary Impacts:

In determining the proportionate share of the cost of system improvements to be paid by the developer, the director or his or her designee shall consider whether any extraordinary costs will be incurred in serving the development based upon an "extraordinary impact" as defined in Section 1.10 of this chapter. This determination shall be made prior to issuance of any permit for development and shall be paid prior to any such issuance except as may be provided pursuant to a private agreement between the parties.

If the Director determines that the development will result in an extraordinary impact, it shall advise the fee payer in writing what the extraordinary impact is, the reason for the extraordinary impact, and the estimated costs to be incurred as a result of the extraordinary impact.

Nothing in this chapter shall obligate the city to approve any development which results in extraordinary impact.

The fee payer may appeal the determination of an extraordinary impact or the amount of the extraordinary costs incurred in writing by filing a notice of appeal to the city commission with the Director pursuant to the terms set forth in Section 3.40 of this chapter. When filing an appeal, the fee payer shall submit a letter providing the reason for the appeal along with supporting documentation. The city commission shall consider the appeal and make a final determination within ninety (90) days of receipt of the written appeal.

Section 5.00 Impact Fee Study

The report entitled the "Impact Fee Study" dated _____ along with all footnotes, exhibits, appendices, addenda, and other attachments referenced therein including, but not limited to, the capital improvements plan, all of which are by this reference incorporated herein as if set forth fully.

Section 6.00 Bonding:

Funds pledged toward retirement of bonds, revenue certificates, or other obligations of indebtedness for such projects may include impact fees and other city revenues as may be allocated by the city commission.

Section 7.00 Effect Of Impact Fee On Zoning And Subdivision Regulations:

This chapter shall not affect, in any manner, the permissible use of property, density of development, design and improvement standards and requirements, or any other aspect of the development of land or provision of capital improvements subject to the zoning and subdivision regulations or other regulations of the city, which shall be operative and remain in full force and effect without limitation with respect to all such development.

Section 7.10 Other Powers And Rights Not Affected:

- A. Nothing in this chapter shall prevent the city from requiring a developer to construct reasonable project improvements in conjunction with a development project.

- B. Nothing in this chapter shall be construed to prevent or prohibit private agreements between property owners or developers, the Montana transportation department, the city, and other governmental entities in regard to the construction or installation of system improvements or providing for credits or reimbursements for system improvements or providing for credits or reimbursements for system improvements costs incurred by a developer including inter-project transfers of credits or providing for reimbursement for project improvements which are used or shared by more than one development project. If it can be shown that a proposed development has a direct impact on a public facility under the jurisdiction of the Montana transportation department, then the agreement shall include a provision for the allocation of impact fees collected from the developer for the improvement of the public facility by the Montana transportation department.
- C. Nothing in this chapter shall obligate the city to approve development which results in an extraordinary impact. Extraordinary impact shall be determined and processed pursuant to Section 4.00 of this chapter.
- D. Nothing in this chapter shall obligate the city to approve a development request which may reasonably be expected to reduce levels of service below minimum acceptable levels established in the development impact fee ordinance. To this end, the city may impose a development impact fee for system improvements costs incurred subsequent to adoption of the ordinance to the extent that new growth and development will be served by the system improvements.
- E. Nothing in this chapter shall be construed to create any additional right to develop real property or diminish the power of the city in regulating the orderly development of real property.
- F. Nothing in this chapter shall work to limit the use by the city of the power of eminent domain or supersede or conflict with requirements or procedures authorized in the Montana Code for local improvement districts or general obligation bond issues.
- G. Nothing herein shall restrict or diminish the power of the city to annex property into its territorial boundaries or exclude property from its territorial boundaries upon request of a developer or owner, or to impose reasonable conditions thereon, including the recovery of project or system improvements costs required as a result of such voluntary annexation

APPENDIX C

**POLICE
CAPITAL IMPROVEMENT PROGRAM**

TEN (10) YEAR
 CAPITAL IMPROVEMENT PROGRAM
 CITY OF LIVINGSTON
 FY 05-06 to FY 14-15

DEPARTMENT: POLICE

DATE: 14-Dec

PLAN YEAR	ITEM NO.	DESCRIPTION	ITEM TOTALS			FUNDING SOURCES			COMMENTS	JUSTIFICATION
			CITY	DEVELOPER	STATE	FEDERAL	DEVELOPER	STATE		
1	1	Patrol Car	\$23,000							Annual Replacement Schedule 5 Year Replacement Schedule
	2	Body Armor	\$2,520					\$2,520	(Only Inc. light bar and radio) 8 vests @ \$30.00 ea.	
	3									
	4									
		TOTAL	\$25,520	\$0	\$0	\$0	\$0	\$25,520		
2	1	Patrol Car	\$29,000							Annual Replacement Schedule 6 Year Replacement Schedule 5 Year Replacement Schedule Accommodate Required Number of Personnel
	2	Chief Vehicle	\$26,000						(fully equipped)	
	3	Body Armor	\$1,625					\$1,625	(fully equipped) 5 vests @ \$30.00 ea.	
	4	Dispatch Console/Radio Equipment	\$100,000							
		TOTAL	\$156,625	\$0	\$0	\$0	\$0	\$156,625		
3	1	Patrol Car	\$30,000							Annual Replacement Schedule 6 Year Replacement Schedule (anticipate 100K miles on current car) Enhanced Service Capability
	2	Detective Vehicle	\$27,000						(fully equipped)	
	3	Dispatch CAD/Mapping Software Upgrade	\$75,000						(fully equipped)	
	4									
		TOTAL	\$132,000	\$0	\$0	\$0	\$0	\$0		
4	1	Patrol Car	\$30,000							Annual Replacement Schedule Additional Vehicle to Accommodate Increased Patrol Staffing
	2	Patrol Car	\$30,000						(fully equipped)	
	3									
	4									
		TOTAL	\$60,000	\$0	\$0	\$0	\$0	\$0		
5	1	Patrol Car	\$31,000							Annual Replacement Schedule
	2								(fully equipped)	
	3									
	4									
		TOTAL	\$31,000	\$0	\$0	\$0	\$0	\$0		
6	1	Patrol Car	\$31,000							Annual Replacement Schedule 5 Year Replacement Schedule
	2	Body Armor	\$2,800					\$2,800	(fully equipped) 8 vests @ \$35.00 ea.	
	3									
	4									
		TOTAL	\$33,800	\$0	\$0	\$0	\$0	\$2,800		

PLAN YEAR	ITEM NO.	DESCRIPTION	PROJECT TOTAL	FUNDING SOURCES			COMMENTS	JUSTIFICATION
				CITY	DEVELOPER	STATE		
7	1	Patrol Car	\$32,000	\$32,000			(fully equipped)	Annual Replacement Schedule
	2	Patrol Car	\$32,000	\$32,000			(fully equipped)	Annual Replacement Schedule (incorporating additional vehicle bought 3 yrs. prior)
	3	Replace Glock Pistols	\$9,750	\$9,750			(15 @ \$650.00 ea. W/leather gear)	10 Year Replacement Schedule
	4	Body Armor	\$3,825	\$1,813		\$1,812	5 vests @ 725.00 ea.	5 Year Replacement Schedule
		TOTAL	\$77,375	\$76,663	\$0	\$1,812		
8	1	Patrol Car	\$32,000	\$32,000			(fully equipped)	Annual Replacement Schedule
	2	Chief Vehicle	\$29,000	\$29,000			(fully equipped)	6 Year Replacement Schedule
	3							
	4							
		TOTAL	\$61,000	\$61,000	\$0	\$0		
9	1	Patrol Car	\$33,000	\$33,000			(fully equipped)	Annual Replacement Schedule
	2	Detective Vehicle	\$30,000	\$30,000			(fully equipped)	6 Year Replacement Schedule
	3							
	4							
		TOTAL	\$63,000	\$63,000	\$0	\$0		
10	1	Patrol Car	\$33,000	\$33,000			(fully equipped)	Annual Replacement Schedule
	2	Patrol Car	\$33,000	\$33,000			(fully equipped)	Annual Replacement Schedule
	3	Dispatch Console/Radio Equipment	\$150,000	\$150,000				Accommodate Increased Personnel
	4							
		TOTAL	\$216,000	\$216,000	\$0	\$0		
11	1	UNSCHEMULED						
	2							
	3							
	4							
		TOTAL	\$0	\$0	\$0	\$0		
		GRAND TOTAL	\$961,453	\$964,666	\$0	\$6,546		

APPENDIX D

**FIRE AND EMERGENCY
MEDICAL SERVICES
CAPITAL IMPROVEMENT PROGRAM**

TEN (10) YEAR
CAPITAL IMPROVEMENT PROGRAM
CITY OF LIVINGSTON
FY 05-06 to FY 14-15

DEPARTMENT: Livingston Fire/Rescue

DATE: Dec. 16, 2005 Update

PLAN ITEM YEAR NO.	DESCRIPTION	ITEM TOTALS				FUNDING SOURCES			COMMENTS	JUSTIFICATION
		CITY	DEVELOPER	STATE	FEDERAL	DEVELOPER	STATE	FEDERAL		
1	FY 2005-2006									
1	9 Mobile Radios	\$2,300						\$42,700	Already budgeted	
2	Vehicle Exhaust System	\$6,500						\$58,500	Home Land Security Fire Grant	
	TOTAL	\$8,800	\$0	\$0	\$0			\$101,200	Home Land Security Fire Grant (Completed Sep. 05)	
2	FY 2006-2007									
1	Ambulance	\$180,000							Replace 1995	
2	4 stretchers	\$40,000							Stretcher Replacement	
3	Base Station/Antenna	\$35,000							Replacement	
4	Pumper	\$25,000						\$475,000	Replace 1976 Pumper HLS Grant	
5	Thermal Imager	\$12,000							Add Second unit	
	TOTAL	\$292,000	\$0	\$0	\$0			\$475,000		
3	FY 2007-2008									
1	Training Fire Container	\$20,000							Live Fire Training Prop Spill cost with County (\$20k)	
2	Land for Sub Station	\$150,000	\$150,000						North side sub station(may be donated)	
3	Command Vehicle (Chief)	\$40,000							Replace 1999 Suburban	
4	Breathing Apparatus 10 units	\$3,000						\$57,000	Standardize all SCBA's	
	TOTAL	\$63,000	\$150,000	\$0	\$0			\$67,000		
4	FY 2009-2009									
1	Ambulance	\$220,000							Replace 1992 Ambo	
2	Sprinkler Existing Fire Station	\$10,000						\$190,000	Homeland Security Fire Grant	
	TOTAL	\$230,000	\$0	\$0	\$0			\$190,000		
5	FY 2009-2010									
1	Utility Truck 4 wheel Drive 4 door cab	\$50,000							Replace 2001 Pickup	
2	Edification Equipment	\$2,500						\$47,500	Home Land Security Fire Grant	
3	Training Academy Land Acquisition		\$500,000						County or regional project	
	TOTAL	\$52,500	\$500,000	\$0	\$0			\$47,500		
6	FY 2010-2011									
1	Ambulance	\$230,000							Replace 1999 unit	
	TOTAL	\$230,000	\$0	\$0	\$0			\$0		

PLAN YEAR	ITEM NO.	DESCRIPTION	PROJECT TOTAL	FUNDING SOURCES			COMMENTS	JUSTIFICATION
				CITY	DEVELOPER	STATE		
7		FY 2011-2012						
	1	Deck Gun	\$6,000	\$6,000			Replacement	
		TOTAL	\$6,000	\$6,000	\$0	\$0		
8		FY 2013-2015						
	1	New Ambulance	\$250,000	\$250,000			Replace 2000 Ambo	
		TOTAL	\$250,000	\$250,000	\$0	\$0		
9		FY 2013-2014						
	1	Thermal Imager	\$10,000	\$10,000			Replace 2002 unit	
		TOTAL	\$10,000	\$10,000	\$0	\$0		
10		FY 2014-2015						
	1	Portable Radios (30)	\$80,000	\$4,500		\$85,500	Replacement	
		TOTAL	\$80,000	\$4,500	\$0	\$85,500		
11		UNSCHEDULED						
		TOTAL	\$0	\$0	\$0	\$0		
		GRAND TOTAL	\$2,397,000	\$650,000	\$0	\$870,700		

APPENDIX E

TRANSPORTATION CAPITAL IMPROVEMENT PROGRAM

TEN (10) YEAR
CAPITAL IMPROVEMENT PROGRAM
CITY OF LIVINGSTON
FY 05-06 to FY 14-15

DEPARTMENT: **Transportation**

DATE: **19-Dec**

PLAN YEAR	ITEM NO.	DESCRIPTION	ITEM TOTALS			FUNDING SOURCES			COMMENTS	JUSTIFICATION
			CITY	DEVELOPER	STATE	FEDERAL	DEVELOPER	STATE		
1	1	FY 2006-2008 Contract out chip seal H street to Mayors Landing painting curbs & striping Chip seal/overlay View Vista to H street I through L street reconstruction 41 Blocks Chip Seal 1982 Chevy S-10 code enforcement New guardrail posts dug BigLake hills TOTAL	\$20,000						10 year infrastructure program	
	2		\$4,000							
	3		\$81,500							
	4		\$345,000							
	5		\$26,000							
	6		\$20,000							
	7		\$10,000							
TOTAL		\$431,000	\$0	\$0	\$0	\$0	\$0			
2	1	FY 2006-2007 2006 dumptruck w/low 41 Blocks chip seal Overlay one downtown alley per year H street Park to Butte 1972 Cat 930 Loader replace chain saw TOTAL	\$98,000						10 year infrastructure program	
	2		\$26,000							
	3		\$30,000							
	4		\$1,100,000			\$1,100,000				
	5		\$175,000							
	6		\$500							
TOTAL		\$1,429,500	\$0	\$1,100,000	\$0	\$0	\$0			
3	1	FY 2007-2008 41 Blocks Chip Seal Storage building 50x100 50% replace shop tools E/F G streets from Park to Callender Leaf vac 1973 Chevy K-10 4x4 Overlay one downtown alley per year TOTAL	\$26,000							
	2		\$50,000							
	3		\$3,000							
	4		\$379,500							
	5		\$33,000							
	6		\$20,000							
	7		\$30,000							
TOTAL		\$541,500	\$0	\$0	\$0	\$0	\$0			
4	1	FY 2008-2009 41 Blocks Chip Seal Mechanic separate building Bucket lift truck C-E, Park to Callender 1/2 Backhoe 1979 GMC 7000 tandem dump truck TOTAL	\$26,000							
	2		\$50,000							
	3		\$90,000							
	4		\$398,475							
	5		\$30,000							
	6		\$98,000							
TOTAL		\$692,475	\$0	\$0	\$0	\$0	\$0			
5	1	FY 2008-2010 41 Blocks Chip Seal painting curbs & striping contract out Overlay one downtown alley per year Main & B Park to Geyser 1998 Dodge Ram 1500 1980 GMC dump truck Wash bay TOTAL	\$26,000						Will need funding from Urban Renewal	
	2		\$4,000							
	3		\$30,000							
	4		\$1,400,000							
	5		\$20,000							
	6		\$75,000							
	7		\$50,000							
TOTAL		\$1,605,000	\$0	\$0	\$0	\$0	\$0			
6	1	FY 2010-2011 41 Blocks Chip Seal Tube grinder Overlay one downtown alley per year 3rd to Main, Callender to Geyser 1990 Cat steel roller 1987 Chevy 70 dump truck TOTAL	\$26,000							
	2		\$250,000							
	3		\$30,000							
	4		\$418,398							
	5		\$69,000							
	6		\$75,000							
TOTAL		\$868,398	\$0	\$0	\$0	\$0	\$0			

APPENDIX F

PARKS AND RECREATION CAPITAL IMPROVEMENT PROGRAM

**TEN YEAR CAPITAL IMPROVEMENT PROGRAM
ESTIMATED COST**

30-Dec

YEAR 1	FY 2006-2007	
\$7,000	Sacajawea Park	1 Restroom - Precast 12000 gal tank
\$25,000	Sacajawea Park	Spray Park
\$32,000		
YEAR 2	FY 2007-2008	
\$2,400	Sacajawea Park	Garbage Receptacles
\$7,500	Mike Webb Park	1 Restroom - Precast 1200 Gal Tank
\$7,500	M Street Park	1 Restroom - Precast 1200 Gal Tank
\$17,400		
YEAR 3	FY 2008-2009	
\$25,000	Parks & Recreation Department	Truck Replacement
\$2,400	Mike Webb Park	Garbage Receptacles
\$27,400		
YEAR 4	FY 2009-2010	
\$30,000	Mike Webb Park	Spray Park with Fence
\$8,000	Mars Park	1 Restroom - Precast 1200 Gal Tank
\$38,000		
YEAR 5	FY 2010-2011	
\$75,000	Civic Center - Recreation	Remodel Outside
\$8,000	Sacajawea Park	Tractor / Mower
\$83,000		
YEAR 6	FY 2011-2012	
\$10,000	Sacajawea Park	Sprinkler System
\$10,000	Bandshell	Remodel
\$20,000	M Street Park	Benches; Tables; Fencing
\$10,000	Mars Park	Sprinkler System
\$50,000		
YEAR 7	FY 2012-2013	
\$10,000	Sacajawea Park	Playground Equipment
\$25,000	Mike Webb Park	Storage Building
\$10,000	M Street Park	Playground Equipment
\$10,000	Mars Park	Playground Equipment; Trees
\$55,000		
YEAR 8	FY 2013-2014	
\$10,000	Band Shell	Tree Maintenance
\$5,000	M Street Park	Tree Maintenance
\$20,000	Civic Center - Recreation	Recreation Equipment; sports
\$20,000	M Street Park	Shelters
\$20,000	Mars Park	Shelters
\$75,000		

**TEN YEAR CAPITAL IMPROVEMENT PROGRAM
ESTIMATED COST**

YEAR 9		
FY 2014-2015		
\$90,000	Sacajawea Park	Tennis Courts
\$10,000	Baseball Fields	Improvements
\$100,000		
YEAR 10		
FY 2015-2016		
\$30,000	Mars Park - Legion Field	Improvements
\$30,000	Band Shell	Tractor / Mower
\$40,000	Civic Center	Roof - Shop
\$100,000		
YEAR 11		
FY 2016-2017		
\$15,000	Sacajawea Park	Tractor/Vacuum
\$10,000	Mike Webb Park	Playground Equipment
\$10,000	Bandshell	Tables; Garbage Cans
\$10,000	Mike Webb Park	Tables; Benches; Garbage Cans
\$25,000	M Street Park	Sprinkler System
\$10,000	Baseball Fields	1 Precast 12 Gallon Tank; Improvements
\$80,000		

TOTAL

\$657,800

APPENDIX G

WATER CAPITAL IMPROVEMENT PROGRAM

**TEN (10) YEAR
CAPITAL IMPROVEMENT PROGRAM
CITY OF LIVINGSTON
FY 05-06 to FY 14-15**

DEPARTMENT: Water

DATE: 19-Dec

PLAN/ITEM YEAR/NO.	DESCRIPTION	ITEM TOTALS	FUNDING SOURCES			COMMENTS	JUSTIFICATION
			CITY	DEVELOPER	STATE		
1	FY 2005-2006 E to H street Park to Callender	\$334,000	\$334,000	\$0	\$0	This is our 10 year infrastructure plan	
2	North 6th street across tracks	\$187,000	\$187,000	\$0	\$0	Replace and enlarge water main across railroad tracks	
3						water truck	
4							
	TOTAL	\$521,000	\$521,000	\$0	\$0		
2	FY 2005-2007 B to E street Park to Callender	\$300,000	\$330,000			10 year infrastructure plan	
2	Across railroad at star road and u s 89	\$289,000	\$289,000			For added fire flows for west end	
3	1994 Toyota Pickup	\$20,000	\$20,000			Project coordinator vehicle	
4	Cold storage building 50%	\$50,000	\$50,000				
5	6" submersible trash pump 50%	\$20,000	\$20,000				
	TOTAL	\$709,000	\$709,000	\$0	\$0		
3	FY 2007-2008 Main to b street Park to Geyser	\$575,000	\$575,000			10 year plan	
2		\$20,000	\$20,000			meter reading truck	
3							
4							
	TOTAL	\$595,000	\$595,000	\$0	\$0		
4	FY 2008-2009 3rd to Main street Park to Callender	\$565,000	\$565,000			10 year plan	
2							
3							
4	(open)	\$0	\$0				
	TOTAL	\$565,000	\$565,000	\$0	\$0		
5	FY 2008-2010 from bell to main on front and park to summit on main street	\$382,000	\$382,000			10 year plan	
2	Daines mower 50%	\$5,000	\$5,000				
3							
4							
	TOTAL	\$387,000	\$387,000	\$0	\$0		
6	FY 2010-2011 east Lewis- Mt to Q street	\$400,000	\$400,000			10 year plan	
2							
3	1998 Dodge 3/4 Ton	\$20,000	\$20,000				
4	(open)	\$0	\$0				
	TOTAL	\$420,000	\$420,000	\$0	\$0		

PLAN YEAR	ITEM NO.	DESCRIPTION	PROJECT TOTAL	FUNDING SOURCES			COMMENTS	JUSTIFICATION
				CITY	DEVELOPER	FEDERAL		
7	1	FY 2011-2012 East Lewis hat to m street	\$420,000				10 year plan	
	2	back hoe 50%	\$60,000					
	3	John Deere 410 E Backhoe	\$75,000					
	4	Daines Mower 50%	\$5,000					
	TOTAL		\$560,000	\$0	\$0	\$0		
8	1	FY 2012-2013 East Lewis street F st to H street. Call to lewis	\$441,000				10 year plan	needs to be 1 ton with service utility box and extra cab
	2	[open]	\$0					
	3	2000 Dodge 1 ton utility truck	\$35,000					
	4	[open]	\$0					
	TOTAL		\$476,000	\$0	\$0	\$0		
9	1	FY 2013-2014 East lewis B to f street	\$463,050				10 year plan	needs to be 1 ton with service utility box
	2	[open]	\$0					
	3	2001 Dodge Service truck	\$35,000					
	4	[open]	\$0					
	TOTAL		\$498,050	\$0	\$0	\$0		
10	1	FY 2014-2015 Main to 3rd street call to goyear	\$486,202				10 year plan	
	2	daines mower 50%	\$5,000					
	3	Chevy Dump truck 50%	\$20,000					
	4	[open]	\$0					
	TOTAL		\$511,202	\$0	\$0	\$0		
11	1	UNSCHEDULED	\$0					
	2	[open]	\$0					
	3	[open]	\$0					
	4	[open]	\$0					
	TOTAL		\$0	\$0	\$0	\$0		
GRAND TOTAL			\$5,262,252	\$0	\$0	\$0		

APPENDIX H

**SEWER
CAPITAL IMPROVEMENT PROGRAM**

TEN (10) YEAR
 CAPITAL IMPROVEMENT PROGRAM
 CITY OF LIVINGSTON
 FY 05-06 to FY 14-15

DEPARTMENT: Sewer

DATE: 19-Dec

PLAN YEAR	ITEM NO.	DESCRIPTION	ITEM TOTALS	FUNDING SOURCES			COMMENTS	JUSTIFICATION
				CITY	DEVELOPER	STATE		
1	1	2006 sewer vac	\$80,000	\$80,000				
	2	One Month sewer line rehab	\$1,400,000	\$600,000		\$800,000		
	3	E to H, Park to Callender	\$100,000	\$100,000				
	4	[open]	\$0					
	TOTAL		\$1,580,000	\$780,000	\$0	\$800,000		
2	1	Cold Storage Building 50%	\$50,000	\$50,000				
	2	Waste water plant rehab Phase 1	\$1,600,000	\$400,000		\$1,200,000		cold storage is needed for extra equip & sewer /water repair materials
	3	1986 Chevy Sludge Truck	\$40,000	\$40,000				
	4	B-E, Park to Callender	\$105,000	\$105,000				
	5	1991 Ford Ranger	\$20,000	\$20,000				will handle the flows of largest sewer mains for bypass pumping
	TOTAL		\$1,835,000	\$635,000	\$0	\$1,200,000		
3	1	Main to B St, Park to Geyser	\$600,000	\$600,000				
	2	[open]	\$0					
	3	[open]	\$0					
	4	[open]	\$0					
	TOTAL		\$600,000	\$600,000	\$0	\$0		
4	1	3rd to Main St, Callender to Geyser	\$315,000	\$315,000				
	2	[open]	\$0					
	3	[open]	\$0					
	4	[open]	\$0					
	TOTAL		\$315,000	\$315,000	\$0	\$0		
5	1	Waste water plant rehab phase 2	\$7,000,000	\$1,750,000		\$5,250,000		
	2	[open]	\$0					
	3	[open]	\$0					
	4	[open]	\$0					
	TOTAL		\$7,000,000	\$1,750,000	\$0	\$5,250,000		
6	1	Lewis st, M to Q	\$75,000	\$75,000				
	2	[open]	\$0					
	3	[open]	\$0					
	4	[open]	\$0					
	TOTAL		\$75,000	\$75,000	\$0	\$0		

PLAN ITEM YEAR NO.	DESCRIPTION	PROJECT TOTAL	FUNDING SOURCES			COMMENTS	JUSTIFICATION
			CITY	DEVELOPER	STATE FEDERAL		
7	FY 2011-2012						
1	Lewis St., H-M	\$120,000	\$120,000				
2	Backhoe	\$12,000	\$12,000				
	1999 Daines Mower	\$5,000	\$5,000				
4	[open]	\$0					
	TOTAL	\$137,000	\$137,000	\$0	\$0		
8	FY 2012-2013						
1	Callender to Lewis, F to H	\$115,000	\$115,000				
2	[open]	\$0					
3	[open]	\$0					
4	[open]	\$0					
	TOTAL	\$115,000	\$115,000	\$0	\$0		
9	FY 2013-2014						
1	Callender to Lewis, B-F St	\$415,000	\$415,000				
2	[open]	\$0					
3	2001 Cat Skid Steer	\$20,000	\$20,000				
4	2001 Dodge 3/4 ton	\$20,000	\$20,000				
	TOTAL	\$455,000	\$455,000	\$0	\$0		
10	FY 2014-2015						
1	mower 50%	\$5,000	\$5,000				
2	Main to 3rd, Callender to Geyser	\$520,000	\$520,000				
3	[open]	\$0					
4	1994 Freight liner sewer jet	\$130,000	\$130,000				
	TOTAL	\$655,000	\$655,000	\$0	\$0		
11	UNSCHEMULED						
1	chevy dump truck 50%	\$20,000	\$20,000				
2	[open]	\$0					
3	[open]	\$0					
4	[open]	\$0					
	TOTAL	\$20,000	\$20,000	\$0	\$0		
	GRAND TOTAL	\$12,797,000	\$12,797,000	\$0	\$0		\$7,250,000

APPENDIX I

**EAST SCHOOL
REMODELING PROGRAM**

Agency	Square Footage	Cost
Finance/vault	1800	\$ 270,000.00
Code Enforcement	800	\$ 120,000.00
Planning	1200	\$ 180,000.00
City Manager	1500	\$ 225,000.00
Building Dept.	1200	\$ 180,000.00
Commissioner's	500	\$ 75,000.00
Large Meeting Room	900	\$ 135,000.00
Police Department	3050	\$ 457,500.00
Dispatch	2800	\$ 420,000.00
Fire Department	1300	\$ 195,000.00
General Storage	2200	\$ 330,000.00
City Attorney	400	\$ 60,000.00
Economic Development	180	\$ 27,000.00
City Clerk/Recorder	200	\$ 30,000.00
Court/Judge	3200	\$ 480,000.00
Filing room	360	\$ 54,000.00
Reception area	120	\$ 18,000.00
Gym/showers	1200	\$ 180,000.00
Classroom	900	\$ 135,000.00
General break area	1400	\$ 210,000.00
Hallways bathrooms etc	<u>1763</u>	\$ 264,450.00
Outside site work		\$ 200,000.00
	26973	\$ 4,245,950.00

APPENDIX J

OTHER REFERENCES

CITY OF LIVINGSTON IMPACT FEE STUDY

BACKGROUND INFORMATION

SENATE BILL 185 OVERVIEW

- ❑ Authorizes local government to impose impact fees upon new development to fund all or a portion of the capital improvements affected by new development.
- ❑ “Impact Fee” means a charge on development to fund the *additional service capacity required by the development from which it is collected*.
- ❑ The amount of the fee must be based upon the *actual cost of public facility expansion or improvements, or reasonable estimates of the cost*.
- ❑ The fee may include a maximum 5% administrative fee.
- ❑ The fee does not include charges related to permits, connection charges, SIDs and rate structures or those related to minimum standards required by the developers.
- ❑ “Proportionate Share” means that portion of capital costs that *reasonably* relate to *service demands and needs for projects*.
- ❑ “Capital Improvements” means (1) improvements, land and equipment; (2) useful life of 10 years or more; (3) increases or improves service capacity; (4) does not include consumable supplies.
- ❑ “Development” relates to existing structures, new structures and land use that create additional demand for public facilities.
- ❑ May *recoup* previous excess capacity if it can be documented.
- ❑ May accept land or construction *in lieu* of payment of Impact Fees.

REQUIRED PROCESS FOR EACH FACILITY (SB 185)

1. Existing condition?
2. Level of service standard?
3. Forecast needs (defined time period)?
4. CIP project(s) to meet future service needs?
5. O&M-related CIP?
6. Single or multiple service areas (transportation facilities)?
7. Methodology and time period?
8. Methodology to *exclude* costs for O&M and correcting *existing* deficiencies
9. Establish the Impact Fee amount for *each unit of service demand*.
10. City budget component: (1) Project schedule; (2) Project cost; (3) Cost allocation; (4) Minimum of 5 years (2 year updates).
11. Public access to data sources and methodology.

IMPACT FEE REQUIREMENTS (SB 185)

- Reasonably *related to and attributed to* the developer's share of improvements.
- Proportionate share.
- Define the *need*.
- Consideration of other fees, charges, taxes, etc. by developers.
- *Cannot* include correction of existing deficiencies.
- *Cannot* hold developers to a higher level of service *unless* there is a mechanism for existing users to match it.
- *Cannot* include O&M expenses.
- *Cannot* impose for remodeling, rehabilitation, rebuilding damaged structures *unless* there is an increase in service demand and service units.

ACTION ITEMS

DATA REQUIREMENTS

- Master Plans (*Jim provided copies—Citywide Growth Policy (rec'd 8/24), WWFP(rec'd 8/24), 10 Year Infrastructure Plan, 2000 Transportation Plan (rec'd 8/24), others??*)
- Capital Improvement Programs or Projects (*each Dept has standard spreadsheet*)
- Population projections (1) *Use 2015 population of 10,000; (2) should update Growth Policy, Transportation Plan and WWFP figures*
- Cost allocation methods—*reviewed and agreed to for each study area*
- Service Area projections (*see Master Plans*)
- Land Use or Zoning projections—*Jim W researching*
- Vehicle Miles Traveled (VMTs)—*Jim W borrowed ITE Manuals for review*
- Equivalent Dwelling Units (*Clint provided figures*)
- Household size data—*Use 2.1 unless Jim has other data (none)*
- Building Area Statistics (*Fire Dept provided statistics--9/14/05 update*)
- Classification Groups for charging non-residential property (per 1,000 sf)—*Jim W worked on the recommended categories*

CITY CODE RESEARCH (FEATURES)

- **Common Code Sections**—Title, Purpose, Definitions, Applicability, Calculation, Administration, Accounts, Credits, Appeals, Rates (or references to)
- **Post Falls ID**—simple title, purpose, definitions, proportionate share factors, etc. Refers to Impact Fee Study
- **Loveland CO**—exemption for Historic District, affordable housing, low traffic
- **Bothell WA**—methods to mitigate development impacts; very thorough code
- **West Valley City UT**—definition of service areas; flow of headings; Park, Road, Fire and Police codes

- **Riverton UT**—*need to call to get code (have rates for Parks, Public Safety, Roads/Bridges and Water)*
- **Draper UT**—brief, 4 page ordinance; references Impact Fee Report
- **Sedona AZ**—brief, 8 page code; defines Needs Assessment/Hearing process; Impact Fee credits; rates included in Code (*not a report or resolution*)
- **Casa Grande AZ**—definitions of Police, Fire/EMS, General, Transportation, Wastewater Fees; annual review requirements; calculation; offsets; collection; accounts; appeals; specific chapter on fees; specific chapter on sewer line payback fees; copy of report on website; very current code
- **Missoula MT**—defines 3 fee methodologies: (1) plan-based, (2) incremental expansion, (3) cost recovery; defines two types of credit: (1) future revenue, (2) site-specific; defines fees by geographical service area; references *Missoula Consolidated Plan* as demographic data source
- **Bozeman MT**—City Code + issues and answers is on the website

ADMINISTRATION

- Post Falls ID—Planning Director
- West Valley City UT—City Manager
- Sedona AZ—Community Development Department
- Bozeman--??
- Missoula--??

CITY OF LIVINGSTON GROWTH POLICY (2004)

1. Livingston planning area map (Map 1).
2. Use stated population of 6,851 (2000) and trend (p. 6)?
3. Land use—future land-use projections on pp. 30-31 and Map 2.
4. Capital items for public facilities listed on pp. 37-40.
5. Identified a need to “*substantially update*” the land use, zoning, subdivision and annexation regulations. Are these done?
6. Identified a need to explore impact fees.
7. “*The City should strive to maintain its current twenty-year infrastructure replacement plan.*”
8. “*Create design standards for inclusion in both the City and County zoning ordinances.*”

LIVINGSTON-PARK COUNTY TRANSPORTATION STUDY (2000)

1. Study Area boundary (Fig. I-1)
2. Functional Street classification (Fig. I-2)
3. 20-year planning horizon
4. ADT (2000), Figure II-4
5. Existing capacity problems, Figure II-6
6. Railroad Crossings issues, pp. II-13 to II-14

7. Short-Term Improvements Projects—listed on pp. IV-2 to IV-32. *How many of the 22 items listed have been completed?*
8. Future Problem Identification—Fig V-5 (p. V-8)
9. Livingston Population Growth Projections—Fig V-1 (1990-2020)
10. Park County Growth Projections—Fig V-II (1990-2020)
11. *"It was determined that there would be an additional 850 housing units and another 1,000 jobs in the study area by the year 2020." (p. V-4)*
12. Typical street section—Fig VI-1 (p. VI-2) *Correct?*
13. Long-Range Improvements—listed on pp. VI-1 to VI-18. *Status of 11 projects?*
14. Project Priority Ranking—Short-Term Improvements (T. VII-1), Long-Range Improvements (T. VII-2). *Are some completed?*
15. Project Costs & Funding—Short-Term Projects (T. VIII-1). *Are some completed?*
16. Project Costs & Funding—Long-Range Projects (T. VIII-2)
17. Funding Sources—MDT urban funds, CTEP, Livingston street maintenance funds, impact fees, SIDs, county, federal grants

CITY OF LIVINGSTON WASTEWATER FACILITIES PLAN (2001)

1. 20 year planning period
2. Planning area boundary (Fig 4-1)
3. Population projection—growth rate approx 7,850 in 2005 to 9,100 in 2020 (T. 4-3, pp. 4-5 to 4-6). *Use this for overall City growth projections?*
4. Designs are for 10,500—improvements insensitive to changes in this range
5. Collection system CIP (T. 1-3, p. 1-6)
6. WWTP CIP (T. 1-4 to T. 1-10, pp. 1-8 to 1-14). *Revisions?*
7. Historical population data (T. 4-2, p. 4-4). *Revisions?*
8. Prioritized List of Improvements—T. 9-1, p. 9-2. *Any changes?*

CITY OF BOZEMAN FEEDBACK

Bozeman is one of 2 MT communities with broad Impact Fees and faced lawsuits to get these implemented. I met with Chris Saunders, Assistant Planning Director, to discuss his role in writing SB 1985 and how to minimize the opposition to Impact Fees:

1. The City Website (Planning) includes a discussion on Impact Fees, inter-relationship to other funding sources, minimum standards (*now required by SB 185*), exactions, service area definitions.
2. *Critical elements:* (1) service areas, (2) minimum standards or service levels; current and thorough land use plan (Growth Policy); (3) choice of units of service demand for the cost basis; (4) detailed Capital improvement needs (CIPs); *exclude O&M; Advisory Committee*
3. One of Bozeman's reasons to support Impact Fees was that, unlike taxes, the cash flow occurs closer to the time of development—when the demand occurs.
4. "Impact Fees are not for everyone. You need to run the City like it was a business."

5. Commented that he will be speaking on Impact Fees at a Fire Chiefs' convention at Big Sky.
6. Mr. Saunders and I are on a MLCT convention panel in late September.
7. National firms include Tischler, Duncan, Rosenthal (SLC); Red Oak

GENERAL DISCUSSION ITEMS

1. City Contact/Project Manager? *Darren Raney*
2. Timetable? *(1) complete by the end of 2005; (2) in place for 2006 construction*
3. Priority order? *Prioritized above*
4. Onsite meetings: *8/10/05; 8/24/05; 8/25/05 Anticipate 9/14 and 9/15*
5. Access to/and meetings with staff? *1 week notice; longer if data research needed*
6. When to establish the Impact Fee Advisory Committee (SB 185)? *Mid way in process*
7. Communications format (personal, telephone, email, fax, etc.)? *email + personal*
8. Work schedule preference? *2-3 day increments*
9. CIP (5, 10, 15, 20 year)? *10 year plans beginning with current year (FY 05-06); WVC UT—10 yrs*
10. Application of fees to structures (new and existing) and to land? *Address later*
11. Definition of capital item (>\$1,000? Major CIP>\$20,000)? *\$5,000 or greater*
12. Exemptions? *Address later*
13. What if developer installs or pays for? *Address later*
14. Single or multiple reports (or single with tabs)? *Use a single report with tabs*
15. Billing format? *Monthly bill with cover memo on tasks*

POLICE (Priority 1)

1. Received data requirements to build the Impact Fee Model based on a fee per household for residential and per 1,000 sf for non-residential: *(1) proportion of residential/non-residential service calls; (2) current capital inventory; (3) 10 year capital program; (4) population; (5) average persons/household; (6) non-commercial floor area; (7) growth projections*
2. Include Police and Dispatch/911/Communications needs.
3. Police CIP—*received draft Police (9/12/05); Dispatch (9/14/05)*
4. Basis for charge: (1) Area; (2) Land Use; (3) Lane Miles; (4) Population/Vehicle Trips (*Msla*); (5) Population/Building Size (*UT, CO, ID*); (6) CIP
5. **Missoula MT**—uses county-wide approach for detention center and 9-1-1 system (cost recovery method); Residential—*\$/person x persons/unit*; Non-residential—*vehicle trips/1000 sf floor area x \$/trip*; use ratio of population to jobs; combine cost recovery and incremental expansion methods
6. **West Valley City UT**—Police Impact Code; Residential—*persons/unit x occupancy x \$/functional population*; Others—*functional population/1000sf x \$s functional population*
7. **Draper UT**—same as above
8. **Sedona AZ**—*\$/s per dwelling unit (residential); \$s per sq ft (commercial)*

9. **Casa Grande AZ**—\$s per dwelling unit (residential); \$s per 1000 sf (non-residential); *annual CPI adjustment*

FIRE (Priority 2)

1. *Received data requirements to build the Impact Fee Model based on a fee per household for residential and 1,000 sf for non-residential are the same as for Police*
2. Fire/Rescue CIP—*received draft CIP (8/25/05)*
3. *Fire Dept may have records on non-residential building areas*
4. Include fire protection and emergency medical rescue needs.
5. Basis for charge: (1) Area; (2) Land Use; (3) Lane Miles; (4) Fire Flow/Building Size (BZ); (5) Population/Building Size (Msla, UT, CO, ID); (6) CIP
6. **Missoula MT**—3 service areas; Residential--\$s/person x persons/unit; Non-residential--\$s/employee (converted to \$s/1000 sf); incremental expansion method; proportion by % of alarms; need population and job data
7. **Bozeman MT**—Residential--\$s/dwelling unit; Non-residential--\$s/1000 sf; analysis based on a combination of fire flow, response cost and incident factors
8. **West Valley City UT**—Fire Impact Code; same fee method as Police Impact Fee
9. **Draper UT**—same as above
10. **Sedona AZ**—same basis as Law Enforcement; included with General Government Facilities and Equipment
11. **Casa Grande AZ**—same as Police; identified as Fire/EMS

TRAFFIC/TRANSPORTATION (Priority 3)

1. *Received data requirements to build the Impact Fee Model based on a fee per vehicle trips for residential and non-residential (converted to cost per housing unit and 1,000 sf): (1) population; (2) average persons/ household; (3) trip data from ITE; (4) 10 year CIP; (5) non-residential floor area; (6) growth projections*
2. Includes roads, streets, bridges, right-of-way, traffic signals and landscaping
3. Transportation CIP—*using Transportation Plan + Clint & Tom items (they will enter in spreadsheet for next meeting)*
4. CIP x % by project to growth – grants or developers or MDT
5. Basis for charge: (1) Lane Miles; (2) Traffic Volume; (3) Vehicle Miles Traveled (BZ); (4) Population/Building Area (UT); (5) CIP
6. **Bozeman MT**—based fee on evaluation of vehicle miles traveled
7. **West Valley City UT**—Road Impact Fee code; hr trips x trip factor x length x \$s
8. **Draper UT**—\$s per dwelling unit (residential); \$s per 1000 sf gross building (commercial, industrial)
9. **Sedona AZ**—same basis as Law Enforcement (dwelling units, sq ft)
10. **Casa Grande AZ**—same basis as Police
11. Single or multiple service areas (SB 185)? *Decide later (underpass related?)*
12. A Street Maintenance District revenue program is in place.

PARK AND RECREATION (Priority 4)

1. *Received data requirements to build the Impact Fee Model based on a fee per household unit for residential land use only: (1) current inventory; (2) 10 year CIP; (3) population; (4) average persons/household; (5) growth projections*
2. *Park & Rec CIP—reviewed list with Clint, Ed and Cathy; they will enter the items in the spreadsheet*
3. *Basis for charge: (1) Area; (2) Population (Msla, UT); (3) CIP; (4) Population/Building Area (CO, ID)*
4. *Missoula MT—allocated 100% to residential; \$s/person x persons/dwelling unit; combined incremental and cost recovery approaches*
5. *Bothell WA—thorough Code on Park Impact Fees (purpose, definitions, computation, fees)*
6. *West Valley City UT—section on Park Impact Fees (persons/unit x \$s/unit)*
7. *Draper UT--\$s/dwelling unit; new residential development only*
8. *Sedona AZ—same basis as Law Enforcement*
9. *Casa Grande AZ—\$s/dwelling unit; new residential unit only; included in Community Services Impact Fee*
10. *Issue of dedicating park land without development. Address later*
11. *Dedication of park land or fee? Address later*
12. *Issue of park development by neighborhood groups? Address later*
13. *Park Maintenance Districts first? No, this gets too complicated.*

STORM DRAINAGE (Priority 5)

1. *Received data requirements to build the Impact Fee Model based on a fee per 1,000 sf or dwelling unit for various zoning categories or land use: (1) 10 year CIP; (2) runoff coefficients; (3) area per zoning classification; (4) land parcels; (5) growth projections (by zoning and area)*
2. *Area per Zoning Classification—Jim W totaling*
3. *Storm Drainage CIP—Clint & Tom will evaluate projects, equipment needs, etc., and enter in spreadsheet*
4. *Includes collection, retention, detention, treatment, disposal and flood control facilities.*
5. *CIP x % by project to growth – grants or developers*
6. *Basis for charge: (1) land use/runoff coefficients; (2) Population/Area (UT)*
7. *West Valley City UT—specific section on Drainage Impact Fees (\$s/acre x acres); multiple fee service areas*
8. *Draper UT--\$s per dwelling unit (residential); \$s per acre (commercial, industrial)*
9. *Sedona AZ—same basis as Law Enforcement (dwelling units, sq ft)*
10. *Storm Drain Utility first? No utility in place. May consider this option later.*

WATER (Priority 6)

1. *Received data requirements to build the Impact Fee Model based on a fee per EDU (ERU): (1) 10 year CIP (including vehicles and equipment); (2) current EDUs; (3) growth projections*
2. *Current EDUs—Clint provided totals*
3. *Water CIP—Clint will evaluate needs and enter data in spreadsheet*
4. *Includes water supply, production, treatment, storage and distribution facilities.*
5. *CIP x % by project to growth – grants or developers*
6. *Basis for charge: (1) EDU's (BZ, UT, CO, others); (2) Demand; (3) Population*

WASTEWATER (Priority 7)

1. *Received data requirements to build the Impact Fee Model based on a fee per EDU (ERU) the same as Water*
2. *Wastewater CIP—use WWTF projects from WWFP; Clint will review the “one month lines” and other collection projects to put in the spreadsheet*
3. *Includes wastewater collection, treatment and disposal facilities.*
4. *CIP x % by project to growth – grants or developers*
5. *Basis for charge: (1) EDU's (BZ, others); (2) Flow Projections; (3) Population*