

IMPACT FEES - DEVELOPMENT AND ENVIRONMENTAL REGULATION DIVISION

IMPACT FEE	DESCRIPTION
<p>School Impact Fees*</p> <p><i>Also see:</i> Educational (School) Impact Fee Schedule</p>	<p>Educational (school) impact fees are assessed and paid during the review of construction plans submitted for County Environmental Review Approval.</p> <p>Fees are charged for all new residential dwelling units and for all new replacement residential dwelling units, when the proposed development generates more units and/or students than the existing development. Additions of bedrooms to existing residential dwelling units are exempt from the payment of impact fees.</p> <p>Fees are calculated using a fee schedule based on the type of dwelling unit and the number of bedrooms per unit.</p>
<p>Road Impact Fees*</p> <p><i>Also see:</i> Concurrency District Map</p> <p>Road Impact Fee Assessment Zone Map</p> <p>Trip Generation Rates Table</p> <p>Cost Per TRIP Per Zone By Land Use Table</p>	<p>Road impact fees are assessed and paid during the review of construction plans submitted for County Environmental Review Approval. Fees are assessed in Northwest and Southwest Standard Concurrency Districts.</p> <p>Fees may also be due for plats approved before April 26, 2005 in the area outside the "Urban Infill/Redevelopment Area" which has been divided into forty-six (46) separate road impact fee assessment zones.</p> <p>Fees are charged for all new residential dwelling units and renovations that increase the number of dwelling units, and/or change the type of unit; and all new non-residential development, additions and renovations that increase the number of gross square feet (as defined in the Land Development Code) of any use and/or introduce a new use and are calculated as follows:</p> <ul style="list-style-type: none"> • Identify the road impact fee assessment zone the project is located within using the Road Impact Fee Assessment Zone Map. • Determine the number of trips the proposed use will generate using the Trip Generation Rates Table. • Multiply the cost per trip for each zone based on the residential, office, industrial or commercial land uses using the Cost Per TRIP Per Zone By Land Use Table.

<p>Transit Impact Fees*</p> <p><i>Also see:</i> Road Impact Fee Assessment Zone Map</p> <p>Transit Impact Fee Schedule</p>	<p>Transit impact fees are assessed and paid during the review of construction plans submitted for County Environmental Review Approval for plats approved before April 26, 2005 in the area designated as the "Urban Infill/Redevelopment Area" or "Exception Area", on the "Road Impact Fee Assessment Zone Map.</p> <p>Fees are charged for all new residential dwelling units and renovations that increase the number of dwelling units, and/or change the type of units; and all new non-residential development, additions and renovations that increase the number of gross square feet (as defined in the Land Development Code) of any use and/or introduce a new use. The fees are and are calculated for a specific use, based upon a fee schedule.</p>
<p>Park Impact Fees*</p> <p><i>Also see:</i> Recreational (Park) Impact Fee Schedule</p>	<p>Recreational (park) impact fees are assessed for residential uses requiring platting (county-wide) or site planning (unincorporated area) and are assessed and paid during the review of construction plans submitted for County Environmental Review Approval.</p> <p>Fees are calculated using a fee schedule based on the type of dwelling unit and the number of bedrooms per unit.</p>

***NOTE FOR EXISTING PLAT IMPACT FEE AGREEMENTS**

If your project is subject to an existing plat impact fee agreement, please contact the Development and Environmental Regulation Division staff for calculation of the correct impact fee.