

Impact Fee Scheduling

August 14th, 2025 City Council Workshop



SB 1883 (effective Sept. 1, 2025)

- Approval of an impact fee requires 2/3 of council.
- Impact fee cannot be increased within three years of previous adoption.* (excludes phased collection rates from timeline)
- Independent financial audit required before any new fee increase.
- Any amendment on Impact Fees requires a 60-day notice.
- 50% of the IFAC must be representatives of the real estate, development, or building industries or are not governmental employees.

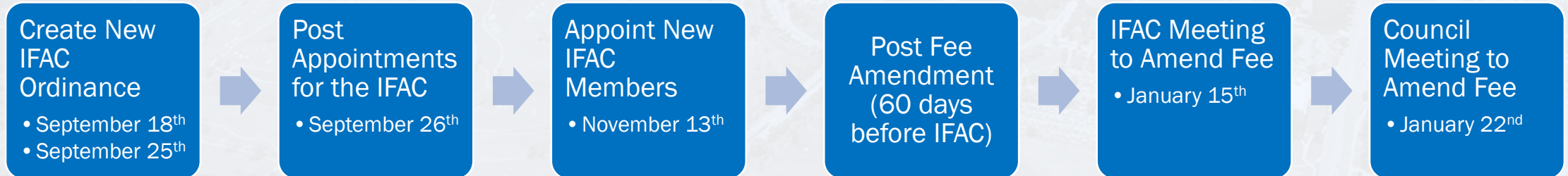


Impact Fee Advisory Committee Options

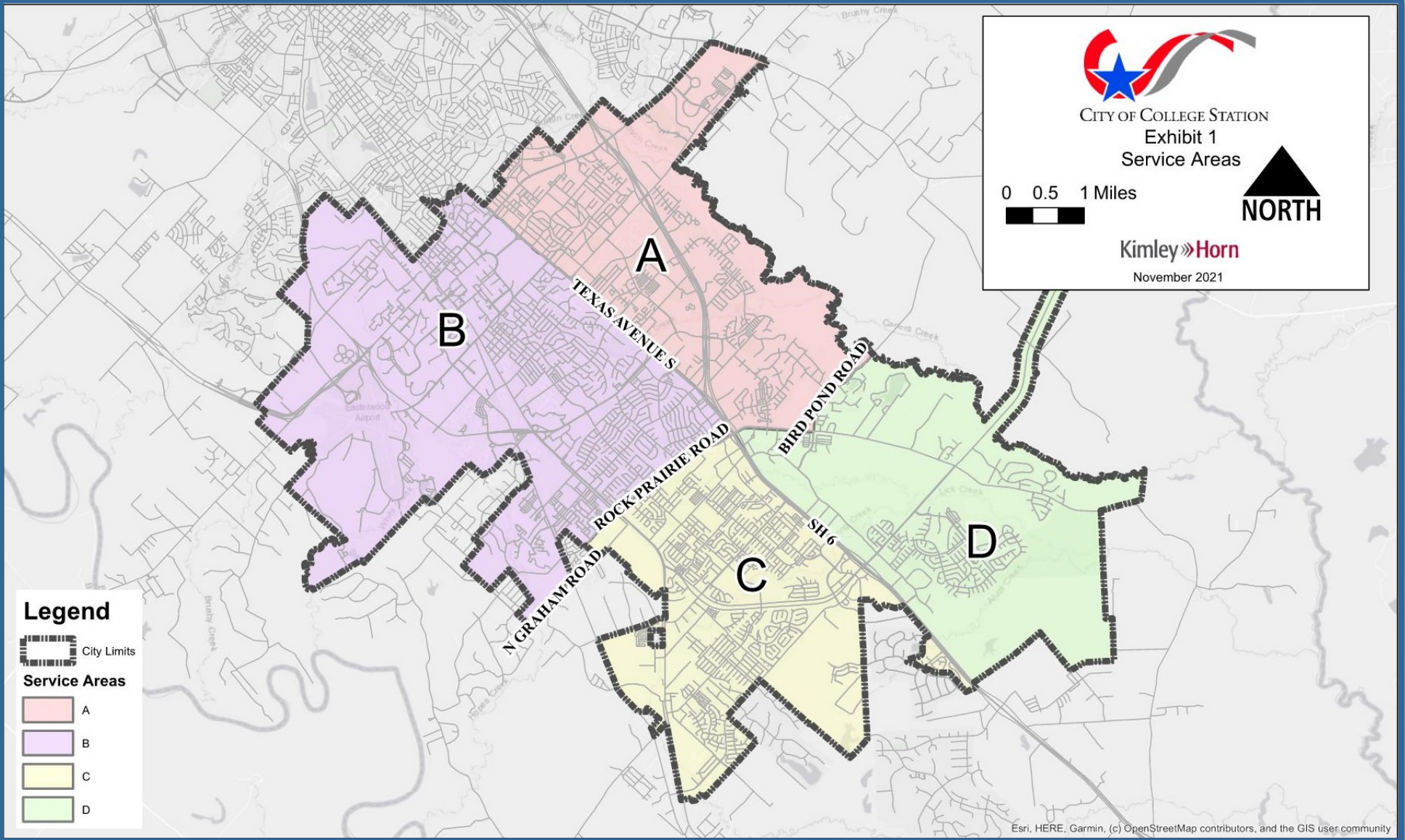
- Requirement that 50% be Development Community Members
- Currently 9 members – 7 P&Z and 2 Ad Hoc
- Must be at least 5 members
- Members of P&Z can still be appointed to the committee.



Fee Amendment Timeline



Roadway Service Area Map



Current Impact Fee Program

Impact Fee	Adopted Max Rate	Current Collection Rate per Service Unit		Total Estimated Capital Costs of IF Projects	Recoverable Costs at Max Rate (2021 - 2031)	Recoverable Cost at Collection Rate (2021-2031) *
		Res	Non-Res			
Roadway A	\$499	\$499	\$80	\$13.9M	\$9.0M	\$3.4M
Roadway B	\$1,261	\$1,163 +	\$80	\$48.3M	\$20.1M	\$5.9M
Roadway C	\$2,127	\$1,163	\$80	\$78.2M	\$25.6M	\$8.9M
Roadway D	\$3,452	\$1,163	\$80	\$74.4M	\$57.4M	\$5.7M
Roadway Totals				\$215M	\$112.2M	\$23.9M

* Recoverable costs include programmed collection rate adjustments.

+ For properties platted prior to January 1, 2022, the collection rate is limited to the 2016 maximum assessable rate of \$1,072.



Impact Fees Revenues as of July 31, 2025

Impact Fee	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25 (7/31)	Total Impact Fees Collected
Roadway A	\$0	\$40,893	\$81,193	\$123,327	\$117,261	\$454,618	\$142,401	\$90,148	\$84,619	\$ 1,134,460
Roadway B	\$0	\$32,671	\$80,625	\$427,118	\$538,988	\$494,585	\$316,257	\$974,038	\$2,127,186	\$4,991,468
Roadway C	\$0	\$156,540	\$391,243	\$186,979	\$194,634	\$255,872	\$205,679	\$423,207	\$617,538	\$2,431,693
Roadway D	\$0	\$33,000	\$150,526	\$79,161	\$85,404	\$288,661	\$229,382	\$47,212	\$343,686	\$1,257,032
Roadway Totals	\$0	\$263,104	\$703,587	\$816,585	\$936,287	\$1,493,736	\$893,719	\$1,534,605	\$3,173,029	\$9,814,653

Impact Fee Capital Improvement Plan Implementation as of July 31, 2025

Impact Fee	Impact Fees Transferred	Developer Constructed (Estimated)	City Funded	Total Capital Project Expenditures
Roadway A	\$767,500	\$0	\$3,646,703	\$4,414,203
Roadway B	\$1,817,500	\$0	\$30,329,753	\$32,147,253
Roadway C	\$1,193,333	\$77,667	\$42,290,352	\$43,561,352
Roadway D	\$767,500	\$777,500	\$13,695,022	\$15,240,022
Roadway Totals	\$3,345,833	\$855,167	\$89,961,830	\$95,362,830



Fee Capture

	Roadway Impact Fee Zone				Total
	A	B	C	D	
Total Collected thru 7/31/25	\$ 1,134,460	\$ 4,991,468	\$ 2,431,693	\$ 1,257,032	\$ 9,814,653
2031 SA Reported Recapture	\$ 3,400,000	\$ 5,900,000	\$ 8,900,000	\$ 5,700,000	\$ 23,900,000
Total Pipeline	\$ 1,277,639	\$ 8,448,284	\$ 7,838,765	\$ 21,820,146	\$ 39,384,835
2031 Pipeline Recapture*	\$ 1,228,777	\$ 7,907,996	\$ 2,080,090	\$ 3,676,573	\$ 14,893,437
Likely 2031 Total Recapture	\$ 2,363,237	\$ 12,899,464	\$ 4,511,783	\$ 4,933,605	\$ 24,708,090

