

ORDINANCE 30-2024 LAND DEVELOPMENT IMPACT FEES

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2024 LAND DEVELOPMENT IMPACT FEES AMENDMENTS

Does council support an ordinance amending
Chapter 14 of Title 1, Land Development
Impact Fees?

- Annual Inflation Factor
- Multi-modal Fees Phase III

BACKGROUND OF LAND DEVELOPMENT FEES

**AUGUST
2013**

Initial adoption of
Capital
Facility/Land
Development
Impact Fees

**JULY
2014**

Amended all fee
schedules

**NOVEMBER
2018**

Amended
Transportation and
Fire fee schedules
Impact fees
relocated from
subdivision chapter
to administrative
chapter in city
code

**APRIL
2019**

Amended Museum,
Library, Police and
Facilities fee
schedules
Removed Fire
Impact fees

**MAY
2021**

- Amended Multi-modal fees (Phase II)
- Annual inflation factor

**OCTOBER
2023**

Amended all fees
schedules
Added Multi-modal
fees

2024 FEE CHANGES

Inflation Factor

- Title 1, Chapter 14 allows for an inflation factor annually at minimum
- Established the use of the Denver-Aurora-Lakewood CPI
- Adjusting all fees to the 2023 CPI of 5.22%

Multimodal Fees

- Multimodal fees were to be adjusted through a 3-year phased approach
- This implements year 3 of the 3-year phased approach
- Non-Residential increases from \$0.61 to \$0.91 per square foot

CURRENT VS. NEW FEES RESIDENTIAL

Use	Land Development Impact Fee Rate Residential (per unit)						Total
	Multimodal Improvements	Museum	Library	Police	Facilities	Transpor- tation	
Single Family (Current)	\$1,145.58	\$976.40	\$741.26	\$400.51	\$2,079.51	\$2,420.67	\$7,763.93
Single Family (New)	\$1,205.38	\$1,027.37	\$779.95	\$421.42	\$2,188.06	\$2,547.03	\$8,169.21
Multiple Dwelling Unit (Current)	\$751.71	\$640.69	\$486.40	\$262.81	\$1,364.53	\$1,877.04	\$5,383.18
Multiple Dwelling Unit (New)	\$790.95	\$674.13	\$511.79	\$276.53	\$1,435.76	\$1,975.02	\$5,664.18

CURRENT VS. NEW FEES NON-RESIDENTIAL

Use	Land Development Impact Fee Rate Non-Residential (per square foot)						Total
	Multimodal Improvements	Museum	Library	Police	Facilities	Transportation	
Auto Dealership (Current)	\$0.61	\$0.00	\$0.00	\$0.39	\$1.75	\$2.85	\$5.60
Auto Dealership (New)	\$0.91	\$0.00	\$0.00	\$0.41	\$1.84	\$3.18	\$5.60
Industrial (Current)	\$0.61	\$0.00	\$0.00	\$0.39	\$1.75	\$0.51	\$3.26
Industrial (New)	\$0.91	\$0.00	\$0.00	\$0.41	\$1.84	\$0.54	\$3.26
Lodging (Current)	\$0.61	\$0.00	\$0.00	\$0.39	\$1.75	\$1.19	\$3.94
Lodging (New)	\$0.91	\$0.00	\$0.00	\$0.41	\$1.84	\$1.25	\$3.94
Office (Current)	\$0.61	\$0.00	\$0.00	\$0.39	\$1.75	\$0.99	\$3.74
Office (New)	\$0.91	\$0.00	\$0.00	\$0.41	\$1.84	\$1.04	\$3.74
Retail/Commercial (Current)	\$0.61	\$0.00	\$0.00	\$0.39	\$1.75	\$3.02	\$5.77
Retail/Commercial (New)	\$0.91	\$0.00	\$0.00	\$0.41	\$1.84	\$3.18	\$5.77
Warehouse/Storage (Current)	\$0.61	\$0.00	\$0.00	\$0.39	\$1.75	\$0.18	\$2.93
Warehouse/Storage (New)	\$0.91	\$0.00	\$0.00	\$0.41	\$1.84	\$0.19	\$2.93

ALTERNATIVES

- Approve amendments as proposed
- Make no changes at this time and potentially miss opportunities to defray the projected impacts on capital facilities caused by the proposed development

Questions?