



Ordinance 2146

Fire Impact Fees

City Council, October 23, 2017

Proposed Fire Impact Fees

- HB16-1088 authorized local governments to impose fire/emergency services impact fees to support other providers
- South Adams & Brighton Fire submitted studies and requests
- Planning Commission review of LDC amendment to implement fee: 3-2 vote to not recommend



Proposed Fire Impact Fees

- Purpose of fees:
 - Levied on new development as an alternative to taxation across the jurisdiction
 - Defrays costs of infrastructure required by impact of new development
 - Subject to constitutional and statutory limits
 - Generally applicable to broad classes of land
 - Limited to funding new capital infrastructure needs generally caused by new development



Study Amounts

Land Use	South Adams Study	Greater Brighton Study
Single Family	\$732/unit	\$688/unit
Multi-Family	\$250/unit (study @ \$337)	\$550/unit
Non-residential (all)	\$.46/sq. ft.	n/a
Non-residential (commercial)	n/a	\$.559/sq. ft. (\$559/1000 sq. ft.)
Non-residential (industrial)	n/a	\$.06/sq. ft. (\$60/1000 sq. ft.)



Key Ordinance Items

- Applies to new structures requiring a C.O. (at building permit)
- Effective January 1, 2018
- Exemptions:
 - Urban renewal areas
 - No change in density/intensity
 - Low-income housing



Uniform Fee Amount

- Residential:
 - Single Family: \$688/dwelling unit
 - Multifamily: \$250/dwelling unit
- Non-Residential:
 - Industrial: \$.06/square foot
 - Commercial: \$.46/square foot



Intergovernmental Agreement

- City retains legislative authority and can terminate on 180 day notice
- Study updates every 7 years or less
- Districts:
 - collect fee or in-kind contribution and administers funds
 - provide annual reporting to City
 - protect against challenges





Questions?

