



# Presentation 20-03: 27J School Impact Fees Discussion

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City Council  
January 13, 2020

# Background

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- Impact Fees have been in place within Commerce City since at least 1999.
- Impact fees are a common city-used method to collect a fee charged to new development to pay for expenditures on capital facilities required as a result of new development.
- The City currently charges a variety of impact fees on new developments, including traffic, drainage, schools, parks, and oil and gas.



# Background

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- As it relates to School Impact Fees, the current fee structure in place dates from 1999 and applies to both school districts in the City (LDC Article IX and Fee Resolution 2000-15). Formula nor the fee resolution has not been modified since this time.
- Applies to all housing types (single-family detached, duplex, apartments, townhomes, etc. although formula calculation is different for residential types).
- Impact fees are paid at time of building permit issuance.



# Background

- Current fee structure assumes a market value of land of \$32,077/acre.
- Based on this amount, current fee structure is as follows:

<i>Single-Family Home Detached Dwelling</i>	<i>\$619</i>
<i>Single-Family Attached Dwelling/Duplex</i>	<i>\$514*</i>
<i>Townhome/Condo</i>	<i>\$214</i>
<i>Apartment Unit</i>	<i>\$138</i>

\*This amount is actually higher than the formula amount of 233.52



# Background

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- 27J has been working with a consultant over the past year to examine what an updated cash or fee in lieu land value calculation would look like across their service district. The presentation tonight will explain their analysis and solicit feedback from council.



# Consideration Notes

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- Any change in the impact fee would only effect future development (not already platted) within the City. If a signed developer's agreement/ public improvement agreement is already in place, those contractual fees would prevail.
- If Council's direction is to move forward with some type of increase, staff would reach out to both School District 14 and to the Home Builders Association (HBA) to obtain any comments they may have and ensure they are amenable to this change.





# Questions?

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