

2023 OFF-SITE STREET IMPACT FEE CALCULATIONS

The off-site street impact fee for new commercial construction involving new buildings will be calculated as outlined below. It is currently not anticipated that impact fees will be charged for remodels and/or changes in use for existing buildings.

The equation used to calculate fees for new commercial buildings is:

$$\left(\frac{\text{Number of Trips/weekday}}{9.57} \times \boxed{6,215.81} \right) (0.05) = \text{Commercial Fee}$$

The “Number of Trips/weekday” is the average number of trips generated by the proposed commercial use as estimated by the Institute of Transportation Engineers (ITE) Trip Generation Manuals.

The “9.57” figure is equal to the average number of trips per day generated by one (1) single-family dwelling unit (Per the ITE Manual).

The “\$6,215.81” figure is equal to the fee paid by one (1) single-family dwelling unit in 2023.

The “0.05” figure is the City’s policy to charge only 5% of the fee for commercial uses versus the fee that would be charged for residential uses. This recognizes that commercial uses are important to the City’s tax base and economic vitality.

The maximum amount that may be charged for any one new commercial use is capped at an amount equal to \$14,000 per acre. This ensures that no undue burden is placed on new commercial buildings in areas covered by the ordinance of general applicability and equates the amount charged to the amount charged in subdivisions with previously negotiated off-site street impact fees.