

MEMORANDUM

TO: Board of County Commissioners

FROM: Mark Peterson, County Engineer

DATE: June 6, 2022

RE: Transportation Capital Expansion Fee Adjustments for 2022

Since 1998, under the terms of the Land Use Code, Larimer County has been collecting transportation capital expansion fees (TCEF) from new traffic generating development to be used for improvements to the road system to accommodate the increase in traffic generated by the new development. The current Land Use Code specifies an effective date for the annually updated TCEF's as July 1st, which is consistent with the effective date for the annual cost of living updates for the Planning and Building Department fees.

This memorandum is intended as notification to the Board of County Commissioners that the annual review of the Larimer County Transportation Capital Expansion Fees (TCEFs) for 2021 is resulting in an **increase of 3.9%** from the 2021 values. As an example of what this change would mean, the TCEF on a new single-family home (between 1,801 SF – 2,400 sf) would increase by \$185, from \$4,738 to \$4,923. See the table below for the complete current 2021 fee schedule and the schedule that would be effective based on a 3.9% increase.

The methodology for the adjustment in the TCEF's each year is specified in the Land Use Code and is intended to reflect changes in road construction costs. The data is based on an 8-quarter moving average calculated from Colorado Construction Cost Index quarterly data compiled and reported by the Colorado Department of Transportation (CDOT).

The procedure spelled out in the Land Use Code states that, if the change in fees is less than or equal to 5%, the new fees become effective without further action by the BCC. If the change in fees is greater than 5%, the BCC shall determine the percentage to be used to update the fees. Since the percentage change is less than 5% this year at 3.9%, approval by the BCC is not required. However, we still wanted to bring this to the BCC for informational purposes on the TCEF schedule that will be applied for the upcoming year, which will be effective July 1, 2022.



Residential TCEF		
Finished Living Space per Dwelling (Square Feet)	2021 TCEF (\$)	2022 TCEF (with 3.9% Increase) (\$)
900 or less	\$2,396	\$2,489
901-1300	\$3,360	\$3,491
1301-1800	\$4,047	\$4,205
1801-2400	\$4,738	\$4,923
2401-3000	\$5,317	\$5,524
3001-3600	\$5,788	\$6,013
3601 or more	\$6,185	\$6,427
Commercial Use per 1,000 SF of Floor Area		
Commercial Use per 1,000 SF of Floor Area	2021 TCEF (\$)	2022 TCEF (with 3.9% Increase) (\$)
Industrial	\$1,474	\$1,531
Commercial	\$6,208	\$6,450
Office & Other Services	\$3,654	\$3,796