

LARIMER COUNTY | ENGINEERING DEPARTMENT

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MEMORANDUM

TO: Board of County Commissioners

FROM: Mark Peterson, County Engineer

DATE: June 6, 2023

RE: Transportation Capital Expansion Fee Adjustments for 2023

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 2023 is resulting in an **increase of 22.4%** from the 2022 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 \$1,102, from \$4,923 to \$6,025. See the table below for the complete current 2023 fee schedule and the schedule that would be effective based on a 22.4% 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 rate adjustment and corresponding 2023 TCEF rate schedule.

Since this year's calculated percent change of 22.4% is greater than 5%, Board approval is required to establish the 2023 TCEF Rate Schedule. Staff is seeking Board approval of the proposed 2023 TCEF Rate Schedule based on the calculated 2023 adjustment of 22.4%. The annual adopted fee schedule is typically made effective July 1, 2023.





2023 Transportation Capital Expansion Fee Schedule

Residential TCEF		
Finished Living Space per Dwelling (Square Feet)	2022 TCEF (\$)	2023 TCEF (with 22.4% Increase) (\$)
900 or less	\$2,489	\$3,046
901-1300	\$3,491	\$4,272
1301-1800	\$4,205	\$5,146
1801-2400	\$4,923	\$6,025
2401-3000	\$5,524	\$6,760
3001-3600	\$6,013	\$7,358
3601 or more	\$6,427	\$7,866
Commercial Use per 1,000 SF of Floor Area		
Commercial Use per 1,000 SF of Floor Area	2022 TCEF (\$)	2023 TCEF (with 22.4% Increase) (\$)
Industrial	\$1,531	\$1,874
Commercial	\$6,450	\$7,895
Office & Other Services	\$3,796	\$4,646