City of Fort Collins

10-21-2025

Impact Fees
2025 Study Updates

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Action for City Council

Consideration of an ordinance to revise Impact Fees effective January 1, 2026:

City Council asked for Impact Fee adoption options:

1. Status Quo (inflation only)
2. Proposed (as proposed on September 9, 2025)
3. Phased Implementation
4. Fractional Implementation

- **If City Council moves for adoption, please insert values from the chosen selection into the motion**

Why Do We Have Impact Fees?

The concept of growth paying for the impact of growth is a policy decision City Council made and continues to support

How Are Impact Fees Used?

- Charges imposed on new development
- Support the cost of providing public services and additional infrastructure to support new development
- Revenue for each fee can only be used for the stated purpose of the fee

Why Do We Have Impact Fees?

Capital Expansion Fees (CEFs)

- Neighborhood parks, community parks, fire protection, police and general government
- New developments pays a proportionate share of infrastructure costs to “buy-in” to the level of service
- Fee revenue used to build new service capacity
- In place since 1996

Transportation Capital Expansion Fees (TCEFs)

- New development contributes toward the construction of arterial and collector roadways needed per growth
- Fee revenue used to build out additional infrastructure
- In place since 1979

Housing Forward Impact Fees

The City currently employs fully ten of the seventeen practices listed below and partially employes or is refining an additional five, leaving two the City does not employ at all

- **Legal & Technical Foundation (Core)**
  - Current and rigorous nexus study
  - Essential nexus and rough proportionality tests
  - Transparent and published fee schedules
  - Regular updates are required
- **Fee Structure & Sensitivity (Core)**
  - Scale fees by unit size and/or use intensity
  - Different Rates by Land Use type
- **Affordability Adjustments (Mitigation)**
  - Waive/reduce fees for income-restricted affordable housing
  - Identify funding sources for waived fees
  - *Create deferral or phased payment options*
- **Flexibility & Credits (Mitigation)**
  - *Offer credits for on-site improvements*
  - *Provide offsets or in-lieu options*
  - Geographic targeting
- **Equity & Outcomes (Core)**
  - Periodically monitor the impact of fees
  - Provide public materials/tools for understanding fees
- **Administration (Core)**
  - *Clear ordinance language*
  - *Simple, predictable fee calculation process*
  - Dedicated accounting of fee revenues and expenditures

Current State

- **In January 2025, Capital Expansion Fees (CEFs) were updated with an inflationary factor in lieu of fees proposed by 2023 studies.**

- CEFs have received inflationary-only updates since previous 2017 study adoption.

- Utilities Electric Capacity Fee and three Plant Investment Fees (PIFs) have been fully updated.

Proposed 2025 Study Revisions – Adjustment One

- Wider variety of dwelling unit sizes
- Square footage range adjustments to seven tiers:
  - Current maximum 2,200 sq. ft.
  - New maximum aligns with Larimer County at over 3,600 sq. ft.

Current	Proposed
Up to 700 sq. ft.	Up to 900 sq. ft.
700 - 1,200 sq. ft.	901 - 1,300 sq. ft.
1,201 - 1,700 sq. ft.	1,301 - 1,800 sq. ft.
1,701 - 2,200 sq. ft.	1,801 - 2,400 sq. ft.
Over 2,200 sq. ft.	2,401 - 3,000 sq. ft.
	3,001 - 3,600 sq. ft.
	Over 3,601 sq. ft.

Proposed 2025 Study Revisions – Adjustment Two

- Wider variety of types
- New residential dwelling unit categories:
  - Single Family Attached
  - Single Family Detached
  - Multifamily / ADU

Current
Residential (per dwelling)
Up to 700 sq. ft.
700 - 1,200 sq. ft.
1,201 - 1,700 sq. ft.
1,701 - 2,200 sq. ft.
Over 2,200 sq. ft.

Proposed
Single Family Detached
Up to 900 sq. ft.
901 - 1,300 sq. ft.
1,301 - 1,800 sq. ft.
1,801 - 2,400 sq. ft.
2,401 - 3,000 sq. ft.
3,001 - 3,600 sq. ft.
Over 3,601 sq. ft.
Single Family Attached
Up to 900 sq. ft.
901 - 1,300 sq. ft.
1,301 - 1,800 sq. ft.
1,801 - 2,400 sq. ft.
2,401 - 3,000 sq. ft.
3,001 - 3,600 sq. ft.
Over 3,601 sq. ft.
Multifamily / ADU
Up to 750 sq. ft.
751 - 1,300 sq. ft.
Over 1,301 sq. ft

Proposed 2025 Study Revisions – Adjustment Three

- More accurately reflect how funds are used
- Seven fee types, with General Government now two types:
  - Facilities
  - Capital Equipment

Fee Types	
Current	**Proposed**
Parks • Neighborhood Park • Community Park	Parks • Neighborhood Park • Community Park
Police	Police
Fire	Fire
General Government	Government • Facilities • Capital Equipment
TCEF	TCEF

Residential Fee Schedules: Option 1
Status Quo (inflation only)

Current 2025 Fees	Parks	Police	Fire	Govt.	TCEF	CEF Total	Total
Up to 700 sq. ft.	5,515	313	560	762	2,958	7,150	10,108
701-1,200 sq. ft.	7,382	424	757	1,028	5,493	9,591	15,084
1,201-1,700 sq. ft.	8,062	461	824	1,123	7,133	10,470	17,603
1,701-2,200 sq. ft.	8,144	467	837	1,140	8,341	10,588	18,929
Over 2,200 sq. ft.	9,078	521	931	1,269	8,941	11,799	20,740
Status Quo							
(Current 2025 Fees + Inflation)							
Up to 700 sq. ft.	5,642	320	573	780	2,849	7,314	10,163
701-1,200 sq. ft.	7,552	434	774	1,052	5,290	9,812	15,101
1,201-1,700 sq. ft.	8,247	472	843	1,149	6,869	10,711	17,580
1,701-2,200 sq. ft.	8,331	478	856	1,166	8,032	10,832	18,864
Over 2,200 sq. ft.	9,287	533	952	1,298	8,610	12,070	20,681

Flat change with inflation due to deflation for TCEF:

- 2025 CEF Inflation: 2.3% Consumer Price Index (CPI-U) for Denver-Aurora-Lakewood)
- TCEF Deflation: -3.7% Denver Engineering News Record (ENR) Construction Cost Index (CCI)

Revenue Comparison: Option 1
Status Quo (inflation only)

2025 Estimates without Inflation:

Residential Land Use Category	Status Quo (5 Tier)	Baseline (17 Tier)	% Δ	Proposed (17 Tier)	% Δ (5 Tier)	% Δ (17 Tier)
Parks	5,321,842	5,187,943	-3%	5,419,336	2%	4%
Fire	537,860	523,420	-3%	750,392	40%	43%
Police	300,336	292,322	-3%	474,128	58%	62%
Govt	732,372	712,413	-3%	926,622	27%	30%
TCEF	4,668,332	4,409,564	-6%	3,881,012	-17%	-12%
Total	**11,560,742**	**11,125,662**	**-4%**	**11,451,490**	**-1%**	**3%**

2025 Estimates with Inflation:

Residential Land Use Category	Status Quo (5 Tier)	Baseline (17 Tier)	% Δ	Proposed (17 Tier)	% Δ (5 Tier)	% Δ (17 Tier)
Parks	5,444,244	5,307,265	-3%	5,419,336	0%	2%
Fire	550,231	535,459	-3%	750,392	36%	40%
Police	307,244	299,045	-3%	474,128	54%	59%
Govt	749,217	728,798	-3%	926,622	24%	27%
TCEF	4,495,604	4,246,410	-6%	3,881,012	-14%	-9%
Total	**11,546,539**	**11,116,978**	**-4%**	**11,451,490**	**-1%**	**3%**

- 4% decrease in revenue moving from 5 tiers to 17 tiers
- 1% decrease in revenue moving from 5 tier Status Quo to Proposed fees
- 3% increase in in revenue moving from 17 tier Baseline to Proposed fees
- No change in revenue estimates with inflation due to deflation for TCEF

All scenarios using 2024 dwelling unit counts

Status Quo (5 Tier)
- Revenue estimate with current 2025 fees
- Current 5 tier sq. ft. categories

Baseline (17 Tier)
- Revenue estimate with current 2025 fees
- Proposed 17 tier sq. ft. categories

Proposed Fees
- Revenue estimate with proposed fees
- Proposed 17 tier sq. ft. categories

*Proposed fees include inflation through 2025

Residential Fee Schedules: Option 2 Proposed (recommendation)

City of Fort Collins

Land Use Type	Parks	Police	Fire	Govt.	TCEF	CEF Total	Proposed Total	Baseline	% Δ
SF Detached									
Up to 900 sq. ft.	7,585	671	1,061	1,310	4,036	10,628	14,664	15,101	-3%
901 - 1,300 sq. ft.	8,241	729	1,153	1,424	6,165	11,547	17,712	17,580	1%
1,301 - 1,800 sq. ft.	9,194	813	1,286	1,588	7,819	12,881	20,700	18,864	10%
1,801 - 2,400 sq. ft.	10,037	888	1,404	1,734	9,288	14,062	23,350	18,864	24%
2,401 - 3,000 sq. ft.	10,782	954	1,508	1,862	10,509	15,106	25,615	20,681	24%
3,001 - 3,600 sq. ft.	11,361	1,006	1,589	1,962	11,477	15,917	27,394	20,681	32%
Over 3,601 sq. ft.	11,834	1,048	1,655	2,043	12,280	16,579	28,859	20,681	40%
SF Attached									
Up to 900 sq. ft.	6,011	532	841	1,038	3,103	8,422	11,525	15,101	-24%
901 - 1,300 sq. ft.	6,932	614	970	1,197	4,771	9,713	14,484	17,580	-18%
1,301 - 1,800 sq. ft.	8,273	732	1,157	1,429	6,086	11,592	17,678	18,864	-6%
1,801 - 2,400 sq. ft.	9,462	838	1,323	1,634	7,260	13,256	20,516	18,864	9%
2,401 - 3,000 sq. ft.	10,512	930	1,470	1,816	8,244	14,728	22,972	20,681	11%
3,001 - 3,600 sq. ft.	11,326	1,003	1,584	1,956	9,016	15,868	24,884	20,681	20%
Over 3,601 sq. ft.	11,991	1,061	1,677	2,071	9,662	16,801	26,463	20,681	28%
Multifamily/ ADU									
Up to 750 sq. ft.	4,839	429	677	835	2,023	6,780	8,803	10,163	-13%
751 - 1,300 sq. ft.	6,756	598	945	1,166	3,188	9,465	12,653	15,101	-16%
Over 1,301 sq. ft	7,490	663	1,048	1,294	3,995	10,495	14,490	17,580	-18%

Baseline: 17 tier 2025 current fees plus inflation

Revenue Comparison: Option 2 Proposed (recommendation)

Overall, 3% revenue estimate increase across all housing units and sizes

- Single Family Detached 22% increase
- Single Family Attached 3% increase
- Multifamily / ADU 16% decrease

Residential New Single Family Detached	Baseline	Proposed	% Δ
CEFs	2,574,362	3,246,433	26%
TCEF	1,822,732	2,137,301	17%
Total	**4,397,094**	**5,383,734**	**22%**

Residential New Single Family Attached	Baseline	Proposed	% Δ
CEFs	1,389,327	1,554,439	12%
TCEF	924,551	825,272	-11%
Total	**2,313,878**	**2,379,711**	**3%**

Multifamily / ADU	Baseline	Proposed	% Δ
CEFs	2,906,879	2,769,606	-5%
TCEF	1,499,127	918,439	-39%
Total	**4,406,006**	**3,688,045**	**-16%**

Grand Total	**11,116,978**	**11,451,490**	**3%**
Change from Baseline		**334,512**	

*Proposed fees include inflation through 2025

Residential Fee Schedules: Option 3
Phased Implementation (only fees with an increase)

	Proposed Fees			Baseline Fees		2-Year Phased Option				3-Year Phased Option					
Land Use Type	TCEF	CEF Total	Total	Total	% Δ	2026	% Δ	2027	% Δ	2026	% Δ	2027	% Δ	2028	% Δ
SF Detached															
Up to 900 sq. ft.	4,036	10,628	14,664	15,101	-3%	14,664		14,664		14,927		14,664		14,664	
901 - 1,300 sq. ft.	6,165	11,547	17,712	17,580	0.7%	17,646	0.4%	17,712	0.4%	17,633	0.3%	17,672	0.2%	17,712	0.2%
1,301 - 1,800 sq. ft.	7,819	12,881	20,700	18,864	10%	19,782	5%	20,700	5%	19,598	4%	20,149	3%	20,700	3%
1,801 - 2,400 sq. ft.	9,288	14,062	23,350	18,864	24%	21,107	12%	23,350	12%	20,659	10%	22,005	7%	23,350	7%
2,401 - 3,000 sq. ft.	10,509	15,106	25,615	20,681	24%	23,148	12%	25,615	12%	22,654	10%	24,135	7%	25,615	7%
3,001 - 3,600 sq. ft.	11,477	15,917	27,394	20,681	32%	24,037	16%	27,394	16%	23,366	13%	25,380	10%	27,394	10%
Over 3,601 sq. ft.	12,280	16,579	28,859	20,681	40%	24,770	20%	28,859	20%	23,952	16%	26,406	12%	28,859	12%
SF Attached															
Up to 900 sq. ft.	3,103	8,422	11,525	15,101	-24%	11,525		11,525		11,525		11,525		11,525	
901 - 1,300 sq. ft.	4,771	9,713	14,484	17,580	-18%	14,484		14,484		14,484		14,484		14,484	
1,301 - 1,800 sq. ft.	6,086	11,592	17,678	18,864	-6%	17,678		17,678		17,678		17,678		17,678	
1,801 - 2,400 sq. ft.	7,260	13,256	20,516	18,864	9%	19,690	4%	20,516	4%	19,525	4%	20,021	3%	20,516	3%
2,401 - 3,000 sq. ft.	8,244	14,728	22,972	20,681	11%	21,826	6%	22,972	6%	21,597	4%	22,284	3%	22,972	3%
3,001 - 3,600 sq. ft.	9,016	15,868	24,884	20,681	20%	22,782	10%	24,884	10%	22,362	8%	23,623	6%	24,884	6%
Over 3,601 sq. ft.	9,662	16,801	26,463	20,681	28%	23,572	14%	26,463	14%	22,994	11%	24,728	8%	26,463	8%
Multifamily/ ADU															
Up to 750 sq. ft.	2,023	6,780	8,803	10,163	-13%	8,803		8,803		8,803		8,803		8,803	
751 - 1,300 sq. ft.	3,188	9,465	12,653	15,101	-16%	12,653		12,653		14,122		12,653		12,653	
Over 1,301 sq. ft	3,995	10,495	14,490	17,580	-18%	14,490		14,490		16,344		14,490		14,490	

*2-Year Option (50% of the increase per year); 3-Year Option (40% of the increase in 2026, additional 30% in 2027+ inflation, final 30% + inflation in 2028)

- Where fees are higher if phased in over time; fees set at Proposed rates effective January 1, 2026
- Fees higher than the Baseline phased in over two or three years

Revenue Comparison: Option 3
Phased Implementation (only fees with an increase)

				2-Year Phased Option				3-Year Phased Option					
Residential New Single Family Detached	**Baseline**	**Proposed**	**% Δ**	**2026**	**% Δ**	**2027**	**% Δ**	**2026**	**% Δ**	**2027**	**% Δ**	**2028**	**% Δ**
CEFs	2,574,362	3,246,433	26%	2,716,363	6%	3,246,433	26%	2,610,763	1%	2,928,391	14%	3,246,433	26%
TCEF	1,822,732	2,137,301	17%	1,980,016	9%	2,137,301	17%	1,948,559	7%	2,042,930	12%	2,137,301	17%
Total	**4,397,094**	**5,383,734**	**22%**	**4,696,380**	**7%**	**5,383,734**	**22%**	**4,559,322**	**4%**	**4,971,321**	**13%**	**5,383,734**	**22%**
Residential New Single Family Attached	**Baseline**	**Proposed**	**% Δ**	**2026**	**% Δ**	**2027**	**% Δ**	**2026**	**% Δ**	**2027**	**% Δ**	**2028**	**% Δ**
CEFs	1,389,327	1,554,439	12%	1,343,553	-3%	1,554,439	12%	1,301,376	-6%	1,427,907	3%	1,554,439	12%
TCEF	924,551	825,272	-11%	825,272	-11%	825,272	-11%	825,272	-11%	825,272	-11%	825,272	-11%
Total	**2,313,878**	**2,379,711**	**3%**	**2,168,825**	**-6%**	**2,379,711**	**3%**	**2,126,648**	**-8%**	**2,253,179**	**-3%**	**2,379,711**	**3%**
Multifamily / ADU	**Baseline**	**Proposed**	**% Δ**	**2026**	**% Δ**	**2027**	**% Δ**	**2026**	**% Δ**	**2027**	**% Δ**	**2028**	**% Δ**
CEFs	2,906,879	2,769,606	-5%	2,506,649	-14%	2,769,606	-5%	2,454,058	-16%	2,611,832	-10%	2,769,606	-5%
TCEF	1,499,127	918,439	-39%	918,439	-39%	918,439	-39%	918,439	-39%	918,439	-39%	918,439	-39%
Total	**4,406,006**	**3,688,045**	**-16%**	**3,425,088**	**-22%**	**3,688,045**	**-16%**	**3,372,497**	**-23%**	**3,530,271**	**-20%**	**3,688,045**	**-16%**
Grand Total	**11,116,978**	**11,451,490**	**3%**	**10,290,293**	**-7%**	**11,451,490**	**3%**	**10,058,467**	**-10%**	**10,754,772**	**-3%**	**11,451,490**	**3%**
Change from Baseline		**334,512**		**(826,685)**		**334,512**		**(1,058,511)**		**(362,206)**		**334,512**	

- Where fees are higher if phased in over time; fees set at Proposed rates effective January 1, 2026
- Fees higher than the Baseline phased in over two or three years

Residential Fee Schedules: Option 4
Fractional Implementation

Land Use Type	TCEF	Proposed CEF Total	Total	Baseline Total	% Δ	Option A 70%	% Δ	Option B 80%	% Δ	Option C 90%	% Δ
SF Detached											
Up to 900 sq. ft.	4,036	10,628	14,664	15,101	-3%	10,265	-32%	11,731	-22%	13,198	-13%
901 - 1,300 sq. ft.	6,165	11,547	17,712	17,580	1%	12,398	-29%	14,169	-19%	15,941	-9%
1,301 - 1,800 sq. ft.	7,819	12,881	20,700	18,864	10%	14,490	-23%	16,560	-12%	18,630	-1%
1,801 - 2,400 sq. ft.	9,288	14,062	23,350	18,864	24%	16,345	-13%	18,680	-1%	21,015	11%
2,401 - 3,000 sq. ft.	10,509	15,106	25,615	20,681	24%	17,930	-13%	20,492	-1%	23,053	11%
3,001 - 3,600 sq. ft.	11,477	15,917	27,394	20,681	32%	19,176	-7%	21,915	6%	24,655	19%
Over 3,601 sq. ft.	12,280	16,579	28,859	20,681	40%	20,201	-2%	23,087	12%	25,973	26%
SF Attached											
Up to 900 sq. ft.	3,103	8,422	11,525	15,101	-24%	8,067	-47%	9,220	-39%	10,372	-31%
901 - 1,300 sq. ft.	4,771	9,713	14,484	17,580	-18%	10,139	-42%	11,587	-34%	13,036	-26%
1,301 - 1,800 sq. ft.	6,086	11,592	17,678	18,864	-6%	12,375	-34%	14,142	-25%	15,910	-16%
1,801 - 2,400 sq. ft.	7,260	13,256	20,516	18,864	9%	14,362	-24%	16,413	-13%	18,465	-2%
2,401 - 3,000 sq. ft.	8,244	14,728	22,972	20,681	11%	16,080	-22%	18,377	-11%	20,674	0%
3,001 - 3,600 sq. ft.	9,016	15,868	24,884	20,681	20%	17,419	-16%	19,907	-4%	22,395	8%
Over 3,601 sq. ft.	9,662	16,801	26,463	20,681	28%	18,524	-10%	21,170	2%	23,817	15%
Multifamily/ ADU											
Up to 750 sq. ft.	2,023	6,780	8,803	10,163	-13%	6,162	-39%	7,042	-31%	7,923	-22%
751 - 1,300 sq. ft.	3,188	9,465	12,653	15,101	-16%	8,857	-41%	10,122	-33%	11,388	-25%
Over 1,301 sq. ft	3,995	10,495	14,490	17,580	-18%	10,143	-42%	11,592	-34%	13,041	-26%

Revenue Comparison: Option 4
Fractional Implementation

Residential New Single Family Detached	Baseline	Proposed	% Δ	70%	% Δ	80%	% Δ	90%	% Δ
CEFs	2,574,362	3,246,433	26%	2,272,503	-12%	2,597,146	1%	2,921,789	13%
TCEF	1,822,732	2,137,301	17%	1,496,111	-18%	1,709,841	-6%	1,923,571	6%
Total	**4,397,094**	**5,383,734**	**22%**	**3,768,614**	**-14%**	**4,306,987**	**-2%**	**4,845,360**	**10%**
Residential New Single Family Attached	**Baseline**	**Proposed**	**% Δ**	**70%**	**% Δ**	**80%**	**% Δ**	**90%**	**% Δ**
CEFs	1,389,327	1,554,439	12%	1,088,107	-22%	1,243,551	-10%	1,398,995	1%
TCEF	924,551	825,272	-11%	577,690	-38%	660,218	-29%	742,745	-20%
Total	**2,313,878**	**2,379,711**	**3%**	**1,665,797**	**-28%**	**1,903,769**	**-18%**	**2,141,740**	**-7%**
Multifamily / ADU	**Baseline**	**Proposed**	**% Δ**	**70%**	**% Δ**	**80%**	**% Δ**	**90%**	**% Δ**
CEFs	2,906,879	2,769,606	-5%	1,938,725	-33%	2,215,685	-24%	2,492,646	-14%
TCEF	1,499,127	918,439	-39%	642,907	-57%	734,751	-51%	826,595	-45%
Total	**4,406,006**	**3,688,045**	**-16%**	**2,581,632**	**-41%**	**2,950,436**	**-33%**	**3,319,241**	**-25%**
Grand Total	**11,116,978**	**11,451,490**	**3%**	**8,016,043**	**-28%**	**9,161,192**	**-18%**	**10,306,341**	**-7%**
Change from Baseline		**334,512**		**(3,100,935)**		**(1,955,786)**		**(810,637)**	

- Resets collections at a lower amount with negative fiscal impacts (compared to other options); grows over time
- Other revenue sources and reduced expenditures would need to be identified to absorb impacts

Nonresidential Fee Updates (per 1000 sq. ft.) Options 1 and 2

Commercial	Status Quo	Proposed	% Δ
CEFs	3,097	3,861	25%
TCEF	10,482	11,654	11%
Total	**13,579**	**15,515**	**14%**

Office & Other Services	Status Quo	Proposed	% Δ
CEFs	3,097	2,113	-32%
TCEF	7,722	7,558	-2%
Total	**10,819**	**9,671**	**-11%**

Industrial/Warehouse	Status Quo	Proposed	% Δ
CEFs	727	1,001	38%
TCEF	2,492	3,917	57%
Total	**3,220**	**4,918**	**53%**

- Fees proportionate to the infrastructure demand for the type of development
- New nonresidential land use category for CEFs:
  - A new fee for land use comprised of offices and other services
  - Alignment with TCEFs to create consistency between the CEF and TCEF fees based on the Institute of Transportation (ITE) land use code
  - Currently, office and other services impact fees are charged at the same rate as retail/commercial developments

Nonresidential Fee Updates (per 1000 sq. ft.)
Options 3 and 4

Phased In Implementation (only fees with an increase):

		Proposed		Status Quo		2-Year Phased Option				3-Year Phased Option					
Land Use Type	TCEF	CEF Total	Total		% Δ	2026	% Δ	2027	% Δ	2026	% Δ	2027	% Δ	2028	% Δ
Commercial	11,654	3,861	15,515	13,579	14%	14,547	7%	15,515	7%	14,353	6%	14,934	4%	15,515	4%
Office & Other Services	7,558	2,113	9,671	10,819	-11%	10,245		9,671		10,360		10,015		9,671	
Industrial/Warehouse	3,917	1,001	4,918	3,220	53%	4,069	26%	4,918	26%	3,899	21%	4,408	16%	4,918	16%

*2-Year Option (50% of the increase per year); 3-Year Option (40% of the increase in 2026, additional 30% in 2027+ inflation, final 30% + inflation in 2028)

Fractional Implementation:

		Proposed		Status Quo		Option A		Option B		Option C	
Land Use Type	TCEF	CEF Total	Total		% Δ	70%	% Δ	80%	% Δ	90%	% Δ
Commercial	11,654	3,861	15,515	13,579	14%	10,861	-20%	12,412	-9%	13,964	3%
Office & Other Services	7,558	2,113	9,671	10,819	-11%	6,770	-37%	7,737	-28%	8,704	-20%
Industrial/Warehouse	3,917	1,001	4,918	3,220	53%	3,443	7%	3,934	22%	4,426	37%

Future Cadence

	2017-2025	2026	2027	2028	2029	2030
Capital Expansion Fees	Inflation	Update	Inflation	Inflation	Inflation	Update
Transportation CEFs	Inflation	Update	Inflation	Inflation	Inflation	Update
Electric Capacity Fees	Updated	Review	Review	Update	Review	Update
Water Supply Requirement	Updated	Review	Review	Update	Review	Update
Water, Wastewater, Stormwater PIFs	Updated	Review	Review	Update	Review	Update

Next capital expansion fee study and detailed update planned for 2030 implementation

*No change for utility fees in 2026 due to most recent model updates and current inflation data

Action for City Council

Consideration of an ordinance to revise Impact Fees effective January 1, 2026:

City Council asked for Impact Fee adoption options:

1. Status Quo (inflation only)
2. Proposed (as proposed on September 9, 2025)
3. Phased Implementation
4. Fractional Implementation

- **If City Council moves for adoption, please insert values from the chosen selection into the motion**