Three-Year Impact Fee Phase-In (Water and Wastewater)

(For One Single Family House)

Purpose: Gradual three-year increase in impact fees to reach the maximum fee supported by an adopted Chapter 395 impact fee study.

Water and Wastewater Impact Fees

Water Impact Fee (maximum): $9,953.00 per LUE

Wastewater Impact Fee (maximum): $13,525.50 per LUE

Total Maximum Impact Fee: $23,478.50 per LUE

This is a 50% → 75% → 100% phase-in to the adopted maximum fee.

Recommended Three-Year Phase-In Schedule

Effective Date	Water Fee	Wastewater Fee	Total Fee
Current	$2,022	$7,193.50	$9,215.50
Year 1	$4,650	$9,304.17	$13,969.84
Year 2	$7,300	$11,414.83	$18,724.16
Year 3	$9,953	$13,525.50	$23,478.50

Three-Year Impact Fee Phase-In (Water, Wastewater, Roadway)

(For One Single Family House)

Purpose: Gradual three-year increase in impact fees to reach the maximum fee supported by an adopted Chapter 395 impact fee study.

Water and Wastewater Impact Fees

Water Impact Fee (maximum): $9,953.00 per LUE

Wastewater Impact Fee (maximum): $13,525.50 per LUE

Roadway Impact Fee set at the amount of $728.71, which is the highest rate for the three service areas. Vehicle miles for single-family is 4.3 per house – total roadway fee would be $3,133.45 per house.

Total Maximum Impact Fee: $23,478.50 per LUE

This is a 50% → 75% → 100% phase-in to the adopted maximum fee.

Recommended Three-Year Phase-In Schedule

Effective Date	Water Fee	Wastewater Fee	Roadway Fee	Total Fee
Current	$2,022	$7,193.50	$0.00	$9,215.50
Year 1	$4,650	$9,304.17	$3,133.45	$17,087.62
Year 2	$7,300	$11,414.83	$3,133.45	$21,848.28
Year 3	$9,953	$13,525.50	$3,133.45	$26,611.95

Three-Year Impact Fee Phase-In (Water and Wastewater)

(For 5,000 SF Sit Down Restaurant)

Purpose: Gradual three-year increase in impact fees to reach the maximum fee supported by an adopted Chapter 395 impact fee study.

Water and Wastewater Impact Fees

Water Impact Fee (maximum): $9,953.00 per LUE

Wastewater Impact Fee (maximum): $13,525.50 per LUE

Estimated 2" meter size (8 LUES)

This is a 50% → 75% → 100% phase-in to the adopted maximum fee.

Recommended Three-Year Phase-In Schedule

Effective Date	Water Fee	Water Fee (8 LUE)	Wastewater Fee	Wastewater Fee (8 LUE)	Total Fee (8 LUE)
Current	$2,022	$16,176	$7,193.50	$57,548	$73,724
Year 1	$4,650	$37,200	$9,304.17	$74,433.36	$111,633.36
Year 2	$7,300	$58,400	$11,414.83	$91,318.64	$149,718.64
Year 3	$9,953	$79,624	$13,525.50	$108,204	$187,828

Three-Year Impact Fee Phase-In (Water, Wastewater, Roadway)

(For 5,000 SF Sit Down Restaurant)

Purpose: Gradual three-year increase in impact fees to reach the maximum fee supported by an adopted Chapter 395 impact fee study.

Water and Wastewater Impact Fees

Water Impact Fee (maximum): $9,953.00 per LUE

Wastewater Impact Fee (maximum): $13,525.50 per LUE

Estimated 2" meter size (8 LUES)

Roadway Impact Fee set at the amount of $728.71, which is the highest rate for the three service areas. Vehicle miles for a sit-down restaurant is 15 per 1,000 SF GFA – total roadway fee would be $54,653.25. 5,000/1,000 = 5, 5 x 15 = 75, 75 x $728.71 = $54,653.25

This is a 50% → 75% → 100% phase-in to the adopted maximum fee.

Recommended Three-Year Phase-In Schedule

Effective Date	Water Fee	Water Fee (8 LUE)	Wastewater Fee	Wastewater Fee (8 LUE)	Total Fee (8 LUE)
Current	$2,022	$16,176	$7,193.50	$57,548	$73,724
Year 1	$4,650	$37,200	$9,304.17	$74,433.36	$111,633.36
Year 2	$7,300	$58,400	$11,414.83	$91,318.64	$149,718.64
Year 3	$9,953	$79,624	$13,525.50	$108,204	$187,828

Effective Date	Water Fee (8 LUE)	Wastewater Fee (8 LUE)	Roadway Impact Fee	Total Fee (8 LUE)
Current	$16,176	$57,548	$0.00	$73,724
Year 1	$37,200	$74,433.36	$54,653.25	$146,574.36
Year 2	$58,400	$91,318.64	$54,653.25	$204,371.89
Year 3	$79,624	$108,204	$54,653.25	$242,481.25

Three-Year Impact Fee Phase-In (Water and Wastewater)

(For 50,000 Retail Center)

Purpose: Gradual three-year increase in impact fees to reach the maximum fee supported by an adopted Chapter 395 impact fee study.

Water and Wastewater Impact Fees

Water Impact Fee (maximum): $9,953.00 per LUE

Wastewater Impact Fee (maximum): $13,525.50 per LUE

Estimated 4" meter size (25 LUES)

This is a 50% → 75% → 100% phase-in to the adopted maximum fee.

Recommended Three-Year Phase-In Schedule

Effective Date	Water Fee	Water Fee (25 LUE)	Wastewater Fee	Wastewater Fee (25 LUE)	Total Fee (25 LUE)
Current	$2,022	$50,550	$7,193.50	$179,837.50	$230,387.50
Year 1	$4,650	$116,250	$9,304.17	$232,604.25	$348,854.25
Year 2	$7,300	$182,500	$11,414.83	$285,370.75	$467,870.75
Year 3	$9,953	$248,825	$13,525.50	$338,137.50	$586,962.50

Three-Year Impact Fee Phase-In (Water, Wastewater, Roadway)

(For 50,000 Retail Center)

Purpose: Gradual three-year increase in impact fees to reach the maximum fee supported by an adopted Chapter 395 impact fee study.

Water and Wastewater Impact Fees

Water Impact Fee (maximum): $9,953.00 per LUE

Wastewater Impact Fee (maximum): $13,525.50 per LUE

Estimated 4" meter size (25 LUES)

Roadway Impact Fee set at the amount of $728.71, which is the highest rate for the three service areas. Vehicle miles for a retail shopping center are 8 per 1,000 SF GFA – total roadway fee would be $186,352. 50,000/1,000 = 50, 50 x 8 = 400, 400 x $728.71 = $291,484

This is a 50% → 75% → 100% phase-in to the adopted maximum fee.

Recommended Three-Year Phase-In Schedule

Effective Date	Water Fee	Water Fee (25 LUE)	Wastewater Fee	Wastewater Fee (25 LUE)	Total Fee (25 LUE)
Current	$2,022	$50,550	$7,193.50	$179,837.50	$230,387.50
Year 1	$4,650	$116,250	$9,304.17	$232,604.25	$348,854.25
Year 2	$7,300	$182,500	$11,414.83	$285,370.75	$467,870.75
Year 3	$9,953	$248,825	$13,525.50	$338,137.50	$586,962.50

Effective Date	Water Fee (25 LUE)	Wastewater Fee (25 LUE)	Roadway Impact Fee	Total Fee (25 LUE)
Current	$50,550	$179,837.50	$0.00	$230,387.50
Year 1	$116,250	$232,604.25	$291,484	$640,338.25
Year 2	$182,500	$285,370.75	$291,484	$759,354.75
Year 3	$248,825	$338,137.50	$291,484	$878,446.50