

DEVELOPMENT IMPACT FEES



Facts to Know

INTRODUCTION:

All new development in Commerce City is subject to park and school land dedication, or fees-in-lieu, and a water acquisition fee to provide recreational space for the city’s residents and workers, and to provide educational facilities for future generations. The park and school land dedication requirements are determined based on the type of development. Money acquired from the water acquisition fee is used to acquire water rights for the purpose of watering city parks, recreational facilities, and other city-owned facilities; the water acquisition fee **does not** go towards providing water rights or paying tap fees for the specific project on which the fee is assessed. Note that most development will pay the park, water and school fees, with some uses exempt from these fees. The formulas in the following sections explain how park and school land dedications and fees are calculated.

PRIVATE PARK LAND DEDICATION:

The owner/developer of land is required to convey on the plat or development plan the lands and/or facilities that will be reserved and maintained for private parks and recreation facilities, which are intended to primarily serve the needs of the future inhabitants of the subdivision or development. The dedication is required for all single-family or multifamily developments. The amount of land shall be based on the following formula:

$$\text{Residential Development Dedication} = \text{Three percent (3\%)} \times \text{square feet of usable land area}^*$$

There is no fee-in-lieu for private park dedication.

PUBLIC PARK DEVELOPMENT FEE:

This fee is in addition to the private park land dedication above for the development of public parks, trails, and recreation facilities. The amount of the fee is based on the following equations:

<u>Land Use</u>	<u>Total Fee</u>	<u>Fee Per Sq Ft</u>
<u>Residential- per Dwelling Unit</u>		
Single Family	\$7,502	
Multifamily	\$5,698	
<u>Nonresidential- per Sq. Ft. of Building*</u>		
Commercial		\$0.23
Office		\$0.71
Industrial		\$0.25

*Some Land Use types are exempt from park facilities impact fees, general government fees, public works impact fees, and police facilities impact fees. A complete list of these exempt uses is listed in the Directory of Fees.

FTK: Development Impact Fees

SCHOOL LAND DEDICATION FEE-IN-LIEU:

The owner/developer of land is required to convey to the City in fee simple adequate land for the construction of school sites, or pay to the City the cash equivalent of the fair market value of the land otherwise required to be dedicated.

The amount of land required will be determined at the zoning entitlement stage or subdivision plat stage.

Fee-in-Lieu Calculation:

Fee imposed on construction of each new residential dwelling on an undeveloped lot (market value of land at \$106,150/acre, set by the school districts in accordance with the LDC Article IX (Effective November 1, 2021):

<i>Single-Family Home Detached Dwelling</i>	<i>\$1645.33</i>
<i>Single-Family Attached Dwelling (Duplex)</i>	<i>\$772.77</i>
<i>Townhome/Condo</i>	<i>\$643.27</i>
<i>Apartment Unit</i>	<i>\$413.99</i>
<i>Mobile Home</i>	<i>\$1040.38</i>

WATER ACQUISITION FEE:

Monies from the water acquisition fee are used to acquire water rights for the purpose of watering city parks, recreational facilities, and other city owned facilities. The water acquisition fee does not go towards providing water rights or paying tap fees for the specific project on which the fee is assessed.

The water acquisition fee is assessed on the construction of all new structures in the city, with the following exceptions when no fee is assessed:

- The new structure replaces an existing structure on the site and does not result in an increase in the density or intensity of use on the property.
- The new structure is being constructed for the purpose of housing a governmental or quasi-governmental entity or service.

The water acquisition fee is paid to the city upon the issuance of a building permit.

The fee escalates at a rate of 10% per year effective January 1 of each successive year.

<u>Year</u>	<u>Water Acquisition Fee</u>
2024	\$2529.81
2025	\$2782.79

ADDITIONAL FEES DO APPLY:

As a part of the development process there will be additional review and impact fees. For a complete list of these fees visit the link below

<https://www.c3gov.com/living-in/taxes-fees/city-fees>

SOURCES FOR ADDITIONAL INFORMATION:

- Planner of the Day: 303-227-8777 or cdplanner@c3gov.com