CITY OF Richmond CALIFORNIA

Impact Fees Update

City of Richmond/AC Transit Interagency Liaison Committee Meeting

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Finance Department
City of Richmond

Agenda

- What Are Impact Fees?
- Types of Impact Fees in Richmond
- Uses of Impact Fees
- City's Authority to Impose Impact Fees
- Next Steps
- Questions

What are Impact Fees?

- Mechanism to recover infrastructure costs required to serve future development
- One time fee for new development

- Why impact fees?
  - Provides an additional funding tool for infrastructure systems
  - Allows for a balanced funding combination that recognizes the impacts of growth

Types of Impact Fees

- Park/Open Space
- Sewer
- Traffic
- Community/Aquatic Centers
- Storm Drainage
- Library
- Police Facilities
- Fire Facilities

Impact Fee Rates

- Residential Property by units
  - Residential, single-family development
  - Residential, multi-family development,
- Non-Residential by square footage
  - Commercial development
  - Office development
  - Industrial development
  - Warehousing space

City of Richmond Master Fee Schedule			
Description	**CURRENT FEE**	**Factor**	**PROPOSED FEE**
BUILDING REGULATIONS -- Developer Impact Fees UBC Regulations used to factor fee amounts. RMC 5.12.050, 5.12.070, 6.02.180, 6.36.080 and 12.44.220			
DEVELOPER FEES			
Public Facility Impact Fees (The fees pay for major infrastructure improvements in each area required as a result of new development, for example off-site roads, traffic signals, fire and police facilities and park and recreation facilities.)			
Residential, single-family development, per dwelling unit (DU), allocated as follows:	**16,804.00**		**17,670.00**
- Park/open space	6,609.00	1.052	6,950.00
- Sewer	3,447.00	1.052	3,625.00
- Traffic	1,872.00	1.052	1,968.00
- Community/aquatic centers	1,585.00	1.052	1,667.00
- Storm Drainage	675.00	1.052	710.00
- Library	1,791.00	1.052	1,883.00
- Police facilities	372.00	1.052	391.00
- Fire facilities	453.00	1.052	476.00
Residential, multi-family development, per dwelling unit (DU), allocated as follows:	**13,540.00**		**14,238.00**
- Park/open space	5,427.00	1.052	5,707.00
- Sewer	2,790.00	1.052	2,934.00
- Traffic	1,496.00	1.052	1,573.00
- Community/aquatic centers	1,301.00	1.052	1,368.00
- Storm Drainage	367.00	1.052	386.00
- Library	1,791.00	1.052	1,883.00
- Police facilities	198.00	1.052	208.00
- Fire facilities	170.00	1.052	179.00
Commercial development, per 1,000 square feet, allocated as follows:	**9,507.00**		**9,997.00**
- Park/open space	-	1.052	-
- Sewer	3,143.00	1.052	3,305.00
- Traffic	4,648.00	1.052	4,888.00
- Community/aquatic centers	-	1.052	-
- Storm Drainage	940.00	1.052	988.00
- Library	239.00	1.052	251.00
- Police facilities	286.00	1.052	301.00
- Fire facilities	251.00	1.052	264.00

Uses of Impact Fees

- Must be used to increase infrastructure
- Cannot be used to improve or enhance current infrastructure
- Library Impact Fees can be used on books and increase the size of the collection

City's Authority to Impose Development Impact Fees

- The power to exact development impact fees arises from the city's police power to protect the public health, safety and welfare. (Cal. Const., Art. XI, § 7.)
- The police power allows a city to act in the interest of its citizenry and to enact and enforce ordinances and regulations that are not in conflict with state law. Charter cities have the additional power to regulate by virtue of their plenary authority with respect to municipal affairs. (Cal. Const., Art. XI, § 5.)
- **RMC: Chapter 12.65 - PUBLIC FACILITIES IMPACT FEES**

Next Steps

- City is currently working with consultant to finalize update to the Richmond Impact Fees

- Take to City Council for review and adoption later this fiscal year

Thank you

Questions/Comments?