Monthly Developer/Consultant Process Training

Water and Transportation Impact Fees

Session 4 Part 1: Water
Session 4 Part 2: Transportation

June 13, 2018
Session 4 Part 1: WATER DEVELOPMENT

Presented by Richard Garcia
Water Development CS Supervisor
Water and Wastewater Impact Fees

• Water impact fees help pay for water supply, treatment facilities, pump stations and storage tanks. Wastewater impact fees are used toward lift stations, peak flow storage and treatment facilities.
• Water and wastewater impact fees are assessed based on the size of the water meter installed.
• Irrigation meters pay water impact fee.
• Dedicated Fire Line taps do not pay impact fees.
• Impact fees are assessed at the time of final plat is recorded.
The Impact Fee Estimator

• Go to http://fortworthtexas.gov/impactfees/water/ for an approximate amount owed.
## Water and Wastewater Impact Fee Cost Calculation Worksheet

City of Fort Worth Texas

<table>
<thead>
<tr>
<th>Development Name</th>
<th>Insert Development Name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Insert Applicant Name</td>
</tr>
<tr>
<td>Legal Description (Lot, Block)</td>
<td>Insert Legal Description</td>
</tr>
<tr>
<td>Final Plat Recodation Date</td>
<td>mm/dd/yyyy</td>
</tr>
<tr>
<td>Building Permit Issued Date</td>
<td>dd/mm/yyyy</td>
</tr>
</tbody>
</table>
| Existing Meter Size | "
| Proposed Meter Size | 5/8" |

### Estimated Water Impact Fee Due Based on the Meter Size Provided (For Domestic or Irrigation Meters):

**INPUT PLAT/PERMIT DATE**

| Estimated Water Impact Fee Due Based on the Meter Size Provided (For Domestic or Irrigation Meters): |

### Estimated Wastewater Impact Fee Due Based on the Meter Size Provided (For Domestic Meters Only):

**INPUT PLAT/PERMIT DATE**

| Estimated Wastewater Impact Fee Due Based on the Meter Size Provided (For Domestic Meters Only): |

### Total Estimated Impact Fee Cost: **--**

**Issues:**

1. This cost is only for estimation purposes. Actual fees are determined when the building permit is issued.
2. Impact fees beyond March 31, 2020 are subject to change.
3. This spreadsheet calculates the estimated impact fee due based on the collected impact fee (Schedule 2) at the time of the Final Plat Recodation Date.
4. If Final Plat Recodation Date occurs beyond 4/1/2017, the impact fee is based on the date the building permit is issued, not the application date.
5. Impact fees beyond March 31, 2020 are subject to change.

File name: ImpactFeeWorksheet.04042019
<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Legal Description (Lot, Block)</td>
<td>Insert Legal Description</td>
</tr>
<tr>
<td>Final Plat Recordation Date</td>
<td>04/01/2018</td>
</tr>
<tr>
<td>Building Permit Issued Date</td>
<td>06/05/2018</td>
</tr>
<tr>
<td>Existing Meter Size</td>
<td>Not Applicable</td>
</tr>
<tr>
<td>Proposed Meter Size</td>
<td>4&quot;</td>
</tr>
<tr>
<td>Estimated Water Impact Fee Due Based on the Meter Size Provided (For Domestic or Irrigation Meters):</td>
<td>$ 51,180.00</td>
</tr>
<tr>
<td>Estimated Wastewater Impact Fee Due Based on the Meter Size Provided (For Domestic Meters Only):</td>
<td>$ 30,382.00</td>
</tr>
<tr>
<td>Total Estimated Impact Fee Cost</td>
<td>$ 81,562.00</td>
</tr>
</tbody>
</table>
Taps Installations

• In most cases FW Field Operations installs 1” and 2” water taps and all sewer tap sizes which typically are 4”, 6” and 8”

• 6” and 8” sewer taps will require a new manhole or be installed at an existing manhole

• Unusual circumstances may require a Community Facilities Agreement (CFA) or a City Miscellaneous In-House design project
Miscellaneous Projects

• City Miscellaneous In-House Project
  
  • Water/sewer public mains need to be extended no more than 400 feet
  • Fire Hydrant
  • Fire Line tap
  • Meters 3” and above
Water Development Review

Providing utility plans with callouts of proposed water and sewer taps, site plans and a legible plat will assist staff to provide quicker Water Development permit reviews.

Tap and impact fees can be provided without calling customers for verification of plans.
Plat

Is it legible?
Plat
Good Example
Utility Plan

Busy and poor visibility

Water taps are not identified as domestic or irrigation
Utility Site Plan

Good Example

Taps are clearly identified

Proposed 2" Tap
2" domestic meter

Proposed 1" Tap
1" irrigation meter

Proposed 4" Sewer tap
Water Development Staff

• Senior Account Technicians
  • Cristina Casso
  • Claudia Garcia
  • Beatriz (Tricy) Rodriguez
  • Isabel Sierra
  • Rhonda Threat

• Supervisor: Richard Garcia
• Main number 817-392-8250
• Email group zz_WTRDevelopment@fortworthtexas.gov
Thank you!

• Q & A Session
Session 4 Part 2:

Transportation Impact Fee Calculations
Transportation Impact Fee Calculation
2018 Transportation Impact Fee Estimator

• Current estimator available for download at www.fortworthtexas.gov/impactfees/transportation
Necessary Information for Estimator

- Plat approval date
- Appropriate ITE Land Use
- Development Size
- Service Area
- Neighborhood Empowerment Zone (NEZ) qualified?
- Adequate Facilities Discount qualified?
- Impact Fee Credit available?
Where to find it…

• Plat approval date
  • It is the date the Plan Commission Chair and Secretary signed the plat
  • City’s Plat directory http://apps.fortworthtexas.gov/platdirectory/
  • If the plat has not been approved, use a potential approval date to estimate the fees
    • KEEP IN MIND - The collection rates change on January 1, 2019 so use a reasonable date

• Appropriate ITE Land Use
  • Second tab of estimator gives descriptions of land uses
  • If none is appropriate, please contact staff
Where to find it…

• Development Size
  • Determine from project information and appropriate development unit for the ITE Land Use

• Service Area
  • Current Service Area Maps from 2017 study available at [http://fortworthtexas.gov/impactfees/transportation/service-areas/](http://fortworthtexas.gov/impactfees/transportation/service-areas/)
  • KEEP IN MIND – New fee areas are Service Area V and Service Area PI as of April 1, 2018
Where to find it…

• NEZ qualification
  • The project would be NEZ certified by Planning & Development
  • Program information available at http://fortworthtexas.gov/neighborhoods/NEZ/

• Adequate Facilities Discount
  • A 50% discount on the collection rate fees to encourage development where the arterial street network is already fully constructed
  • Applies to plats whose arterial street network access comes from fully-built arterials
    • Established Thoroughfare as indicated in the 2016 Master Thoroughfare Plan, http://fortworthtexas.gov/MTP
    • Will be constructed to ultimate configuration by a programmed City project within 2 years of final plat approval date
Where to find it…

• Impact Fee Credit
  • Available for projects dedicating and/or constructing an impact fee eligible street
  • Eligible streets are identified by service area and included in the service area maps
  • Credit agreement must be executed before any credit will be granted to a building permit
Example Transportation Impact Fee Estimate

- Project located in service area C
- 15,500 SF office building with 10,500 SF of shell space and 5,000 SF that will be finished out for doctors’ offices
- Plat approved and recorded on January 5, 2018
- Building permit will be submitted in July 2018
- The project is not located within an NEZ, so no certification available
- The plat is eligible for the adequate facilities discount
- Land developer has granted transportation impact fee credits of $12,500 to this lot
Example Transportation Impact Fee Estimate

<table>
<thead>
<tr>
<th>Development Name:</th>
<th>Office Building with 10,500 SF Shell Office and 5,000 SF Medical Office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Bob the Builder</td>
</tr>
<tr>
<td>Legal Description (Lot, Block):</td>
<td>123 Main St</td>
</tr>
<tr>
<td>Case Number:</td>
<td></td>
</tr>
<tr>
<td>Date:</td>
<td></td>
</tr>
<tr>
<td>Date of Final Plat Approval:</td>
<td>01/05/2018</td>
</tr>
<tr>
<td>Date of Building Permit Application:</td>
<td>07/01/2018</td>
</tr>
<tr>
<td>Service Area (select from list):</td>
<td>C</td>
</tr>
<tr>
<td>Is the development a qualified NEZ project?</td>
<td>No</td>
</tr>
</tbody>
</table>

http://www.fortworthtexas.gov/impactfees/transportation
# Example Transportation Impact Fee Estimate

### Transportation Impact Fee Calculation:

<table>
<thead>
<tr>
<th>Land Uses (select from list):</th>
<th>Development Unit:</th>
<th># of Units:</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Office Building</td>
<td>1,000 SF GFA</td>
<td>10.5</td>
</tr>
<tr>
<td>Medical-Dental Office Building</td>
<td>1,000 SF GFA</td>
<td>5</td>
</tr>
</tbody>
</table>

**Note:** Building Permit dates must be selected prior to selecting land use.

### Maximum Assessable Transportation Impact Fee:

<table>
<thead>
<tr>
<th>Schedule 1: Maximum Assessable Fee</th>
<th>Schedule 2: Potential Collection Amounts</th>
</tr>
</thead>
<tbody>
<tr>
<td>Impact Fee Per Development Unit:</td>
<td>Impact Fee Per Development Unit:</td>
</tr>
<tr>
<td>Transportation Impact Fee:</td>
<td>Transportation Impact Fee:</td>
</tr>
<tr>
<td>$9,128.00</td>
<td>$2,587.00</td>
</tr>
<tr>
<td>$56,440.00</td>
<td>$27,163.50</td>
</tr>
<tr>
<td>$22,570.00</td>
<td>$6,397.00</td>
</tr>
<tr>
<td>$112,850.00</td>
<td>$31,985.00</td>
</tr>
</tbody>
</table>

**MAXIMUM ASSESSABLE TRANSPORTATION IMPACT FEE:** $208,694.00

**TOTAL POTENTIAL TRANSPORTATION IMPACT FEE COLLECTION AMOUNT:** $59,148.50

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### Land Use Selection Note:

- The land use categories are based on the descriptions contained within the ITE Trip Generation Manual. Questions regarding the appropriate category for a particular use may be directed to Planning and Development staff.

### Adequate Facilities Discount:

- 50%

### Land Use / Transportation Connection Discount:

- 0%

### Extraordinary Investment Discount:

- 0%

### Total Transportation Impact Fee Discounts:

- 50%

### Total Value of Transportation Impact Fee Discounts:

- $29,574.25

### Total Potential Transportation Impact Fee Collection Amount after Discounts:

- $29,574.25

### Total Value of any Transportation Impact Fee Credits (for construction, contribution, or dedication towards the City’s Master Thoroughfare Plan):

- $12,500.00

### Total Transportation Impact Fee Collection Amount after Credits and Discounts:

- $17,074.25
Example Transportation Impact Fee Estimate

• Schedule 1: Maximum Assessable Fee
  • This is the maximum fee that could be charged under state law. In some service areas, the collection rate fees are capped by the maximum assessable fees.

• Schedule 2: Potential Collection Amount
  • This is the calculated fee based on the Council-adopted collection rates

• Discounts are applied before Credits

• Total Impact Fee Collection Amount after Credits and Discounts
  • This is the net fee that will be charged to the building permit
Transportation Impact Fee Credit Agreement


- Currently undergoing LEAN process for credit agreement and possibly moving to electronic execution
Transportation Impact Fee
Staff Contacts

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817-392-2677

Kendra Davis
Planning Assistant
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817-392-8074
Let’s CHILL for a moment and have a Q & A.