

## Road Impact Fee Fact Sheet

When is the fee charged? With the issuance of a Land Use Approval.

As of December 15, 2016, per Resolution 16-454, on and after January 1, 2020, property in the unincorporated area of the county that receives a Land Use Approval either in a public hearing or administratively, is subject to the payment of Road Impact Fees. For uses or structures that require multiple Land Use Approvals, the obligation is triggered by the final Land Use Approval required.

Land Use Approval Definition: an approval or permit issued for a new use or structure on a parcel of property in unincorporated El Paso County that generates new trips for such parcel; examples include building permits, access permits, site plans, site development plans, special use approvals and variance of use approvals.

What doesn't generate new trips?

- Window replacement, hot water heater installation, remodeling an existing home, building a deck or garage on an existing home, etc.
- If the property applying for the Land Use Approval has already paid its Road Impact Fee obligation, then it shall not have to pay again at the time of Land Use Approval.
- Temporary Uses as defined in the El Paso County Land Development Code.
- Those issued to reestablish a use or rebuild a structure that was destroyed or demolished and that legally existed at the time of such destruction or demolition.

Single-Family-Detached or Multi-Family residential Final Plats submitted on or after January 1, 2020:

- The Developer may elect to pay the Road Impact Fees prior to recording the Final Plat,
- May place the entire plat into one of the two Public Improvement Districts,
- Or defer payment until the time of subsequent Land Use Approval.

Fees for other land uses:

- Commercial buildings fees are triggered at Building Permit.
- Schools fees will likely be triggered by an access permit.

### Road Impact Fee Schedule

The Fee Amount is not changing this year. The Fee Schedule is still applicable.

Land Use	Unit	Full Fee	Upfront Fee in 5 Mill PID	Upfront Fee in 10 Mill PID
Single-Family	Dwelling	\$3,830	\$2,527	\$1,221
Multi-Family	Dwelling	\$2,407	\$1,934	\$1,458
Hotel/Motel	Room	\$2,806	\$2,153	\$1,498
General Commercial	1,000 sf	\$4,958	\$3,851	\$2,745
Convenience Comm.	1,000 sf	\$8,800	\$5,271	\$1,749
Office	1,000 sf	\$3,180	\$1,520	\$-
Public/Institutional	1,000 sf	\$3,372	\$1,645	\$-
Industrial	1,000 sf	\$3,651	\$2,372	\$1,093
Warehouse	1,000 sf	\$1,865	\$1,122	\$378
Mini Warehouse	1,000 sf	\$725	\$243	\$-

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## Fee Category Definitions

**Single Family** – A dwelling unit not connected to any other dwelling unit or connected to only one additional dwelling unit. Generally, these are houses, mobile homes on a single lot, manufactured homes on a single lot, a tiny home on a single lot, a single side of a duplex (whole duplex would be 2 single family homes).

**Multi-family** – A dwelling unit that is connected to two or more other dwelling units. Generally, apartments, condo's, townhomes, mobile homes in a mobile home development, other group housing types, etc.

**General Commercial** – A shopping center, excluding outparcels for Convenience Commercial uses, or a free-standing establishment engaged in the selling or rental of goods, services or entertainment to the general public, excluding Convenience Commercial uses. Such uses include, but are not limited to, shopping centers, restaurants other than Fast Food Restaurants, discount stores, supermarkets, home improvement stores, pharmacies, automobile sales and service, banks, movie theaters, amusement arcades, bowling alleys, barber shops, laundromats, funeral homes, vocational or technical schools, dance studios, health clubs, golf courses.

**Convenience Commercial** – A Fast Food Restaurant or Gas Station/Convenience Store.

**Office** – A building not located in a shopping center and exclusively containing establishments providing executive, management, administrative or professional services, and which may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, or childcare facilities. Typical uses include real estate, insurance, property management, investment, employment, travel, advertising, secretarial, data processing, telephone answering, telephone marketing, music, radio and television recording and broadcasting studios; professional or consulting services in the fields of law, architecture, design, engineering, accounting and similar professions; interior decorating consulting services; medical and dental offices and clinics, including veterinarian clinics and kennels; and business offices of private companies, utility companies, trade associations, unions and nonprofit organizations.

**Public/Institutional** - A governmental, quasi-public or institutional use, or a non-profit recreational use, not located in a shopping center. Typical uses include elementary, secondary or higher educational establishments, day care centers, hospitals, mental institutions, nursing homes, assisted living facilities, fire stations, city halls, courthouses, post offices, jails, libraries, museums, places of religious worship, military bases, airports, bus stations, fraternal lodges, parks and playgrounds.

**Industrial** - An establishment primarily engaged in the fabrication, assembly or processing of goods. Typical uses include manufacturing plants, welding shops, wholesale bakeries, dry cleaning plants, and bottling works.

**Warehouse** - An establishment primarily engaged in the display, storage and sale of goods to other firms for resale, as well as activities involving significant movement and storage of products or equipment. Typical uses include wholesale distributors, storage warehouses, moving and storage firms, trucking and shipping operations and major mail processing centers.

**Mini Warehouse** - An enclosed storage facility containing independent, fully enclosed bays that are leased to persons for storage of their household goods or personal property.

## Other Useful Definitions

**Gross Floor Area**: The total floor area, including basements, mezzanines, and upper floors, expressed in square feet measured from the outside surface of outside walls, but excluding enclosed vehicle parking areas.

**Dwelling Unit**: One or more connected rooms and a single kitchen designed for and occupied by no more than one household unit for living and sleeping purposes.