

IMPACT FEE CALCULATOR TUTORIAL

Roadway Impact Fee Cost Calculation Worksheet

City of Schertz, Texas



DEVELOPMENT INFORMATION



Development Name:
Applicant:
Legal Description (Lot, Block):
Case / Plat Number:
Preliminary Plat Approval Date: Worksheet Last Updated: 3/2018
Final Plat Recordation Date:
Building Permit Submittal Date:
Roadway Service Area:

IMPACT FEE CALCULATION



Roadway Impact Fee Cost

Land Use Category	Land Use Type	Dev. Unit	COLLECTION RATE				
			A Development Size (DU, sq ft, etc.)	B Veh-Mi Per Dev Unit	A x B Demand (vehicle-miles)	C Cost per Vehicle-Mile	A x B x C Collected Roadway Impact of Development (\$)
<i>This row allows for the entry of unique or uncommon land uses not included within the current ITE Trip Generation; or when circumstances require manual entry of the development unit and/or trip rate. It shall only be used when (a) sufficient data is available to support an alternative calculation; and (b) it is agreed to by the City during the TIA scoping meeting.</i>							
ROADWAY IMPACT FEE TOTAL COST:						\$	-

MAXIMUM ASSESSABLE	
D Maximum Assessable Cost per Vehicle-Mile	A x B x D Assessed Roadway Impact of Development (\$)
\$	-

- 2017 Worksheet |
 Service Areas |
 Collection Rates |
 Land Use Equivalency Table




REFERENCE TABS



A

DEVELOPMENT INFORMATION

Roadway Impact Fee Cost Calculation Worksheet	
City of Schertz, Texas	
 COMMUNITY • SERVICE • COMMUNITY	Development Name: <input type="text" value="Insert Development Name"/>
	Applicant: <input type="text" value="Insert Applicant Name"/>
	Legal Description (Lot, Block): <input type="text" value="Insert Legal Description"/>
	Case / Plat Number: <input type="text" value="Insert Case #"/>
	Preliminary Plat Approval Date: <input type="text" value="1/1/1900"/>
	Final Plat Recordation Date: <input type="text" value="3/27/2018"/>
	Building Permit Submittal Date: <input type="text" value="3/27/2018"/>
Roadway Service Area: <input type="text" value="Select Service Area #"/>	
<small>Worksheet Last Updated: 3/2018</small>	

STEPS

1. Insert Preliminary Plat, Final Plat, and Building Permit dates. Impact Fee program grace period for plats before implementation has been incorporated with applicable dates for these milestones.
2. Verify Development's location within Roadway Service Areas and select the applicable service area from the drop-down menu.
3. Complete Development's information within worksheet.

IMPORTANT: Impact Fees are assessed at the time of platting and collected at the time of building permit issuance. Impact Fee assessment rates change over time with study updates, so platting dates should be tracked carefully to maintain accurate fees.

B

IMPACT FEE CALCULATION

Roadway Impact Fee Cost						COLLECTION RATE		MAXIMUM ASSESSABLE	
1	2	3	A	B	A x B	C	A x B x C	D	A x B x D
Land Use Category	Land Use Type	Dev. Unit	Development Size (sq ft, etc.)	Veh-Mi Per Dev Unit	Demand (vehicle-miles)	Cost per Vehicle-Mile	Collected Roadway Impact of Development (\$)	Maximum Assessable Cost per Vehicle-Mile	Assessed Roadway Impact of Development (\$)
<i>This row allows for the entry of unique or uncommon land uses not included within the current ITE Trip Generation; or when circumstances require manual entry of the development unit and/or trip rate. It shall only be used when (a) sufficient data is available to support an alternative calculation; and (b) it is agreed to by the City during the TIA scoping meeting.</i>									
ROADWAY IMPACT FEE TOTAL COST: \$							-		
								\$	-

STEPS

- Select major land use category of Development (Residential, Office, Retail, Industrial, Institutional).
- Based on the major land use selected, select the land use type within that category. Development units, impact fee cost per service unit, and service unit equivalency will automatically fill-in based on this selection. See 'Land Use Equivalency Table' tab for a reference list of land uses and corresponding service unit equivalencies for roadway impact fees.
- Input development size according to land use type's development units (i.e. total number of dwelling units, square feet, etc.).
NOTE: For uses based on square feet, input total number of square feet not per 1,000 square feet.
- For special cases where a developer has provided approved trip generation information, this data can be input in these rows.
- The cost per vehicle-mile collected for each land use varies (residential vs. non-residential) and will be determined by the land use selection. These costs will change based on building permit date as the collection rate is incrementally increased over time.
- A summary of total Roadway Impact Fee to be collected is shown on the right hand column with a total of all uses at the bottom.
- At platting the maximum assessable impact fee, which varies by service area but is constant until the study update, is assessed to the developer. These final two columns calculate this value for each land use and the applicable service area selected.

C

REFERENCE TABS

1

2

3

4

2017 Worksheet

Service Areas

Collection Rates

Land Use Equivalency Table

	Maximum Assessable Impact Fee per Service Unit	Impact Fee									
		Collection Rate per Service Unit									
		begin	end	begin	end	begin	end	begin	end	begin	
		3/27/2018	3/26/2019	3/27/2019	3/26/2020	3/27/2020	3/26/2021	3/27/2021	3/26/2022	3/27/2022	
		YEAR 1		YEAR 2		YEAR 3		YEAR 4		YEAR 5	
		Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential
Roadway											
Service Area 1	\$1,647	\$600	\$100	\$600	\$100	\$800	\$100	\$900	\$175	\$1,000	\$175
Service Area 2	\$1,328	\$600	\$100	\$600	\$100	\$800	\$100	\$900	\$175	\$1,000	\$175
Service Area 3	\$1,044	\$600	\$100	\$600	\$100	\$800	\$100	\$900	\$175	\$1,000	\$175
Service Area 4	\$2,393	\$600	\$100	\$600	\$100	\$800	\$100	\$900	\$175	\$1,000	\$175

Impact Fee Implementation Grace Period

If Preliminary Plat Approval is before March 27, 2018, then the Roadway Impact Fee is \$0 for building permit applications submitted before March 28, 2019.

If Final Plat Recordation is before March 27, 2018, then the Roadway Impact Fee is \$0 for building permit applications submitted before September 28, 2019.

STEPS

1. **2017 Worksheet** tab is described in the previous pages of this tutorial.
2. **Service Areas** tab shows boundaries of the 4 defined service areas.
3. **Collection Rates** tab reference table describing cost per service unit (vehicle-mile) for each service area and the timeframe for incremental increases over time. The grace period for developments platted before the impact fee implementation is also defined at the bottom.
4. **Land Use Equivalency Table** tab shows the full list of potential land uses and the corresponding trip rate, trip length, and service unit generation for each.