



CITY OF BOISE

DEVELOPMENT IMPACT FEE CHANGES

PROPOSED DEVELOPMENT IMPACT FEE CHANGES

What are Development Impact Fees?

Impact fees are one-time charges paid by new development for public capital improvements needed to serve growth. Development impact fees are allowable under the Idaho Development Impact Fee Act.

Why does the City assess Development Impact Fees?

Impact fees ensure service levels are maintained as the city grows. Therefore, growth pays its fair share of the cost for additional public capital infrastructure.

What kind of Development Impact Fees are assessed by the City of Boise?

The City of Boise collects development impact fees for Parks and Recreation, Fire, and Police capital improvements.*

The City implemented park impact fees in 1994. Subsequently in 2008, the City implemented fire and police impact fees. The impact fees were periodically updated based on revisions to the capital improvement plans (CIPs).

A detailed list of current projects anticipated to be funded with impact fees can be found at: dfa.cityofboise.org/impact-fees.

*Note: Sewer impact fees are also collected by the City, but were not reviewed as part of this update. Additionally, the Ada County Highway District assesses development impact fees for traffic improvements.

Proposed Changes

In updating the CIPs and associated fees, a number of changes have been proposed:

- Residential impact fees are proposed to be based on the size of the unit, rather than unit type.
- Residential impact fees will be different depending on where development occurs, as different areas have varying capital needs and population growth projections.
- Non-residential fees are proposed to have three land use categories (retail, office, and industrial) rather than one category.
- When a non-residential development changes to a higher impact use, the incremental difference in fees will be assessed.
- All impact fees are proposed to be set to recover 100% of the growth related cost.
- Fee increases in future years may be proposed based on a construction cost index.



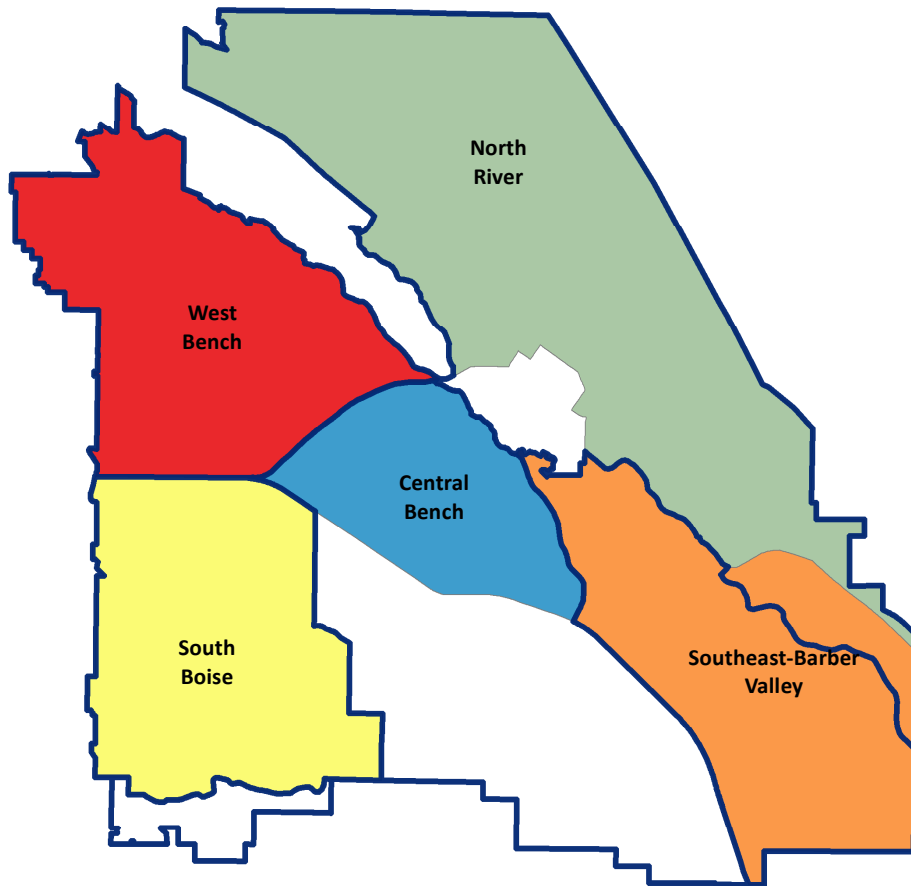
Approval Process and Implementation

- **October 3, 2016**
Capital Public Hearing
Planning & Zoning Commission
- **November 15, 2016**
Capital and Impact Fee Public Hearing
City Council
- **January 16, 2017**
Effective date of new fee schedule

Questions and Resources

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PROPOSED PARK PLANNING AREAS



Proposed Park Planning Areas



SUMMARY OF RESIDENTIAL IMPACT FEES (Police, Fire, Local Parks, and Regional Parks)

Size of Residential Dwelling Unit	Central Bench	Downtown and Airport	North River	Southeast/ Barber Valley	Southwest	West Bench
Less than 700 SF	\$415	\$344	\$634	\$648	\$558	\$567
701-1,400 SF	\$1,074	\$890	\$1,641	\$1,677	\$1,443	\$1,467
1401-2,500 SF	\$1,628	\$1,349	\$2,488	\$2,542	\$2,186	\$2,223
2,501-3,200 SF	\$1,865	\$1,545	\$2,849	\$2,912	\$2,504	\$2,546
More than 3,201 SF	\$1,977	\$1,638	\$3,021	\$3,087	\$2,655	\$2,700

SUMMARY OF NON-RESIDENTIAL IMPACT FEES (Police and Fire only)

Land Use Category	Unit of Measure	Proposed Fee
Industrial	1,000 SF	\$70
Retail	1,000 SF	\$534
Office	1,000 SF	\$433