

ORDINANCE NO. 147, 2018
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE 2019 LARIMER COUNTY REGIONAL
TRANSPORTATION CAPITAL EXPANSION FEE SCHEDULE

WHEREAS, the City and Larimer County (the "County") previously entered into an intergovernmental agreement, pursuant to Resolution 2000-024, whereby the City collects a Regional Transportation Capital Expansion Fee (also known as a "regional road impact" fee) on behalf of Larimer County at the time of issuance of building permits, which fee raises revenue for road improvements on regionally significant roadways that are necessitated by new development; and

WHEREAS, the City and the County have established a procedure pursuant to City Code Section 7.5-82(c)(1) for the City Council to consider and approve any County-proposed changes to the Regional Transportation Capital Expansion Fee schedule in order to reflect changes in construction costs, or other relevant factors (the "Regional TCEF Schedule"); and

WHEREAS, the last changes to the Regional TCEF Schedule were formally adopted by the City in 2015 and the County is now proposing changes to the Regional TCEF Schedule to modify its methodology towards a progressive fee for residential uses, based on square footage, while retaining a constant rate for industrial, commercial and office and other services; and

WHEREAS, this proposed methodology is similar to the methodology the City currently uses for determining similar fees and this Regional TCEF Schedule will completely replace and supersede the prior 2015 Regional TCEF Schedule; and

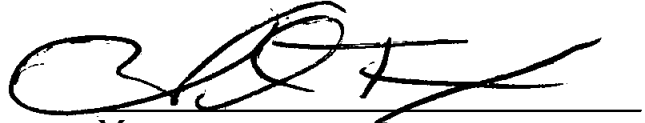
WHEREAS, the City Council has determined that it is in the best interests of the City that the County's proposed changes to the Regional TCEF Schedule be adopted in order to further the public interest of adequately funding road improvements that are necessitated by new developments along regionally significant roadways that impact the City.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.


Section 2. That the 2019 Larimer County Regional Transportation Capital Expansion Fee Schedule (also known as the Regional Road Fee Schedule) attached hereto as Exhibit "A" and incorporated herein by reference is hereby adopted and approved, and shall go into effect in Fort Collins upon the effective date of this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 4th day of December, A.D. 2018, and to be presented for final passage on the 18th day of December, A.D. 2018.



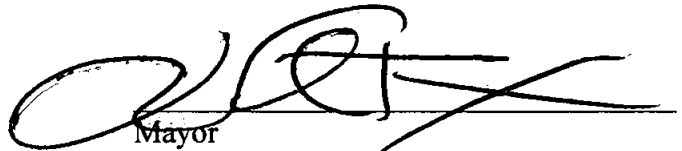
Mayor

ATTEST:




City Clerk

Passed and adopted on final reading on the 18th day of December, A.D. 2018.



Mayor

ATTEST:



City Clerk

LARIMER COUNTY | ENGINEERING DEPARTMENT

P.O. Box 1190, Fort Collins, Colorado 80522-1190, 970.498.5700, Larimer.org

Transportation Capital Expansion Fee Schedule

Effective July 1, 2018

Land Use Type	County Road TCEF	Regional Road TCEF	Total Per Unit
Residential (per Dwelling) by Square Feet of Finished Living Space			
900 or less (Square Feet)	\$1,946	\$163	\$ 2,109
901-1300 (Square Feet)	\$2,727	\$228	\$ 2,955
1301-1800 (Square Feet)	\$3,284	\$275	\$3,559
1801-2400 (Square Feet)	\$3,846	\$322	\$4,168
2401-3000 (Square Feet)	\$4,315	\$361	\$4,676
3001-3600 (Square Feet)	\$4,699	\$393	\$5,092
3601 or more (square Feet)	\$5,020	\$420	\$5,440
Nonresidential (per 1,000 Square Feet of Floor Area)			
Industrial	\$1,196	\$100	\$ 1,296
Commercial	\$5,039	\$422	\$ 5,461
Office and other Services	\$2,965	\$248	\$ 3,213

- The fee is based on the current Larimer County Transportation Capital Expansion Fee (TCEF) Study. The complete TCEF Study and TCEF Sections of the Larimer County Land Use Code (LCLUC Sections 9.5 and 9.6) are found at www.larimer.org/engineering/development-review under the Capital Expansion Fee header.
- The "Residential" tiered fee schedule based on square footage applies to building permits for new residential structures with an application date after June 30, 2018. For new residences constructed after this date, the TCEF will also be applied to any new or additional finished living space square footage, including permits for additions and basement finishes. In such cases, the total fee due is based on the incremental difference between the existing & proposed finished living square footage. Finished living square footage excludes unfinished basements, attics, and garage floor area. The "Residential" tiered fee structure will not be applied to additions or finishes of existing living space IF the original residential building permit was issued before July 1, 2018.
- The "Nonresidential" fee schedule is based on building use and total square feet. The TCEF applies to new square footage and to changes of use of existing square footage of three general nonresidential categories that are further defined below:
 - "Industrial" includes the processing or production of goods, along with warehousing, transportation, communications, and utilities.
 - "Commercial" includes retail development and eating/drinking places, along with entertainment uses often located in a shopping center (e.g. movie theater).
 - "Office & Other Services" includes offices, health care and personal services, business services (e.g. banks) and lodging. Public and quasi-public buildings that provide educational, social assistance, or religious services are also included in this category.

