

ORDINANCE NO. 153, 2020
OF THE COUNCIL OF THE CITY OF FORT COLLINS
ADOPTING THE 2021 LARIMER COUNTY REGIONAL
TRANSPORTATION CAPITAL EXPANSION FEE SCHEDULE

WHEREAS, the City and Larimer County (the "County") previously entered into an intergovernmental agreement, as amended from time to time, 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 (the "IGA"); and

WHEREAS, the City and the County have established a procedure pursuant to City Code Section 7.5-82 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 2019, and the County is now proposing a revised fee schedule that increases the Regional TCEF by 7.7%, which reflects changes in road construction costs and is based on an eight-quarter moving average calculated from the Colorado Construction Cost Index data compiled by the Colorado Department of Transportation; and

WHEREAS, under the terms of the IGA, revisions to the Regional TCEF Schedule do not take effect in the City until City Council approves the new fee 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 2021 Larimer County Regional Transportation Capital Expansion 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 1st day of December, A.D. 2020, and to be presented for final passage on the 15th day of December, A.D. 2020.


Mayor

ATTEST:


City Clerk



Passed and adopted on final reading on the 15th day of December, A.D. 2020.


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

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)	\$2,160	\$181	\$ 2,341
901-1300 (Square Feet)	\$3,029	\$253	\$ 3,282
1301-1800 (Square Feet)	\$3,647	\$306	\$3,953
1801-2400 (Square Feet)	\$4,270	\$358	\$4,628
2401-3000 (Square Feet)	\$4,792	\$401	\$5,192
3001-3600 (Square Feet)	\$5,218	\$436	\$5,654
3601 or more (square Feet)	\$5,575	\$466	\$6,041
Nonresidential (per 1,000 Square Feet of Floor Area)			
Industrial	\$1,328	\$111	\$ 1,439
Commercial	\$5,595	\$468	\$ 6,064
Office and other Services	\$3,292	\$276	\$ 3,568

- The fee is based on the current Larimer County Transportation Capital Expansion Fee (TCEF) Study. The TCEF Study and TCEF Sections of the Larimer County Land Use Code are at www.larimer.org/engineering/development-review.
- 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 initiated 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.

