



# Transportation Impact Fees

## Impact Fee Committee Recommendations

**Kimley»»Horn**

January 8, 2021



# IFAC Recommendation Implementation

Recommend setting effective date of ordinance on October 1, 2022, exempting all properties from a Transportation Impact Fee with a completed preliminary plat application submitted to the City that meets criteria for filing, or an approved TIA, or a Development Agreement or Consent Agreement defining transportation requirements at effective date of Ordinance for Transportation Impact Fees.

# Maximum Fees by Service Area (Study)

Service Area Sun City  
Max per service Unit:  
**\$1,247 (Lowest)**  
SF House: \$5,312

Service Area A  
Max per service Unit:  
**\$1,699**  
SF House: \$7,238

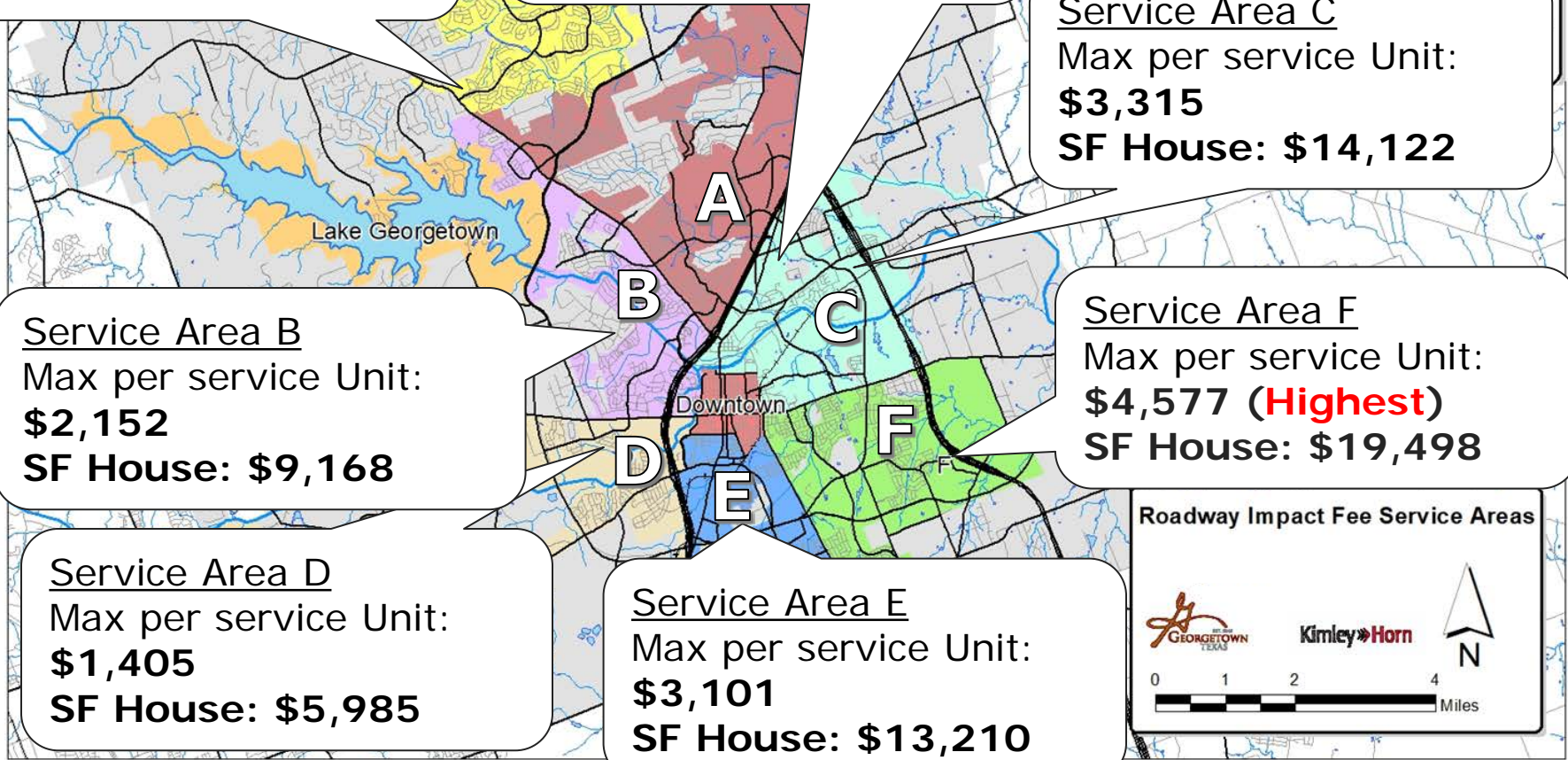
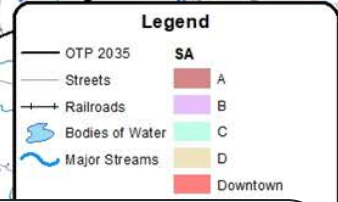
Service Area C  
Max per service Unit:  
**\$3,315**  
SF House: \$14,122

Service Area B  
Max per service Unit:  
**\$2,152**  
SF House: \$9,168

Service Area F  
Max per service Unit:  
**\$4,577 (Highest)**  
SF House: \$19,498

Service Area D  
Max per service Unit:  
**\$1,405**  
SF House: \$5,985

Service Area E  
Max per service Unit:  
**\$3,101**  
SF House: \$13,210





# IFAC Collection Rates – Single Family

Service Area Sun City  
**\$2,656 (Oct 1, 2022)**  
**\$3,984 (Oct 1, 2025)**

Service Area A  
**\$3,619 (Oct 1, 2022)**  
**\$5,429 (Oct 1, 2025)**

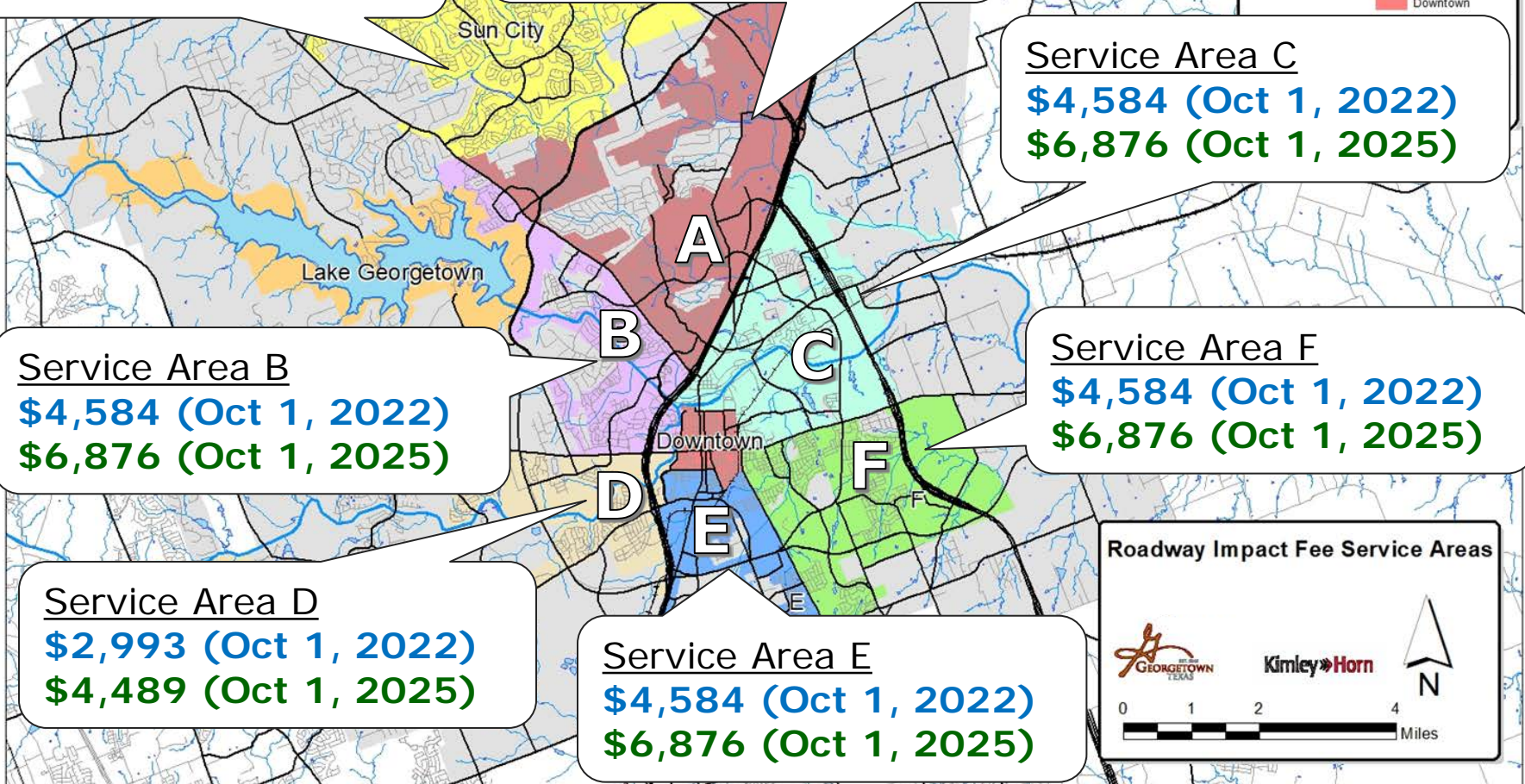
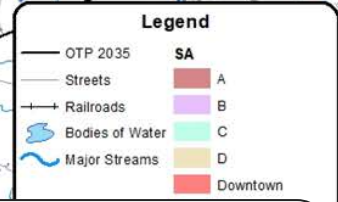
Service Area C  
**\$4,584 (Oct 1, 2022)**  
**\$6,876 (Oct 1, 2025)**

Service Area B  
**\$4,584 (Oct 1, 2022)**  
**\$6,876 (Oct 1, 2025)**

Service Area F  
**\$4,584 (Oct 1, 2022)**  
**\$6,876 (Oct 1, 2025)**

Service Area D  
**\$2,993 (Oct 1, 2022)**  
**\$4,489 (Oct 1, 2025)**

Service Area E  
**\$4,584 (Oct 1, 2022)**  
**\$6,876 (Oct 1, 2025)**





# IFAC Collection Rates – Multi-Family

Service Area Sun City  
**\$751 (Oct 1, 2022)**  
**\$1,503 (Oct 1, 2025)**

Service Area A  
**\$1,024 (Oct 1, 2022)**  
**\$2,047 (Oct 1, 2025)**

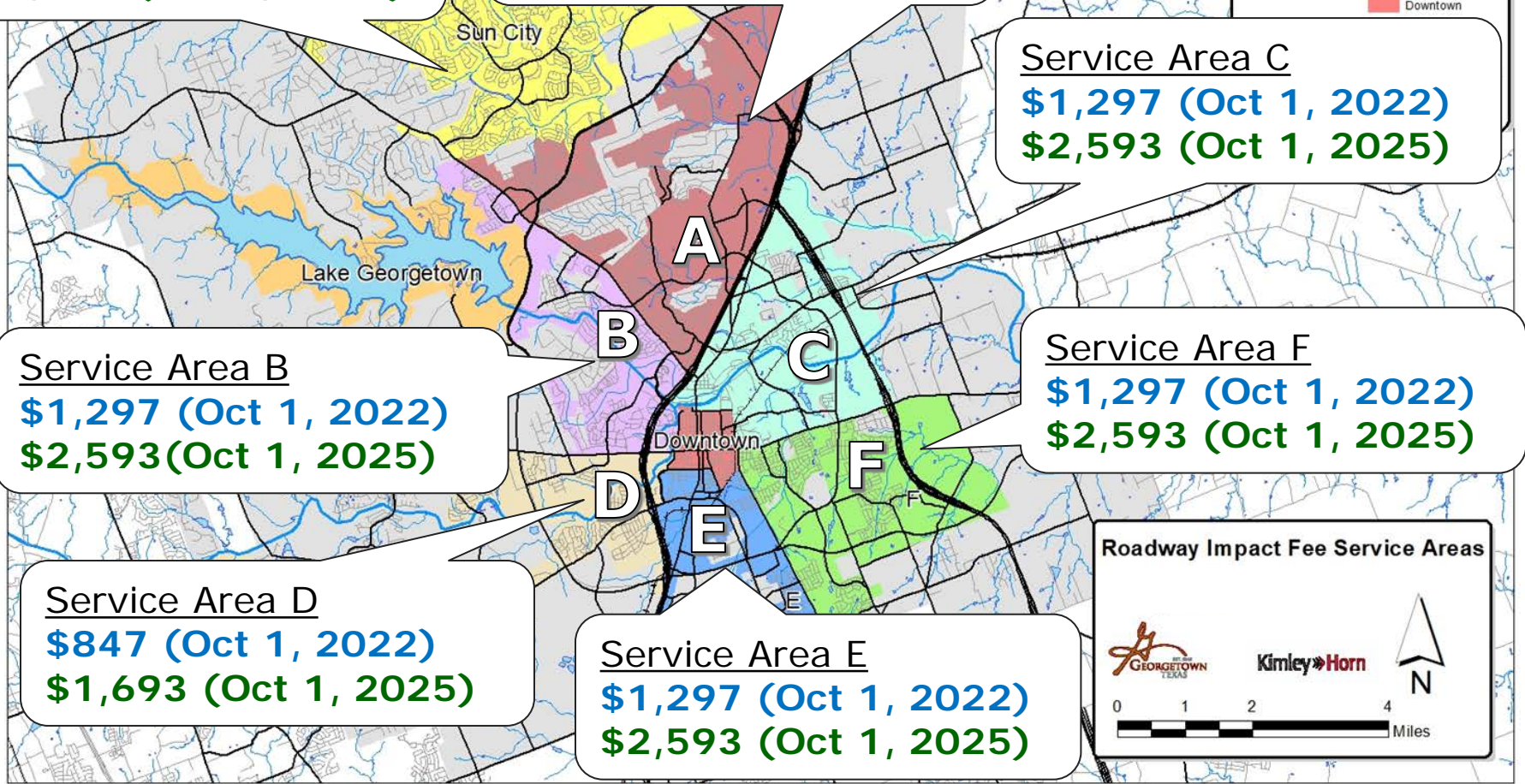
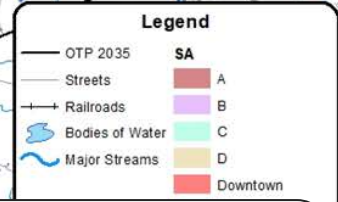
Service Area C  
**\$1,297 (Oct 1, 2022)**  
**\$2,593 (Oct 1, 2025)**

Service Area B  
**\$1,297 (Oct 1, 2022)**  
**\$2,593 (Oct 1, 2025)**

Service Area F  
**\$1,297 (Oct 1, 2022)**  
**\$2,593 (Oct 1, 2025)**

Service Area D  
**\$847 (Oct 1, 2022)**  
**\$1,693 (Oct 1, 2025)**

Service Area E  
**\$1,297 (Oct 1, 2022)**  
**\$2,593 (Oct 1, 2025)**





# IFAC Collection Rates – Non-Residential

Service Area Sun City  
**\$249 (Oct 1, 2022)**  
**\$374 (Oct 1, 2025)**

Service Area A  
**\$340 (Oct 1, 2022)**  
**\$510 (Oct 1, 2025)**

Service Area C  
**\$430 (Oct 1, 2022)**  
**\$646 (Oct 1, 2025)**

**NOTE:** all dollars  
 (\$) per vehicle-mile

Service Area B  
**\$430 (Oct 1, 2022)**  
**\$646 (Oct 1, 2025)**

Service Area F  
**\$430 (Oct 1, 2022)**  
**\$646 (Oct 1, 2025)**

Service Area D  
**\$281 (Oct 1, 2022)**  
**\$422 (Oct 1, 2025)**

Service Area E  
**\$430 (Oct 1, 2022)**  
**\$646 (Oct 1, 2025)**

