

Annual Report on Impact Fees

January 2009 – December 2009

**Department of Capital Planning and
Management – Office of Impact Fees**

Jefferson County Government

28 January 2010

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Executive Summary

1.1. Trends in Fee Collection

Permitting for new residential and commercial construction in Jefferson County in Calendar Year (CY) 2009 continued to display a downward trend, as indicated in Tables 1A and B. There were 25 permits for replacement of existing dwelling units, which do not represent new growth and were exempt from impact fees. There were 3 exempt commercial building permit applications during the same time period.

Table 1A. Total County Residential Building Permits (CY 2004-2009)

Years	Quarters	Single Family			Town Home		Grand Total
		Exempt	Fee	Total	Fee	Total	
2004	Qtr1	16	16	32			32
	Qtr2	9	46	55			55
	Qtr3	13	122	135			135
	Qtr4	11	85	96	5	5	101
2004 Total		49	269	318	5	5	323
2005	Qtr1	6	65	71	6	6	77
	Qtr2	12	82	94	1	1	95
	Qtr3	6	89	95	12	12	107
	Qtr4	15	88	103	3	3	106
2005 Total		39	324	363	22	22	385
2006	Qtr1	11	129	140	15	15	155
	Qtr2	8	56	64	5	5	69
	Qtr3	12	37	49	27	27	76
	Qtr4	11	34	45	10	10	55
2006 Total		42	256	298	57	57	355
2007	Qtr1	8	64	72	16	16	88
	Qtr2	13	69	82	34	34	116
	Qtr3	7	54	61	9	9	70
	Qtr4	10	26	36	7	7	43
2007 Total		38	213	251	66	66	317
2008	Qtr1	5	31	36			36
	Qtr2	7	25	32	26	26	58
	Qtr3	4	28	32	7	7	39
	Qtr4	6	24	30	6	6	36
2008 Total		22	108	130	39	39	169
2009	Qtr1	5	12	17	13	13	30
	Qtr2	2	20	22	16	16	38
	Qtr3	8	30	38	5	5	43
	Qtr4	10	13	23	16	16	39
2009 Total		25	75	100	50	50	150
Grand Total		215	1245	1460	239	239	1699

Table 1B. Total County Non-Residential Building Permits (CY 2004-2009)

Years	Quarters	Exempt	Fee	Grand Total
2004	Qtr1		1	1
	Qtr2		2	2
	Qtr4		1	1
2004 Total			4	4
2005	Qtr2		4	4
	Qtr3		1	1
2005 Total			5	5
2007	Qtr2	8	8	16
	Qtr3	2	2	4
	Qtr4		2	2
2007 Total		10	12	22
2008	Qtr1		2	2
	Qtr2	1	1	2
	Qtr3	1	4	5
	Qtr4	2	2	4
2008 Total		4	9	13
2009	Qtr1		1	1
	Qtr4	3	1	4
2009 Total		3	2	5
Grand Total		17	32	49

As in CY 2008, the Impact Fee Coordinator has expressed concern that the rate of collection could potentially fall to a point where fee collection would not satisfy capital needs for a particular fee beneficiary. That said, recent discussions with staff at the Board of Education indicate that the current level of fee collection for schools is sufficient to meet their needs for expansion at the elementary school level.

1.2. Fees Collected

Jefferson County uses a fiscal year which starts in July and runs through June of the next year. The accounting of fees collected to date is based on a calendar year since this report is due to the Commission in January of each year. Thus, these values reported below span Fiscal Years 2009 and 2010 and run from 1 January 2009 through 31 December 2009. Table 2 presents the total fee collection data, while Tables 3 and 4 present the financial data categorized into county and municipal tax districts.

The financial transaction information for the Office of Impact Fees general account (which serves as the initial account of fee deposit) is presented in Table 5. Table 6 presents the financial data for each of the 4 long term impact fee holding accounts (Schools, Law Enforcement, Parks & Recreation and Fire & EMS).

Table 2. Fees Collected – Calendar Year 2009

Land Use	Type	Fire & EMS	Law Enforcement	Parks & Rec	Schools	Grand Total
Commercial	Commercial 200K+	\$24,106				\$24,106
	Mini Storage	\$314				\$314
Commercial Total		\$24,420				\$24,420
Residential	Single Family	\$48,609	\$16,505	\$51,981	\$788,607	\$905,702
	Town Home	\$26,650	\$5,200	\$28,750	\$428,000	\$488,600
Residential Total		\$75,259	\$21,705	\$80,731	\$1,216,607	\$1,394,302
Grand Total		\$99,679	\$21,705	\$80,731	\$1,216,607	\$1,418,722

Table 3. Fees Collected by County Tax District – Calendar Year 2009

Tax District	Land Use	Type	Fire & EMS	Law Enforcement	Parks & Rec	Schools	Grand Total
02 Charles Town	Residential	Single Family	\$7,142	\$2,762	\$7,610	\$116,376	\$133,890
		Town Home	\$13,858	\$5,200	\$14,950	\$222,560	\$256,568
	Residential Total		\$21,000	\$7,962	\$22,560	\$338,936	\$390,458
02 Charles Town Total			\$21,000	\$7,962	\$22,560	\$338,936	\$390,458
04 Harpers Ferry	Residential	Single Family	\$5,076	\$2,088	\$5,266	\$80,912	\$93,342
	Residential Total		\$5,076	\$2,088	\$5,266	\$80,912	\$93,342
04 Harpers Ferry Total			\$5,076	\$2,088	\$5,266	\$80,912	\$93,342
06 Kabletown	Residential	Single Family	\$7,678	\$2,882	\$8,272	\$124,938	\$143,770
	Residential Total		\$7,678	\$2,882	\$8,272	\$124,938	\$143,770
06 Kabletown Total			\$7,678	\$2,882	\$8,272	\$124,938	\$143,770
07 Middleway	Residential	Single Family	\$5,584	\$2,096	\$6,016	\$90,864	\$104,560
	Residential Total		\$5,584	\$2,096	\$6,016	\$90,864	\$104,560
07 Middleway Total			\$5,584	\$2,096	\$6,016	\$90,864	\$104,560
09 Shepherdstown	Residential	Single Family	\$17,545	\$6,677	\$18,801	\$284,653	\$327,676
		Town Home	\$533		\$575	\$8,560	\$9,668
	Residential Total		\$18,078	\$6,677	\$19,376	\$293,213	\$337,344
09 Shepherdstown Total			\$18,078	\$6,677	\$19,376	\$293,213	\$337,344
Grand Total			\$57,416	\$21,705	\$61,490	\$928,863	\$1,069,474

Table 4. Fees Collected by Municipal Tax District – Calendar Year 2009

Tax District	Land Use	Type	Fire & EMS	Parks & Rec	Schools	Grand Total
01 Bolivar Corp	Residential	Single Family	\$698	\$752	\$11,358	\$12,808
	Residential Total		\$698	\$752	\$11,358	\$12,808
01 Bolivar Corp Total			\$698	\$752	\$11,358	\$12,808
08 Ranson Corp	Commercial	Mini Storage	\$314			\$314
		Commercial 200K+	\$24,106			\$24,106
	Commercial Total		\$24,420			\$24,420
	Residential	Single Family	\$4,886	\$5,264	\$79,506	\$89,656
		Town Home	\$12,259	\$13,225	\$196,880	\$222,364
Residential Total		\$17,145	\$18,489	\$276,386	\$312,020	
08 Ranson Corp Total			\$41,565	\$18,489	\$276,386	\$336,440
Grand Total			\$42,263	\$19,241	\$287,744	\$349,248

1.3. Financial Data

Table 5. Office of Impact Fees General Account (3111776)

Month	Opening Balance	Deposits	Withdraws	Interest	Ending Balance
Jan	77,854.13	76,124.00	77,854.13	159.04	76,283.04
Feb	76,283.04	101,358.00	76,283.04	147.55	101,505.55
Mar	101,505.55	116,554.00	101,505.55	233.50	116,787.50
Apr	116,787.50	65,088.00	129,857.50	187.67	52,205.67
May	52,205.67	287,914.00	52,205.67	274.65	288,188.65
Jun	288,188.65	64,826.00	288,188.65	138.90	64,964.90
Jul	64,964.90	170,574.00	64,965.00	208.67	170,782.57
Aug	170,782.57	114,690.00	170,782.57	210.07	114,900.07
Sep	114,900.07	95,344.00	114,900.07	152.59	95,496.59
Oct	95,496.59	195,288.00	108,566.59	179.33	182,397.33
Nov	182,397.33	118,154.00	182,397.33	131.51	118,285.51
Dec	118,285.51	12,808.00	118,285.51	64.59	12,872.59
Totals		1,418,722.00	1,485,791.61	2,088.07	

December 2008 Outstanding Credits	\$0.00
January 2009 Transfers	(\$12,872.59)
02 January 2009 Deposits	\$0.00
02 January Balance	\$0.00

Table 6. Impact Fee Holding Accounts

Category	Schools	Law	Parks	Fire & EMS
Account Number	3107582	3120120	3122808	3122816
Balance on 01 January 2009	\$1,585,208.79	\$20,711.04	\$446,316.20	\$590,209.88
Total Deposits	\$1,275,310.51	\$22,526.49	\$84,622.44	\$103,332.17
<i>Of which</i>				
<i>Transferred fees</i>	\$1,273,397.00	\$22,491.00	\$84,491.00	\$103,169.00
<i>Transferred interest</i>	\$1,913.51	\$35.49	\$131.44	\$163.17
Withdraws /1 /2	(\$43,951.00)	(\$18,629.00)	(\$428,074.48)	(\$254,615.49)
Interest Accrued-CY 2009	\$48,932.60	\$506.17	\$3,754.58	\$11,457.39
Outstanding debits-31 Dec 09				
Balance on 31 December 2009	\$2,865,500.90	\$25,114.70	\$106,618.74	\$450,383.95
January Transfers /3	\$11,415.49		\$755.88	\$701.22
<i>Of which</i>				
<i>Transferred fees</i>	\$11,358.00		\$752.00	\$698.00
<i>Transferred interest</i>	\$57.49		\$3.88	\$3.22
Final Balance 04 January 2010 /2	\$2,876,916.39	\$25,114.70	\$107,374.62	\$451,085.17

/1 See Table 7 for details.

/2 Fire & EMS balance includes outstanding debt of \$59,850.27 listed in CY 2008 Annual Report.

/3 There were no law enforcement impact fees collected in December 2009.

Table 7. Impact Fee Holding Account Withdraws

Account	Transaction Date	Statement Date	Debit	Note
Schools	02-Feb-09	28-Feb-09	9,877.00	Refund PN 0700085
	13-Feb-09	31-Mar-09	11,358.00	Refund PN 0800176
	06-Mar-09	31-Mar-09	11,358.00	Refund PN 0800150
	06-Mar-09	31-Mar-09	11,358.00	Refund PN 0800154
		Total	43,951.00	
Law	02-Feb-09	28-Feb-09	127.00	Refund PN 0700085
	11-Feb-09	31-Mar-09	3,487.00	Requisition 09R0040
	31-Jul-09	31-Aug-09	15,015.00	Requisition 09R0053
		Total	18,629.00	
Parks & Rec	15-Jan-09	30-Jan-09	300,000.00	Requisition 09R0036
	02-Feb-09	28-Feb-09	696.00	Refund PN 0700085
	13-Feb-09	31-Mar-09	752.00	Refund 0800176
	06-Mar-09	31-Mar-09	417.94	Requisition 09R0043
	06-Mar-09	31-Mar-09	752.00	Refund 08000154
	06-Mar-09	31-Mar-09	752.00	Refund 08R00150
	06-Mar-09	31-Mar-09	904.00	Requisition 09R0043
	14-May-09	30-Jun-09	106.68	Requisition 09R0045
	02-Jul-09	31-Jul-09	19,919.00	Requisition 09R0048
	02-Jul-09	31-Jul-09	69,628.00	Requisition 09R0047
	15-Jul-09	31-Jul-09	1,303.97	Requisition 09R0050
	15-Jul-09	31-Aug-09	132.80	Requisition 09R0050
	15-Jul-09	31-Aug-09	132.80	Requisition 09R0050
	23-Jul-09	31-Jul-09	297.42	Requisition 09R0052
	23-Jul-09	31-Aug-09	121.02	Requisition 09R0051
	23-Jul-09	31-Oct-09	5.85	Requisition 09R0052
	05-Nov-09	30-Nov-09	32,153.00	Requisition 09R0055
		Total	428,074.48	
Fire & EMS	16-Jan-09	30-Jan-09	11,960.00	Requisition 09R0037
	02-Feb-09	28-Feb-09	566.00	Refund PN 0700085
	11-Feb-09	28-Feb-09	968.09	Requisition 09R0038
	11-Feb-09	28-Feb-09	15,395.26	Requisition 09R0038
	11-Feb-09	28-Feb-09	17,970.85	Requisition 09R0038
	11-Feb-09	31-Mar-09	400.00	Requisition 09R0039
	12-Feb-09	31-Mar-09	698.00	Refund PN 0800176
	13-Feb-09	28-Feb-09	675.80	Requisition 09R0041
	06-Mar-09	31-Mar-09	698.00	Refund 0800150
	06-Mar-09	31-Mar-09	698.00	Refund 0800154
	02-Apr-09	30-Apr-09	534.00	Requisition 09R0042
	02-Apr-09	30-Apr-09	724.50	Requisition 09R0044
	02-Apr-09	30-Apr-09	3,638.00	requisition 09R0042
	18-Jun-09	30-Jun-09	12,116.29	Requisition 09R0046
	14-Jul-09	31-Jul-09	125,145.22	Requisition 09R0049
05-Nov-09	30-Nov-09	2,577.21	Requisition 09R0054	
		Total	194,765.22	

1.4. Fees Disbursed

Fees were disbursed from the long term accounts for two reasons: refund and requisition. The transactional details for all fee disbursements are presented in Table 7.

1.4.1. Refunds

Refunds are only processed when a building permit is revoked and upon written request of the building permit applicant. Refunds processed in CY 2009 are listed in Table 7.

1.4.2. Requisitions

Impact fee payments for projects listed on the FY 2010 Capital Improvement Plans are listed in Table 7. Projects eligible for funding by impact fees must be approved by the County Commission. The fee fundable projects approved for FY 2010 along with the approved funding amounts are listed in Table 8, below. Note that withdraws from some fee accounts as presented in Table 7 include projects listed on the FY 2009 CIP and which were approved in FY 2009.

Table 8. FY 2010 Approved Fee Fundable Projects

Category	Project (CIP line item)	Approved Impact Fee Funding
Schools	Central Elementary School	\$695,632-
Schools	New Central Elementary School	\$1,000,000
Schools	County-wide Expansion of School Facilities	\$750,000
Law Enforcement	Acquisition of Police Cruisers	\$40,000.00
Parks & Recreation	Vehicle	\$35,000
Parks & Recreation	Mowing Equipment	\$20,000

2. Annual Review

2.1. Recommended Changes to Ordinances or Procedures

There are no recommended changes to the Impact Fee Procedures Ordinance (2003-1). It is recommended that the School Impact Fee be recalculated during CY 2010 to incorporate the addition of Washington High School and to update the general school inventory. It is also recommended that the County engage a consultant to conduct this calculation as a portion of Washington High School consists of programmed expansion. In addition, an appropriate credit from the current construction bond must be included in this calculation. Lastly, the overall demographics of student generation rates have not been visited for nearly 6 years. It is recommended that a consultant also be engaged to study the relationship between pupil generation and housing unit type vs. housing unit size. This recommendation follows a general national trend toward linking housing size to pupil generation or persons per household metrics.

2.1.1. Ordinance Changes During 2009

There were no changes to any impact fee related ordinance in CY 2009.

2.2. Proposed Changes to CIP

The Impact Fee Coordinator recommends making changes to the County website, web server, and firewall in order to make processing of the County Capital Improvement Plan available on line. Only named individuals within each fee category would be granted access to this system. Users would be able to take advantage of features of the Department of Capital Planning and Management authored CIPol (Capital Improvement Plan *on line*) to review previous CIP submissions, copy projects to the current FY CIP, and conduct the submission process on line. This system will greatly reduce the time required to complete a CIP, eliminate paperwork, and reduce staff processing time.

In CY 2009 the County Commission increased the cost threshold of a capital item from \$5,000 to \$10,000. The 3-year minimum life expectancy remains unchanged.

2.3. Identification of FY 2011 Fee-Fundable Capital Projects

The following projects appear on the FY 2011 Jefferson County Capital Improvement Plan and are listed because they have been identified by the Impact Fee Coordinator as being eligible for funding by impact fees, either in whole or in part. Projects so identified represent expansion of the current level of service. Exclusion of other projects, listed in the FY 2011 CIP but not included here, only indicates that they are not eligible for funding by impact fees and should not be taken as an indication of their overall merit.

2.3.1. Schools

Table 9. BOE Fee Fundable Projects

Line	Project	Current Request	Funding Potential	Category
1	Elementary School 210	1,000,000	1,000,000	Construction
2	New Central Elementary School - Blue Ridge Area	1,000,000	1,000,000	Construction
3	County-wide Expansion of School Facilities	1,500,000	1,500,000	Construction
5	New Bus and Food Service Facility	4,500,000	4,500,000	Construction
TOTALS		8,000,000	8,000,000	

2.3.2. Law Enforcement

Table 10. Law Enforcement Fee Fundable Projects

Line	Project	Current Request	Funding Potential	Category
1	Purchase of Police Cruisers x (3)	86,762	86,762	Acquisition of Major Equipment
4	Training Grounds Sitework Building Project	35,000	35,000	Services
TOTALS		121,762	121,762	

2.3.3. Parks & Recreation

There are no impact fee-fundable projects from Parks & Recreation for FY 2011.

2.3.4. Fire & EMS

Table 11. Jefferson County Fire and EMS Projects

Company	Line	Project	Current Request	Funding Potential	Category
Blue Ridge	1	New Tanker	230,000	100,000	Acquisition of Major Equipment
Friendship	1	Two Thermal Imagers	20,000	20,000	Acquisition of Major Equipment
Friendship	2	Urban Interface Pumper	120,000	120,000	Acquisition of Major Equipment
Friendship	3	Additional Extention to Building	100,000	100,000	Stations/Land
Friendship	4	New Station - 2nd Facility	300,000	300,000	Stations/Land
Independent	1	Station Generator System	65,000	65,000	Stations/Land
Middleway	1	Land and Fire Station	650,000	650,000	Stations/Land
JC ESA	2	New Rapid Response Advanced Life Support Vehicle	75,000	75,000	Acquisition of Major Equipment
Bakerton	1	New Station Building	100,000	100,000	Stations/Land
Bakerton	2	Radios - New JCEOC System	47,500	47,500	Acquisition of Major Equipment
TOTALS			1,707,500	1,577,500	

2.4. Proposed Fee Boundary Districts

Presently, the only fee category which utilizes fee districts is Law Enforcement. The boundaries of these districts are coincident with the current municipal boundaries. The Law Enforcement Impact Fee Ordinance defines the fee collection district as that portion of the county which is unincorporated. As various municipalities continue to annex portions of the county, this boundary automatically adjusts. Thus there are no specific recommendations to change fee boundaries.

2.5. Proposed Fee Schedule Changes

By County policy, fee studies are updated every three years. In December of 2007 the Impact Fee Coordinator conducted a recalculation of the Law Enforcement, Parks & Recreation, and Fire & EMS impact fee studies. The School impact fee would normally be recalculated at this time, but by recommendation of the Impact Fee Coordinator, the County Commission decided in CY 2008 to defer one year. The intent is to engage a consultant to investigate the possibility of using housing unit size rather than housing unit type as a better metric for determining the school impact fee schedule. In addition, the new Washington High School is programmed as a mix of immediate need for seating and planned expansion. This dictates that this capital item be considered using two separate calculation methods: incremental expansion for the immediate need component and capacity expansion for the planned expansion. A consultant should be considered as the capacity expansion methodology has not been used in Jefferson County.

If the County desires to maintain a three-year recalculation frequency then the Law Enforcement, Parks & Recreation, and Fire & EMS impact fees are all due for a recalculation in the Fall of 2010 with an implementation date of April 2011.

It is generally recommended that all ordinance schedules not recalculated in any given calendar year be adjusted for inflation. By dictate of the Impact Fee Procedures Ordinance [2003-1], the Impact Fee Coordinator must use the Quantity and Price Indexes for Gross Government Fixed Investment by Type which is published by the United States

Bureau of Economic Analysis¹. Consult Appendix 1 for the price index and proposed inflation-adjusted fee schedule. This adjusted schedule should take effect on 1 April 2010.

2.6. Proposed Changes to Level of Service Standards

2.6.1. Overview

West Virginia Code §7-20 requires that the County maintain, as part of its capital improvement program, level of service standards (LOS) for impact fee-applicable categories. The County maintains its LOS as the base data used to conduct impact fee calculations and these standards are documented in the various impact fee studies (see preceding section). Thus, the Level of Service Standards for the categories of Law Enforcement, Parks & Recreation, and Fire & EMS services have been updated and are current for CY 2009 and are expected to be updated in the Fall of 2010.

The Level of Service for Schools is scheduled to be updated in CY 2009/2010.

2.7. Proposed Changes to Fee Calculation Methodology

The Washington High School is not included in the current School impact fee calculation. This facility is a mixture of required and planned expansion. The consultant (TischlerBise) recommends conducting a hybrid calculation for this facility that includes both the incremental expansion and capacity expansion calculation methods.

2.8. Proposed Changes to Base Data for Fee Calculation

See section 2.5 for discussion of pupil generation rates.

The Impact Fee Coordinator continues to recommend that the County solicit assistance from the 5 municipalities for the purpose of sharing residential building permit data from 2000 forward. The purpose of this data sharing exercise would be to better track population growth during the years between each decennial census.

2.9. Other Changes

2.9.1. Banking Proposal

The Impact Fee Coordinator recommends continuing this competitive bid process prior to the beginning of FY 2011 to ensure that the County enjoys the most favorable interest rates available. This proposal would be coordinated with the Sheriff of Jefferson County as he serves as treasurer for these accounts.

¹ Source is Table 5.8.4B, lines 35, 36 and 43.

3. 2009 Inflation Adjustments

3.1. Source Data

The following table is extracted from the BEA data for price indexes, years 2007 and 2008. These represent the most recent price indices and were released on 20 August, 2009. These data constitute the source for the annual inflation adjustments for the 4 impact fee categories currently in effect. This table may be viewed by directing a browser to the URL <http://www.bea.gov/national/nipaweb/SelectTable.asp>, then selecting Table 5.8.4B. As per Ordinance 2003-1, the annual inflation adjustment will be applied on 01 April 2010 unless the County Commission acts to stay these adjustments.

Table 12. Price Indices and Cost of Living Adjustment

Table Line	Fee Category	Structure Class	Price Index CY 07	Price Index CY 08	Differential (Inflation Adjustment)
35	School	State and Local – Educational	113.999	119.213	1.0457
36	Law	State and Local – Public Safety	113.700	115.524	1.0160
43	Parks	Conservation and Development	110.755	116.444	1.0514
36	Fire	State and Local – Public Safety	113.700	115.524	1.0160

Source: Bureau of Economic Analysis, US Department of Commerce.

3.2. Inflation Adjustment – Schools

Table 13. Inflation Adjustment - Schools

Residential Development	2009 Impact Fee	2010 Adjusted	Differential
Single Family	\$11,358	\$11,877	\$519
Town home/Duplex	\$8,560	\$8,952	\$392
Multi-family	\$6,306	\$6,594	\$288

3.3. Inflation Adjustment – Law Enforcement

Table 14. Inflation Adjustment - Law Enforcement

Residential Development	2009 Impact Fee	2010 Adjusted	Differential
Single Family	\$262	\$266	\$4
Town home/Duplex	\$200	\$203	\$3
Multi-family	\$197	\$200	\$3
Non Residential Development (fees per 1,000 sq ft gross usable floor area)	2009 Impact Fee	2010 Adjusted	Differential
Commercial/Shopping Center 25,000 SF or less	\$126	\$128	\$2
Commercial/Shopping Center 25,001 – 50,000 SF	\$117	\$119	\$2
Commercial/Shopping Center 50,001 – 100,000 SF	\$101	\$103	\$2
Commercial/Shopping Center 100,001 – 200,000 SF	\$87	\$88	\$1
Commercial/Shopping Center over 200,000 SF	\$75	\$76	\$1
Office/Institutional 10,000 SF or less	\$58	\$59	\$1
Office/Institutional 10,001 – 25,000 SF	\$47	\$48	\$1
Office/Institutional 25,001 – 50,000 SF	\$40	\$41	\$1
Office/Institutional 50,001 – 100,000 SF	\$34	\$35	\$1
Office/Institutional over 100,000 SF	\$29	\$29	\$0
Business Park	\$33	\$34	\$1
Light Industrial	\$18	\$18	\$0
Warehousing	\$13	\$13	\$0
Manufacturing	\$10	\$10	\$0

3.4. Inflation Adjustment – Parks & Recreation

Table 15. Inflation Adjustment - Parks & Recreation

Residential Development	2009 Impact Fee	2010 Adjusted	Differential
Single Family	\$752	\$791	\$39
Town home/Duplex	\$575	\$605	\$30
Multi-family	\$566	\$595	\$29

3.5. Inflation Adjustment – Fire & EMS

Table 16. Inflation Adjustment - Fire & EMS

Residential Development	2009 Impact Fee	2010 Adjusted	Differential
Single Family	\$698	\$709	\$11
Town home/Duplex	\$533	\$542	\$9
Multi-family	\$525	\$533	\$8
Non Residential Development (fees per 1,000 sq ft gross usable floor area)	2008 Impact Fee	2010 Adjusted	Differential
Commercial/Shopping Center 25,000 SF or less	\$2,353	\$2,391	\$38
Commercial/Shopping Center 25,001 – 50,000 SF	\$2,182	\$2,217	\$35
Commercial/Shopping Center 50,001 – 100,000 SF	\$1,909	\$1,940	\$31
Commercial/Shopping Center 100,001 – 200,000 SF	\$1,653	\$1,680	\$27
Commercial/Shopping Center over 200,000 SF	\$1,418	\$1,441	\$23
Office/Institutional 10,000 SF or less	\$1,098	\$1,116	\$18
Office/Institutional 10,001 – 25,000 SF	\$889	\$903	\$14
Office/Institutional 25,001 – 50,000 SF	\$758	\$770	\$12
Office/Institutional 50,001 – 100,000 SF	\$551	\$560	\$9
Office/Institutional over 100,000 SF	\$548	\$557	\$9
Business Park	\$618	\$628	\$10
Light Industrial	\$338	\$343	\$5
Warehousing	\$240	\$244	\$4
Manufacturing	\$185	\$188	\$3

3.6. Residential Fee Totals – Inflation Adjusted

The Impact Fee Procedure Ordinance (2003-1) indicates that unless the Commission act to prevent these adjustments from taking effect, they automatically apply on the first day of April (c.f. §6(B) *et seq*). If the County Commission does not act to prevent the inflation adjustments listed in Table 17 from going into effect, the fee schedule listed in the table below will apply on 01 April 2010. Commercial fee schedules are always determined by the Impact Fee Coordinator on a case by case basis and thus may not easily be condensed into a summary table.

Table 17. Maximum Fee Schedule - 01 April 2010

Residential Development	Impact Fee Category	Current Impact Fee per Dwelling Unit	01 April 2010 Impact Fee per Dwelling Unit
Single Family	Schools	\$11,358	\$11,877
	Law Enforcement	\$262	\$266
	Parks & Recreation	\$752	\$791
	Fire & EMS	\$698	\$709
	TOTAL	\$13,070	\$13,644
Town home/Duplex	Schools	\$8,560	\$8,952
	Law Enforcement	\$200	\$203
	Parks & Recreation	\$575	\$605
	Fire & EMS	\$533	\$542
	TOTAL	\$9,868	\$10,301
Multi-family	Schools	\$6,306	\$6,594
	Law Enforcement	\$197	\$200
	Parks & Recreation	\$566	\$595
	Fire & EMS	\$525	\$533
	TOTAL	\$7,594	\$7,923