



# City of Nampa

## Building Safety & Facilities Development

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### BULLETIN

Date: March 14, 2019

To: Nampa Area Residential and Commercial Contractors

From: City of Nampa, Building Department

#### RE: Revised Development Impact Fee Ordinances

In order to implement an equitable Development Impact Fee system for the City Capital Facilities, and to re-evaluate our current methodology of calculating impact fees, the City retained an Impact Fee Consulting Firm to prepare an Impact Fee Study. In accordance with Idaho Code, the Development Impact Fee Study was based on actual System Improvement costs or reasonable estimates of such costs.

In addition, the Development Impact Fee Study uses a fee calculation methodology that is net of credits for the present value of revenues that will be generated by new growth and development based on historical funding patterns and that are anticipated to be available to pay for System Improvements, including taxes, assessments, user fees, and intergovernmental transfers.

The Amended Development Impact Fee Ordinance No. 4420 has been passed and adopted by the Council of the City of Nampa on March 4, 2019 and shall become effective July 2, 2019. With this amended adoption, all development impact fees will be calculated utilizing the table shown below.

#### DEVELOPMENT IMPACT FEES IMPOSED:

	<u>Parks</u>	<u>Police</u>	<u>Fire</u>	<u>Streets</u>	<u>Total</u>
<b><u>Residential</u></b> (Per Housing Unit)					
Single Family/Townhouse/ Mobile Home	\$1,699	\$359	\$560	\$2,841	<b>\$5,484</b>
Multifamily (Duplex and Greater)	\$1,699	\$359	\$560	\$1,648	<b>\$4,291</b>
<b><u>Nonresidential</u></b> (Per Square Foot of Gross Building Area)					
Retail	\$0.21	\$0.28	\$6.85		<b>\$ 7.36</b>
Office	\$0.21	\$0.28	\$4.24		<b>\$ 4.75</b>
Industrial	\$0.21	\$0.28	\$1.52		<b>\$ 2.03</b>



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### IMPACT FEE IMPLEMENTATION POLICY

(March 14, 2019)

**PURPOSE:** To provide procedures to implement the intent and purpose of the revised City of Nampa Impact Fee Ordinances as codified in Title 3, Chapter 7 of the City of Nampa of Ordinances. Terminology used herein corresponds to the definitions used in the Impact Fee Ordinances.

#### 1) IMPLEMENTATION OF IMPACT FEE ORDINANCE AMENDMENT

- a) Timeline for Implementation: The Amended Development Impact Fee Ordinance shall be implemented on Tuesday, July 2, 2019, 120 calendar days after the Approval of the Ordinance by the Nampa City Council.

#### 2) IMPOSITION OF IMPACT FEES ON LOTS IN EXISTING SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS

- a) Individual Assessments for Residential Lots within existing Residential Subdivisions developed prior to January 1, 2014:
  - i) Applicants for new single-family residential building permits located in subdivisions developed prior to January 1, 2014 will be obligated to pay all applicable development impact fees at time of issuance of a building permit.
- b) Individual Assessments for Residential Lots within existing Residential Subdivisions developed on or after January 1, 2014:
  - i) Eligibility: Applicants for new single-family residential building permits located in subdivisions developed on or after January 1, 2014 may be eligible for an individual assessment of streets impact fee credits. Where the development, through the terms of the development agreement, or otherwise, has built, or is obligated to build public streets facilities, which facilities are not "project improvements", the original streets facilities costs paid by the developer may be credited to the streets impact fees owed on individual single-family residential lots.
  - ii) Methodology: The City of Nampa Engineering Department will develop a list of eligible sub-divisions, determine applicability of credits for offsite road improvements, and calculate applicable impact fee credits for remaining lots within eligible sub-divisions.
  - iii) Expiration of Credits: Individual assessments for determining streets impact fee credits as described above will be valid until July 1, 2020, 365 days from the revised impact fee schedule implementation date of July 2, 2019.