



City of Nampa

Building Safety & Facilities Development

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Date: September 22, 2016
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.

This methodology is a new way of calculating impact fees from what the City of Nampa has currently been doing. However, it will bring more clarity in the ability of classifying uses of such land, and benefit all new residential and non-residential development throughout the City by treating all areas of the City as a single service area for purposes to calculating, collecting, and spending such fees.

The Amended Development Impact Fee Ordinance No. 3897 has been passed and adopted by the Council of the City of Nampa on January 19, 2010 and shall become effective October 1, 2017 With this amended adoption, all development impact fees will be calculated utilizing the table shown below.

DEVELOPMENT IMPACT FEES IMPOSED:

	Park	Street	Fire	CIP	Total
<u>Residential</u>					Per Housing Unit
Single Family/Townhouse/Mobile Home	\$1,242	\$379	\$185	\$25	\$1,831
Multifamily (Duplex and Greater)	\$1,242	\$235	\$185	\$25	\$1,687
<u>Nonresidential</u>					Per Square Floor Area
Retail		\$3.57	\$0.12	\$0.02	\$3.71
Office		\$0.48	\$0.12	\$0.02	\$0.62
Industrial		\$0.09	\$0.12	\$0.02	\$0.23