

Impact Fee Web Page and Calculator June 1, 2021

THE CITY OF WACO TEXAS

examples: pay bill, get permit, job application



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Adopted Impact Fees for the City of Waco

EFFECTIVE DATE OF IMPACT FEES: JUNE 1, 2021

Under [Ordinance 2020-793](#) , the City of Waco established Water, Wastewater, and Roadway Impact Fees. These Impact Fees are intended to assure adequate public facilities to serve new development in the City by requiring each such development to pay a share of the costs of new infrastructure needs created by that development. These fees do not replace platting obligations for public improvements required by City Code, although certain regionally-significant improvements identified on Council-adopted Capital Improvement Plans may receive credits against Impact Fees owed.

ROADWAY IMPACT FEES are based on projected traffic generation, land use type, and [service areas \(1 -11\)](#). Service areas 5 and 8 have no Roadway Impact Fees. Roadway Impact Fees only apply to development within the city limits of Waco.

WATER AND WASTEWATER IMPACT FEES are based on the size of the meter. Water fees are assessed for both domestic and irrigation meters, and wastewater fees are assessed for domestic meters only. Water and Wastewater Impact Fees apply to development in both the exterritorial jurisdiction and city limits of Waco. [See water and wastewater service area maps.](#)

FOR DEVELOPMENTS THAT RECEIVED PRELIMINARY PLAT APPROVAL BEFORE November 15, 2020: Impact Fees collection will be phased in based on the following timeline and collection schedule:

- (1) June 2021: 20% of impact fee after application of credits
- (2) June 2022: 40% of impact fee after application of credits
- (3) June 2023: 60% of impact fee after application of credits
- (4) June 2024: 80% of impact fee after application of credits
- (5) June 2025: 100% of impact fee after application of credits

FOR DEVELOPMENTS THAT RECEIVED FINAL PLAT APPROVAL BEFORE JUNE 1, 2021: Impact Fees will not be collected on any building permit issued before June 1, 2023. Any building permits issued after May 31, 2023 will be

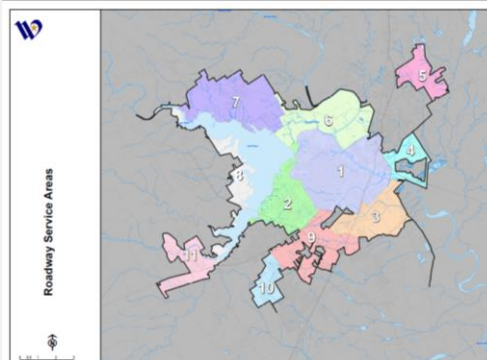


Table 1 – Roadway Maximum Assessed Impact Fee

Land Use Category	Roadway Maximum Assessed Impact Fee										
	Service Area 1	Service Area 2	Service Area 3	Service Area 4	Service Area 5	Service Area 6	Service Area 7	Service Area 8	Service Area 9	Service Area 10	Service Area 11
Industrial											
General Light Industrial	\$16.26	\$1,888.87	\$1,536.74	\$701.89	\$0.00	\$639.56	\$2,574.50	\$0.00	\$1,674.78	\$1,588.04	\$1,567.89
Manufacturing	\$17.28	\$2,087.36	\$1,726.72	\$745.92	\$0.00	\$679.88	\$2,736.00	\$0.00	\$1,779.84	\$1,693.12	\$1,566.72
Warehousing	\$4.92	\$571.54	\$1,362.08	\$222.38	\$0.00	\$192.52	\$778.00	\$0.00	\$506.76	\$1,088.08	\$199.58
Auto-Warehouse	\$2.32	\$257.89	\$478.78	\$95.83	\$0.00	\$87.32	\$354.50	\$0.00	\$228.66	\$488.88	\$422.50
High-Cube Fulfillment Center											
Warehouse	\$35.34	\$4,325.33	\$7,621.66	\$1,525.51	\$0.00	\$1,386.04	\$5,395.50	\$0.00	\$3,640.02	\$7,798.36	\$6,885.42
Data Center	\$2.34	\$275.83	\$304.66	\$101.01	\$0.00	\$92.04	\$370.50	\$0.00	\$241.02	\$556.36	\$455.92
Residential											
Single-Family Detached Housing	\$19.20	\$2,282.40	\$4,140.80	\$828.80	\$0.00	\$755.20	\$1,040.00	\$0.00	\$1,977.60	\$4,236.80	\$1,740.80
Multifamily Housing (Low-Rise)	\$10.86	\$1,263.57	\$2,342.14	\$468.79	\$0.00	\$427.38	\$1,279.50	\$0.00	\$1,118.58	\$2,386.44	\$2,125.89
Multifamily Housing (Mid-Rise)	\$8.52	\$985.74	\$1,837.48	\$367.78	\$0.00	\$335.12	\$1,349.00	\$0.00	\$877.56	\$1,880.08	\$1,639.58
Off-Campus Student Apartment	\$1.44	\$167.28	\$333.56	\$67.36	\$0.00	\$56.84	\$238.00	\$0.00	\$148.32	\$317.76	\$280.56
Mid-Rise Residential with 1st-Floor Commercial	\$6.00	\$687.00	\$1,284.00	\$259.00	\$0.00	\$238.00	\$950.00	\$0.00	\$618.00	\$1,324.00	\$1,189.00
Senior Adult Housing - Detached	\$5.16	\$599.42	\$1,112.84	\$222.74	\$0.00	\$203.96	\$817.00	\$0.00	\$531.48	\$1,138.64	\$1,085.34
Assisted Living	\$2.28	\$264.86	\$495.72	\$99.42	\$0.00	\$89.88	\$361.00	\$0.00	\$234.84	\$503.12	\$444.22
Continuing Care Retirement Community	\$2.76	\$323.62	\$595.24	\$119.34	\$0.00	\$108.56	\$437.00	\$0.00	\$284.28	\$609.04	\$537.76

Impact Fee Calculation Worksheet
Assumptions and Capital Improvements Plan Report
Final Waco Impact Fee Report
City Council Impact Fee Work Session – 10-6-2020
City Council Impact Fee Work Session – 11-3-2020
Capital Improvements Advisory Committee Discussion – 9-28-2020

[illegible]

<u>Development</u>	<u>Impact Fee Amount</u>
<ul style="list-style-type: none"> • Single Family Development in the core • For residential development that received final plat approval or final plat recordation before June 1, 2021 and at least 80% of the lots have been issued building permits the remaining 20% of the lots • A change of use that does not increase the number of service units beyond those attributable to the immediately preceding use • Affordable Housing: New development must include at least 25% affordable housing units and an additional 25% of units must either be affordable or workplace housing units • Existing businesses expanding or relocating within the city limits of Waco are exempt from impact fee based on the following criteria: <ul style="list-style-type: none"> ○ Business has been operating within city limits of Waco for a period of at least 5 years. ○ The expansion or relocation is for the purpose of increasing production/ business capacity. 	<p>Zero (Exempt)</p>

