

## Ordinance Outline

- Uniform fee (residential & non-residential)
  - \$4,500 per single-family inside City limits (\$1,000 Water, \$2,000 Wastewater, \$1,500 Roadway)
  - \$5,378 per single family in ETJ (\$1,804 Water, \$3,574 Wastewater)
- Effective Date of June 1, 2021
  - For development that received final plat approval or final plat recordation before June 1, 2021, impact fees will not be collected for a period of 2 years.
- Fee Phasing inside City Limits (Applies for developments with approved plats (preliminary or final) at time of ordinance adoption (November 15, 2020))
  - June 2021: 20% of \$4,500=\$900 per single-family (6% of Total)
  - June 2022: 40% of \$4,500=\$1,800 per single-family (12% of Total)
  - June 2023: 60% of \$4,500=\$2,700 per single-family (18% of Total)
  - June 2024: 80% of \$4,500=\$3,600 per single-family (24% of Total)
  - June 2025: 100% of \$4,500=\$4,500 per single-family (30% of Total)


IF...	THEN
1. 80% of the lots on a final plat (approved or recorded before June 1, 2021) have been issued building permits	Remaining 20% of the lots are exempt from impact fees.
2. Final Plat is approved before June 1, 2021	<ul style="list-style-type: none"> <li>• No fees collected until June 1, 2023</li> <li>• Fees due thereafter:               <ul style="list-style-type: none"> <li>○ June 1, 2023-May 31, 2024: 60% (\$2,700) per SF lot</li> <li>○ June 1, 2024-May 31, 2025: 80% (\$3,600) per SF lot</li> <li>○ June 1, 2025-May 31, 2026: 100% (\$4,500) per SF lot</li> </ul> </li> </ul>
3. Preliminary Plats approved by November 15, 2020 (excludes Final Plats qualifying under 2. above)	<ul style="list-style-type: none"> <li>• June 2021: 20% of \$4,500=\$900 per single-family (6% of Total)</li> <li>• June 2022: 40% of \$4,500=\$1,800 per single-family (12% of Total)</li> <li>• June 2023: 60% of \$4,500=\$2,700 per single-family (18% of Total)</li> <li>• June 2024: 80% of \$4,500=\$3,600 per single-family (24% of Total)</li> <li>• June 2025: 100% of \$4,500=\$4,500 per single-family (30% of Total)</li> </ul>

<u><b>Development</b></u>	<u><b>Impact Fee Amount</b></u>
<ul style="list-style-type: none"> <li>• Single Family Development in the core</li> <li>• 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</li> <li>• A change of use that does not increase the number of service units beyond those attributable to the immediately preceding use</li> <li>• 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</li> <li>• 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"> <li>○ Business has been operating within city limits of Waco for a period of at least 5 years.</li> <li>○ The expansion or relocation is for the purpose of increasing production/ business capacity.</li> <li>○ Limited to manufacturing, distribution, warehouse, logistics, assembly, processing, fabrication, value added processing, aviation/aerospace, research and development, advanced technology, information technology, information and data centers, corporate and regional offices, and similar facilities. (ITE equivalency)</li> <li>○ Verification of total # of jobs and salary equal to or greater than jobs and salary at original location.</li> </ul> </li> <li>• Schools (includes Universities and Colleges)</li> <li>• Fire suppression systems</li> </ul>	<p style="text-align: center;"><b>Zero (Exempt)</b></p>

<ul style="list-style-type: none"> <li>• Manufacturing, distribution, warehouse, logistics, assembly, processing, fabrication, value added processing, aviation/aerospace, research and development, advanced technology, information technology, information and data centers, corporate and regional offices, and similar facilities. (ITE equivalency)</li> <li>• Any development whose water and wastewater impact fees exceed \$75,000</li> </ul>	<p><b>Exempt from all Roadway Impact Fees (Water and Wastewater only)</b></p>
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- Exemptions-
  - City Core Fee Exemption/Reduction (See attached maps)-
    - Map 1- Infill Single-Family Residential Exempted Area - No fee for single-family residences
    - Map 2- Traditional Commercial Corridor and City Core - 50% of fee for non-residential (includes multi-family)
  - Roadway Impact Fees Exemption
    - If water and wastewater impact fees do not exceed \$75,000 than the total impact fee will not be more than \$75,000.
    - If water and wastewater impact fees exceed \$75,000 than roadway fees are exempted.
      - Economic Development Exemption/Waiver can be considered for developments with higher water and wastewater fees on a case by case basis.

Map 1- Infill Area  
Impact Fee for exempted  
for Single-Family Residential

 Infill Area- Exemption Area

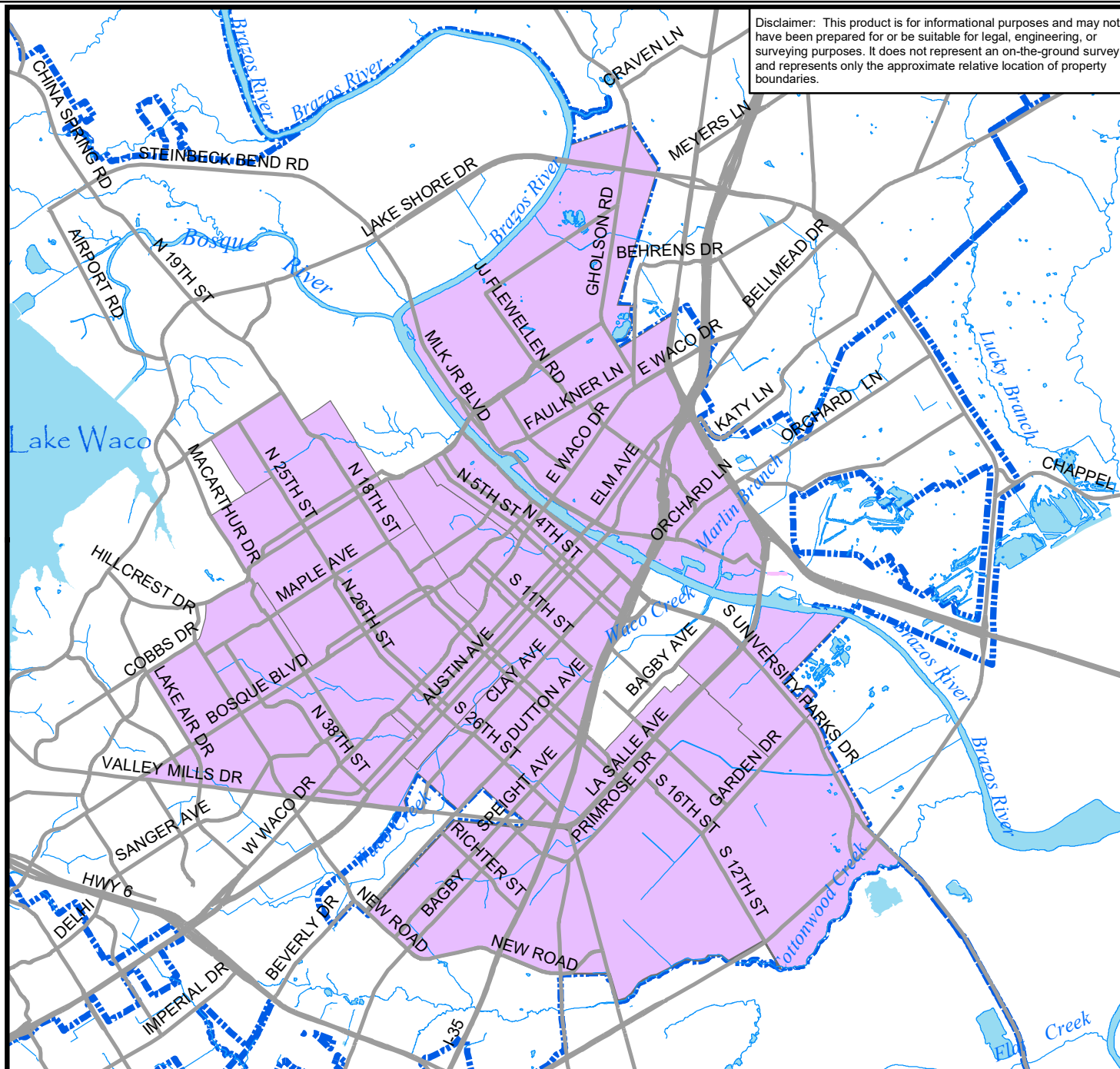


Month	Feet
January	4,750
February	4,750
March	4,750
April	4,750
May	4,750
June	4,750
July	4,750
August	4,750
September	4,750
October	4,750
November	4,750
December	4,750



N:\planning\Clint\Maps\Map 1- Impact Fee Infill.mxd 9/4/2020: ClintP

Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Map 2- Traditional Commercial Corridor and Core Area  
Impact Fee reduced by  
50% for Non-Residential Uses

- Traditional Corridor & Core Area
- Waco City Limits



0 1,300 2,600 5,200  
Feet

