



FINANCE DEPARTMENT
Memorandum

DATE: November 2, 2020
 FROM: City of Greeley, Colorado
 RE: 2021 Development Impact Fees

In the 2015 adoption of the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees, a methodology was adopted to increase fees annually. City of Greeley Code Chapter 4.64.055(b) states that the fees will be recalculated by applying the Economic Adjust Factor (EAF).

The EAF is determined on an annual basis, using six weighted data variables, considered to be representative of economic growth, the cost of materials and services associated with constructing capital projects, and general economic conditions. The variables include:

- Percent change in **Greeley Utility Customer Accounts** – representing the growth and scope of public services;
- Percent change in **CDOT Construction Cost Index** – representing the cost of providing transportation networks;
- Percent change in **Engineering News Records Construction Cost Index** – representing material costs associated with capital projects;
- Percent change in **Engineering News Records Building Cost Index** – representing labor costs associated with capital projects;
- Percent change in **Assessed Value of Greeley Real Property** – representing growth and the economic value of real property assets; and
- Percent change in **Greeley MSA Employment** – representing a general indicator of the economic health of the area.

The 2021 EAF was calculated using the most reliable and consistent annual data sets from the previous full year. Since the EAF is calculated in October 5, 2020 for the 2021 fee year, the percent change was calculated using year end 2019 compared to year end 2018.

2019 EAF – Weighting and Percent Change by Indicator							
	Greeley Utility Customers	CDOT CCI	ENR CCI	ENR BCI	Assessed Value	Greeley MSA Employment	Economic Adjustment Factor
Weight	25.0%	15.0%	5.0%	5.0%	25.0%	25.0%	
% change	1.87%	14.14%	0.30%	5.09%	32.31%	0.24%	10.99%

October 5, 2020
2021 Development Impact Fee Schedule

For 2021, based on the methodology (applying the economic adjustment factor to the 2020 fee, rounding the result to zero decimals and comparing it to the 2020 fee), the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will increase an average of 11.05%.

The Water and Sewer board establishes the Water and Sewer Plant Investment Fees (PIF), the equivalent to impact fees. These will be adopted in December.

The fee adjustment requires public notification approximately 120 days before the March 1, 2021 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.



2021 Development Impact Fee Schedule

Type of Fee	Unit	2020 Fee	Ec. Adj. Factor	2021 Fee
Police Development Fee				
Single Family Detached	Dwelling	\$138	10.99%	\$153
Multi-Family	Dwelling	\$105	10.99%	\$117
Mobile Home Park	Site	\$146	10.99%	\$162
Retail/Commercial	1,000 Sq. Ft	\$169	10.99%	\$188
Office	1,000 Sq. Ft	\$80	10.99%	\$89
Industrial	1,000 Sq. Ft	\$33	10.99%	\$37
Warehouse	1,000 Sq. Ft	\$17	10.99%	\$19
Public/Industrial	1,000 Sq. Ft	\$60	10.99%	\$67
Oil and Gas Well	Well Head	\$69	10.99%	\$77
Fire Development Fee				
Single Family Detached	Dwelling	\$618	10.99%	\$686
Multi-Family	Dwelling	\$463	10.99%	\$514
Mobile Home Park	Site	\$648	10.99%	\$719
Retail/Commercial	1,000 Sq. Ft	\$757	10.99%	\$840
Office	1,000 Sq. Ft	\$355	10.99%	\$394
Industrial	1,000 Sq. Ft	\$140	10.99%	\$155
Warehouse	1,000 Sq. Ft	\$68	10.99%	\$75
Public/Industrial	1,000 Sq. Ft	\$271	10.99%	\$301
Oil and Gas Well	Well Head	\$309	10.99%	\$343
Park Development Fee				
Single Family Detached	Dwelling	\$3,210	10.99%	\$3,563
Multi-Family	Dwelling	\$2,409	10.99%	\$2,674
Mobile Home Park	Site	\$3,370	10.99%	\$3,740
Trails Development Fee				
Single Family Detached	Dwelling	\$445	10.99%	\$494
Multi-Family	Dwelling	\$334	10.99%	\$371
Mobile Home Park	Site	\$468	10.99%	\$519
Storm Drainage Development Fee				
Single Family residential	Dwelling	\$402	10.99%	\$446
Multifamily residential	Dwelling	\$289	10.99%	\$321
Mobile Home Park	Site	\$402	10.99%	\$446
Retail, per site square foot of impervious surface	Per Sq. Ft	\$0.112	10.99%	\$0.124
Commercial, per site square foot of impervious surface	Per Sq. Ft	\$0.112	10.99%	\$0.124
Industrial, per site square foot of impervious surface	Per Sq. Ft	\$0.112	10.99%	\$0.124
Oil and Gas	Well Head	\$221	10.99%	\$245
Transportation Development Fee				
Single Family Detached	Dwelling	\$4,300	10.99%	\$4,773
Multi-Family	Dwelling	\$2,777	10.99%	\$3,082
Mobile Home Park	Site	\$1,288	10.99%	\$1,430
Retail/Commercial	1,000 Sq. Ft	\$5,692	10.99%	\$6,318
Office	1,000 Sq. Ft	\$5,034	10.99%	\$5,587
Industrial	1,000 Sq. Ft	\$1,742	10.99%	\$1,934
Warehouse	1,000 Sq. Ft	\$1,624	10.99%	\$1,803
Public/Industrial	1,000 Sq. Ft	\$2,819	10.99%	\$3,129
Oil and Gas Well	Well Head	\$1,981	10.99%	\$2,199