



FINANCE DEPARTMENT
Memorandum

DATE: October 29, 2021
 FROM: City of Greeley, Colorado
 RE: 2022 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 adjust fees annually. City of Greeley Code Chapter 4.64.055(b) states that the fees will be recalculated by applying the Economic Adjustment 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 2022 EAF was calculated using the most reliable and consistent annual data sets from the previous full year. Since the EAF is calculated in October 11, 2021 for the 2022 fee year, the percent change was calculated using year end 2020 compared to year end 2019.

2020 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	0.49%	-4.71%	0.89%	1.30%	6.81%	-6.94%	-0.50%

October 29, 2021
2022 Development Impact Fee Schedule

For 2022, based on the methodology (applying the economic adjustment factor to the 2021 fee, rounding the result to zero decimals and comparing it to the 2021 fee), the Police, Fire, Park, Trails, Storm Drainage, and Transportation development impact fees will decrease an average of -0.81%.

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, 2022 effective date. The fee changes by type of Development Impact Fee are presented on the attached schedule.



2022 Development Impact Fee Schedule

Type of Fee	Unit	2021 Fee	Ec. Adj. Factor	2022 Fee
Police Development Fee				
Single Family Detached	Dwelling	\$153	-0.50%	\$152
Multi-Family	Dwelling	\$117	-0.50%	\$116
Mobile Home Park	Site	\$162	-0.50%	\$161
Retail/Commercial	1,000 Sq. Ft	\$188	-0.50%	\$187
Office	1,000 Sq. Ft	\$89	-0.50%	\$88
Industrial	1,000 Sq. Ft	\$37	-0.50%	\$36
Warehouse	1,000 Sq. Ft	\$19	-0.50%	\$18
Public/Institutional	1,000 Sq. Ft	\$67	-0.50%	\$66
Oil and Gas Well	Well Head	\$77	-0.50%	\$76
Fire Development Fee				
Single Family Detached	Dwelling	\$686	-0.50%	\$683
Multi-Family	Dwelling	\$514	-0.50%	\$511
Mobile Home Park	Site	\$719	-0.50%	\$715
Retail/Commercial	1,000 Sq. Ft	\$840	-0.50%	\$836
Office	1,000 Sq. Ft	\$394	-0.50%	\$392
Industrial	1,000 Sq. Ft	\$155	-0.50%	\$154
Warehouse	1,000 Sq. Ft	\$75	-0.50%	\$74
Public/Institutional	1,000 Sq. Ft	\$301	-0.50%	\$299
Oil and Gas Well	Well Head	\$343	-0.50%	\$341
Park Development Fee				
Single Family Detached	Dwelling	\$3,563	-0.50%	\$3,545
Multi-Family	Dwelling	\$2,674	-0.50%	\$2,660
Mobile Home Park	Site	\$3,740	-0.50%	\$3,721
Trails Development Fee				
Single Family Detached	Dwelling	\$494	-0.50%	\$492
Multi-Family	Dwelling	\$371	-0.50%	\$369
Mobile Home Park	Site	\$519	-0.50%	\$516
Storm Drainage Development Fee				
Single Family residential	Dwelling	\$446	-0.50%	\$444
Multifamily residential	Dwelling	\$321	-0.50%	\$319
Mobile Home Park	Site	\$446	-0.50%	\$444
Retail, per site square foot of impervious surface	Per Sq. Ft	\$0.124	-0.50%	\$0.123
Commercial, per site square foot of impervious surface	Per Sq. Ft	\$0.124	-0.50%	\$0.123
Industrial, per site square foot of impervious surface	Per Sq. Ft	\$0.124	-0.50%	\$0.123
Oil and Gas	Well Head	\$245	-0.50%	\$244
Transportation Development Fee				
Single Family Detached	Dwelling	\$4,773	-0.50%	\$4,749
Multi-Family	Dwelling	\$3,082	-0.50%	\$3,066
Mobile Home Park	Site	\$1,430	-0.50%	\$1,423
Retail/Commercial	1,000 Sq. Ft	\$6,318	-0.50%	\$6,286
Office	1,000 Sq. Ft	\$5,587	-0.50%	\$5,559
Industrial	1,000 Sq. Ft	\$1,934	-0.50%	\$1,924
Warehouse	1,000 Sq. Ft	\$1,803	-0.50%	\$1,794
Public/Institutional	1,000 Sq. Ft	\$3,129	-0.50%	\$3,113
Oil and Gas Well	Well Head	\$2,199	-0.50%	\$2,188

