



# FRONT RANGE FIRE RESCUE

PO Box 130, Johnstown, CO 80543

970-587-4464 / Fax: 970-587-0324

*Courage ★ Compassion ★ Professionalism*

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## **IMPACT FEE INFORMATION**

In the 2016 legislative session, the Colorado General Assembly passed House Bill 16-1088 explicitly authorizing fire protection districts, with consent of local government, to impose an impact fee on new development. Front Range Fire Rescue Fire Protection District (FRFR) contracted with BBC Research & Consulting, LLC, to perform the research required by state law to calculate the proportional impacts of new development on the delivery of service by FRFR. The final report on these impact fee calculations was provided to FRFR on October 3, 2018.

FRFR signed an intergovernmental agreement (IGA) with the Town of Johnstown on 11-14-2018 to allow FRFR to collect impact fees from new development beginning on 12-13-2018.

### **What do impact fees pay for?**

Impact fees are a one-time fee that is paid to the fire protection district to offset the District's growth-related costs that directly result from new residential and non-residential development. State law allows the fire protection district to use collected impact fees to pay for new capital facilities to expand service delivery that results from new development. New capital development may include fire stations, fire apparatus, or equipment that costs more than \$1,000 and has an expected use of more than one year. Impact fees cannot be used to repair, replace, or improve existing facilities for current service levels.

### **What is the impact fee for a new residence?**

The impact fee for a new single-family home or two-family home is \$1,087. Typically, townhomes and condominiums are classified as single-family homes. The impact fee for multi-family dwellings such as apartments is \$692.

### **What is the impact fee for a non-residential building?**

Impact fees for non-residential buildings are calculated by multiplying the total square footage of the building times \$0.60. A non-residential building may include commercial, business, industrial, storage, flex or other uses.



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### **What about an accessory building?**

An accessory building is a subordinate, non-residential structure on the same property as a residential building that is not attached to the primary housing unit. An accessory building is typically less than 1,000 square feet and contains uses that are incidental to the residential building. Examples include storage sheds, barns or detached garages. An accessory building is exempt from impact fees.

### **Are there other ways to get an exemption from impact fees?**

Yes, these requests are evaluated on a case-by-case basis by the Fire Chief, or his/her designee. The developer must submit a written request for an impact fee waiver. Examples of situations where impact fee waivers have been granted include:

- A remodel or addition greater than 1,000 square feet to a dwelling, with no change of use of the original dwelling
- A new residential dwelling that replaces a previous dwelling on the same property, with no change of use of the original dwelling

Developers or builders may request to make an in-kind contribution to the fire district in lieu of paying all or a portion of the impact fees. These requests must be submitted in writing and usually involve meeting with the Fire Chief, or his/her designee, to determine an appropriate in-kind contribution.

### **When must the impact fee be paid, and how do I pay it?**

Impact fees are collected at the time of issuance of a building permit. Impact fees must be paid before a Certificate of Occupancy can be issued.

The municipal building department will give you an Impact Fee Form at the time you apply for your building permit. Complete the top of this form and provide it to the fire district to complete the rest. We will meet with you to discuss the impact fee that is owed and how/when to pay it.