



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

IMPACT FEES FOR RESIDENTIAL UNITS

A fee to reserve capacity in the wastewater system operated and maintained by the Snyderville Basin Water Reclamation District. The fee is a one-time charge and is intended to cover the residence's future use. The construction of new residential units creates a need for additional wastewater collection and treatment capacity. The fees adopted under this section have been established pursuant to the requirements of the Impact Fees Act, Utah Code Ann. § 11-36-101 through -401 and Utah Code Ann. § 17A-1-203.

AS DEFINED IN RESOLUTION NO. 113

"Residential Units," single family and condominiums (multiple family), are defined as individual living units whose facilities contain a kitchen or kitchenette intended for the preparation of meals and may include connecting hallways, lobbies, etc., intended for the use of the individuals occupying the residential units.

A "living section" is defined as a bedroom and/or any space that can reasonably be used as a bedroom, and that has access to a bathroom with bathing facilities and is designed for, can be used for, or can be converted into sleeping space, including but not limited to, dens, lofts and libraries, and which includes both of the following:

- (1) Has a door that can be closed for privacy
- (2) Has a closet

The definition of a "living section" shall also include every 500 square feet of unfinished basement space, excluding stairs and mechanical areas, which is not otherwise identified for future intended use.

"Reasonable access" may include up and down stairs and through open/entry areas. Reasonable access does not include access through other "living sections."

Floor plans must be submitted to the District for the purpose of calculating the Impact Fee. The submitted plans shall become a permanent record of the District. The District is authorized to complete a visual inspection of the building prior to authorizing the issuance of an Authorization to Use. If the number of living sections determined during said inspection differs from the plans submitted, a refund for overpayment of fees or an invoice for underpayment of fees shall be prepared. Upon receipt of the additional Impact Fees, the District shall authorize the issuance of an Authorization to Use.

When the entire Impact Fee for a structure is paid in full, applicant shall have one year from the date of payment to apply for a building permit, during which time applicant will not be liable for Impact Fee increases. After one year, applicant shall pay the then applicable fees.

IMPACT FEE

<u>Living Sections</u>	<u>Impact Fee Amount</u>	<u>Residential Equivalent Units</u>
1	\$2,192	.334
2	\$4,384	.667
3	\$6,576	1.000
4	\$8,768	1.334
5	\$10,960	1.667
6	\$13,152	2.000
7	\$15,344	2.333
8	\$17,536	2.667

For more than eight bedrooms, the fee is increased at the rate of 1/3 RE per bedroom.

Administrative Fee

Administrative Fees are collected at the time of payment of the Impact Fee and are assessed for administrative costs associated with project review and approval, technical assistance, accounting, field coordination, lateral inspection, and/or coordination with Park City or Summit County. Administrative Fees shall equal 1.0 percent of the calculated Impact Fee, with a minimum of \$100.00.

Effective January 1, 2011