



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

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IMPACT FEES FOR RESIDENTIAL UNITS

An impact fee is a one-time payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure. The impact fees adopted by the Snyderville Basin Water Reclamation District have been established pursuant to the requirements of the Utah Impact Fees Act, Utah Code Ann. § 11-36a-101, *et seq.*

AS DEFINED IN RESOLUTION NO. 137

"Residential Units," (RE's) 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" (LS) is defined as a bedroom and/or any space that has reasonable 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 may include one or both of the following:

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

The definition of a "living section" shall also include every 500 square feet of unfinished basement space, excluding stairs, mechanical areas, and areas prohibited from being bedrooms by building codes, which are not otherwise identified for future intended use.

"Reasonable access" includes 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	\$2,924	.334
2	\$5,848	.667
3	\$8,772	1.000
4	\$11,696	1.334
5	\$14,620	1.667
6	\$17,544	2.000
7	\$20,468	2.333
8	\$23,392	2.667

For more than eight living sections (i.e., bedrooms), the fee is increased at the rate of 1/3 RE per LS.

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 equal 1% of the calculated Impact Fee, with a minimum of \$100.

Credit Card Use Fee

Payers have the option to pay their impact fees by credit card. To cover the direct costs associated with merchant fees paid to credit card companies, the District shall assess a 2.5% surcharge on impact fee payments made on amounts paid by credit card in excess of \$200.

Effective January 1, 2020