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Council to tackle new development fee

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AURORA | The push to have local development pay its own way will face its first test Sept. 8 as city officials try to address an estimated \$5,100 expenditure/revenue gap for every single-family home built in the city.

Following the completion of a development cost study in March, a lengthy effort that saw conflicting input from city staff and local development representatives, Aurora City Council agreed to move forward on an impact fee for residential development.

The proposed ordinance up for initial council approval during Monday's session spells out specific fees for single-family detached dwellings; single-family attached townhomes, two-family homes and duplex residences; and multi-family dwellings. The fees for the three residential categories would be \$1,204, \$1,203 and \$843, respectively.

If approved, the fees would be implemented Jan. 1, 2009. The calculated impact fees include capital impact fees for transportation, police, fire, large urban and special-use parks and general government services in Aurora.

The measure also specifies fees for land annexed to the city after Dec. 31, 1984, a roster that includes a water transmission development fee at \$1,100 per acre and a sewer interceptor development fee at \$500 per acre.

During its May 17 workshop, council decided to collect the impact fee at the time of development, and to index the fee annually for inflation, with council review slated for every five years.

In structuring the fee, the council excluded costs associated with off-site transportation system improvements and library, recreation and cultural facilities. The impact fee would also include a credit for 100 percent of the use tax for a typical home.

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