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# Impact fee law's impact uncertain



Ahron Sherman Miner Staff Reporter

KINGMAN - Legislation signed by Gov. Jan Brewer Tuesday that limits the ability of cities to assess impact fees looks like a victory for local homebuilders, but the jury is still out.

The law, which will take effect Dec. 31, makes it so cities must come up with specific plans that outline needed improvements for new subdivisions before assessing fees. Rules that allow cities to charge impact fees for new police and fire stations as well as water and sewer system improvements remain intact. However, cities must now show direct connections between projects and residential developments.

Kingman does not charge fees for subdivision plats, but it does assess the impacts of subdivisions on infrastructure. That information is then used to charge impact fees to homebuilders when applying for a permit to build an individual house.

Gary Jeppson, the director of Kingman's development services, said the city already has a capital improvement plan, which is governed by impact fees and serves the purpose of identifying specific plans for needed improvements.

That means the part of the new legislation that calls for "specific plans" will have no affect on Kingman, said Jeppson.

New projects may be affected by the legislation, said Jeppson. But he still needs to review the law, evaluate the affects it could pose to new projects and brief Council.

Doug Angle, the founder of Angle Homes, Inc., said homebuilders are always fighting with the city over impact fees. He is not convinced, however, the new legislation will affect his company and others like it.

He, like Jeppson, needs to review the law before forming an opinion about it.

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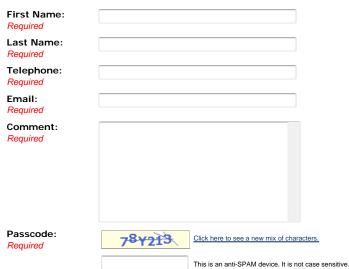
As long as we don't want any new homes to go in we should keep impact fees. We're keeping any builders from developing or even looking at the area. So what if you can "steal" land right now because just to build you'll be adding 8-12,000 on top of the land cost in impact fees. Any builders that come here in the future will go north of town just outside the city limits and build homes there. They can then get the city water and sewer and circumvent paying impact fees. In the short term we need to eliminate them just to get something going.

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