

DAI NEWS

Dr. Joe Harrop: Who should pay for lunch?

Dr. Joe Harrop

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Locally there have been protests against the recommendations the 74 page report by PMC of Chico, the Developer Fee Impact

Builders, developers, and pro-growth individuals have gathered developer fee structure being considered by the County Planner the Board of Supervisors. The Red Bluff Rebound committee at Council. According to the Nexus Study, the fees are necessary infrastructure which, in turn, is necessary to maintain existing si population grows.

The growth of fees by government agencies is a result of both Proposition 13 on property taxes and the need to fund needed normal operating costs imposed by growth. Normal tax sources and infrastructure. One emerging belief is that those new owner protection, etc. should pay their fair share, and not burden those

When our local schools started a growth spurt a few years ago, between a few new students here and there and the need to add schools' own infrastructures. Schools were funded on attendance sufficient to account for new buildings, wells, septic systems, ar adequate facilities. Legislation was passed to allow schools to t new commercial buildings. Schools had to establish a nexus, or new developments and the need for the school to accommodat

School fees were not without some controversy among develop fees added a new cost to residences and commercial construc passed development fees, and they have been in place for sort by a formula that accounts for inflation. The fees are restricted.

Fees are not taxes; they are based on the calculated costs incu growth; taxes are usually based on values and require a far diff fees are based on the square footage of the new buildings. Sch of school age children per household and the creation of jobs, v district when a commercial building is constructed.

Our various colonial, state, national, and local governments hav builders, land speculators, and developers since the early 17th relationship has been a blatant abuse of governmental discrete result of common interestspeace, stability, developing markets,

A wise man once proclaimed "There ain't no free lunch." Wheth inexpressible desire for oil or simply our wish for someone els have difficulty facing the fact that eventually there will be a cost or many houses, those dwellings and their residents will add to the increased needs for waste disposal, fire suppression service household these requirements may be modest, but even while t nature, growth will have a cumulative effect over time. The nex needs from now until 2030. Using California Department of Fin population increase of 32,783 in the next twenty years; this is si our current population. This averages out to a growth of 1640 ir

According to the Tehama County Planning Department the fees the final inspection for the project. In the case of a new home, ti the fees. In the case of structures built on speculation, the deve fees; the developer/owner would pass the fees on to the new o

Calculating that impact is an imprecise science, but there are s: are used in most estimates. I have read the entire comprehens Nexus Study. The report is fairly straightforward; it presents the in the county, assumes we would like to maintain the same rate and extrapolates what that would cost given growth projections. understand this approach.

For example, the report uses the current square footage and n. libraries. Based on population growth projections between now will need 12,593 more square feet of library space and 63,293 r collection than we have now in the next 20 years. The study the prorates that cost per each new household; in the case of a ne would be \$439.94. This amount would only maintain our ahead services. The study does similar calculations for other portions c Protection, Sheriff and Corrections, Transportation, Parks and f Government. When all is calculated, the impact fee per new sin \$14,302.80. The largest share of that amount would be to meet \$8,522.35.

One of the developers who spoke to the Planning Commission developed a wish list. A fundamental question is "what do we w wish to dilute the level of infrastructure we have now, allegedy at a minimum, to maintain the level of infrastructure and service developers and speculators do not wish Tehama County to be i overburdened by growth, and unable to support its citizens at le enjoy. I would wish that we could maintain at least the same lev now; that isn't much of a wish.

One of the proposals by Rebound Red Bluff to the City Council fees, meaning to not charge them up front but collect them ove implementation of impact fees for fifteen years.

Politically it may not be easy for our local government officials t that is, a policy for new developments to shoulder the cost of th community. It takes a certain amount of backbone to guard our

The arguments against the fees are being clothed in the guise t real argument is that developers and speculators want a conce lessen their risk and financial commitment to projects.

They want to make their projects less costly to them. Our leade of us for such projects, not provide favoritism to one section of

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