

# **Comparison of Development Impact Fees**

**Pahrump Regional Planning District  
Nye County, Nevada**



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## Table of Contents

<b>Introduction.....</b>	<b>3</b>
<b>Definitions.....</b>	<b>4</b>
<b>Nevada Revised Statutes.....</b>	<b>5</b>
<b>Nye County Code.....</b>	<b>5</b>
<b>PRPD Impact Fees.....</b>	<b>10</b>
<b>Comparison of PRPD Impact Fees.....</b>	<b>14</b>
<b>Comparison of PRPD Building and Plan Review Fees.....</b>	<b>19</b>
<b>Utility Impact Fees.....</b>	<b>20</b>
<b>Development Scenarios.....</b>	<b>22</b>
<b>Conclusions.....</b>	<b>27</b>

## Introduction.

Impact fees are one-time monetary charges levied by local governments against new development in order to provide public infrastructure and facilities necessitated by and attributable to the new development.

Local governments use impact fees to pay for public improvements such as roads, schools, libraries, parks, fire stations, police stations, storm water drainage improvements and sewer and water systems.

Sometimes impact fees are called “development impact fees”, “facility fees”, “capital recovery fees” or “system development charges”. Regardless of the name used, these fees apply only to new development, are standardized fees based upon adopted regulations, are not individually negotiated on a case-by-case basis, and may be collected and used only for the purpose of constructing public infrastructure or facilities. These fees cannot be used for the operation, maintenance, or repair of existing buildings, or for the purchase of equipment or vehicles.

Nye County adopted its impact fee regulations applicable to all new development within the Pahrump Regional Planning District effective September 1, 2005 (Ordinance 302, 2005). Nye County’s impact fees are collected for the purpose of providing the following four categories of public improvements and facilities:

- Police Stations
- Fire Stations
- Parks
- Streets

Additionally, the Nye County Board of Commissioners (BOCC), at its August 3, 2004 meeting, adopted Resolution No. 2004-32, which authorized the collection of a \$1,600 tax on the construction of new residential dwelling units within the Pahrump Regional Planning District for the purpose of constructing new schools, or remodeling or adding classrooms to existing schools. Although technically not an impact fee, this “construction tax” functions essentially very similar to an impact fee and therefore for the purposes of this report the \$1,600 school construction tax will be included as an impact fee.

Thus, for the purposes of this report, the impact fees collected by Nye County shall be deemed to pertain to the following five categories of public improvements and facilities:

- Police Stations
- Fire Stations
- Parks
- Streets
- Schools

Nye County does not charge or collect any impact fees for libraries, storm water drainage, sewer or water systems, cultural facilities or any type of general administrative government facilities.

The primary objective of this report is to compare Nye County's impact fees in the Pahrump Regional Planning District to the impact fees charged by other jurisdictions, including other counties, cities, and state and national averages. This report examines single-family residential and multi-family residential impact fees, as well as commercial impact fees including retail, office and industrial impact fees.

Also included in this report is a review of some hypothetical development scenarios. Additionally, this report contains a review of building permit, plan review, and utility fees charged by UICN and Valley Electric.

## Definitions.

Nye County Code definitions:

**CAPITAL IMPROVEMENT:** A Fire station project, Park project, Police station project or Street project.

**FIRE STATION PROJECT:** A facility for a fire station or a fire substation. The term does not include:

- A. A facility or portion of a facility that is designed for a use related to the administration of a fire department or any other use not directly related to firefighting; or
- B. Any equipment, including, without limitation, vehicles, used for firefighting.

**IMPACT FEE:** A charge imposed by the county on new development to finance the costs of a capital improvement or facility expansion necessitated by and attributable to the new development.

**NEW DEVELOPMENT:** Any:

- A. Subdivision of land;
- B. Construction, reconstruction, redevelopment, conversion, structural alteration, relocation or enlargement of any structure which adds or increases the number of service units; or
- C. Use or extension of the use of land which increases the number of service units.

**PARK PROJECT:** Real property, turf, trees, irrigation, playground apparatus, playing fields, areas to be used for organized amateur sports, play areas, picnic areas, horseshoe pits, trails, jogging and pedestrian paths, tennis courts, areas designated for the use of skateboards and other recreational equipment or appurtenances which are designed to serve natural persons, families and small groups and which are used for a park that is not larger than fifty (50) acres in area. The term does not include auditoriums, arenas, bandstand and orchestra facilities, bathhouses, clubhouses, community centers that are more than three thousand (3,000) square feet in floor area, golf course facilities, greenhouses, swimming pools, zoo facilities or similar recreational facilities.

**POLICE STATION PROJECT:** A facility for a police station or a police substation. The term does not include:

- A. A facility or portion of a facility that is designed for a use related to the administration of a police department or any other use not directly related to the provision of police services, including, without limitation, the training of police officers; or
- B. Any equipment, including, without limitation, vehicles, used to provide police services.

**STREET PROJECT:** The arterial or collector streets or roads which have been designated on the streets and highways plan in the master plan adopted by the county pursuant to Nevada Revised Statutes 278.220, including all appurtenances, traffic signals and incidentals necessary for any such facilities.

## **Nevada Revised Statutes.**

**NRS 278B.160. Imposition and purpose of impact fee; costs that may be included; property of school district exempt.**

1. A local government may by ordinance impose an impact fee in a service area to pay the cost of constructing a capital improvement or facility expansion necessitated by and attributable to new development. Except as otherwise provided in NRS 278B.220, the cost may include only:
  - (a) The estimated cost of actual construction, including, without limitation, the cost of connecting a capital improvement or facility expansion to a line or facility used to provide water or sewer service;
  - (b) Estimated fees for professional services;
  - (c) The estimated cost to acquire the land; and
  - (d) The fees paid for professional services required for the preparation or revision of a capital improvements plan in anticipation of the imposition of an impact fee.
2. All property owned by a school district is exempt from the requirement of paying impact fees imposed pursuant to this chapter.

## **Nye County Code.**

Nye County Ordinance 302, the "Impact Fee Ordinance", establishes the following impact fees upon new development for Fire, Parks, Police, and Streets capital improvements within the Pahrump Regional Planning District:

**FIRE STATION IMPACT FEE SCHEDULE, PAHRUMP REGIONAL PLANNING DISTRICT:**

**Table 1.** The schedule of fire station impact fees for Nye County:

ITE <sup>1</sup>	Land Use Category	Residential (Per Dwelling Unit)	Nonresidential (Per Square Foot Of Floor Area)	Per Demand Unit As Indicated
	Dwelling, detached	\$ 167 .00		
	Attached dwelling, multi- family dwelling, or other residential use	\$ 127 .00		
820	Commercial/shopping center 25,000 square feet or less		\$ 0 .15	
820	Commercial/shopping center 25,001 _ 50,000 square feet		0 .14	
820	Commercial/shopping center 50,001 _ 100,000 square feet		0 .12	
820	Commercial/shopping center 100,001 _ 200,000 square feet		0 .11	
820	Commercial/shopping center 200,001 _ 400,000 square feet		0 .09	
820	Commercial/shopping center 400,001 or more square feet		0 .08	
710	Office/institutional 10,000 square feet or less		0 .07	
710	Office/institutional 10,001 _ 25,000 square feet		0 .06	
710	Office/institutional 25,001 _ 50,000 square feet		0 .05	
710	Office/institutional 50,001 _ 100,000 square feet		0 .04	
710	Office/institutional 100,001 or more square feet		0 .04	
770	Business park		0 .04	
110	Light industrial		0 .02	
140	Manufacturing		0 .01	
150	Warehousing		0 .02	
151	Miniwarehousing		0 .01	
473	Nonhotel casino/video lottery		0 .41	
720	Medical-dental office building		0 .11	
610	Hospital		0 .05	
565	Daycare (per student)			\$ 13 .00
620	Nursing home (per bed)			\$ 7 .00
310	Lodging (per room, RV pad, or boat slip)			\$ 17 .00

Note: 1. Refers to the land use classification in the Institute of Transportation Engineers' manual.

**PARK IMPACT FEE SCHEDULE, PAHRUMP REGIONAL PLANNING DISTRICT:**

**Table 2.** The schedule of park impact fees is as follows:

Land Use Category <sup>1</sup>	Per Dwelling Unit
Dwelling, detached	\$ 359 .00
Attached dwelling, multi-family dwelling, or other residential use	\$ 273 .00

Note: 1. Refers to the land use classification in the ITE manual.

**POLICE STATION IMPACT FEE SCHEDULE, PAHRUMP REGIONAL PLANNING DISTRICT:**

**Table 3.** The schedule of police station impact fees is as follows:

ITE <sup>1</sup>	Land Use Category	Residential (Per Dwelling Unit)	Nonresidential (Per Square Foot Of Floor Area)	Per Demand Unit As Indicated
	Dwelling, detached	\$ 137 .00		
	Attached dwelling, multi-family dwelling, or other residential use	\$ 104 .00		
820	Commercial/shopping center 25,000 square feet or less		\$ 0 .10	
820	Commercial/shopping center 25,001 _ 50,000 square feet		0 .10	
820	Commercial/shopping center 50,001 _ 100,000 square feet		0 .08	
820	Commercial/shopping center 100,001 _ 200,000 square feet		0 .07	
820	Commercial/shopping center 200,001 _ 400,000 square feet		0 .06	
820	Commercial/shopping center 400,001 or more square feet		0 .06	
710	Office/institutional 10,000 square feet or less		0 .05	
710	Office/institutional 10,001 _ 25,000 square feet		0 .04	
710	Office/institutional 25,001 _ 50,000 square feet		0 .03	
710	Office/institutional 50,001 _ 100,000 square feet		0 .03	
710	Office/institutional 100,001 or more square feet		0 .02	
770	Business park		0 .03	
110	Light industrial		0 .01	
140	Manufacturing		0 .01	
150	Warehousing		0 .01	
151	Miniwarehousing		0 .01	
473	Nonhotel casino/video lottery		0 .28	
720	Medical-dental office building		0 .08	
610	Hospital		0 .04	
565	Daycare (per student)			\$ 9 .00
620	Nursing home (per bed)			\$ 5 .00
310	Lodging (per room, RV pad, or boat slip)			\$ 11 .00

Note: 1. Refers to the land use classification in the ITE manual.



**STREET IMPACT FEE SCHEDULE, PAHRUMP REGIONAL PLANNING DISTRICT:**

**Table 4.** The schedule of street impact fees is as follows:

ITE <sup>1</sup>	Land Use Category	Residential (Per Dwelling Unit)	Nonresidential (Per Square Foot Of Floor Area)	Per Demand Unit As Indicated
	Dwelling, detached	\$ 1,298 .00		
	Attached dwelling, multi-family dwelling, or other residential use	\$ 893 .00		
820	Commercial/shopping center 25,000 square feet or less		\$ 2 .87	
820	Commercial/shopping center 25,001 _ 50,000 square feet		2 .66	
820	Commercial/shopping center 50,001 _ 100,000 square feet		2 .33	
820	Commercial/shopping center 100,001 _ 200,000 square feet		2 .02	
820	Commercial/shopping center 200,001 _ 400,000 square feet		1 .73	
820	Commercial/shopping center 400,001 or more square feet		1 .54	
710	Office/institutional 10,000 square feet or less		1 .64	
710	Office/institutional 10,001 _ 25,000 square feet		1 .33	
710	Office/institutional 25,001 _ 50,000 square feet		1 .13	
710	Office/institutional 50,001 _ 100,000 square feet		0 .97	
710	Office/institutional 100,001 or more square feet		0 .82	
770	Business park		0 .92	
110	Light industrial		0 .51	
140	Manufacturing		0 .28	
150	Warehousing		0 .36	
151	Miniwarehousing		0 .18	
473	Nonhotel casino/video lottery		9 .73	
720	Medical-dental office building		2 .62	
610	Hospital		1 .27	
565	Daycare (per student)			\$ 324 .00
620	Nursing home (per bed)			\$ 171 .00
310	Lodging (per room, RV pad, or boat slip)			\$ 408 .00

Note: 1. Refers to the land use classification in the ITE manual.

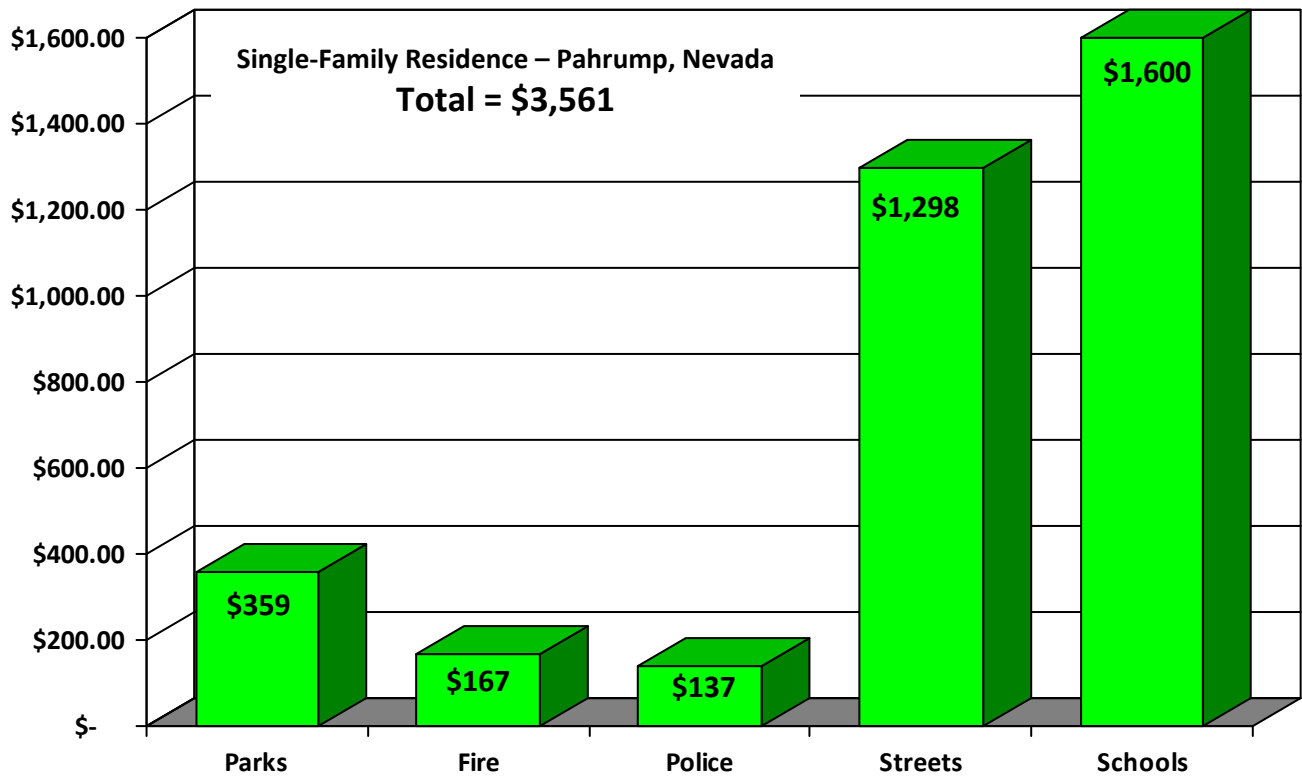
**NYE COUNTY’S POLICY CONCERNING COLLECTION OF TAX FOR RESIDENTIAL DWELLING UNIT CONSTRUCTION (“SCHOOL CONSTRUCTION TAX”):**

In accordance with Nye County policy adopted by the BOCC for all residential dwelling unit construction plans, a \$1,600 tax must be paid to the Pahrump Building Safety Department at the time of building permit issuance in the amount of \$1,600 per dwelling unit. For example, for a duplex: 2 units x \$1,600 = \$3,200 total; for a 5 unit apartment building: 5 units x \$1,600 = \$8,000 total.

**Nye County (PRPD) Impact Fees.**

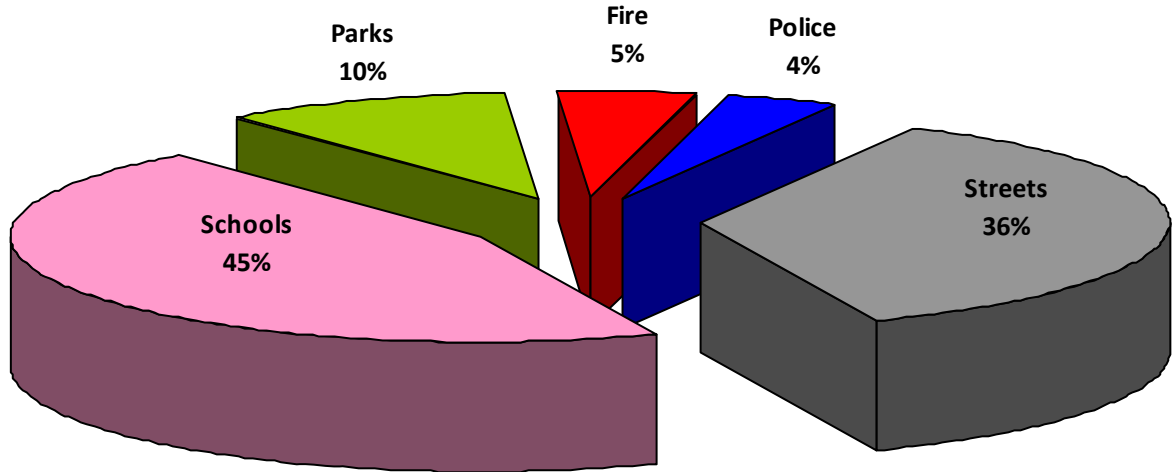
The following chart shows the amounts and distributions of the impact fees charged by Nye County for construction of a single-family dwelling unit within the Pahrump Regional Planning District (PRPD):

**Chart 1.** Impact Fees charged for a new single-family residence, PRPD, Nye County:

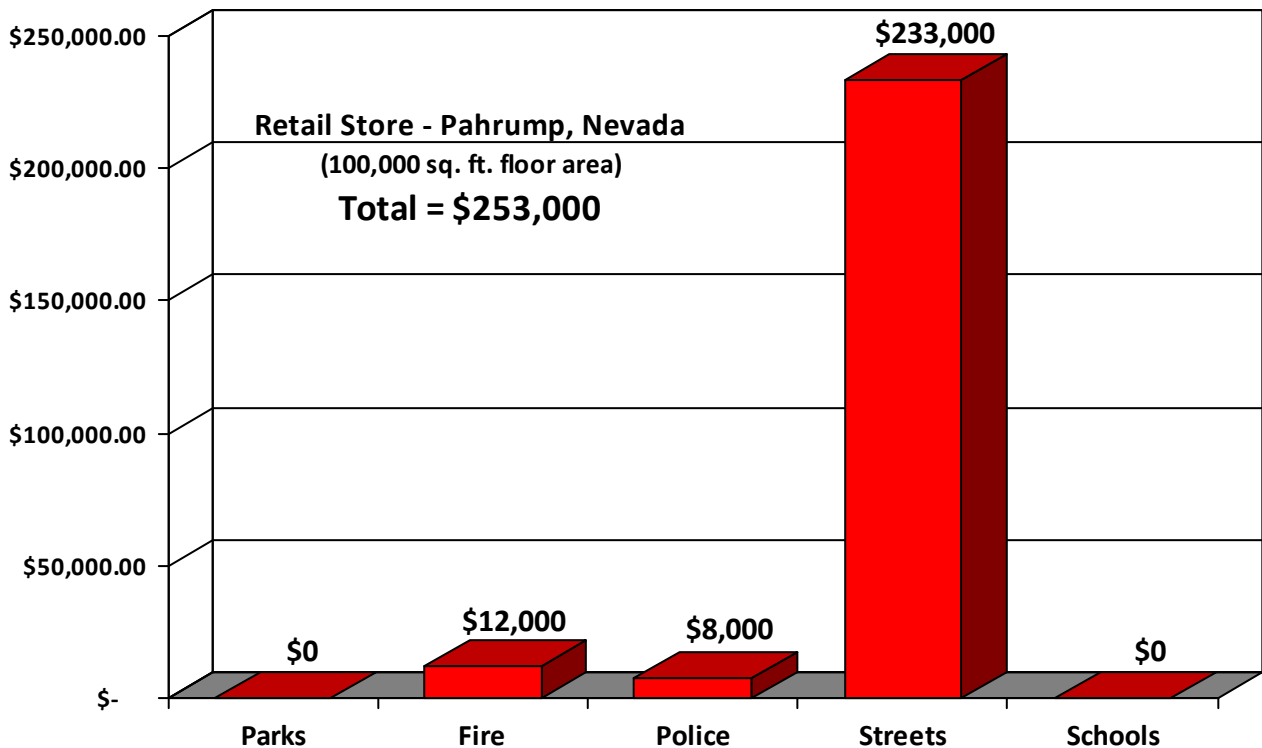


As illustrated in Chart 1 above, the impact fees charged by Nye County, totaling \$3,561 to construct a single-family dwelling unit within the Pahrump Regional Planning District, are distributed as follows: \$359 for Parks (Town of Pahrump), \$167 for Fire facilities (Town of Pahrump), \$137 for Police facilities (Nye County), \$1,298 for Streets (Nye County) and \$1,600 for Schools (Nye County School District).

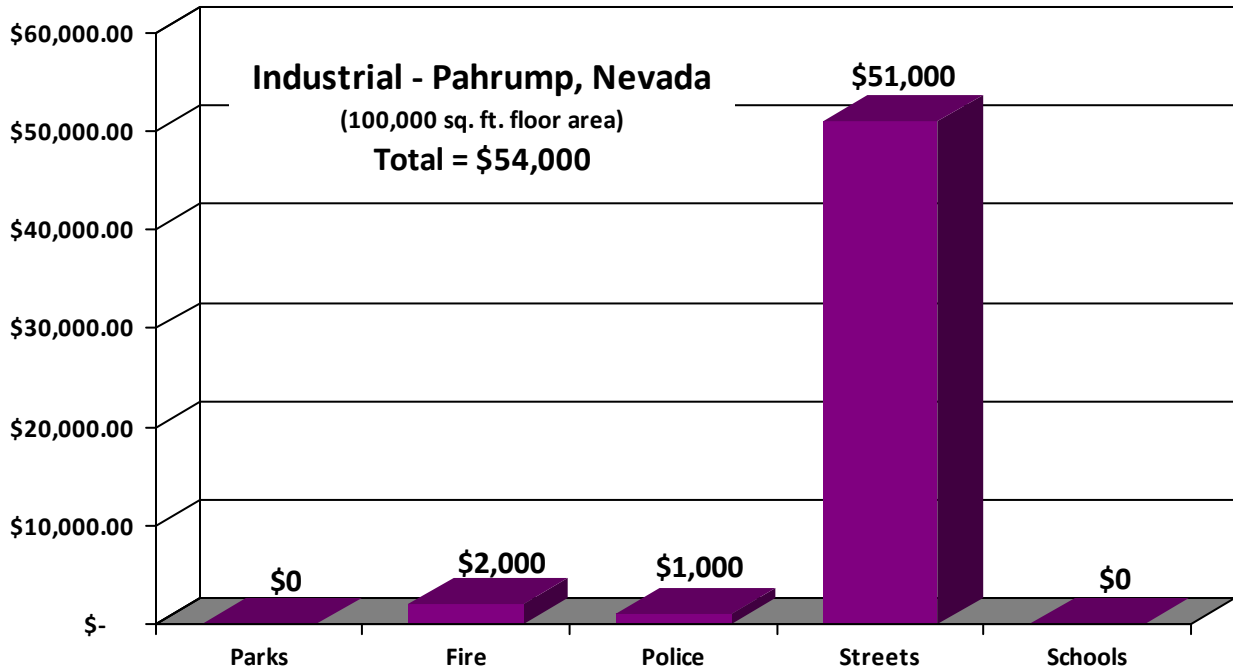
**Chart 2.** The pie-chart below depicts how the \$3,561 in impact fees for a single-family dwelling unit constructed within the Pahrump Regional Planning District is divided among the different capital improvement categories in terms of percentage:



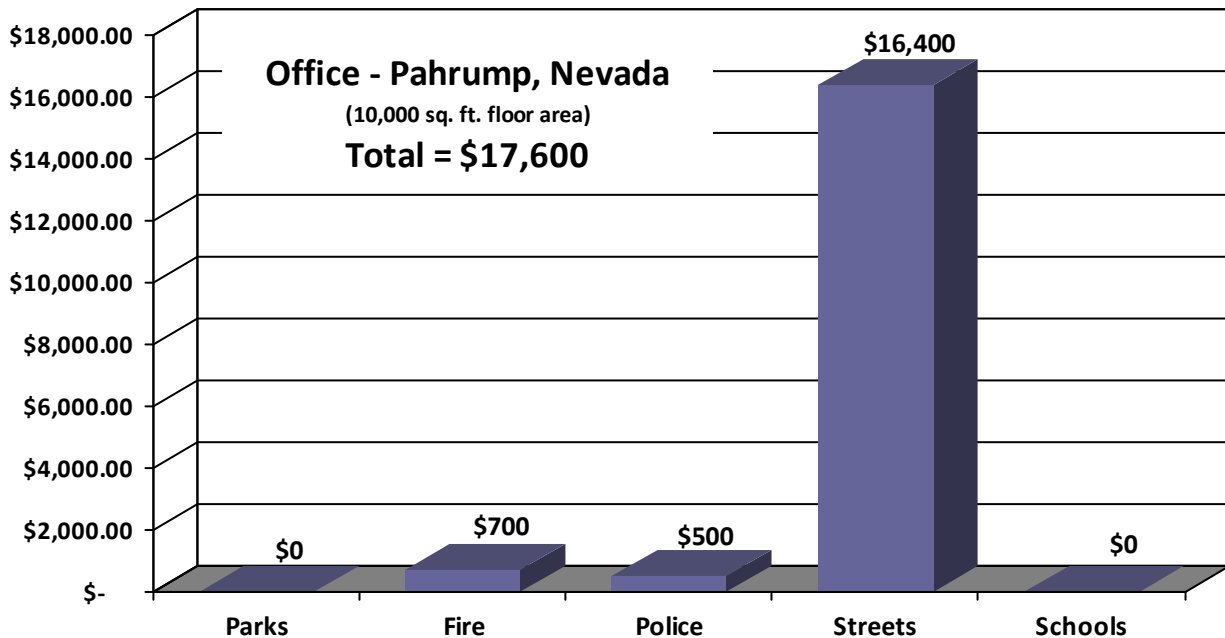
**Chart 3.** The chart below shows the impact fees required to construct a 100,000 square foot retail store within the Pahrump Regional Planning District:



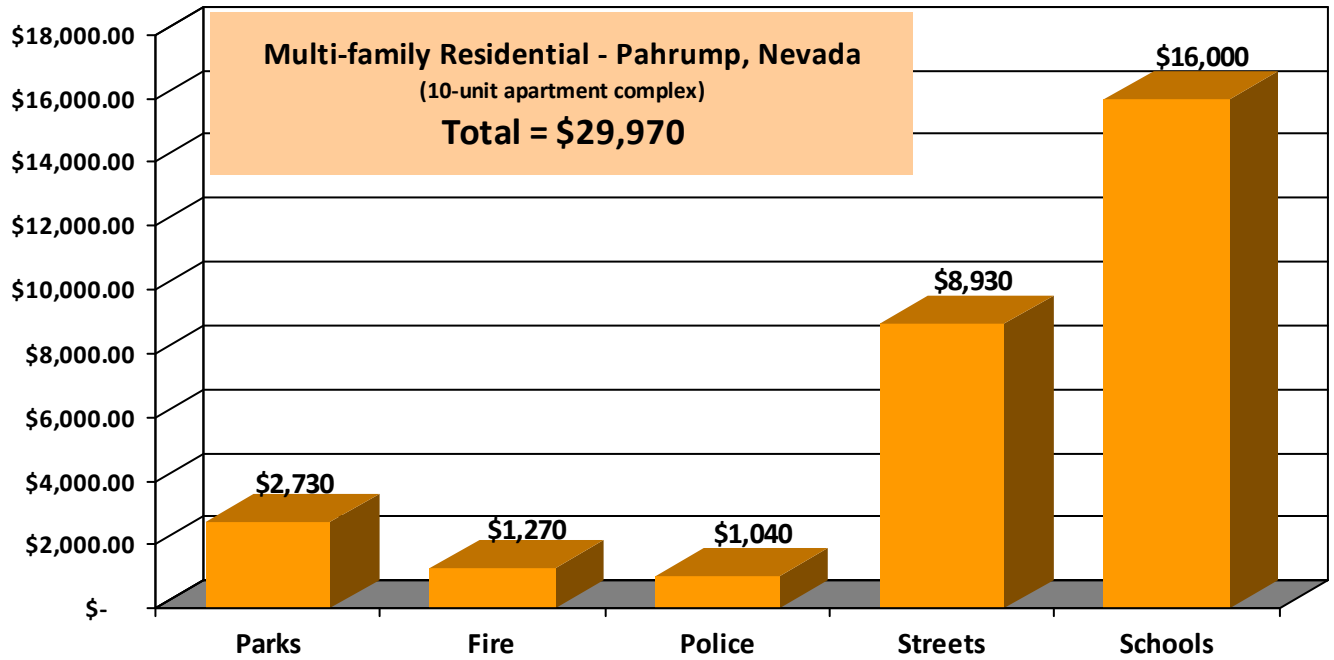
**Chart 4.** The impact fees required to construct a 100,000 square foot industrial building within the Pahrump Regional Planning District:



**Chart 5.** The impact fees required to construct a 10,000 square foot office building within the Pahrump Regional Planning District:



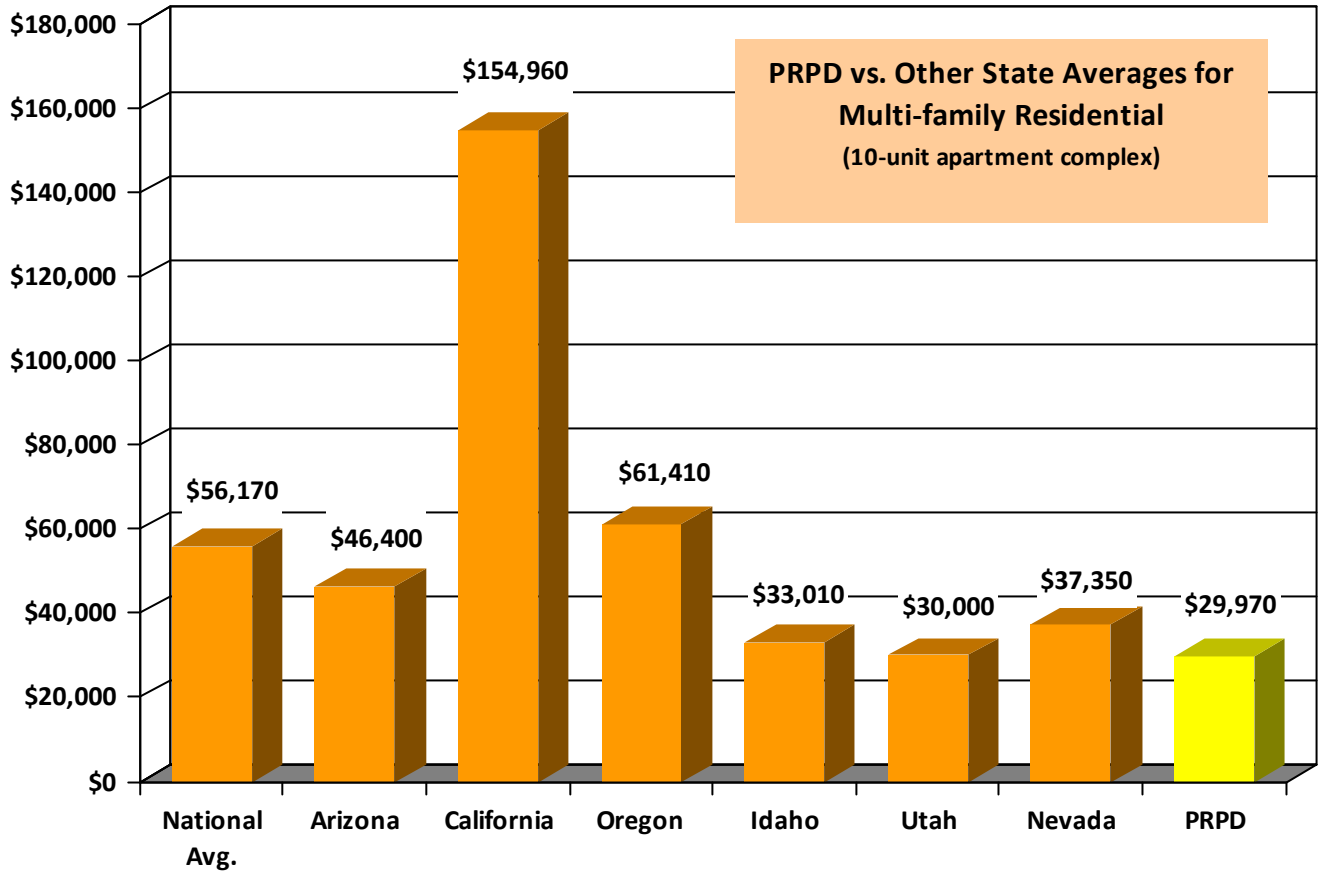
**Chart 6.** The impact fees required to construct a 10-unit multi-family residential apartment or townhome development within the Pahrump Regional Planning District:



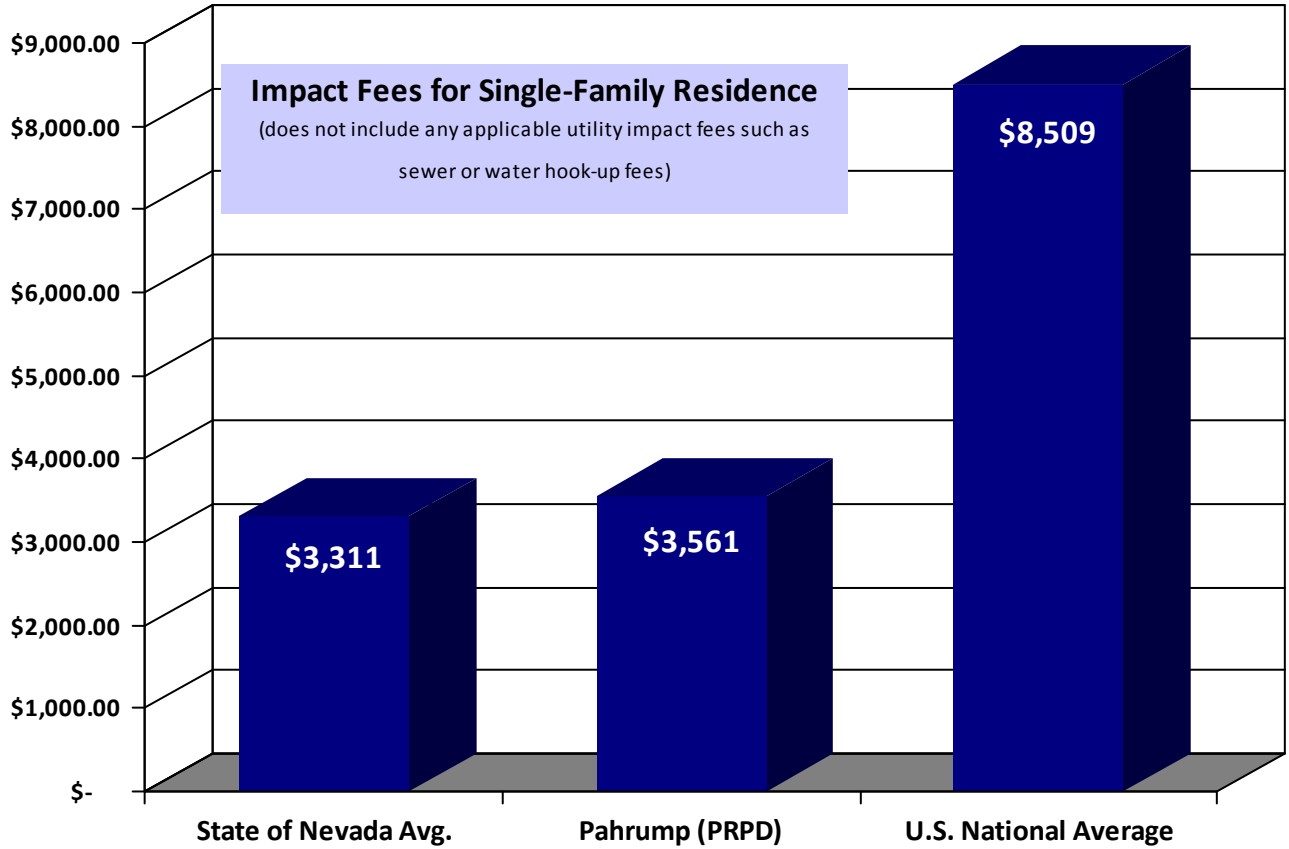
## Comparison of Impact Fees.

This section of the report compares the impact fees charged in the Pahrump Regional Planning District to the impact fees charged by other jurisdictions, including other counties, cities, state averages and national averages.

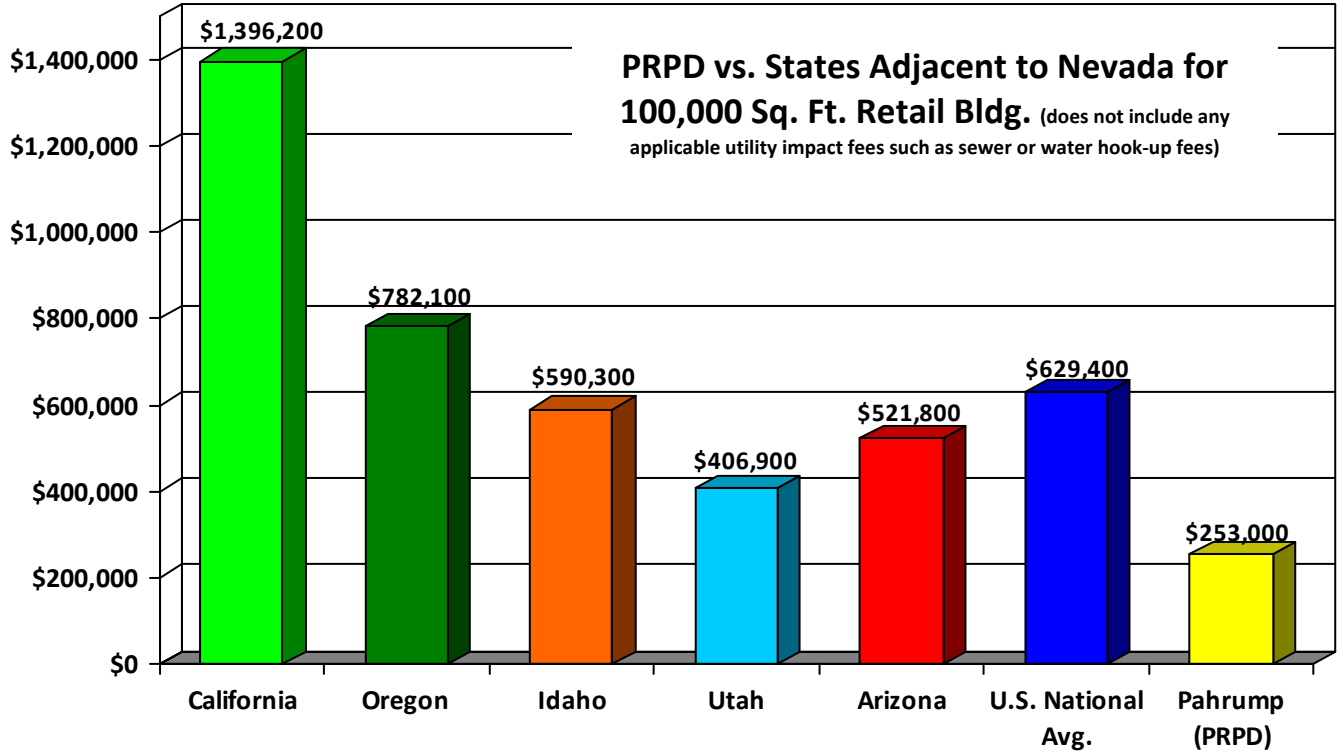
**Chart 7.** Comparison of impact fees that would be required to construct a 10-unit multi-family residential apartment complex:



**Chart 8.** Comparison of impact fees that would be required to construct one single-family residential dwelling unit:

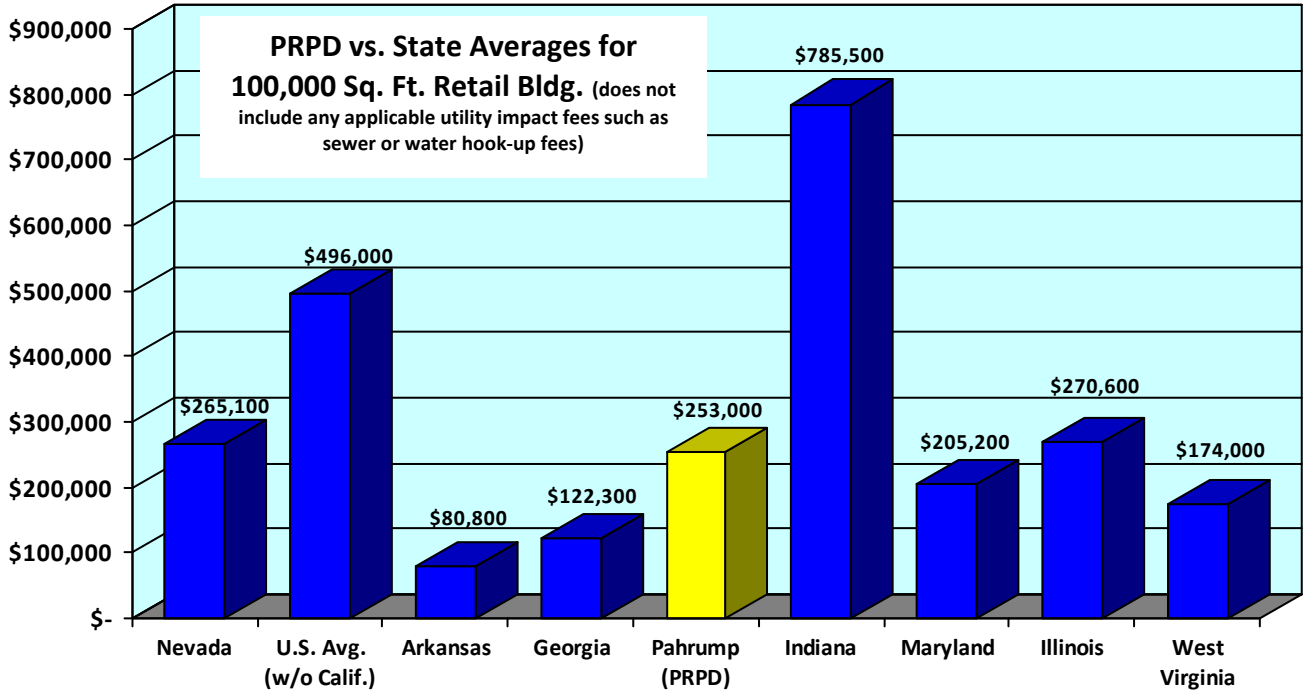


**Chart 9.** Comparison of impact fees that would be required to construct a 100,000 square foot retail store in states adjacent to Nevada:

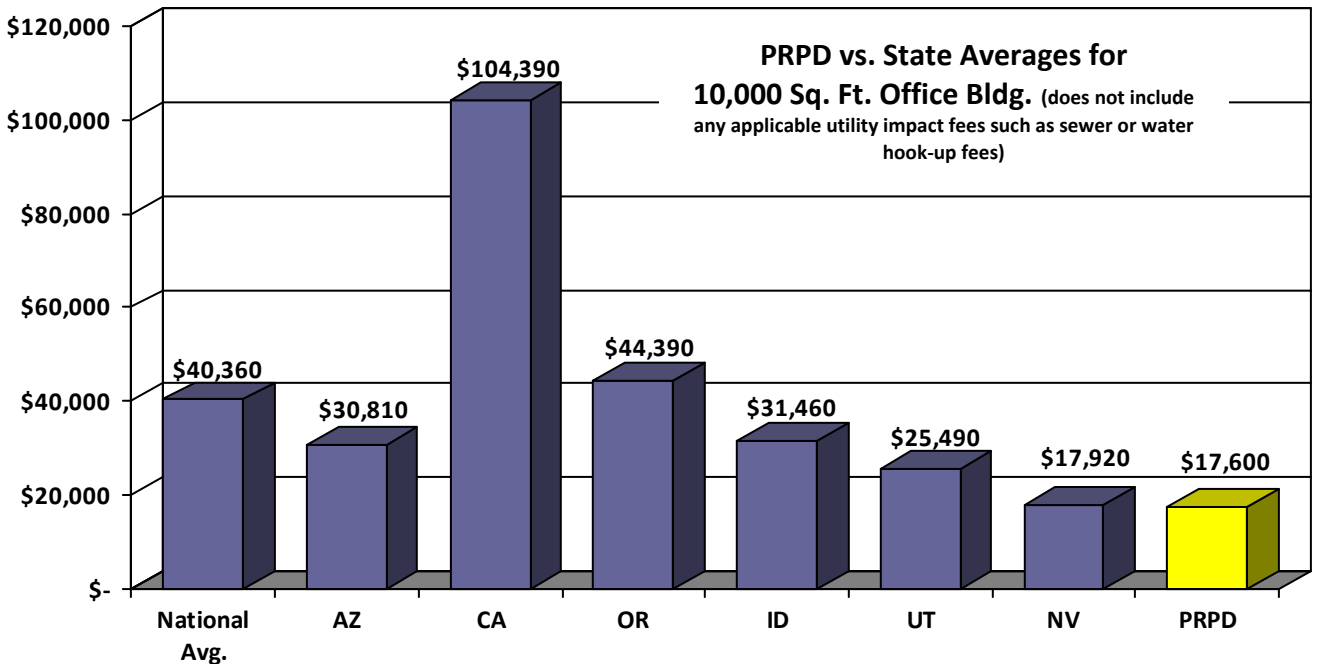




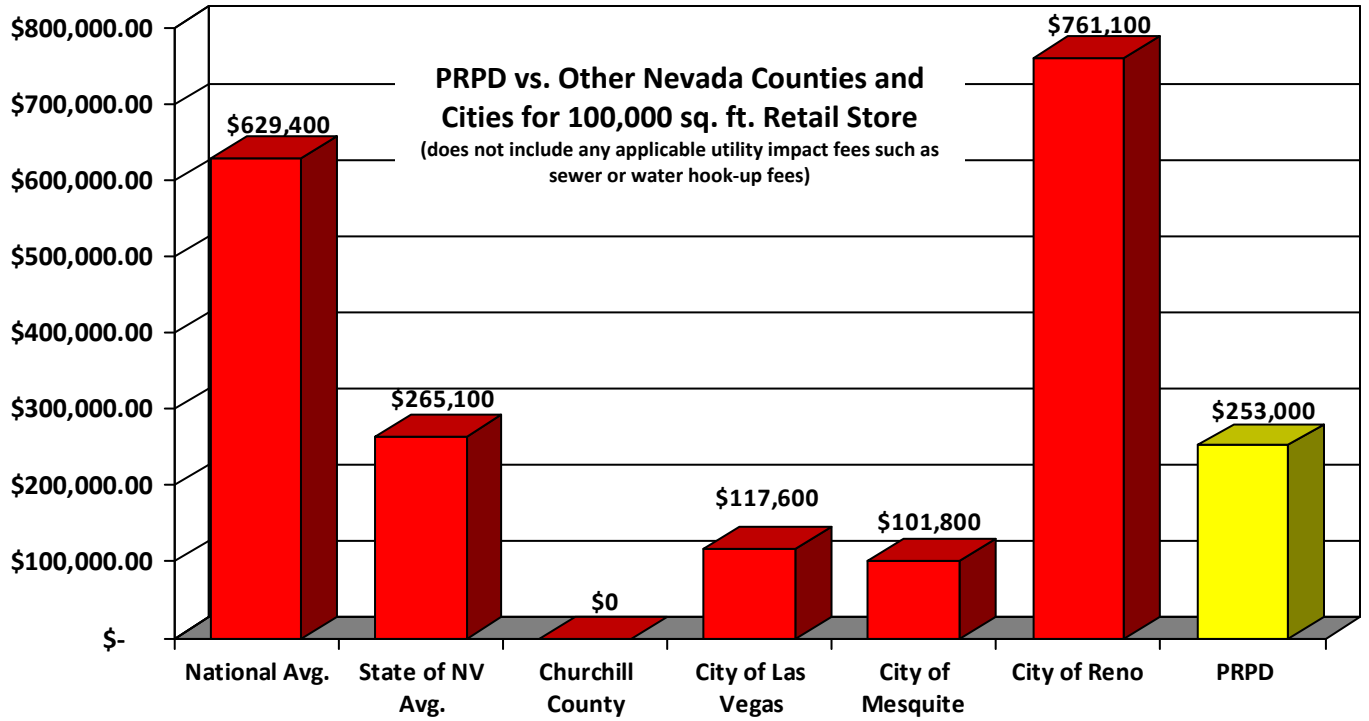
**Chart 10.** Comparison of other state averages of impact fees that would be required to construct a 100,000 square foot retail store:



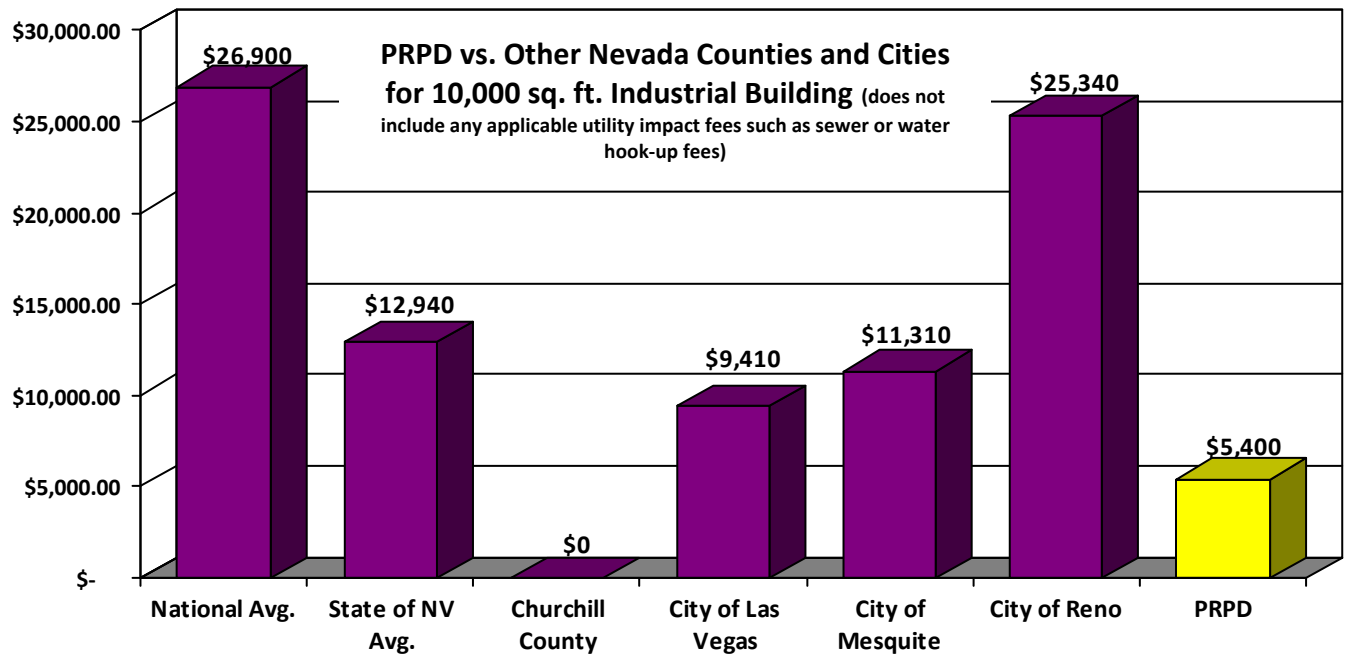
**Chart 11.** Comparison of impact fees that would be required to construct a 10,000 square foot office building:



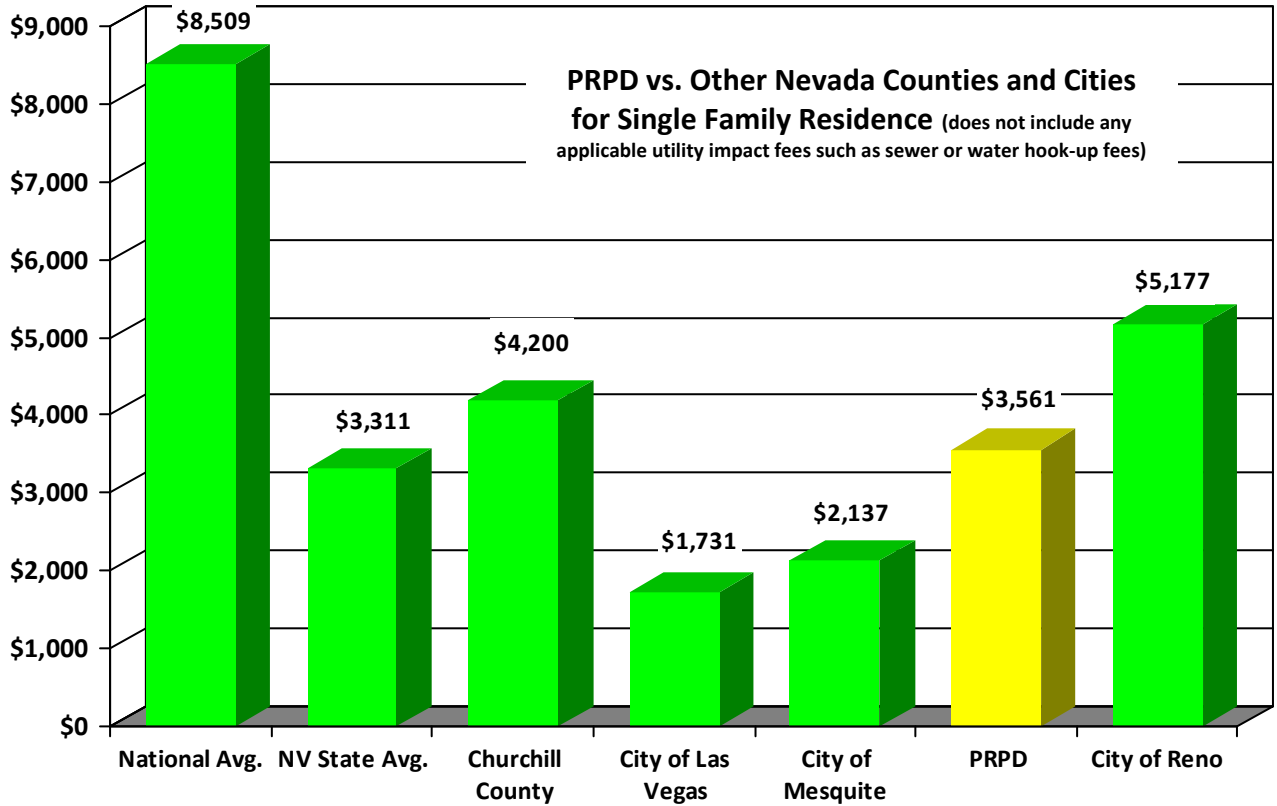
**Chart 12.** Comparison of impact fees that would be required to construct a 100,000 square foot retail store:



**Chart 13.** Comparison of impact fees that would be required to construct a 10,000 square foot industrial building:



**Chart 14.** Comparison of impact fees that would be required to construct one single-family residence:



**Table 5.** Comparison of building permit and plan review fees:

	SFR Plan Review*	Position	SFR Permit *	Position	Comm Plan review**	Position	Comm Permit**	Position
City of N. Las Vegas	\$637.75	3	\$981.16	3	\$1,504.72	1	\$2314.96 (Incl MPE)	1
Washoe County	\$703.84	5	\$1,407.68	6	\$3,208.22	5	\$6416.44 (NO MPE)	7
Boulder City	\$798.29	6	\$1,228.14	4	\$4,005.07	7	\$6161.64(Incl MPE)	6
City of Mesquite	\$670.48	4	\$1,299.65	5	\$3,255.50	6	\$4917.00 (Incl MPE)	5
City of Las Vegas	\$344.00	1	\$935.50	2	\$1,715.00	2	\$4206.00 (MPE UNK)	3
Douglas County					\$2,246.99	3	\$3456.91 (All Incl Doesn't count MPE's)	2
<b>Pahrump - PRPD (For Comparison)</b>	\$568.59	2	\$874.75	1	\$3,132.06	4	\$4889.05 (Incl MPE)	4

\*Based on 1500 square foot SFR with NO Garage

\*\*Based on New Commercial Building, Occ Group B, Type VB, 10,000 square feet

## Utility Impact Fees.

### Valley Electric Association, Inc:

Total Fees for New Service

Assumptions:

- Service is within 250 feet (no primary extension)
- Single phase
- 400 amp

Using representative existing service to determine transformer size

Impact fee: \$155 kVa

Development Scenario:	Transformer Size kVa	Construction Cost	Impact	Total Fees
1. Mini Oil Lube Garage	75	\$1,900	\$11,625	<b>\$13,525</b>
2. Auto Repair Shop	25	\$1,900	\$3,875	<b>\$5,775</b>
3. Sit-down Family Style Restaurant	75	\$1,900	\$11,625	<b>\$13,525</b>

Note: Per VEA, a significant variable is the size of the transformer. Construction costs would increase if the service exceeds 250', which would require additional primary construction. Higher amp service would add a relatively small amount of cost. VEA is in the process of updating their construction costs and that component is likely to increase.

**Utilities, Inc. (UICN):**

**Commercial Fee Schedule (not all inclusive)**

**Fee**

Water Service Connection - up to 1"	\$2,510.00
Water Service Connection - 1 1/2" and 2"	\$3,200.00
Water Service Connection - Larger than 2"	Actual cost + \$47.00
Water Meter & Install - up to 1" meter	\$218.00
Water Meter & Install -1 1/2" and 2" meter	\$446.00
Water Meter Install - Larger than 2" meter	Actual cost + \$47.00
Sewer Service Connection Fee - 6"	Actual cost + \$47.00
Sewer Service Connection Fee - 8"	Actual cost + \$47.00
Water Storage Capacity Fee - \$0.90 per gallon	dependant on demand
Sewer Plant Capacity Fee - \$5.50 per gallon	dependant on demand
Water Supply Charge - \$0.65 per gallon	dependant on demand

**Additional costs required if:**

- A) a water or sewer main extension is required for service. If so, engineering is required. UICN will solicit engineering proposals and developer will enter into an engineering agreement with UICN and pay the proposed engineering costs. Once engineering is completed, UICN will solicit bids for the construction of the water and/or sewer mains. All of these costs are in addition to the above listed UICN Tariff fees.
- B) property was made serviceable by a Rule 9 main extension completed by another developer. If so, a Rule 9 reapportionment may be required.
- C) a service connection requires installation at a depth of 5 feet or greater
- D) a service connection requires installation at a distance greater than 100 feet
- E) water rights are required (Water Rights are required if the estimated demand of the property exceeds any water rights previously allocated or if there are no previous water rights.)

**UICN requires the following information from developers in order to prepare cost estimates:**

- 1.) Detailed description of the proposed project (include square footage of building(s) and square footage of common areas to be irrigated)
- 2.) Engineered plans of the onsite layout and interior plumbing design (include the number of water meters and their size(s) & sewer service line size(s).)
- 3.) Engineer's estimate of daily water usage (gallons per day demand)



Engineering Review Fee:	1,500.00	
Water Meter & Installation Fee (2"):	446.00	
Water Service Connection Fee (2"):	3,200.00	
Water Capacity Fee:	169.20	(188gpd x \$0.90/gallon)
Water Supply Fee:	122.20	(188gpd x \$0.65/gallon)
Sewer Plant Capacity Fee:	1,034.00	(188gpd x \$5.50/gallon)
Sewer Connection Fee (6"):	Actual cost + \$47.00	Requires a contractor proposal. All commercial properties require a minimum 6" sewer service connection.

\*The demand is a rough estimate based upon fixture count using the Division of Water Resources fixture count worksheet. UICN requests developers provide the utility with their estimated demand, including irrigation. Once received, the utility calculates capacity/supply fees based upon the demand provided.

**Nye County fees = \$44,218.97**

**VEA fees = \$13,525.00**

**UICN fees = \$6,518.04**

**Scenario 1 - Total Fees including County, VEA & UICN fees: = \$ 64,272.01\***

\*assumes VEA service is within 250 feet (no primary extension), single phase, 400 amp, transformer size of 75 kVa; UICN costs based on assumptions as noted above.





Water Capacity Fee:	1,705.50	(1,895 gpd x \$0.90/gallon)
Water Supply Fee:	1,231.75	(1,895 gpd x \$0.65/gallon)
Sewer Plant Capacity Fee:	7,139.00	(1,298 gpd x \$5.50/gallon)
 Sewer Connection Fee (6"):	 Actual cost + \$47.00	 Requires a contractor proposal. All commercial properties require a minimum 6" sewer service connection.

<sup>1</sup>Based upon demand provided for the Carls Jr restaurant chain recently built.

<sup>2</sup>All costs to purchase and deed water rights to UICN are paid by the developer. A \$750 deposit is required up front. Any additional costs are invoiced to the developer through the dedication process and can be upwards of \$2,500 to \$3,000. This does not include the cost to purchase water rights, which is not handled by UICN.

**Nye County fees = \$33,164.72**

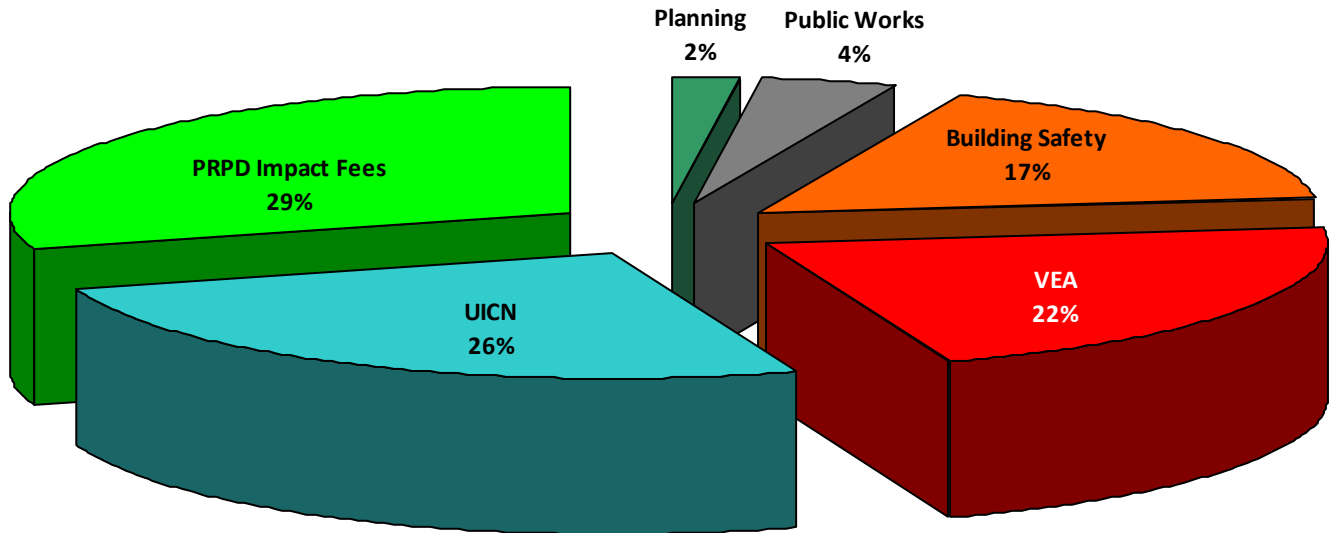
**VEA fees = \$13,525.00**

**UICN fees = \$16,019.25**

**Scenario 2 - Total Fees including County, VEA & UICN fees: = \$ 62,798.97\***

\*assumes VEA service is within 250 feet (no primary extension), single phase, 400 amp, transformer size of 75 kVa; UICN costs based on assumptions as noted above.

**Chart 15.** The pie-chart below illustrates how the **\$62,798** in fees for **Scenario 2** (6,000 sq. ft. restaurant) within the Pahrump Regional Planning District is allocated in terms of percentage:



Note: Planning figure includes air quality dust permit; Public Works figure includes grading and geo-technical review; Building Safety figure includes building permit, plan review/flood/fire; PRPD impact fees include Fire, Police, and Streets.

## **Conclusions.**

Nye County's impact fees within the Pahrump Regional Planning District are generally comparable to or less than the impact fees charged by other jurisdictions, including other counties, cities, and state and national averages.

The impact fees for multi-family residential within the PRPD are much less than the U.S. national average and well below the averages of cities and counties in many other states including California, Oregon, Idaho, Utah, Arizona and Nevada.

The impact fees for single-family residential within the PRPD are much less than the U.S. national average, but are higher than the City of Las Vegas and the City of Mesquite. The impact fees within the PRPD for single-family residential are comparable to the Nevada average and are far less than the impact fees in the City of Reno.

The cost of building permits and plan review fees for a single-family residence within the PRPD is lower than many other Nevada jurisdictions including the City of Las Vegas, the City of Mesquite and Washoe County.

The impact fees for industrial buildings within the PRPD are much less than the U.S. national average, and well below many other Nevada jurisdictions including the City of Las Vegas, City of Mesquite and City of Reno.

The impact fees for office buildings within the PRPD are lower than the averages in all states adjacent to Nevada, including California, Oregon, Idaho, Utah, and Arizona.

The impact fees for retail stores within the PRPD are much less than the U.S. national average and the City of Reno, however, are higher than both the City of Las Vegas and the City of Mesquite.

In terms of overall development fees, Nye County's fees, including Building Safety, Public Works, and Planning, combined, account for approximately 25% of total fees for a development project. When PRPD impact fees are included in the calculation, the percent increases to approximately 50% of the total. UICN and VEA fees, when combined, can be attributed to the remaining 50% approximately.