

**WORKSHOP #1: DISCUSSION ON INCLUDED COMPONENTS FOR
IMPACT FEE REVISION**

1. Include Debt Service:

- **Consideration based on Osceola Court Case**
- **Approximately reducing the impact fee by \$1,672.00 on a single family home or 23.8%.**

2. Base local ad valorem and State revenue credit on 5 years vs. 20 years:

- **Approximately increases the impact fee by 26.7% or \$1,878.00 for single family; \$864.00 for multi-family and \$1,596.00 for mobile home.**

3. Base student station cost on current local costs in lieu of D.O.E. cost data:

- **Approximately increases the impact fee by \$736.00 or 10.5%.**

4. Re-analyze average home value:

- **Does the School Board want to develop the average home value based on the previous 5 years or on the previous 12 months?**

This question pertains to fairness and compliance with SB 1194 which requires that impact fees be based on the most recent and localized data.

- **The difference between the taxable value based on the average of the previous 5 years and the previous 12 months is approximately \$23,157.00.**
- **Approximately decreases the impact fee by \$211.00 or 7.3%.**

5. Confirm land portion % with Nabors and Veasey:

- **The current impact fee was based on \$40,000.00 per acre and restricts the land portion to no more than 15%.**

- **The draft county-wide appraisal has been received and establishes the land value at \$45,000.00 per acre which would not change the land portion. However, the appraiser escalates the land value over the next 5 years. The 5-year average may influence the land portion percentage. This is receiving further study.**

6. Historic use of 2 mill funding for generating capacity:

- **Credit reduction measures as may be considered by the School Board must be substantiated by historical data or by adopted and legally supported policies going forward.**
- **Not using the 5-year historic amount would increase the impact fee by approximately \$800.00. The consultant has reservation to including this approach and did not provide the stated amount. The amount shown was calculated by staff.**

7. Do we differentiate the impact fee structure into subsets?

- **If so, the School Board must establish the subsets. It is accepted that in so doing, a study must be undertaken to correlate the data. Approximately \$10,000.00 will be required. It is also provided that most existing impact fees do not do this.**
- **Differentiate by bedroom?**
- **Differentiate by square footage? If by this method, establish the different levels.**
 - a) **Up to 1,500 s.f.?**
 - 1,501 s.f. to 3,000 s.f.?**
 - 3,001 s.f. and higher?**

SUMMARY

Action	Effect On Credits	Effect On Fees	Amount Of Effect
Eliminate debt service as a non-capacity use of 2 mill revenue	Increase	Decrease	\$1,672.00
Change to a 5-year credit period	Decrease	Increase	\$1,878.00
Use local school cost factors	No Change	Increase	\$ 736.00
Use county wide 2005 taxable value vs. 5-year average	Increase	Decrease	\$ 211.00
Eliminate 5-year historic use of 2 mill funds	Decrease	Increase	\$ 800.00
Differentiated impact fees	No Change	Restructure	Unknown