



**LUESA – Land Development  
FY20 Budget  
Proposed Fee Adjustments  
BOCC Meeting – May 21, 2019**

# Land Development Services

- Regulatory services provided on behalf of the Towns and City (floodplain only)
- Goal 1: Recover 100% of its costs for each service and minimize subsidies from other services
- Goal 2: Attain Land Development revenue reserve of one full-year operating costs to ensure continuity in case of an economic slowdown



# Process

- March 27<sup>th</sup> - Met with the Real Estate Building Industry Coalition (REBIC) and Home Builders Association's (HBA)-Land Development Committee
- April 9<sup>th</sup> - Presented fee adjustments at the Board Budget/Public Policy Workshop
- April 29<sup>th</sup> – Follow-up meeting with REBIC and HBA



# Updated Adjustment Strategy

- Development community feedback:
  - Concerned about the increases
  - Supportive of the 2-year phase-in approach
- 2-year phasing endorsed by Town Managers and Storm Water Advisory Committee (SWAC)
- Proposed budget includes phase-in approach for FY20 & FY21
- Benefits of a 2-year phase-in approach:
  - Additional data to validate assumptions
  - Validate data collection methodology
  - Modify calculations before FY21



# Land Development Services

Goal #1: County recover 100% of its costs and minimize subsidies

- Phase-in over 2 Years
- Public projects (City, County and Towns) not charged a fee

Fee Type	FY19 Fee	FY20 Fee	FY21 Fee
<b>Floodplain Permit Fees (last updated FY08)</b>			
Development in the Flood Fringe - Minor Impact	\$ 250	\$ 395	\$ 540
Development in the Flood Fringe - Major Impact	\$ 1,000	\$ 1,100	\$ 1,200
Development in the Floodway - Minor Impact	\$ 650	\$ 1,625	\$ 2,600
Development in the Floodway - Major Impact	\$ 2,300	\$ 4,250	\$ 6,200
Community Letter of Map Revision	\$ 2,300	\$ 4,250	\$ 6,200



# Land Development Services

Goal #1:

County recover  
100% of its costs  
and minimize  
subsidies

Phase-in over 2  
Years

Fee Type	FY19 Fee	FY20 Fee	FY21 Fee
<b>Zoning Fees (last updated FY10)</b>			
Sign <100 ft <sup>2</sup>	\$ 115	\$ 138	\$ 160
Sign >100 ft <sup>2</sup>	\$ 165	\$ 193	\$ 220
Zoning Use	\$ 115	\$ 138	\$ 160
Single Family Residential	\$ 15	\$ 18	\$ 20
Commercial - MA/PI/CNTY: \$1 to \$3K	\$ 40	\$ 45	\$ 50
Commercial - MA/PI/CNTY: \$3K to \$50K	\$ 80	\$ 95	\$ 110
Commercial - MA/PI/CNTY: \$50K to \$100K	\$ 310	\$ 365	\$ 420
Commercial - MA/PI/CNTY: \$100K to \$1m	\$ 650	\$ 770	\$ 890
Commercial - MA/PI/CNTY: \$1m to \$10m	\$ 770	\$ 910	\$ 1,050
Commercial - MA/PI/CNTY: Over \$10m	\$ 770	\$ 910	\$ 1,050
Commercial - CN/DA: \$1 to \$3K	\$ 20	\$ 25	\$ 30
Commercial - CN/DA: \$3K to \$50K	\$ 40	\$ 45	\$ 50
Commercial - CN/DA: \$50K to \$100K	\$ 155	\$ 183	\$ 210
Commercial - CN/DA: \$100K to \$1m	\$ 325	\$ 383	\$ 440
Commercial - CN/DA: \$1m to \$10m	\$ 385	\$ 453	\$ 520
Commercial - CN/DA: Over \$10m	\$ 385	\$ 453	\$ 520



# Land Development Services

Goal #1:

County recover  
100% of its costs  
and minimize  
subsidies

Phase-in over 2  
Years – **with  
exceptions\***

Fee Type	FY19 Fee	FY20 Fee	FY21 Fee
Land Development Fees - Single-year Projects (last updated FY12)			
Concept Plan - Commercial	\$ 600	\$ 1,400	\$ 2,200
Concept Plan - Subdivision	\$ 800	\$ 1,400	\$ 2,200
Small Commercial Plan	\$ 1,500	\$ 3,000	\$ 4,500
Plat Review	\$ 1,100	\$ 1,300	\$ 1,500
Erosion Control Only per denuded acre	\$ 450	\$ 535	\$ 620
Driveway Permit	\$ 200	\$ -	\$ -
Minor Revision to Approved Plans	\$ 200	\$ 585	\$ 970
Major Revision to Approved Plans	\$ 700	\$ 1,250	\$ 1,800
Plat Revision	\$ 200	\$ 470	\$ 740
As-Built Survey - Storm Drainage	\$ -	\$ 370	\$ 740
As-Built Survey - BMP	\$ -	\$ 550	\$ 1,100
Posting Bond	\$ 370	\$ 735	\$ 1,100
Renewing Bond	\$ 370	\$ 735	\$ 1,100
Replacing Bond	\$ 370	\$ 735	\$ 1,100
Releasing Bond	\$ 370	\$ 735	\$ 1,100
Bond Default Letter*	\$ -	\$ 530	No Change
Re-Inspection*	\$ -	\$ 370	No Change
Re-Plan Review (\$/hr)*	\$ -	\$ 110	No Change



# Land Development Services

Goal #2:

Budget to attain Land Development Reserve Goal

Goal - one full-year operating costs

No change, originally proposed 2-year phase-in

Assumes reserves needed in FY22

Fee Type	FY19 Fee	FY20 Fee	FY21 Fee
<b>Land Development Fees - Multi-year Projects (last updated FY12)</b>			
Large Commercial Plan (>1 acre denuded or PCO applies)	\$ 8,600	\$ 8,600	\$ 9,300
Per denuded acre	\$ 250	\$ -	No Change
Per denuded acre (>5 acres)	-	\$ 1,000	No Change
Small Subdivision (<10 acres denuded)	\$ 10,000	see Subdivision below	
Per denuded acre	\$ 650		
Large Subdivision (>10 acres denuded)	\$ 9,000		
Per denuded acre	\$ 500		
Subdivision		\$ 13,100	\$ 16,200
Per denuded acre ( $\leq 10$ acres)		\$ 1,050	No Change
Per denuded acre (>10 and $\leq 25$ acres)		\$ -	No Change
Per denuded acre (>25 acres)		\$ 500	No Change
Public Projects	\$ 2,500	\$ 4,600	No Change
Public Projects per denuded acre	\$ 550	\$ 1,000	No Change

Note: Denuded means to "strip/clear land" for development





# QUESTIONS?

