



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Agenda

Thursday, October 24, 2024, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

COUNCIL CHAMBERS

Members: Tom Frank - Chairman, Kevin Grey, Kyndell Madsen, Gerardo Munoz, Seth Watte, Randall Johnson, David Thibault, Alicia Perry, Ben Ramirez

Council Liaison: Jason Brown

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of minutes from the following meeting: April 25, 2024
- 3) Impact Fee Items
 - a) **ACTION ITEM:** Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.
By: William Klaver, Senior City Planner
 - b) **ACTION ITEM:** Recommendation to City Council on inflationary adjustment to Impact Fees.
By: William Klaver, Senior City Planner
- 4) Improvement Reimbursement Items
- 5) General Input/Announcements - Public/Staff
- 6) Upcoming Meeting(s)
 - a) April 2025
- 7) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Josh Palmer (208) 735-7312 at least two working days before the meeting. Si desea esta información en Español, por favor llame a Josh Palmer al teléfono (208) 735-7312.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Development Impact Fee Advisory Committee & Improvement Reimbursement Commission Minutes

Thursday, April 25, 2024, 12:00 PM

Members: Tom Frank - Chairman, Kevin Grey, Kyndell Madsen, Gerardo Munoz, Seth Watte, Randall Johnson, David Thibault, Alicia Perry, Ben Ramirez
Council Liaison: Jason Brown

1) Confirmation of Quorum/Call Meeting to Order

Chairman Frank called the meeting to order at 11:59 AM
A quorum was present.

2) Consent Calendar

- a) Approval of Minutes From the Following Meeting: November 02, 2023
MOTION: Commissioner Grey moved to approve the minutes from the November 02, 2023 meeting. Commissioner Thibault seconded the motion.
Approved 7 to 0.

3) Introduction of New Members

- a) Introduction and Welcome to Alicia Perry and Ben Ramirez

4) Review of Member Terms

- a) 2024 - 2025 IFC Commissioner List

5) Impact Fee Items

- a) Review and Discussion on the Update for Financial Report and Impact Fee Program for October 2023 - April 2024

Staff Presentation:

Senior Planner Klaver went over the financials and explained a program error was found and a refund is in the process of being drafted.

Project updates –

Martin, Filer, Wendell round-a-bout – Discussion about the design being started.

- Chairman Frank asked what the timeframe for this was.
- Senior Planner Klaver said they are aiming for November/December.
- Commissioner Thibault was explaining about some lines that need to be rerouted before they can start.

Hankins and Filer (Fire Station #5) - road project. – The project is on hold until the fire station is started.

- Chairman Frank asked what needs to happen for that project.
- Director Spendlove explained that the city is waiting to finish some projects first then it will get moved up the list.

Hankins and Elizabeth (Street/Park) – Senior Planner Klaver showed the park for the subdivision and explained that this is on hold until further designs are made.

Fire Station #3 – Senior Planner Klaver stated the building is finished and we are waiting for designs for the park.

- Chairman Frank asked about the money that had been appropriated last year. He asked if we have possession of the money.
- Director Spendlove stated that the funds have been allocated.
- Chairman Frank asked how long the design process is and if we have a timeline.
- Breanna Howard stated we have a process, and it will likely be expended by 2026.
- Director Spendlove stated that Chance Munns and Wendy Davis from Parks are working with designers on the parks.
- Commissioner Thibault said he is watching the process and stated that it is being worked on.
- Director Spendlove said we are using different sources for these projects.
- Chairman Frank asked what's next for the committee.
- Director Spendlove stated there will probably be a traffic signal for Cheney and 3100 Ee. This will impact the sidewalk for the trailhead while it's in process.

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

- a) October 24, 2024

8) Adjournment

The meeting adjourned at 12:24 PM



Date: Thursday, October 24, 2024
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Review, Discussion and Action on the Annual financial report, and Impact Fee Program for FY 2024.

Time Estimate:

10-20 Minutes for presentation, discussion, and questions.

Background:

Per Idaho Statute, Impact Fee Programs shall conduct an annual Financial Report detailing expenditures and revenues for the fiscal Year. The FY2024 Financial Report Summary is attached for your review (see attachment #1). Upon acceptance of the Committee review, Staff will prepare the Final Report to City Council.

The expenditures from this past year include \$16,595 in Streets (Accounting finalization of Filer Ave E and Hankins Dr N project along City owned parcel and right-of-way negotiations for Eastland Drive expansion); \$57,845 in Parks (Canyon Trail Junction and Chobani Wellness Park); and \$650,100 in Fire for a payment towards the New Fire Station #2 (Cheney Drive location).

In addition to the Finance Report, the Annual Impact Fee Report to the City Council shall include other recommendations from the Committee:

1. Periodic reports, at least annually, with respect to the Capital Improvements Plan and report to the governmental entity any perceived inequities in implementing the plan, or imposing the development impact fees; and
2. Advise the governmental entity of the need to update or revise the land use Assumptions, Capital Improvement Plan and Development Impact Fees

Staff has not received any formal inquiries or complaints about the current list of Projects, or the imposition of the development impact fees as of this date.

Staff is always available for any questions applicants may have regarding fees, projects, and expenditures made from the Impact Fee program.

The current Capital Improvements Plan was adopted in 2021, and new fees implemented, by the City Council in 2024 (Attachment #3).

Approval Process:

A motion, and simple majority vote will satisfy the requirement for recommendations to City Council.

Budget Impact:

N/A

Regulatory Impact:

N/A

History:

N/A

Analysis:

N/A

Conclusion:

The committee is tasked with discussing and making a recommendation to the City Council on this years Annual Impact Fee Report.

A sample motion could read as follows: "I Motion to approve the Annual Impact Fee Financial Report, including the finding of the program being fair and equitable in terms of implementation of the Capital Improvement Plan; and imposition of the Development Impact Fees."

Attachments:

1. Oct 2024 Impact Fee Report Summary
2. Oct 2024 Impact Fee Report Detail
3. Impact Fee Rates Effective Jan 1, 2024

City of Twin Falls
Summary of Impact Fee Activity

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	Totals
Revenue Subtotal-Police	\$ 75,572	\$ 156,949	\$ 128,695	\$ 87,009	\$ 204,746	\$ 146,330	\$ 239,111	\$ 284,558	\$ 142,880	\$ 71,057	\$ 145,899	\$ 1,915,441
PD Station - Expenditures	-	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900	-	-	(1,434,555)
Net Revenue-Police	75,572	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	145,899	480,886
Revenue Subtotal-Fire	191,866	362,113	292,423	194,420	454,866	331,440	530,734	631,682	386,941	278,067	587,972	4,893,674
Future Fire Station Review - Expenditur	-	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900	-	-	(631,896)
COP	-	-	-	-	-	-	-	-	-	(647,875)	(650,100)	(1,297,975)
Net Revenue-Fire	191,866	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	(62,128)	2,963,802
Revenue Subtotal-Streets	200,837	573,620	293,682	284,501	628,564	433,576	571,570	655,868	799,692	407,731	1,021,274	6,457,224
Street - Expenditures	(373,482)	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(16,595)	(2,654,212)
Net Revenue-Streets	(172,645)	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	1,004,679	3,803,012
Revenue Subtotal-Parks	140,432	159,464	406,902	402,522	(325,569)	321,184	421,820	480,330	292,302	225,978	853,973	3,711,693
Parks - Equipment storage bldg	-	(50,874)	(117,492)	-	-	-	-	-	-	(167,734)	-	(336,100)
Parks - Land	-	-	-	-	-	-	-	-	-	(713,933)	-	(713,933)
Parks - Trails	-	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)	-	(57,845)	(1,183,108)
Net Revenue-Parks	140,432	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	796,129	1,478,551
Interest Income	32,327	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744)	98,239	254,282	333,120
TOTALS	\$ 267,553	\$ 1,251,301	\$ 1,071,601	\$ 261,436	\$ (886,142)	\$ 539,589	\$ 1,854,797	\$ 1,096,968	\$ 554,042	\$ (864,172)	\$ 2,138,861	\$ 9,059,371

City of Twin Falls
Summary of Impact Fee Activity

	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	Totals	23-24	Totals
Residential Impact Fees-Police	43,378	56,211	59,706	57,774	109,554	149,045	202,054	188,440	89,877	31,174	1,090,357	74,707	1,165,064
Non-resid. Impact Fees-Police	32,194	100,738	68,989	29,235	95,193	(2,715)	37,057	96,118	53,003	39,882	679,184	71,193	750,377
<i>Revenue Subtotal-Police</i>	<i>75,572</i>	<i>156,949</i>	<i>128,695</i>	<i>87,009</i>	<i>204,746</i>	<i>146,330</i>	<i>239,111</i>	<i>284,558</i>	<i>142,880</i>	<i>71,057</i>	<i>1,769,541</i>	<i>145,899</i>	<i>1,915,441</i>
PD Station - Expenditures	-	-	-	(26,981)	(1,401,474)	-	-	(8,000)	1,900		(1,434,555)		(1,434,555)
Net Revenue-Police	75,572	156,949	128,695	60,028	(1,196,728)	146,330	239,111	276,558	144,780	71,057	334,986	145,899	480,886
Residential Impact Fees-Fire	123,712	126,097	132,894	128,683	243,403	331,226	448,088	418,784	237,165	129,407	2,614,143	328,330	2,942,473
Non-resid. Impact Fees-Fire	68,153	236,016	159,529	65,737	211,464	213	82,646	212,898	149,776	148,661	1,691,559	259,642	1,951,200
<i>Revenue Subtotal-Fire</i>	<i>191,866</i>	<i>362,113</i>	<i>292,423</i>	<i>194,420</i>	<i>454,866</i>	<i>331,440</i>	<i>530,734</i>	<i>631,682</i>	<i>386,941</i>	<i>278,067</i>	<i>4,305,702</i>	<i>587,972</i>	<i>4,893,674</i>
Fire Station - Expenditures	-	-	-	-	(272,780)	(30,685)	-	(330,332)	1,900		(631,896)		(631,896)
COP										(647,875)	(647,875)	(650,100)	(1,297,975)
Net Revenue-Fire	191,866	362,113	292,423	194,420	182,086	300,755	530,734	301,351	388,841	(369,808)	3,025,930	(62,128)	2,963,802
Residential Impact Fees-Streets	57,803	99,244	106,698	102,910	170,587	210,097	351,453	338,469	276,466	191,801	2,057,690	417,037	2,474,727
Non-resid. Impact Fees-Streets	143,034	474,376	186,984	181,591	457,977	223,479	220,117	317,399	523,226	215,930	3,378,260	604,237	3,982,497
<i>Revenue Subtotal-Streets</i>	<i>200,837</i>	<i>573,620</i>	<i>293,682</i>	<i>284,501</i>	<i>628,564</i>	<i>433,576</i>	<i>571,570</i>	<i>655,868</i>	<i>799,692</i>	<i>407,731</i>	<i>5,435,950</i>	<i>1,021,274</i>	<i>6,457,224</i>
Street - Expenditures	(373,482)	-	-	-	(31,072)	(759,151)	(62,936)	(527,332)	(430,682)	(415,701)	(2,637,617)	(16,595)	(2,654,212)
Net Revenue-Streets	(172,645)	573,620	293,682	284,501	597,492	(325,575)	508,634	128,536	369,010	(7,971)	2,798,333	1,004,679	3,803,012
Residential Impact Fees-Parks	140,432	159,464	126,902	122,522	234,431	321,184	421,820	480,330	292,302	225,978	2,857,720	853,973	3,711,693
Transfer from the CI Fund	-	-	280,000	280,000	(560,000)	-	-	-	-	-	-		-
<i>Revenue Subtotal-Parks</i>	<i>140,432</i>	<i>159,464</i>	<i>406,902</i>	<i>402,522</i>	<i>(325,569)</i>	<i>321,184</i>	<i>421,820</i>	<i>480,330</i>	<i>292,302</i>	<i>225,978</i>	<i>2,857,720</i>	<i>853,973</i>	<i>3,711,693</i>
Parks - Equipment storage bldg	-	(50,874)	(117,492)	-	-	-	-	-		(167,734)	(336,100)		(336,100)
Parks - Land										(713,933)	(713,933)		(713,933)
Parks - Trails	-	-	-	(724,032)	(181,411)	(72,346)	(19,609)	(81,718)	(46,147)		(1,125,264)	(57,845)	(1,183,108)
Net Revenue-Parks	140,432	108,590	289,410	(321,510)	(506,980)	248,837	402,211	398,612	246,155	(655,689)	682,423	796,129	1,478,551
Interest Income-Adj for Unrealized Gain or Loss	32,327	50,029	67,391	43,997	37,988	169,242	174,107	(8,088)	(594,744.00)	98,239	78,838	254,282	333,120
TOTALS	267,553	1,251,301	1,071,601	261,436	(886,142)	539,589	1,854,797	1,096,968	554,042.13	(864,172)	6,920,510	2,138,861	9,059,371

8 YEAR REQUIREMENT

Police													
Revenue	75,572.24	156,948.86	128,694.99	87,008.70	204,746.39	146,329.95	239,111.21	284,557.60	142,879.77	71,056.53	1,769,541.33	145,899.46	1,915,440.79
16-17 Expenditures											(26,980.96)		(26,980.96)
17-18 Expenditures	(75,572.24)	(156,948.86)	(128,694.99)	(87,008.70)	(204,746.39)	(146,329.95)	(239,111.21)	(157,407.53)			(1,401,474.00)		(1,401,474.00)
20-21 Expenditures								(8,000.00)		-	(8,000.00)		(8,000.00)
21-22 Expenditures								1,900.00			1,900.00		1,900.00
22-23 Expenditures											-		-
23-24 Expenditures											-		-
Remaining	-	-	-	-	-	-	-	121,050.07	142,879.77	71,056.53	334,986.37	145,899.46	480,885.83
Fire													
Revenue	191,865.67	362,112.84	292,422.88	194,419.92	454,866.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	4,305,701.95	587,971.76	4,893,673.71
17-18 Expenditures											(272,780.01)		(272,780.01)
18-19 Expenditures											(30,684.65)		(30,684.65)
20-21 Expenditures										-	(330,332.00)		(330,332.00)
21-22 Expenditures											1,900.00		1,900.00
22-23 Expenditures	(191,865.67)	(362,112.84)	(74,643.00)								(647,874.99)		(647,874.99)
23-24 Expenditures											-	(650,100.00)	(650,100.00)
Remaining	-	-	217,779.88	194,419.92	454,866.36	331,439.59	530,733.86	631,682.25	386,941.08	278,067.36	3,025,930.30	(62,128.24)	2,963,802.06
*Pledged through COP													
Streets													
Revenue	200,837.40	573,620.25	293,682.30	284,500.85	628,564.08	433,575.83	571,570.18	655,867.59	799,692.12	407,730.80	5,435,949.86	1,021,274.24	6,457,224.10
12-13 Expenditures											(37,260.00)		(37,260.00)
13-14 Expenditures											(373,481.67)		(373,481.67)
17-18 Expenditures											(31,072.29)		(31,072.29)
18-19 Expenditures	(200,837.40)	(413,819.40)									(759,151.30)		(759,151.30)
19-20 Expenditures		(62,936.49)									(62,936.49)		(62,936.49)
20-21 Expenditures		(96,864.36)	(293,682.30)	(136,785.34)							(527,332.00)		(527,332.00)
21-22 Expenditures									(430,682.00)		(430,682.00)		(430,682.00)
22-23 Expenditures				(147,715.51)	(267,986.00)						(415,701.51)		(415,701.51)
23-24 Expenditures					(16,595.00)						(16,595.00)		(16,595.00)
Remaining	-	-	-	-	343,983.08	433,575.83	571,570.18	655,867.59	369,010.12	407,730.80	2,781,737.60	1,021,274.24	3,803,011.84
Parks													
Revenue	140,431.99	159,464.00	406,902.00	402,522.00	(325,569.00)	321,183.56	421,820.00	480,330.00	292,302.16	225,977.96	2,857,719.60	853,973.11	3,711,692.71
14-15 Expenditures											(50,874.22)		(50,874.22)
15-16 Expenditures											(117,491.88)		(117,491.88)
16-17 Expenditures	(140,431.99)	(159,464.00)	(260,146.83)								(724,031.65)		(724,031.65)
17-18 Expenditures			(146,755.17)	(34,656.29)							(181,411.46)		(181,411.46)
18-19 Expenditures				(72,346.10)							(72,346.10)		(72,346.10)
19-20 Expenditures				(19,609.25)							(19,609.25)		(19,609.25)
20-21 Expenditures				(81,718.00)							(81,718.00)		(81,718.00)
21-22 Expenditures				(46,147.00)							(46,147.00)		(46,147.00)
22-23 Expenditures				(148,045.36)	325,569.00	(321,183.56)	(421,820.00)	(316,187.00)			(881,666.92)		(881,666.92)
23-24 Expenditures								(57,845.00)			(57,845.00)		(57,845.00)
Remaining	-	-	-	-	-	-	-	106,298.00	292,302.16	225,977.96	624,578.12	853,973.11	1,478,551.23

8 YEAR REQUIREMENT



CITY OF TWIN FALLS
Planning & Zoning Department
 203 Main Avenue East
 P.O. Box 1907
 Twin Falls, ID 83303-1907

Phone: 208-735-7267
 Fax: 208-736-2256
www.tfid.org

Per the decision of City Council on December 18, 2023, the following Impact Fees are to be in effect on January 1, 2024.

Impact Fees (Jan 2024)	
Police Fees	
Residential (per dwelling unit)	\$ 265.80
Nonresidential (per sf)	\$ 0.13
Fire Fees	
Residential (per dwelling unit)	\$ 1,062.04
Nonresidential (per sf)	\$ 0.53
Parks Fees	
Residential (per dwelling unit)	\$ 1,843.70
Nonresidential (per sf)	\$ -
Streets Fees	
Single-Family (per dwelling unit)	\$ 1,618.22
Multi-Family (per dwelling unit)	\$ 866.32
Retail (per sf)	\$ 3.59
Office (per sf)	\$ 2.14
Industrial (per sf)	\$ 0.66
Institutional (per sf)	\$ 0.41
TOTAL IMPACT FEE	
Single-Family (per dwelling unit)	\$ 4,789.75
Multi-Family (per dwelling unit)	\$ 4,037.85
Commercial (per sf)	\$ 4.25
Office (per sf)	\$ 2.80
Industrial (per sf)	\$ 1.32
Institutional (per sf)	\$ 0.97



Date: Thursday, October 24, 2024
To: Impact Fee & Improvement Reimbursement Committee
From: William Klaver, Senior City Planner

ACTION ITEM

Request:

Recommendation to City Council on inflationary adjustment to Impact Fees.

Time Estimate:

Approximately 10 minutes for presentation, discussion and questions.

Background:

The current fee schedule was adjusted in January 2024 to the amounts you see today. Impact Fee collections are based on the costs for the City to construct the associated projects listed on the Capital Improvement Plan. It is prudent to adjust collection amounts to line up with inflation costs, otherwise the program will not be able to fulfill its mission of constructing the projects on the list.

Approval Process:

A simple majority vote on this item will forward a recommendation to the City Council.

Budget Impact:

An increase in the fees would maintain the viability of the program to pay for the needed projects identified within the Capital Improvement Plan. If fees are not increased based on the inflation of materials, the City could see a decrease in the level of service for existing residents as the new projects would take longer to be constructed due to the increase timeframe for collecting fees.

Regulatory Impact:

There is no direct impact to the program by this recommendation. However, the City Council depends on the Committee to forward their recommendation in order for the Council to be informed on their decision to increase fees or not.

History:

N/A

Analysis:

The MCI has a year over year increase of 1.31% from August 2023 to August 2024. This amount would correlate to a rough increase of **\$62.75** to the overall impact fee amounts for a single family home (see Attachment #1 for approximate amounts for all categories).

Conclusion:

The Committee is tasked with forwarding a recommendation to City Council on whether to increase fees or not. The Committee may recommend increasing fees correlating to the full MCI increased amount, a partial increase, or no increase.

Sample motions could be as follows:

1. *"I motion to recommend the fees increase the full MCI year over year amount."*
2. *"I motion to recommend the fees increase up to a maximum of ____%."*

Attachments:

1. 2024 Municipal Cost Index (MCI) Chart
2. Impact of 1.31% Increase to Fees

MUNICIPAL COST INDEX

The **Municipal Cost Index (MCI)**, developed exclusively by *American City & County*, is designed to show the effects of inflation on the cost of providing municipal services. State and local government officials rely on *American City & County's* Municipal Cost Index to stay on top of price trends, monitor price increases for commodities, make informed government contract decisions and plan budgets intelligently. Since 1978, readers have loyally referred to the Municipal Cost Index to determine the cost of inflation and, hence, the rising cost of doing business as a local government.

On this page, Municipal Cost Index data for the current year and the year-to-year percentage change in the index compared to that month last year are displayed. Additionally, related data for the three indices that comprise the Municipal Cost Index are also shown. Scroll down to find historical data for the Municipal Cost Index and its component indices dating back to 1978.

Month (2024)	Municipal Cost Index (MCI)	MCI Yr-Yr % Change	Construction Cost Index (CCI)	CCI Yr-Yr % Change	Consumer Price Index (CPI)	CPI Yr-Yr % Change	Producer Price Index (PPI)	PP Yr-Ch
Jan	312.87	1.45%	358.94	2.95%	309.69	3.04%	250.70	-3.1
Feb	314.74	2.03%	359.15	2.95%	311.05	3.12%	255.51	-1.1
Mar	315.11	2.26%	359.41	2.98%	312.23	3.45%	255.14	-0.1
Apr	316.10	2.30%	359.63	2.76%	313.21	3.40%	257.23	-0.1
May	315.49	2.14%	359.67	2.24%	313.23	3.27%	254.97	0.4
Jun	315.74	1.98%	360.12	1.91%	313.05	3.03%	255.42	0.6

Jul	316.66	1.92%	360.42	1.25%	313.53	3.02%	257.72	1.7
Aug	317.21	1.31%	362.80	1.49%	314.12	2.56%	255.61	-0.1
Sept								
Oct								
Nov								
Dec								

(Note: the consumer and producer price indexes are published monthly by the U.S. Department of Labor's Bureau of Labor Statistics. The PPI figure used is the number for all commodities. The municipal cost index incorporates the construction cost index, the consumer price index and the production price index.)

About the Municipal Cost Index

Learn more about the Municipal Cost Index (</municipal-cost-index/about>), including its history and the factors included in its monthly calculation.

Municipal Cost Index Archives

View historical Municipal Cost Indexes:

- [2023 \(https://www.americancityandcounty.com/2023-municipal-cost-index-archive/\)](https://www.americancityandcounty.com/2023-municipal-cost-index-archive/)
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Current Fees (Jan 2024)

% Change

1.31%

\$ Change

Impact Fees (Jan 2025)

Police Fees

Residential (per dwelling unit)	\$	266
Nonresidential (per sf)	\$	0.13

\$	3.48
\$	0.00

Police Fees

Residential (per dwelling unit)	\$	269.28
Nonresidential (per sf)	\$	0.13

Fire Fees

Residential (per dwelling unit)	\$	1,062
Nonresidential (per sf)	\$	0.53

\$	13.91
\$	0.01

Fire Fees

Residential (per dwelling unit)	\$	1,075.95
Nonresidential (per sf)	\$	0.54

Parks Fees

Residential (per dwelling unit)	\$	1,844
Nonresidential (per sf)	\$	-

\$	-
\$	24.15
\$	-

Parks Fees

Residential (per dwelling unit)	\$	1,867.85
Nonresidential (per sf)	\$	-

Streets Fees

Single-Family (per dwelling unit)	\$	1,618.22
Multi-Family (per dwelling unit)	\$	866.32
Retail (per sf)	\$	3.59
Office (per sf)	\$	2.14
Industrial (per sf)	\$	0.66
Institutional (per sf)	\$	0.41

\$	-
\$	-
\$	-
\$	21.20
\$	11.35
\$	0.05
\$	0.03
\$	0.01
\$	0.01

Streets Fees

Single-Family (per dwelling unit)	\$	1,639.42
Multi-Family (per dwelling unit)	\$	877.67
Retail (per sf)	\$	3.64
Office (per sf)	\$	2.17
Industrial (per sf)	\$	0.67
Institutional (per sf)	\$	0.41

TOTAL IMPACT FEE

Single-Family (per dwelling unit)	\$	4,789.75
Multi-Family (per dwelling unit)	\$	4,037.85
Commercial (per sf)	\$	4.25
Office (per sf)	\$	2.80
Industrial (per sf)	\$	1.32
Institutional (per sf)	\$	0.98

\$	62.75
\$	52.90
\$	0.06
\$	0.04
\$	0.02
\$	0.01

TOTAL IMPACT FEE

Single-Family (per dwelling unit)	\$	4,852.50
Multi-Family (per dwelling unit)	\$	4,090.75
Commercial (per sf)	\$	4.30
Office (per sf)	\$	2.83
Industrial (per sf)	\$	1.34
Institutional (per sf)	\$	0.99