

Impact Fees for Residential Development

<u>Impact Fees</u>	<u>Amount</u>
Culinary Water ¹	\$3,000
Secondary Water ²	\$1,800
Timpanogos Special Service District Sewer ³	\$3,812
City Sewer ³	\$1,200
Parks ³	\$1,800
Storm Drain ³	\$559
Public Safety ³	\$850
Roads ⁴	\$2,500

¹ One (1) water connection is required for each residential unit. 0.5 acre feet of water rights are required for every unit. Water rights are available for purchase from the City at \$4,000 per acre foot (or \$2,000 per unit). The City also accepts various other water rights for culinary purposes upon approval by the City Attorney. Water rights must be submitted to the City prior to recordation of any subdivision plats.

² Connection to or participation in the creation of the City's secondary water facilities is required and will be subject to the existing or planned infrastructure that is detailed in the City's Secondary Water Master Plan. Four (4) secondary water connections are required for each net irrigable acre. Net irrigable acre = 90% of all land within any development project not used for open space, streets and commercial and multi-family parking areas + 35% of all land within any development project that is used for streets and parking areas + 100% of all land used for open space. In multi-family developments the secondary water connections are based on actual landscaped area instead of the net irrigable acreage calculation. When secondary water is not available and culinary water is to be used, seven (7) culinary connections are required (at the culinary impact fee rate) per net irrigable acre. Two (2) acre feet of water rights per net irrigable acre are required to be turned into the City upon recordation of any subdivision plats.

³ One impact fee is required per unit.

⁴ For single family units, one impact fee is required per unit. For multi-family units a 30% discount is given on each impact fee per unit.