



Impact Fees for Residential Development

Paid with Building Permit Application:

Impact Fees:

Culinary Water Connections ¹	\$2,470
Timpanogos Special Service District Sewer ²	\$2,563
City Sewer ²	
	<i>North of Pony Express</i> \$1,020
	<i>South of Pony Express</i> \$642
	<i>North Harbor Bay</i> \$1,987
	<i>South Harbor Bay</i> \$3,580
Parks ²	\$1,800
Public Safety ²	\$ 850
Roads ³	\$2,500 for S.F. (\$1750 for M.F.)
TOTAL	S.F. \$10,183+City Sewer M.F. \$9,433+City Sewer

Culinary and Secondary Water Rights, Secondary Water Connections and Storm Drain Impact Fees, Paid at Plat Recordation:

- A. Secondary Water Connections⁴: \$5,782 per Equivalent Residential Connection (ERC). An ERC is 0.24 irrigable acres for a total cost per irrigable acre of \$24,094. Fee includes water rights of 3.13 acre-feet per irrigable acre at a cost of \$3,012 per acre foot. Therefore an ERC is \$3,519 Impact Fees + \$2,263 Water Rights = \$5,782 Total and an Irrigable Acre is \$14,666 Impact Fees + \$9,428 Water Rights = \$24,094 Total
- B. Culinary Water Rights⁵: \$3,012 per acre-foot x 0.45 acre-feet per Unit x # of units = TOTAL
- C. Secondary Water Rights⁶: \$3,012 per acre-foot x IA Irrigable Acreage x 3.13 acre-feet per Irrigable Acre = TOTAL
- D. Storm Drain Impact Fees: \$1,649 per acre x PA total Plat Acreage = TOTAL

¹ A minimum of 1 water connection is required for each residential unit.

² A minimum of 1 impact fee is required per unit. The City has 5 Service Areas, please see attached map for location of each

³ 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.

⁴ An Equivalent Residential Connection (ERC) is estimated at 0.24 irrigable acres. Net irrigable acre = 64% of all lot areas + 35% of all land within any development project that is used for streets and right-of-way's + 90% of all land used for open space. In multi-family developments the irrigable acreage calculation is based on the actual landscaped area.

⁵ 0.45 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). Water rights may also be provided to the City in lieu of payment, subject to review and acceptance by the City Engineer and City Attorney.

⁶ 3.13 acre-feet of water rights per net irrigable acre are required to be purchased from the City upon recordation of any subdivision plats. Water rights may also be provided to the City in lieu of payment, subject to review and acceptance by the City Engineer and City Attorney.