



**Fire Capital Expansion Fees
Poudre Valley Fire Protection District**

2021

Impact Fee Purpose

- **Ensure new development pays its fair share of expanding capital facilities and equipment to serve new properties**
 - Residential
 - Commercial
 - Industrial



Impact Fee Legislation

- **City has collected Capital Expansion Fee for PFA since 1997**
- **2018 bill C.R.S 29-20-104.5 enabled fire Special Districts Impact Fee**



Nexus Study

- A study is required to establish a “rational nexus” for a fee
- Demonstrates that it is a reasonable fee to cover the cost of new development
- Consultant based study on City 2017 fee study



Fee Calculation—Factors

- Existing land uses by %: residential, commercial and industrial
- “Functional population” of land uses—number of people served per land use unit per 24-hour day
- PFA capital and equipment inventory cost
- District/City Split(16% District, 84% City)



Formula

Table 8. Existing Fire Cost per Service Unit

Replacement Cost	\$68,527,144
x Share of Fire District Calls	16.0%
Attributable Replacement Cost	\$10,964,343
÷ Existing Functional Population	34,386
Cost per Functional Population	\$319



	One-time fee at time of building permit
Residential development per dwelling unit	
Residential, up to 700 sq. ft.	\$466
Residential, 701-1,200 sq. ft.	\$631
Residential, 1,201-1,700 sq. ft.	\$686
Residential, 1,701-2,200 sq. ft.	\$697
Residential, over 2,200 sq. ft.	\$776
Non-Residential, per 1,000 sq. ft.	
Commercial	\$588
Office and Other Services	\$588
Industrial/Warehouse	\$137



Questions



