

CAPISTRANO BAY DISTRICT
 AGENDA REPORT
 February 23, 2021

Old Business

ITEM 9b

Development Impact Fee (DIF) Revision

In studying the fee history for Re-roofing projects in the Beach Road community, the fees charged by the District cover a wide range from \$44 up to \$815, as shown below. Granted, the \$44 fee was for a very small repair but with the roofs of Beach Road homes covering roughly the same square footage and thus a similar amount of work, it seems only fair to establish a set fee for Re-roofing projects.

Impact Fees Charged on Recent Beach Road Projects

<u>Address</u>	<u>Description</u>	<u>Valuation</u>	<u>City Fees/% of value</u>		<u>District Fees/% of value</u>	
35093	Re-roof	8000	322	.04	455	.06
35175	Re-roof	8000	226	.03	455	.06
35405	Re-roof	9500	254	.03	530	.06
35127	Re-roof	2500	627	.25	50	.02
35777	Re-roof	12,000	609	.05	645	.05
35321	Re-roof	12,895	815	.06	676	.05

Sample of City Permit Fees Charged on Projects Outside Beach Road With District Fees Calculated for Comparison

<u>Description</u>	<u>Valuation</u>	<u>City Fees/% of value</u>		<u>District Fees (hypothetical)</u>	
Re-roof	4536	164	.04	282	.06
Re-roof	6500	674	.10	380	.06
Re-roof	6000	655	.11	355	.06
Re-roof	12,500	772	.06	662	.05

As you can see, the fees from the City for these projects is very inconsistent which results in similar inconsistency with our DIF program. The following is a proposed fee policy for re-roofing projects:

The DIF fee for re-roofing projects shall be the fee as calculated according to the fee matrix but never greater than \$300.