
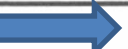


Considerations for IFAC Recommendations

Presented by
Brian Rodgers
Committee Member

City of Austin Water and Wastewater Impact Fee Schedule

	FEE SCHEDULE*	
	\$ PER SERVICE UNIT	% OF MAXIMUM ALLOWABLE
WATER		
MAXIMUM ALLOWABLE AMOUNT	 \$3,307	100%
DWPZ - OUTSIDE ETJ FEE	\$2,500	75%
DWPZ- ETJ FEE	\$2,500	75%
DWPZ - INSIDE CITY FEE	\$2,200	65%
DDZ - ETJ FEE	\$1,800	55%
DDZ - INSIDE CITY FEE	\$1,000	30%
DDZ - URBAN WATERSHEDS FEE	\$800	25%
DDZ- CURE FEE	\$700	20%
WASTEWATER		
MAXIMUM ALLOWABLE AMOUNT	 \$1,852	100%
DWPZ - OUTSIDE ETJ FEE	\$1,400	75%
DWPZ- ETJ FEE	\$1,400	75%
DWPZ - INSIDE CITY FEE	\$1,200	65%
DDZ - ETJ FEE	\$1,000	55%
DDZ - INSIDE CITY FEE	\$600	30%
DDZ - URBAN WATERSHEDS FEE	\$500	25%
DDZ- CURE FEE	\$400	20%

New Max Allowable
Water = \$5,415

New Max Allowable
Wastewater = \$2,284

Adopted September 10, 2007 by City Council Ordinance 20070910-007

Zone Fee Units Sold by %: Sept. 2009 – Sept 2012

	Water	Wastewater
Total	9,882 units	9,028 units
DWPZ ETJ	1.54%	0.66%
DWPZ Inside	15.35%	18.93%
DDZ ETJ	7.10%	5.75%
DDZ Inside	50.36%	47.76%
Urban	22.85%	24.75%
CURE	2.80%	2.16%
<hr/>		
Total	100.00%	100.00%

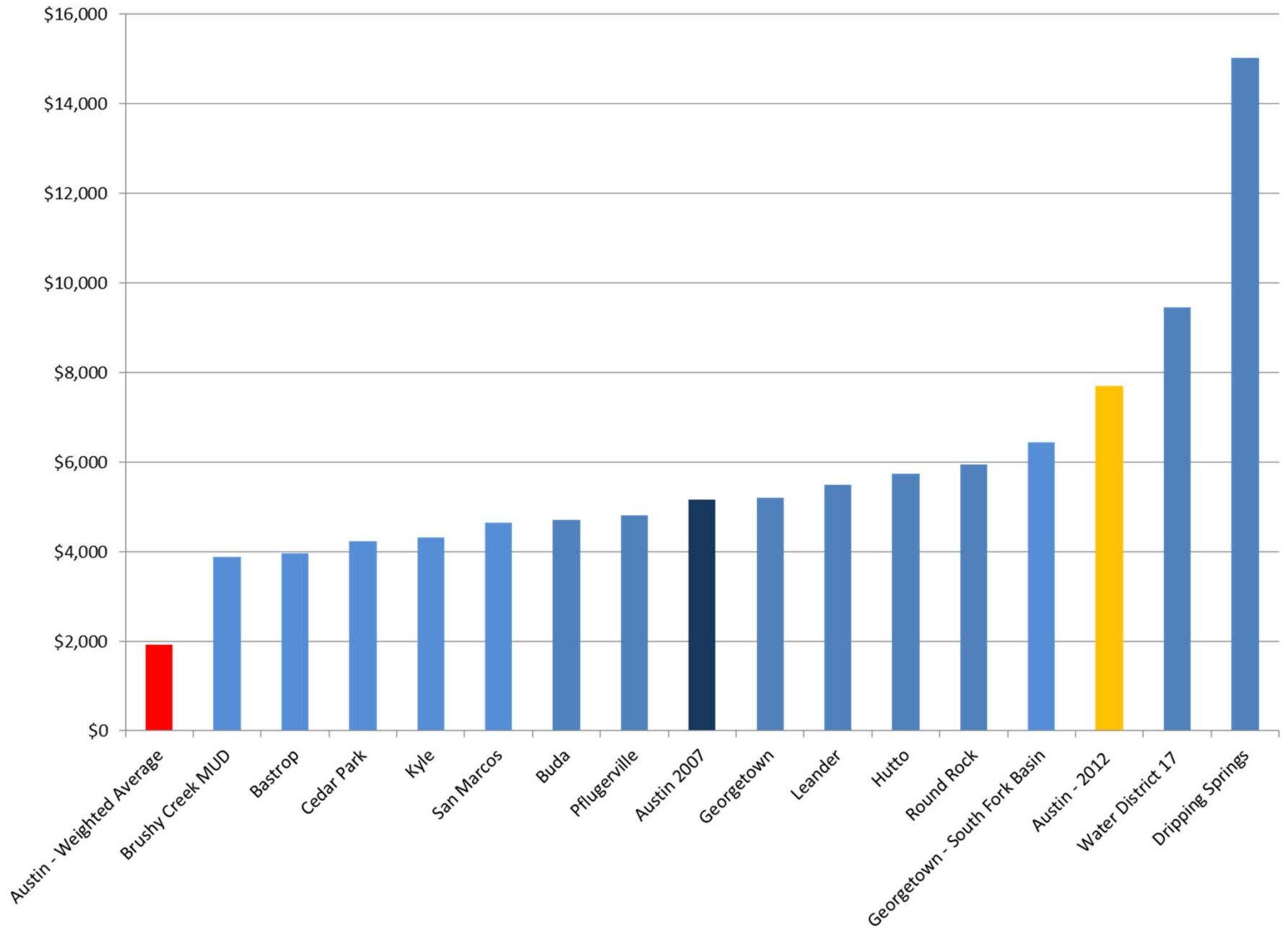
Weighted Average for Impact Fees Sold Sept 2009 – Sept 2012 using 2007 Schedule:

- Water \$1,210
- Wastewater \$ 713

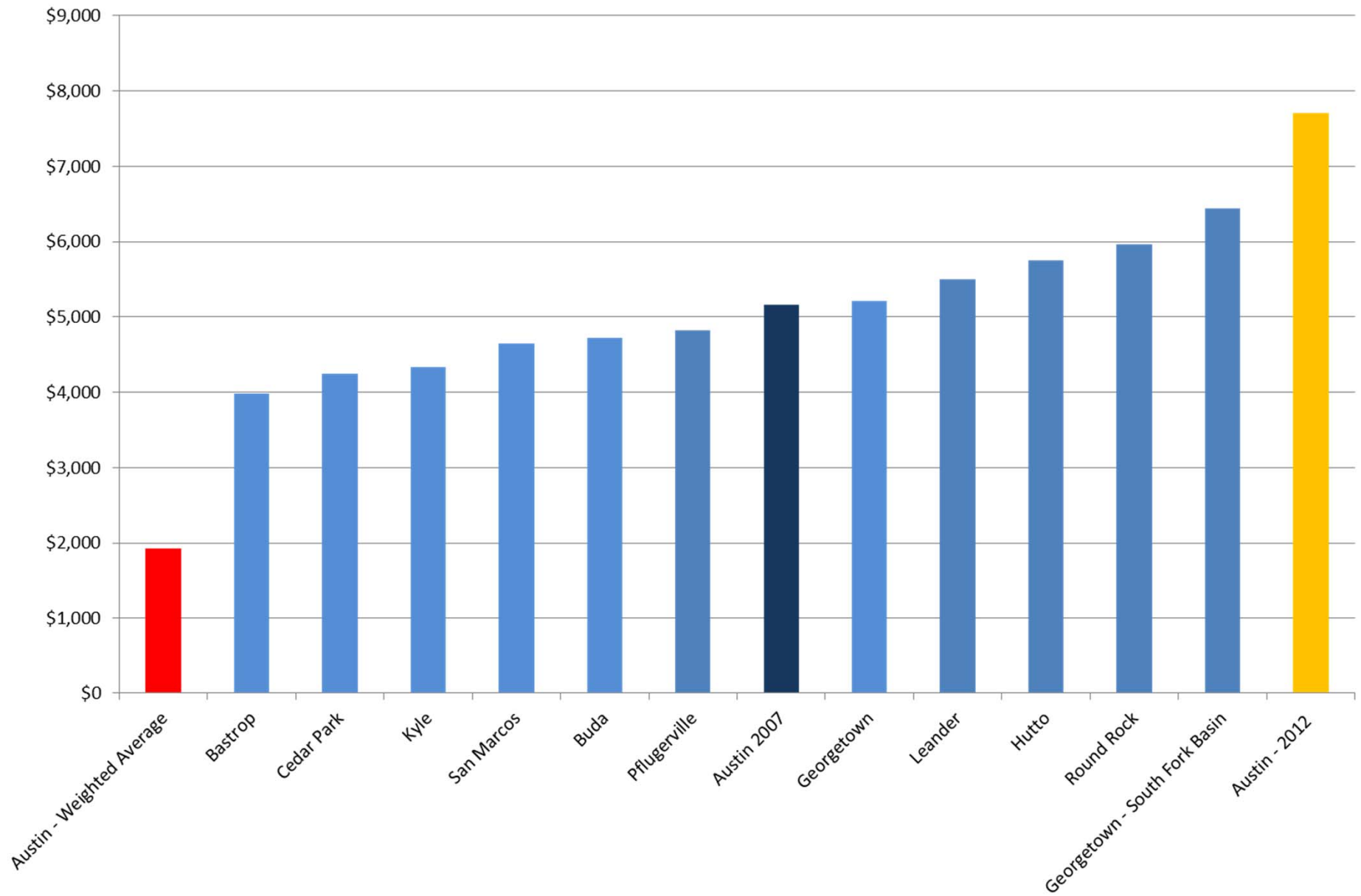
1.54%	2500
15.35%	2200
7.10%	1800
50.36%	1000
22.85%	800
2.80%	700
100.00%	1210

0.66%	1400
18.93%	1200
5.75%	1000
47.76%	600
24.75%	500
2.16%	400
100.00%	713

Total Water + Wastewater






Total Water + Wastewater



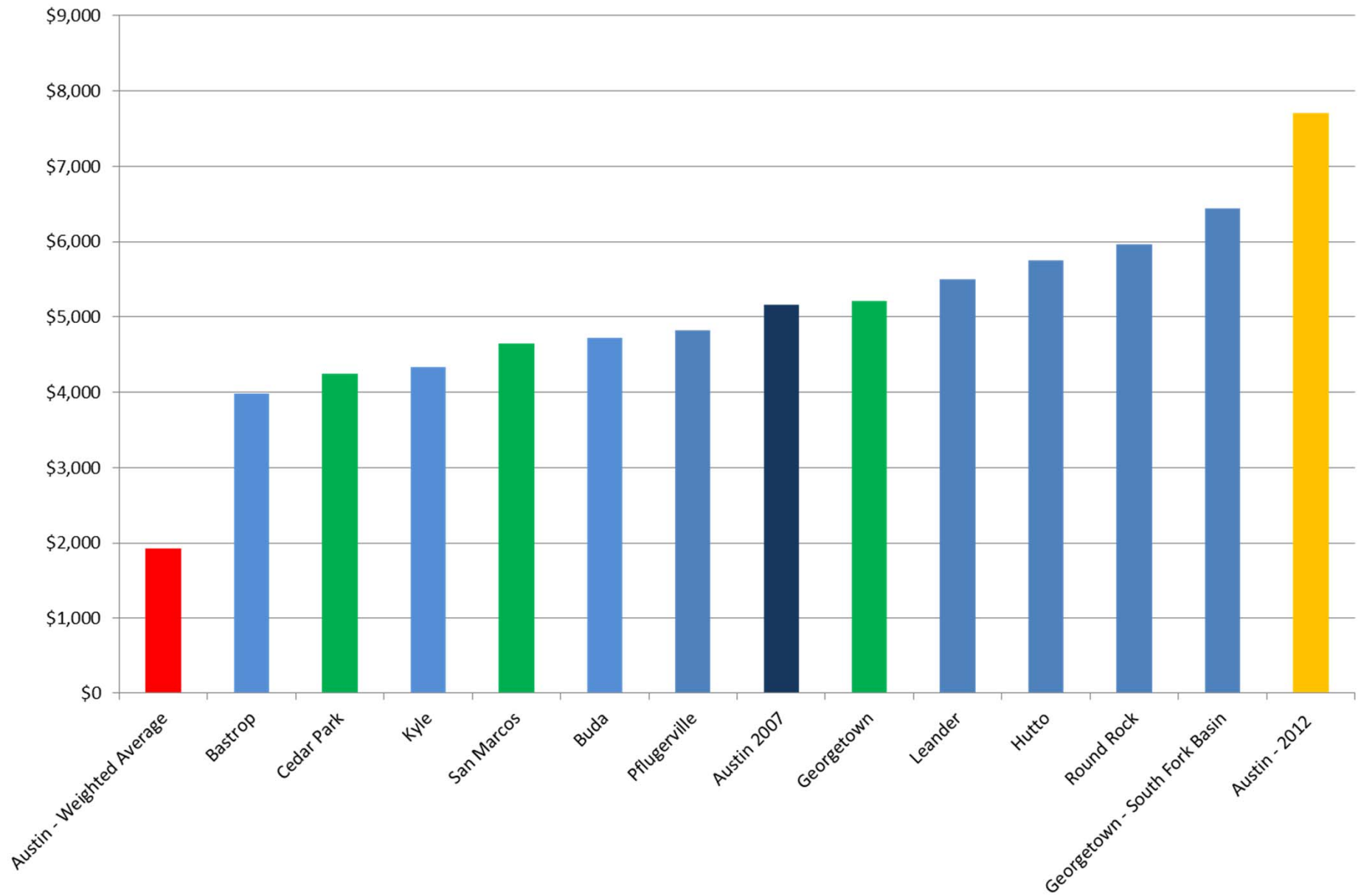
[Continue reading the main story](#)

Fastest growing cities in US (%)

- 
- **1:** San Marcos, Texas (4.91)
 - **2:** South Jordan, Utah (4.87)
 - **3:** Midland, Texas (4.87)
- 
- **4:** Cedar Park, Texas (4.67)
 - **5:** Clarktown, Tenn (4.43)
 - **6:** Alpharetta, Georgia (4.37)
- 
- **7:** Georgetown, Texas (4.21)
 - **8:** Irvine, California (4.21)
 - **9:** Buckeye, Arizona (4.14)
 - **10:** Conroe, Texas (4.01)

US Census Bureau, 2011-12

Total Water + Wastewater



Impact Fee Listing

Meter	Type	Multiplier	Pre-Oct 2003 Fees				Oct 2003 Fees		Oct 2005 Fees		
			Residential		Non-residential						Southfork
			Water	Waste-water	Water	Waste-water	Water	Waste-water	Water	Waste-water	Waste-water
5/8"	Simple	0.667	\$825	\$600	\$1,325	\$1,098	\$1,530	\$1,247	\$1,530	\$1,255	\$2,077
3/4"	Simple	1	\$825	\$600	\$1,325	\$1,098	\$2,295	\$1,869	\$3,324	\$1,881	\$3,114
1"	Simple	1.667	\$1,375	\$1,000	\$2,209	\$1,830	\$3,826	\$3,116	\$5,541	\$3,136	\$5,191
1.5"	Simple	3.333	\$2,750	\$2,000	\$4,416	\$3,660	\$7,649	\$6,229	\$11,079	\$6,269	\$10,379
2"	Simple	5.333	\$4,400	\$3,200	\$7,066	\$5,856	\$12,239	\$9,967	\$17,727	\$10,031	\$16,607
2"	Compound	5.333	\$4,400	\$3,200	\$7,066	\$5,856	\$12,239	\$9,967	\$17,727	\$10,031	\$16,607
2"	Turbine	6.667	\$5,500	\$4,000	\$8,834	\$7,320	\$15,301	\$12,461	\$22,161	\$12,541	\$20,761
3"	Compound	10.667	\$8,800	\$6,400	\$14,134	\$11,712	\$24,481	\$19,937	\$35,457	\$20,065	\$33,217
3"	Turbine	16	\$13,200	\$9,600	\$21,200	\$17,568	\$36,720	\$29,904	\$53,184	\$30,096	\$49,824
4"	Compound	16.667	\$13,750	\$10,000	\$22,084	\$18,300	\$38,251	\$31,151	\$55,401	\$31,351	\$51,901
4"	Turbine	28	\$23,100	\$16,800	\$37,100	\$30,744	\$64,260	\$52,332	\$93,072	\$52,668	\$87,192
6"	Compound	33.333	\$27,500	\$20,000	\$44,166	\$36,600	\$76,499	\$62,299	\$110,799	\$62,699	\$103,799
6"	Turbine	61.333	\$50,600	\$36,800	\$81,266	\$67,344	\$140,759	\$114,631	\$203,871	\$115,367	\$190,991
8"	Compound	53.333	\$44,000	\$32,000	\$70,666	\$58,560	\$122,399	\$99,679	\$177,279	\$100,319	\$166,079
8"	Turbine	106.667	\$88,000	\$64,000	\$141,334	\$117,120	\$244,801	\$199,361	\$354,561	\$200,641	\$332,161
10"	Compound	76.667	\$63,250	\$46,000	\$101,584	\$84,180	\$175,951	\$143,291	\$254,841	\$144,211	\$238,741
10"	Turbine	166.667	\$137,500	\$100,000	\$220,834	\$183,000	\$382,501	\$311,501	\$554,001	\$313,501	\$519,001
12"	Turbine	220	\$181,500	\$132,000	\$291,500	\$241,560	\$504,900	\$411,180	\$731,280	\$413,820	\$685,080

Ratepayers of Austin Water Utility



RECA
REAL ESTATE COUNCIL
OF AUSTIN



DR Horton Drees
KB Homes Centex
Lennar Pulte
Standard Pacific
Taylor Morrison

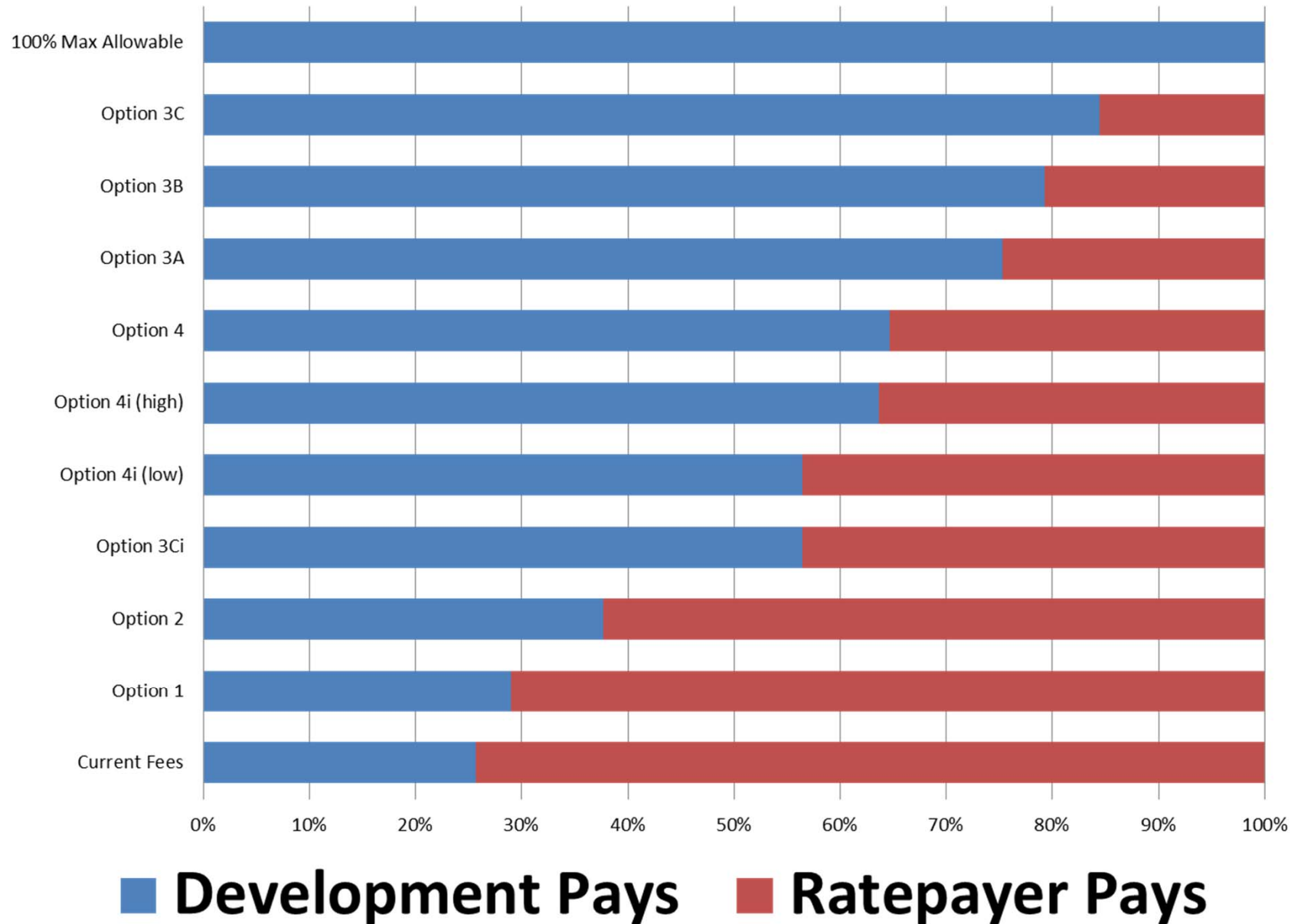
Make Development Pay

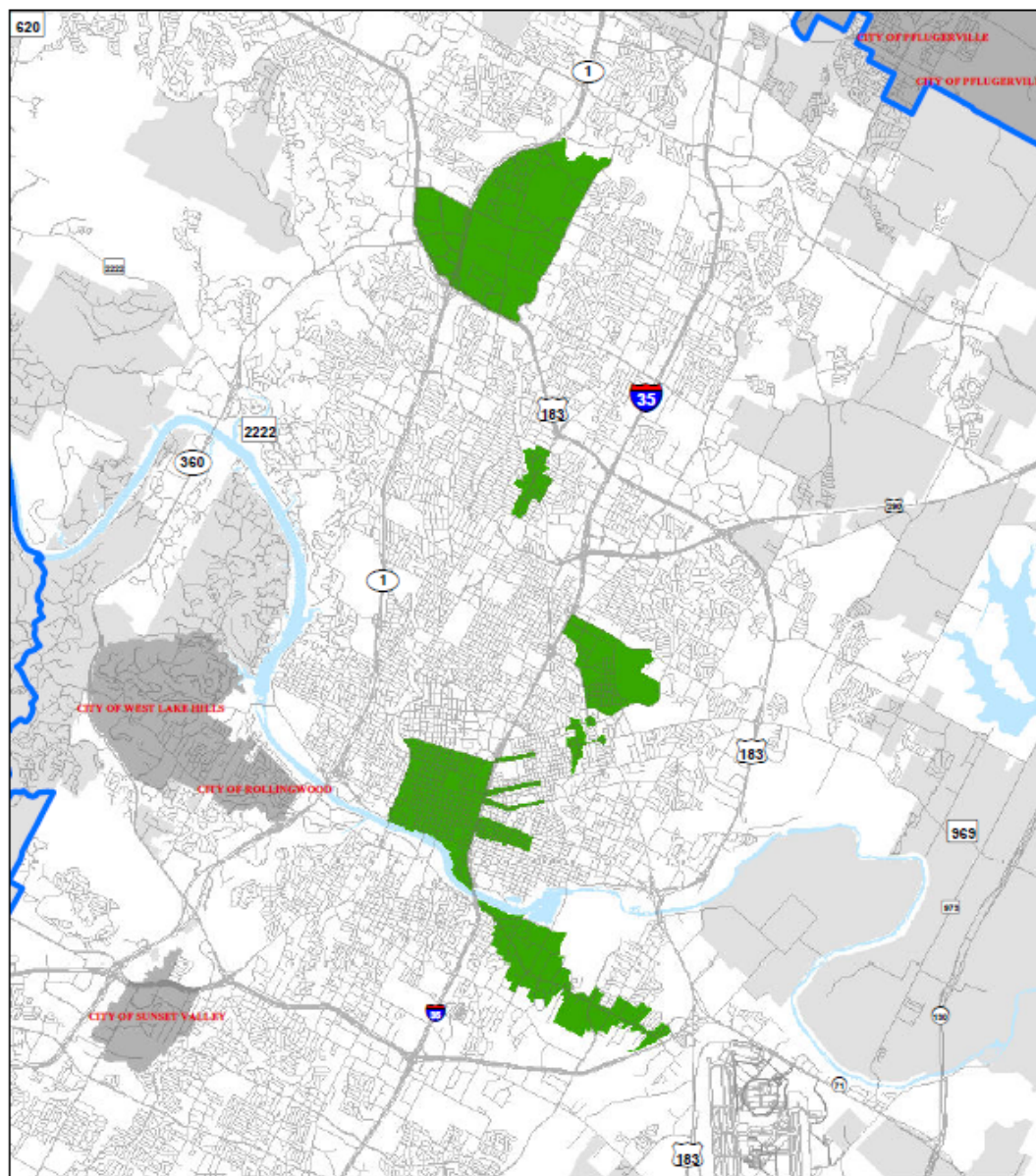
Make the Ratepayer Pay

\$541 million – 28% waivers & exemptions
\$390 million in “play”

Note: 28% average
of last 10 years

Who Pays for CIP Necessitated by and Attributable to a New Development?





Imagine Austin Incentive Areas



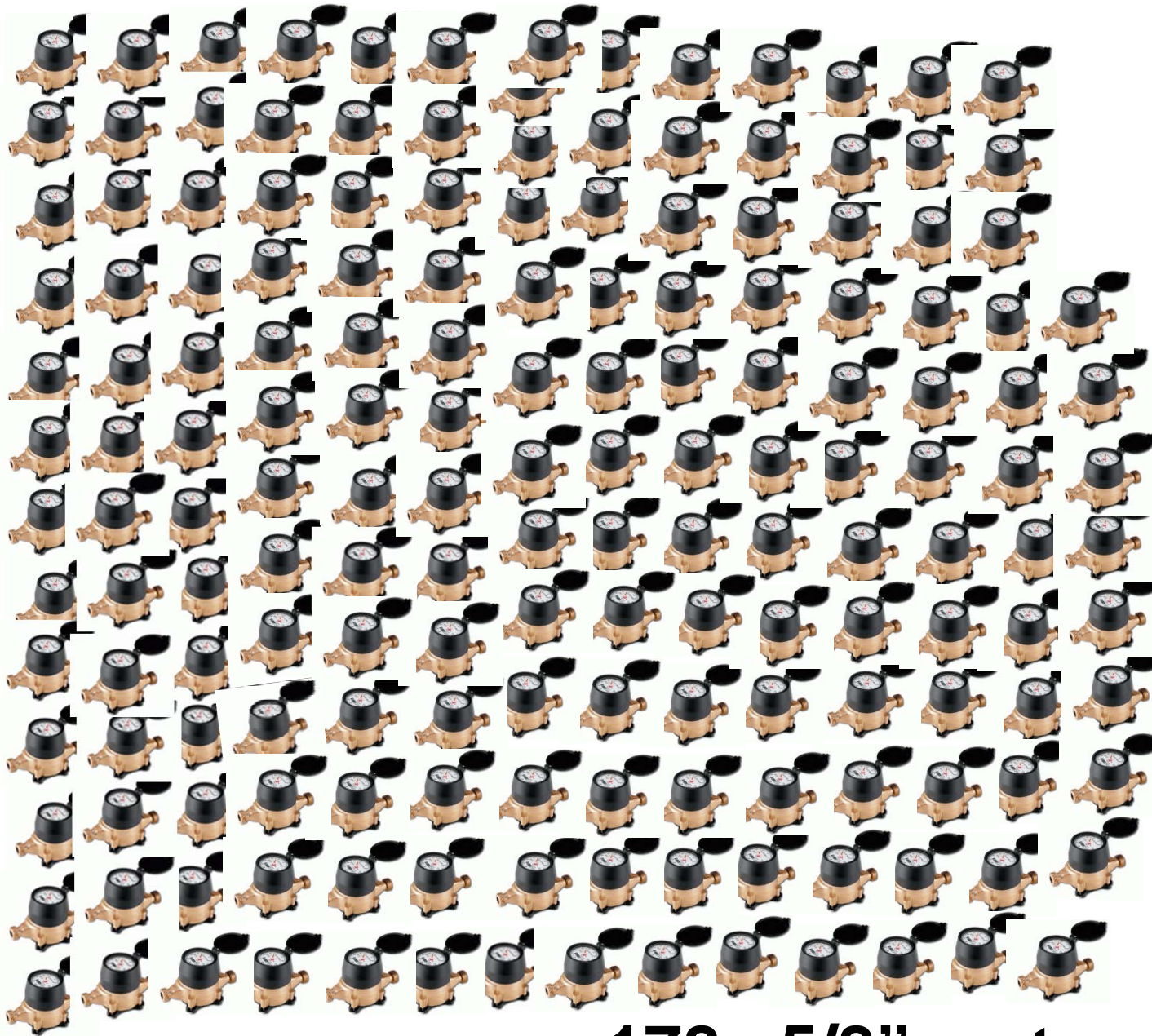
City of Austin
Austin Water Utility



Imagine Austin Incentive Areas

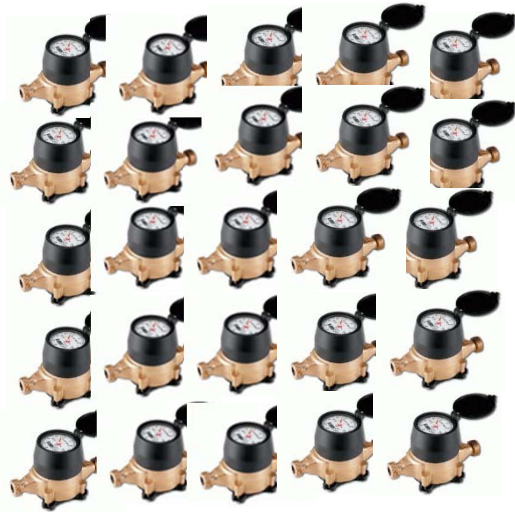
2/15/2013

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Austin Water Utility for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Austonian

178 5/8" meters ?



=



25 x 5/8" meters = 1 x 4" meter

Water:

25 x \$500 = \$12,500

Wastewater:

25 x \$300 = \$ 7,500



Impact Fees paid by 10 residential projects

					Water			Wastewater		
	Condo		Meter	Service	Total	per	per	Total	per	per
Project	Units	Zone	Size	Units	Paid	SU	Condo	Paid	SU	Condo
The Austonian	178	Cure	4" C	25	12,500	500	70	7,500	300	42
Residences at Austin W	159	Cure	(2) 4" C	50	-	-	-	-	-	-
360 Condominiums	430	Cure	10" FD	50	25,000	500	58	15,000	300	35
Spring Condominiums	247	Cure	6" C	45	22,500	500	91	13,500	300	55
The Shore	192	Cure	4" C	25	8,500	340	44	5,100	204	27
Four Season Residences	148	Cure	6" C	92	46,000	500	311	27,600	300	186
Milago	240	Cure	6" C	50	25,000	500	104	15,000	300	63
The Whitley	266	Cure	4" C	50	12,500	250	47	7,500	150	28
Barton Place	270	Urban	6" C	50	30,000	600	111	20,000	400	74
Bridges on the Park	104	Urban	3" C	16	8,100	506	78	5,400	338	52

	2012 Impact Fees			
	Max Allowable No Zones			
	Water		WW	
	5,415	Per Condo	2,298	Per Condo
The Austonian	135,375	761	57,450	323
Residences at Austin W	270,750	1,703	114,900	723
360 Condominiums	270,750	630	114,900	267
Spring Condominiums	243,675	987	103,410	419
The Shore	135,375	705	57,450	299
Four Season Residences	498,180	3,366	211,416	1,428
Milago	270,750	1,128	114,900	479
The Whitley	270,750	1,018	114,900	432
Barton Place	270,750	1,003	114,900	426
Bridges on the Park	86,640	833	36,768	354

AUSTIN WATER UTILITY REVENUE BOND DEBT SERVICE

