

CITY OF AUSTIN STREET IMPACT FEE SIF

WHAT IS A STREET IMPACT FEE?

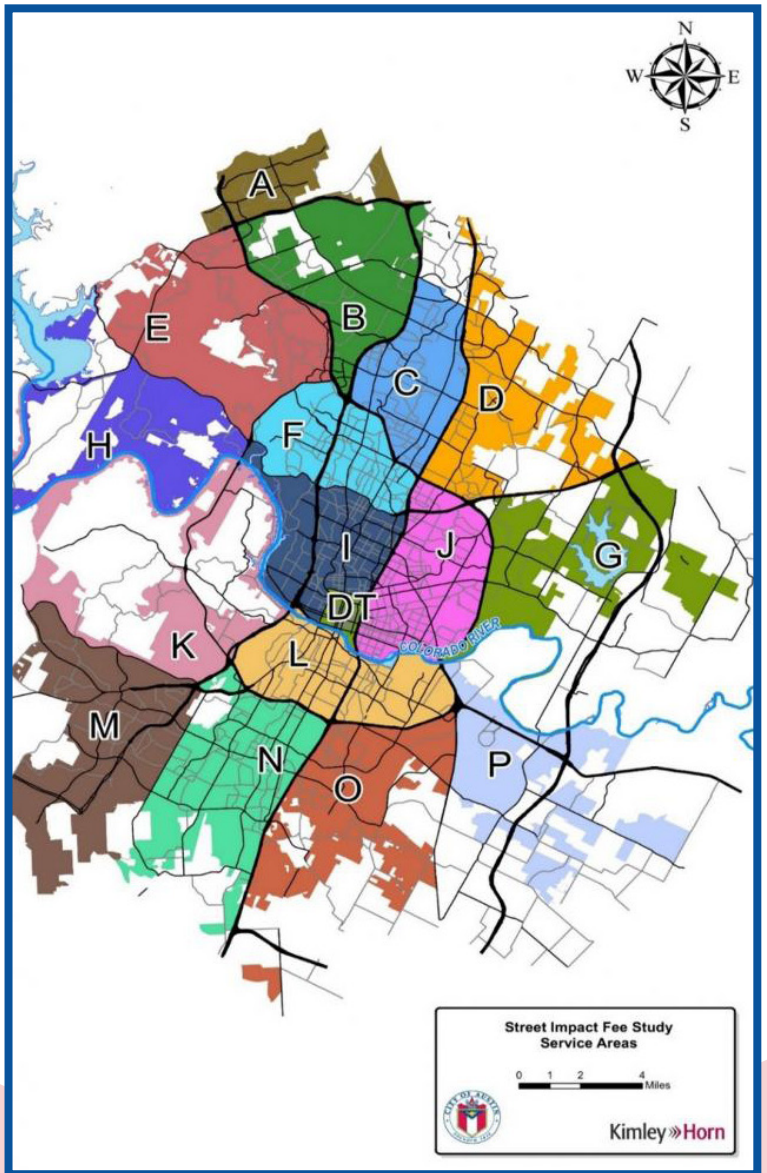
Street impact fees help fund roadway capacity projects necessitated by new development. Impact fees are meant to recover the incremental cost of the impact of new development creating new infrastructure needs. In Austin, the fees will help fund more than 1,100 projects identified and prioritized to meet demands of the transportation network.

HOW IS A STREET IMPACT FEE DETERMINED?

A street impact fee is calculated based on the zoning category, use of a property and location. Austin City Council adopted ordinances that created the Street Impact Fee in Dec. 2020, and the ordinances took effect in June 2022. The ordinances followed a multi-year analysis and calculation of the costs to fund roadway infrastructure required to meet the needs of new development.

State law requires Street Impact Fee funds to be spent within the same area they are collected. For that reason, Austin is divided into 17 Service Areas, as shown on the map. Each Service Area has a list of projects that will be funded by the Street Impact Fee and are prioritized based on a needs assessment conducted by Austin Transportation Department.

Street Impact Fees are to fund Capital Improvement Projects that enhance a Service Area's transportation network as development occurs. By State law, impact fees are restricted to these CIP projects. Basic repairs, on-going operations, and routine maintenance of transportation infrastructure must come from other funding sources.



WHO MUST PAY A STREET IMPACT FEE?

A Street impact fee applies to any increased entitlements that generate at least 10 trips in the PM Peak hour. Generally speaking, the fee would be applied if a project included at least 12 single-family homes, 18 low-rise multifamily units, or 23 units in a mid-rise multifamily building. Adding an accessory dwelling unit (ADU) to a property would not trigger the fee, nor would most “missing middle” housing projects.

SIF Applicability

Dependent on what is on the site before construction:

SIF applies to projects which generate 10 Peak Hour Trips (PHTs) or more.

Mid-rise multifamily developments 4 – 10 floors approx 23 units
Low-rise multifamily developments 1 – 3 floors approx 18 units
Single-family developments approx 12 units

LEARN MORE

Additional information, estimator worksheets and recent webinars are available on the Street Impact Fee website. You can also find a link to the Roadway Capacity Plan, which lays out projects prioritized to be funded by the Street Impact Fee.

WEBSITE

[AustinTexas.gov/StreetImpactFee](https://austintexas.gov/StreetImpactFee)

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