

Actual Utility Impact Fees Charged if Date of Recordation of Final Plat is on or After November 10, 2008*

Meter Size (inches)	Meter Type	Water	Wastewater
3/4	Simple	\$1,627.68	\$205.52
1	Simple	\$2,767.06	\$349.38
1 1/2	Simple	\$5,371.34	\$678.22
2	Simple	\$8,626.70	\$1,089.26
2	Compound	\$8,626.70	\$1,089.26
2	Turbine	\$10,905.46	\$1,376.98
3	Compound	\$17,416.18	\$2,199.06
3	Turbine	\$26,042.88	\$3,288.32
4	Compound	\$27,182.26	\$3,432.18
4	Turbine	\$45,575.04	\$5,754.56
6	Compound	\$54,201.74	\$6,843.82
6	Turbine	\$99,776.78	\$12,598.38
8	Compound	\$86,755.34	\$10,954.22
8	Turbine	\$173,673.46	\$21,928.98
10	Compound	\$249,523.34	\$31,506.22
10	Turbine	\$271,334.26	\$34,260.18
12	Turbine	\$358,089.60	\$45,214.40



Utility impact fees allow citizens, the City, and private enterprise to continue to maintain an exceptional quality of life in McKinney. These fees help to fund new water and wastewater infrastructure needed to serve new residential and commercial development.



**City of McKinney
Planning Department**

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Some of the information provided herein has been adapted from Chapter 395 of the Texas Local Government Code and serves as a guide to answering general questions about utility impact fees in the City of McKinney. For more detailed information about the general application of impact fees, please refer to Chapter 395 of the Texas Local Government Code which can be accessed through the Texas Legislative Council online at <http://tlo2.tlc.state.tx.us/statutes/>

WATER and WASTEWATER IMPACT FEES



*Table to be used for reference only. Fee amounts exclude any credits and/or offsets that may exist. For an official estimate of water and wastewater impact fees, please contact the Planning Department at 972.547.7500.

Water and Wastewater Impact Fees

Water and wastewater impact fees (collectively referred to as “utility” impact fees) help to fund the new water and wastewater infrastructure that is needed to support our growing community.

UNDERSTANDING UTILITY IMPACT FEES

Water and wastewater impact fees are authorized under Chapter 395 of the Texas Local Government Code and are defined as a charge imposed against a new development to pay for the costs of capital improvements or facility expansions that are necessitated by and benefit the new development.

Impact Fees **DO NOT INCLUDE:**

- Dedication of land for public parks or payment in lieu of the dedication to serve park needs;
- Dedication of rights-of-way or easements or construction or dedication of on-site or off-site water distribution, wastewater collection or drainage facilities if the dedication or construction is required by a valid ordinance and is necessitated by and attributable to the new development;
- Lot or acreage fees to be placed in trust funds for the purpose of reimbursing developers for oversizing or constructing water mains, wastewater mains or lines; or
- Other pro rata fees for reimbursement of water or wastewater mains or lines extended by the City.

What is the Process for Updating Impact Fees?

State law requires that impact fees be reviewed and updated at least once every five years. The last review and update of impact fees in McKinney was completed in November of 2008. As required by state law, the update process consisted of the following three components:

1. Land Use Assumptions (approved April 2008)
2. Capital Improvements Plans (approved October 2008)
3. Fee Setting/Adopting the Ordinance (adopted November 2008)

HOW ARE UTILITY IMPACT FEES DETERMINED FOR NEW DEVELOPMENTS?

Below is a general overview of how to determine the amount of water and/or wastewater impact fees that could be collected for a new development.

Information About the Project

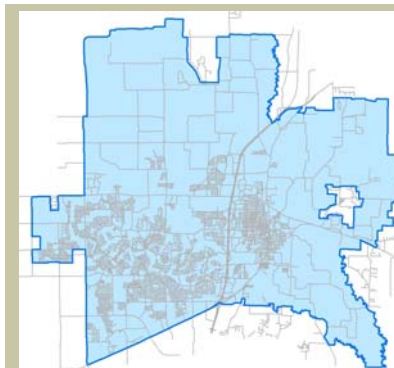
Utility impact fees are assessed at the time of final plat recordation with the county and are determined based on the size, type and number of water meters created by a new development. To estimate water and wastewater impact fees, identify this information for *your* project.

Offsets/Credits

Any construction or dedications of a water or wastewater facility that include lines which are greater than twelve inches (12”) in diameter and similar lines which serve solely the new development and which are on the Water and Wastewater Capital Improvements Plans for Impact Fees shall be credited against utility impact fees otherwise due from the development.

Payment and Collection of Utility Impact Fees

Utility impact fees are assessed at the time of final plat recordation with the county. Any impact fees due by a development shall be paid at the time of building permit issuance. A building permit will not be issued until any and all impact fees have been paid.



2007-2008 Utility Service Area Map

For utility impact fees, the City of McKinney identifies its corporate boundaries and extraterritorial jurisdiction as one service area.

FREQUENTLY ASKED QUESTIONS

Who Pays Utility Impact Fees?

Any developer who is seeking a building permit for a new development (residential or commercial) that will generate additional use of water and/or wastewater resources will be responsible for paying utility impact fees.

Who is Authorized to Impose Utility Impact Fees?

Cities may enact or impose impact fees only by complying with Chapter 395 of the Local Government Code. A City may enact or impose utility impact fees within their city limits and extraterritorial jurisdiction (ETJ) for water and wastewater facilities.

What is a “Service Area” for Utility Impact Fees?

A service area, or water benefit area, refers to the area within the city limits or extraterritorial jurisdiction of the City that will be served by the capital improvements specified in the Capital Improvements Plans.

What is a “Service Unit” for Utility Impact Fees?

A service unit is a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development. It is calculated in accordance with generally accepted engineering and/or planning standards and is based on historical data and trends applicable to the city in which the individual unit of development is located during the previous ten years. For utility impact fees, the basic service unit is a 3/4-inch water meter typically used for a single family detached dwelling.

Why does McKinney Collect Utility Impact Fees?

McKinney’s rapid growth and development is placing increased pressure on our infrastructure systems. Utility impact fees help to fund the water and wastewater infrastructure improvements needed to provide adequate service to residents as development continues to occur.