

Impact Fee Information

This information is being provided for calculation of impact fees owed to the City of Rosenberg. It will be the responsibility of the contractor to provide the information necessary for calculations of these fees. This information must be provided at the time the application for building is submitted and all information will be reviewed for accuracy. The following information is being provided in assisting you with this process.

Sec. 29-269. Service units.

- (a) Service units are established in accordance with generally accepted engineering and planning standards.
 - (b) Service units shall be calculated based on living units equivalent as determined by the size of the water meter(s) for the development; or alternatively, as approved by the city as a result of an engineering report prepared by a qualified professional engineer licensed to perform such professional engineering services in the State of Texas, which demonstrates that the number of LUE's of service for the new development will be different than those indicated by the size of the water meter.
 - (c) If the city determines that the water pressure in the city's transmission main is significantly higher or lower than standard pressure such that the size of the water meter is not indicative of actual service demand, the city may adjust the number of LUE's based on a smaller or larger sized meter which more accurately reflects the flow rate and the system pressure conditions.
 - (d) If a fire demand meter (tap) is purchased for a property, the meter size utilized to calculate the number of LUE's shall be the dimension of the portion of the fire demand meter which reflects the meter size which would provide only domestic service to the property. Said reduced meter size shall then be utilized to calculate the number of LUE's.
 - (1) The meter types used to calculate the number of LUE's shall be either simple or compound meters.
 - (2) If the fire protection capacity of the fire demand meter is routinely utilized for domestic purposes as evidenced by the registration of consumption recorded on the city's meter-reading and billing systems, the then-owner of the property shall be assessed the then-current fee for the fire protection capacity which has been converted to domestic capacity by its routine usage as domestic capacity.
 - (3) To avoid the use of fire flow volumes for domestic usage, the owner of any property for which a fire demand meter is purchased shall be required to execute a restrictive covenant on a form approved by the city, which covenant shall acknowledge the right of the city to assess such fees to subsequent owners of the property. Said covenant shall be executed prior to the purchase of the fire demand meter and shall be filed in the deed records of the county.
 - (4) No fees shall be collected for the purchase of taps which shall be utilized to provide only fire protection capacity.
 - (e) Upon wastewater tap purchase for lots for which no water meter has been purchased, service units shall be established by a professional engineer licensed in the State of Texas, shall be reviewed by the city and shall be presented to the city council, which shall designate the appropriate number of service units.
 - (f) The city council may revise the service unit designation according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.
- (Ord. No. 2008-50, § 2, 12-16-08)

Sec. 29-270. Impact fees per service unit.

- (a) The maximum impact fee per service unit for each service area shall be computed by dividing the growth-related capital construction cost of service in the service area identified in the capital improvements plan for that category of capital improvements, by the total number of projected service units anticipated within the service area which are necessitated by and attributable to new development, based on the land use assumptions for that service area, and adjusted by subtracting credits in the form of future rate or tax contributions to water and/or wastewater CIP funding. Maximum impact fees per service unit for each service area are established by category of capital improvements and are set forth in Exhibit C to this article.
- (b) Exhibit C may be amended by the city council according to the procedure set forth in Chapter 395 of the Texas Local Government Code and its successors.

(c) The impact fees imposed per service unit shall be effective impact fees set forth in Exhibit C, which may be amended from time to time by the city council through ordinance amendment to any amount less than the maximum impact fee per service unit as set forth in Exhibit C to this article.
 (Ord. No. 2008-50, § 2, 12-16-08)

**EXHIBIT C
 MAXIMUM AND EFFECTIVE IMPACT FEES
 WATER AND WASTEWATER MAXIMUM IMPACT FEES**

UTILITY	FACILITY	COST/ LUE*	ALTERNATIVE ADJUSTMENTS		MAXIMUM FEE AMOUNTS		HIGHER OF A OR B
			A Rate Credit	B 50% Credit	A Rate Credit	B 50% Credit	
WATER	Supply	\$2,356.80	\$6.72	\$1,178.40	\$2,350.08	\$1,178.40	\$2,350.08
	Pumping	\$109.48	\$0.00	\$54.74	\$109.48	\$54.74	\$109.48
	Ground Storage	\$85.73	\$1.71	\$42.87	\$84.02	\$42.87	\$84.02
	Elevated Storage	\$215.52	\$45.42	\$107.76	\$170.10	\$107.76	\$170.10
	Major Transmission	\$496.60	\$4.80	\$248.30	\$491.80	\$248.30	\$491.80
	Study Costs	\$10.39	\$0.00	\$5.19	\$10.39	\$5.19	\$10.39
	TOTAL WATER		\$3,274.51	\$58.65	\$1,637.26	\$3,215.86	\$1,637.26
SEWER	Treatment	\$642.54	\$30.82	\$321.27	\$611.73	\$321.27	\$611.73
	Lift Stations (a)	\$259.28	\$0.00	\$129.64	\$259.28	\$129.64	\$259.28
	Major Collection	\$436.50	\$0.00	\$218.25	\$436.50	\$218.25	\$436.50
	Study Costs	\$10.39	\$0.00	\$5.19	\$10.39	\$5.19	\$10.39
TOTAL SEWER		\$1,348.71	\$30.82	\$674.36	\$1,317.89 (a)	\$674.36	\$1,317.89 (a)
TOTAL WATER AND SEWER		\$4,623.22	\$89.47	\$2,311.61	\$4,533.75 (a)	\$2,311.61 (a)	\$4,533.75 (a)

An LUE is equal to use by a typical household with a 5/8" x 3/4" water meter.

(a) Feepayers requiring construction of additional new lift stations will also be charged the cost of their prorata shares of those facilities.

**EFFECTIVE IMPACT FEES FOR VARIOUS WATER METER SIZES
CITY OF ROSENBERG**

METER TYPE	METER SIZE	MULTIPLIER	MAXIMUM IMPACT FEE		
			WATER (14)	SEWER (15)	BOTH
SIMPLE	5/8" x 3/4"	1.0	\$3,215.86	\$1,317.89	\$4,533.75
SIMPLE	3/4"	1.5	\$4,823.79	\$1,976.84	\$6,800.63
SIMPLE	1"	2.5	\$8,039.65	\$3,294.73	\$11,334.38
SIMPLE	1 1/2"	5.0	\$16,079.30	\$6,589.45	\$22,668.75
SIMPLE	2"	8.0	\$25,726.88	\$10,543.12	\$36,270.00
COMPOUND	2"	8.0	\$25,726.88	\$10,543.12	\$36,270.00
TURBINE	2"	10.0	\$32,158.60	\$13,178.90	\$45,337.50
COMPOUND	3"	16.0	\$51,453.76	\$21,086.24	\$72,540.00
TURBINE	3"	24.0	\$77,180.64	\$31,629.36	\$108,810.00
COMPOUND	4"	25.0	\$80,396.50	\$32,947.25	\$113,343.75
TURBINE	4"	42.0	\$135,066.12	\$55,351.38	\$190,417.50
COMPOUND	6"	50.0	\$160,793.00	\$65,894.50	\$226,687.50
TURBINE	6"	92.0	\$295,859.12	\$121,245.88	\$417,105.00
COMPOUND	8"	80.0	\$257,268.80	\$105,431.20	\$362,700.00
TURBINE	8"	160.0	\$514,537.60	\$210,862.40	\$725,400.00
COMPOUND	10"	115.0	\$369,823.90	\$151,557.35	\$521,381.25
TURBINE	10"	250.0	\$803,965.00	\$329,472.50	\$1,133,437.50
TURBINE	12"	330.0	\$1,061,233.80	\$434,903.70	\$1,496,137.50