## **Impact Fee History**

1996 Initial Impact Fee

- Fort Mill School District implemented a \$2,500 impact fee (original recommended amount \$5,038) prior to the state law change.
- The S.C. Legislature removed the block on new impact fees allowing districts and municipalities to implement a new impact fee.
- 2017–2018 Fee Request

2016 Legislation Change

- Under the new legislation the district requested a new impact fee and contracted with TischlerBise to conduct an impact fee study.
- 2018 Fee Implementation
- The York County Council voted to approve the district's petition to implement a new impact fee. \$18,158 for single family and \$12,020 per unit for multifamily.

### **Impact Basics**

## What is an Impact Fee?



- A fee imposed on a new development to pay for all or a portion of the costs of providing public services.
- Fees are collected on new construction only.
- Designed to allow "Growth to pay for growth."

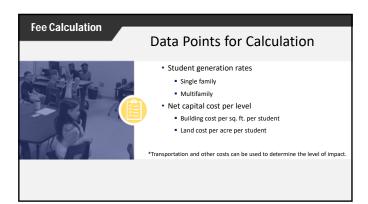
### **Impact Basics**

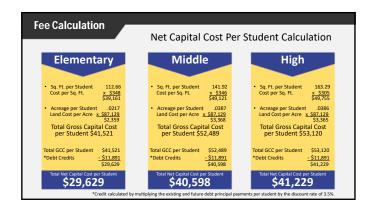
## CHATTLE SCHOOL

## South Carolina Impact Fee Requirements

- Impact fee study must be performed
- Basic legal requirements are need, benefit, and proportionality
- Spend within 3 years of scheduled construction date
- Publish an Annual Monitoring Report
- Review and update the study every 5 years
- Fee changes require an updated study
- Analysis of the effect on affordable housing

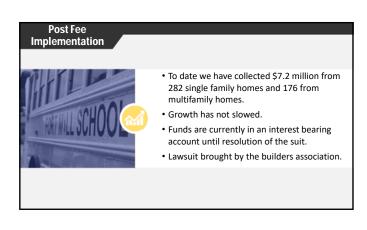
## Impact Basics Impact Fees Can Only Be Used For Land purchase New facilities/improvements at current levels of service Furniture/fixtures Excess capacity in existing facilities





Eco Calculation					
Fee Calculation  Maximum allowable fee by law is calculated by multiplying the student generation rate .51 for single family and .34 for multifamily homes by the net capital cost.					
	•		Single Family	Multifamily	
	Elementary		\$7,348	\$4,978	
	Middle		\$4,791	\$3,167	
	High		\$6,019	\$3,875	
N	Maximum Allowable Fee: \$18,158 \$12,020				

# Positive Impact The impact fee will have several positive impacts on our community. • Decrease the Burden on Current Tax Base • Allow "Growth to Pay for Growth" • Improved Commercial Business Climate • Improved District Bond Rating



Impact Campaign  STOP THE YORK COUNTY HOME TAX	Prepare for Opposition  • Local/State/National Home Builders Association  • Local/State/National Realtors Association			
760% INCREASE Insure Foreign No. 2  *graph of the design o	In It a "VerbA County house tox or for? To thete hears up wheat of public hearing.  **The County heart of the County heart of	It shoulds the consideracy' SC builders say Fort Mill school few shouldn't be legal at the shoul		

## **Impact Campaign**

## **Key Steps to Success**



- Unlike bond referendums, districts can actively campaign for the implementation of an impact fee.
- Identify key members of the community to help share correct information with the public.
- Prepare presentations for important groups such as Chamber of Commerce, business associations or rotary clubs.
- Prepare informational website and other materials to share facts.
- Rally community support

## Fort Mill School District

School district impact fee implementation under the new South Carolina Impact Fee Act.

## **Questions?**

Thank you for attending our presentation.

Chairwoman Kristy Spears: ktspears@fortmillschools.org

Assistant Superintendent Finance & Operations Leanne Lordo: <u>LordoL@fortmillschools.org</u>