I.8 IMPACT FEES – PAYING FOR GROWTH

Impact fees provide a means of assessing the fair share cost of system level infrastructure on new development, based on adopted levels of service for roads, bikeways and trails, parks, police and fire facilities, water and wastewater utilities, and drainage facilities. Rio Rancho's impact fee ordinance is intended to provide a clear, consistent set of standards and procedures for funding the system level infrastructure needed to support new development.

In many cases, the developer has a choice of paying impact fees or constructing system improvements for impact fee credits. These dedications of system improvements must be memorialized in a "Development Agreement" or a "Subdivision Improvement Agreement" with the City in order to obtain impact fee credits for the improvements. These developer dedications are sometimes referred to as "in-lieu" of impact fees, since they substitute construction of system improvements for the payment of fees in return for impact fee credits. A financial guarantee for the system improvements must be provided by the developer to assure that the improvements are built according to the terms of the agreement.

Impact fees are assessed at the time of platting, except in cases where the land uses or levels of development have changed. The fees must be collected no later than the issuance of the building permit, unless a development agreement for fee payment or dedication of infrastructure has been concluded [New Mexico Development Fees Act, NMSA Chapters 5] & [Title XV – Land Usage, Chapter 150 Impact Fees].

Note: Impact Fees are revisited on a regular basis, and therefore may be subject to change. For up to date information, please visit the Development Services Department or on line http://www.ci.rio-rancho.nm.us.