

MONROE PLANNING COMMISSION
Agenda Item Cover Sheet

TITLE:	<i>Code Amendment - Impact Fee Deferral</i>
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DATE:		CONTACT:	PRESENTER:	ITEM:
03/14/16		David Osaki	Dave Osaki	New Business

- Discussion:** None prior
- Public Hearing:** To be scheduled
- Attachments:** 1. March 1, 2016 City Council Agenda packet with Attachments

DESCRIPTION/BACKGROUND

In 2015 the State Legislature’s passed and the Governor signed into law ESB 5923. ESB 5923 requires counties, cities, and towns to adopt an impact fee deferral system for the collection of impact fees for new single-family detached and attached residential construction. The deadline to implement a single family fee deferral program is September 1, 2016.

The Monroe Municipal Code currently authorizes the City to collect impact fees for traffic, parks, and schools. Under the new law, counties, cities, and towns must adopt a deferral system for the collection of impact fees that, upon developer request, delays payment until the time of either:

1. Final inspection;
2. Issuance of the certificate of occupancy or equivalent certification; and/or
3. The closing of the first sale of the property.

(NOTE: An applicant could, if he/she wishes, pay impact fees at the time of building permit issuance. Payment at the time of building permit issuance is the City’s current requirement.)

Attachment 1 is the March 1, 2016 City Council agenda bill/packet briefing the City Council on the issue, including a summary of outreach done to date with potential stakeholders. The attachment notes that a draft ordinance will be developed for consideration by the Planning Commission and a recommendation to the City Council.

The March 14, 2016 meeting will include a briefing of the legislation and key policy issues associated with this item.

RECOMMENDED ACTION

Discussion and questions.