FORMULA FOR DETERMINING SCHOOL IMPACT FEES

IF:

A = Student Factor for Dwelling Unit type and grade span X site cost per student for sites for facilities in that grade span = Full cost Fee for site acquisition cost

B = Student factor for Dwelling Unit Type and grade span X school construction cost per student for facilities in that grade span X ratio of district's square footage of permanent facilities to total square footage of facilities = Full cost Fee for school construction

C = Student Factor for Dwelling Unit Type and grade span X relocatable facilities cost per student for facilities in that grade span X ratio of district's square footage of relocatable facilities to total square footage of facilities = Full cost Fee for facilities construction

D = Student Factor for Dwelling Unit Type and grade span "Boeckh Index" X SPI Square Ft per student factor X state match % = State Match Credit, and

A1, B1, C1, D1 = A, B, C, D for elementary grade spans

A2, B2, C2, D2 = A, B, C, D for middle/junior high grade spans

A3, B3, C3, D3 = A, B, C, D for high school grade spans

TC = Tax payment credit = The net present value of the Average Assessed Value in District for Unit Type X Current School District Capital Property Tax Levy Rate, using a 10-year discount period and current interest rate (based on the Bond Buyer Twenty Bond General Obligation Bond Index)

FC = Facilities Credit = The per-dwelling-unit value of any site or facilities provided directly by the development

THEN the unfunded need = UN=A1+...+C3 - (D1-D2-D3)-TC

AND the developer fee obligation = F = UN/2

AND the net fee obligation = NF = F-FC

[Notes:

1. Student factors are to be provided by the school district based on district records of average actual student generation rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation; if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county-wide averages must be used. Student factors must be separately determined for single family and multifamily dwelling units, and for grade spans.

2. The "Boeckh index" is a construction trade index of construction costs for various kinds of buildings; it is adjusted annually.

3. The district is to provide its own site and facilities standards and projected costs to be used in the formula, consistent with the requirements of this ordinance.

4. The formula can be applied by using the following table.]

Table for Calculating School Impact Fee Obligations for Residential Dwelling Units (to be separately calculated for single family and multifamily units)	
Elementary school site cost per student X the student factor	=
Middle/Junior High School site cost per student X student factor	=
High School site cost per student X student factor	=
A1+A2+A3	=
Elementary school construction cost per student X the student factor	=
Middle/Junior High School construction cost per student X student factor	=
High School construction cost per student X student factor	=
(B1+B2+B3) X $\frac{\text{square footage of permanent faciilities}}{\text{total square footage of facilities}}$	=
Elementary school relocatable facility cost per student X the student factor	=
Middle/Junior High School relocatable facility cost per student X student factor	=
High School relocatable facility cost per student X student factor	=
(C1+C2+C3) X $\frac{\text{square footage of relocatable facilities}}{\text{total square footage of facilities}}$	=
Boeckh index X SPI Square footage per student for elementary school X state match % X student factor	=
Boeckh index X SPI Square footage per student for middle/junior high school X state match % X student factor	=
Boeckh index X SPI Square footage per student for high school X state match % X student factor	=
D1+D2+D3	=
$\frac{(1+i)^{10})-1}{i(1+i)^{10}}$ X average assessed value for the dwelling unit type in the school district.	
X current school district capital property tax levy rate where i = the current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index	

$\frac{\text{Value of site or facilities provided directly by the development}}{\text{number of dwelling units in development}}$

1 Unfunded Need = A+B+C-D-TC =

_____ A

+_____ B

+_____ C

Subtotal

- _____ D

- _____TC

L UNFUNDED NEED UN = _____divided by 2 = _____ = DEVELOPER FEE OBLIGATION

- _____ Less FC (if applicable)

_____ NET FEE OBLIGATION