

What are impact fees?

ALICIA is turning a vacant office into a restaurant.



GEORGE is building a new home.



INCREASED DEMANDS

These changes increase demand on services and facilities the City provides, like water and sewer, roads, the library, and parks & recreation facilities.



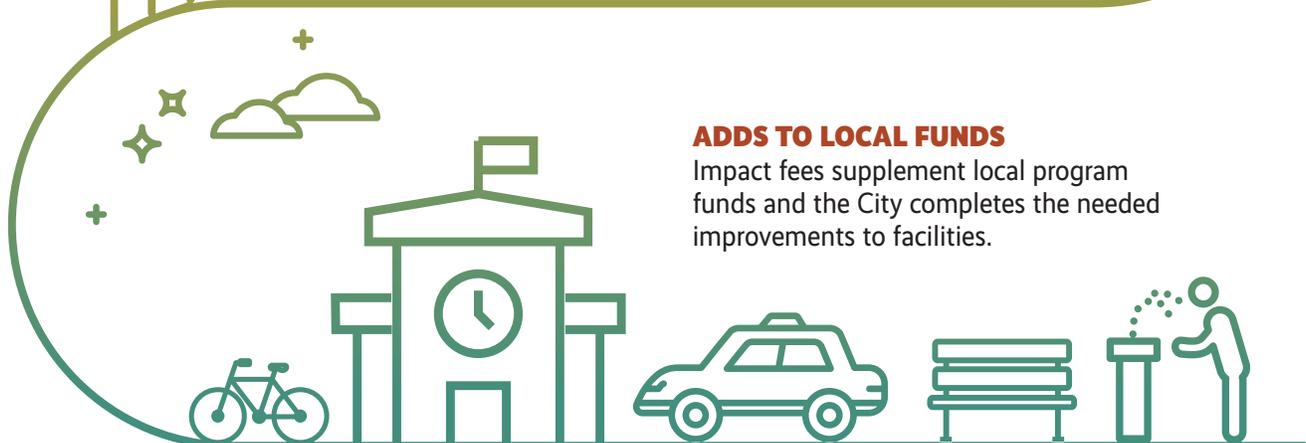
ONE-TIME IMPACT FEE

Alicia and George pay one-time impact fees that cover their fair share to maintain the same quality of services and facilities for all Benicians, meeting the increased demand from residents, customers, and businesses.



ADDS TO LOCAL FUNDS

Impact fees supplement local program funds and the City completes the needed improvements to facilities.



Why do we need impact fees?

When changes occur to commercial properties or new homes or businesses are constructed, the City experiences increased demand on the services and facilities it provides. Impact fees are one-time contributions made by project applicants to offset the effects that result from their project.

Impact fees must be proportional to the impacts of the project. This means applicants only pay for a share of necessary upgrades to meet the increased demand that results from their project, and their impact fees cannot be used to address deficiencies that existed before their project.

The City currently has several impact fee programs. They must be updated periodically to ensure the fees align with the facilities needed to serve future residents and businesses.

What do impact fees pay for?

Impact fees pay for upgrades to City services and infrastructure to ensure that the quality of services and facilities does not decline as new residents and employees begin living and working in Benicia. Impact fees are also assessed by the Benicia Unified School District and Solano County for their respective services and facilities.

Fees contribute to local investments in:



Water and sewer



Library, parks,
and schools

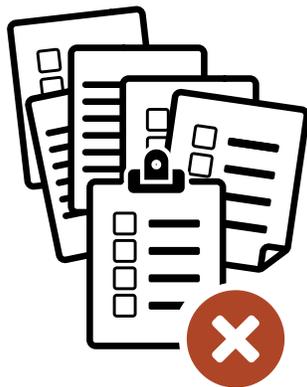


Streets, bikeways,
sidewalks, lighting,
and crosswalks

Why are we updating the program?

State law governs the development of impact fee programs and requires them to be updated routinely.

Through this update, the City will also streamline the process and improve predictability for applicants by combining the City's multiple current programs into a single checklist.



BEFORE UPDATE

Some applicants reported that identifying fees was cumbersome and time-consuming.



AFTER UPDATE

The single checklist will make it easier for applicants to identify the impact fees that are relevant to their project.



Need more information?

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