

Impact Fees Fact Sheet



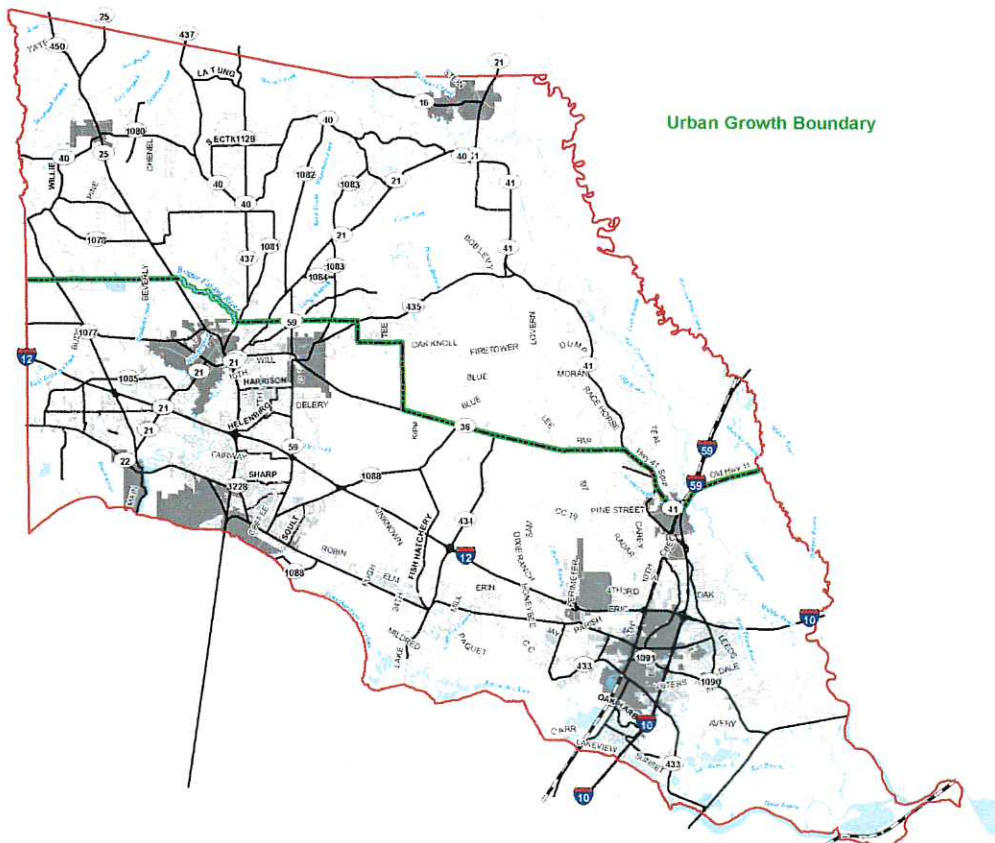
What are impact fees?

The St. Tammany Parish Impact Fee is a one-time fee assessed on new construction to offset the cost of roads, drainage, and other capital needs directly related to parish growth. In January 2005, the Parish Council adopted the policy of imposing mandatory impact fees. The purpose of the impact fee is to offset the strain that this new growth puts on our road and drainage infrastructure.

How is the impact fee applied?

The St. Tammany Parish Impact Fee applies to all lands within the unincorporated portion of St. Tammany Parish as follows:

1. Any property that is located south of the Urban Growth Boundary Line.
2. In addition, the impact fee applies to any property located north of the Urban Growth Boundary Line that is zoned for nonresidential use or is zoned for a residential density of two (2) dwelling units per acre or greater when said residential development requires the review and approval of the Planning Commission in accordance with the Major Subdivision Process.



What can the parish use the impact fees to fund?

Money generated by the fees is held in a separate impact fee account and can only be used for capital projects that the Parish Council will decide upon annually. Impact fee revenue cannot be used to operate parish government, pay salaries, or improve or maintain existing roads.

In what cases does the impact fee not apply?

The following do not pay impact fees:

1. Alterations or expansion of an existing building where no additional units are created, the use is not changed and
 - a. for the purpose of road impact fees, no additional vehicle trips will be produced over and above that produced by the existing use, or
 - b. for the purpose of drainage impact fees, no additional impervious cover is created.
2. The construction of accessory buildings or structures which
 - a. for the purpose of road impact fees will not produce additional vehicular trips over and above that produced by the principal building or use of the land, or
 - b. for the purpose of drainage impact fees, will not result in additional impervious cover being created.
3. Replacement of a destroyed or partially destroyed building or structure with a new building or structure of the same size and use, provided that
 - a. for the purpose of road impact fees, no additional trips will be produced over and above that produced by the original use of the land, or
 - b. for the purpose of drainage impact fees, no additional impervious cover will be created.
4. Any development for which a completed application for a building permit was submitted prior to January 1, 2005, provided that the construction proceeds according to the provisions of the permit and the permit does not expire prior to the completion of the construction.
5. Any conditional use, Planned Unit Development (PUD), or subdivision for which a public hearing has been held prior to January 1, 2005, provided that the construction proceeds according to the provisions of the conditional use or subdivision approval within specified time lines.
6. Any development which has an approved voluntary developmental agreement in place as of January 1, 2005.
7. Structures associated with uses recognized as agricultural by the State of Louisiana.

What if the impact fee creates a financial hardship on an individual citizen?

Some individuals can be granted a waiver of the impact fees if they can demonstrate an income level of "Very Low Income," based on the criteria of the U.S. Department of Housing and Urban Development. Example: A four member family with an annual income of less than \$30,950 is eligible for the waiver.