

## Capital Expansion Fee

- Why do we collect Transportation Capital Expansion and Larimer County Regional Road Fees?

The City of Fort Collins strives to provide safe and reliable multi-modal travel to, from, and throughout the City. Additional traffic is added to the existing transportation system as the City develops. Systems decline when capacity is not increased to offset demand. Upon development and re-development, The City collects Transportation Capital Expansion and Larimer County Regional Road Fees when properties are developed or redeveloped to fund transportation system improvements that increase the transportation network capacity.

- How are Transportation Capital Expansion and Larimer County Regional Road Fees calculated?

Both fees collect appropriate funds to offset anticipated additional demand the development will place on the existing transportation network. Fees are calculated based on the type and finished square footage of the development. There are four development categories associated with each fee: Residential, Commercial, Office/Other Services, and Industrial. The Larimer County Regional Road Fee has numerous sub-categories to further refine what is collected. Please visit <https://www.fcgov.com/engineering/tcef.php> for additional information on the development categories.

- When are the fees collected?

Both the Transportation Capital Expansion and the Larimer County Regional Road Fees are due prior to building permit issuance.

- How are the fees used?

The Transportation Capital Expansion Fee must be used to increase the City's transportation network capacity. New development typically constructs roadway improvements above local street access standards for which they are then reimbursed. Some developments contribute funds to City-managed Transportation Capital Projects.

- What improvements are eligible for reimbursement?

Developers are required to construct the local street access standard appropriate for the development. The City will often partner with developers to construct improvements above the local street access standard to build collector and arterial roadways as shown in the City's Master Street Plan (<https://www.fcgov.com/transportationplanning/msp.php>). The Transportation Capital Expansion Fee Program can reimburse improvements above the local street access standard. The typical costs eligible for improvements include:

- Construction Costs (roadway, sidewalk, medians, landscaping/irrigation, bridges, etc.)
- Earthwork associated with pavement
- Some intersection improvements
- Some utility crossings
- Some traffic control signals
- Striping
- Soft Costs (design engineering for eligible improvements, materials testing, surveying, traffic control, mobilization, project management, etc.)

Reimbursable costs are generally split proportionally between the City and Developer.

Each project is unique with respect to eligible improvements through the TCEF Program. Please contact the City's Transportation Capital Expansion Fee Program Manager, Kyle Lambrecht at 970-221-6566 or through email at [klambrecht@fcgov.com](mailto:klambrecht@fcgov.com), for additional information.

- What documents are needed for reimbursement?

The Developer will submit the following for reimbursement:

- Letter requesting reimbursement
    - Where to send check
    - Outline of what is requested, where, etc.
  - Final Cost for Eligible Improvements
    - Formatted like a bid tab
  - Cost Analysis ensuring fair prices
    - Minimum of three bids needed
  - Invoices/pay app supporting request
    - Includes construction, construction soft, and design costs
  - Map of improvements
- When can I seek reimbursement?

A Developer can seek reimbursement from the TCEF Program as soon as the City accepts eligible improvements. The Developer will only be reimbursed once the above information is received and the amount is finalized. Section 3.3.2 of the Land Use Code requires if a Developer constructed improvements benefitting an adjacent property owner, the Developer and the City can enter into a Reimbursement Agreement enabling the City to collect funds from the adjacent developer to reimburse the original funding developer. The funds will be collected if the adjacent parcel redevelops and in accordance with the reimbursement agreement. The City will develop the agreement, while the original Developer will be responsible to file the agreement with Larimer County.
  - Website
    - For additional information, please visit <https://www.fcgov.com/engineering/tcef.php>