

Impact Fee Revenue Report: March 13, 2013—May 31, 2019

Attached is the latest Lee County impact fee revenue report, which includes actual data through May 31, 2019. There are three tables to this report: a summary of revenues collected and lost since the beginning of the impact fee reductions on March 13, 2013; a 6-year summary table by fiscal year (FY 2014, FY 2015, FY 2016, FY 2017, FY 2018, and FY 2019 to date) of impact fee revenues (collected and lost); and a quarterly report for FY 2019. **As of May 31, 2019, a total of \$125 million has been lost over the past 6 years due to the BoCC's impact fee reduction policies. Of that total, \$62 million would have gone to County Administration programs (\$48 million for roads), and \$62 million to the School District.**

These are not projections; they are actual revenue numbers from the County's Office of Community Development monthly reports. The "revenues lost" number is simply subtracting what was collected (at 20% rate through May 2015; and 45% from June 2015 to the present) from the full rate (100% rate) to arrive at the difference (55% =the lost revenues). This represents the unfunded infrastructure costs incurred with the approved permits.

What this means is that over the past 6 years the county has permitted residential and commercial development that necessitates \$203 million in infrastructure costs for new or expanded infrastructure to support that development (based on the state-mandated impact fee update studies). In March 2018, the Board adopted the updated "Duncan Reports" that calculate the actual capital costs of public infrastructure need that is generated by development, which sets the 100% impact fee rate.

- However, the **county has collected only \$78 million of the \$203 million deemed necessary to cover those costs. The \$125 million deficit will need to be covered somehow in the future.** Of that total loss, 39% was for roads, 50 % was for schools, and 11% was for parks. In the first seven months of FY 2019, the county lost an average of \$1.23 million a month in road impact fees, and \$1.75 million a month in school impact fees.
- If this average monthly loss continues, between now and when the extension expires in March 2023, the BoCC programs alone (roads and parks) could lose an estimated \$100 million more in impact fees, for an overall total 10-year revenue potential loss of \$225 million, excluding the revenue losses to the School District (which could total as much as \$146 million). **By 2023, the grand total impact fee revenues losses as a result of this Commission's impact fee reduction policy decisions (over 10 years: 2013-2023) could be a whopping \$370 million.**

Darla Letourneau 6/12/19

IMPACT FEE REVENUES REPORT

	Original 24 Months 3/13/13 - 3/12/15			For the period 3/13/15 - 5/31/19			Cumulative Impact Fees 3/13/13 - 5/31/19		
Fee Type	Collected at 20%	Full Rate at 100%	Difference of 80%	Collected	Full Rate at 100%	Difference	Collected	Full Rate at 100%	Difference
Parks:									
Regional	\$ 711,595	\$ 3,557,974	\$ 2,846,379	\$ 3,884,234	\$ 8,797,022	\$ 4,912,788	\$ 4,595,829	\$ 12,354,996	\$ 7,759,168
Community	526,445	2,632,227	2,105,782	3,191,304	7,232,007	4,040,703	3,717,750	9,864,234	6,146,484
Roads	4,224,335	21,121,677	16,897,342	25,177,479	56,694,481	31,517,002	29,401,815	77,816,158	48,414,343
BoCC SUBTOTAL	5,462,376	27,311,879	21,849,503	32,253,017	72,723,510	40,470,493	37,715,393	100,035,389	62,319,996
Schools	4,034,537	20,172,686	16,138,149	36,745,260	82,986,647	46,241,387	40,779,797	103,159,332	62,379,535
TOTAL	<u>\$ 9,496,913</u>	<u>\$ 47,484,565</u>	<u>\$ 37,987,652</u>	<u>\$ 68,998,277</u>	<u>\$ 155,710,156</u>	<u>\$ 86,711,879</u>	<u>\$ 78,495,190</u>	<u>\$ 203,194,721</u>	<u>\$ 124,699,531</u>

NOTES: During the period March 13, 2013 through March 12, 2015, impact fees were collected at a 20% rate. The full rate reflects a collection rate of 100%, and the difference is 80% of the full rate.

Beginning on 3/13/15, the collection rate was set at 45%. HOWEVER, all permit applications received (vs approved) by 3/13/15 were charged at the 20% rate.

Based on the processing times of the March deadline applications, all collections in March and April 2015 are at the 20% rate.

Collections in May 2015 are 80% at the 20% collection rate and 20% at the 45% collection rate.

Collections in June 2015 - May 2019 are at the 45% rate; as of June 2015, all applications received before the March 2015 deadline had completed plan review and were either approved or denied.

IMPACT FEE REVENUES REPORT:
FY 2014, FY 2015, FY 2016, FY 2017, FY 2018, and FY 2019

Fee Type	FY 2014			FY 2015			FY 2016		
	Revenues Collected	Revenues Lost	100% Rate	Revenues Collected	Revenues Lost	100% Rate	Revenues Collected	Revenues Lost	100% Rate
Parks:									
Regional	\$ 356,622	\$ 1,426,489	\$ 1,783,111	\$ 654,555	\$ 1,541,440	\$ 2,195,995	\$ 758,427	\$ 926,966	\$ 1,685,393
Community	231,523	926,092	1,157,615	548,708	1,310,869	1,859,578	622,695	761,072	1,383,767
Roads	1,968,695	7,874,778	9,843,473	2,610,452	7,499,642	10,110,094	4,239,905	5,182,106	9,422,012
BoCC SUBTOTAL	2,556,840	10,227,359	12,784,199	3,813,716	10,351,951	14,165,667	5,621,027	6,870,144	12,491,172
Schools	1,905,082	7,620,329	9,525,411	1,630,366	6,332,850	7,963,216	6,146,377	7,512,238	13,658,615
TOTAL	<u>\$ 4,461,922</u>	<u>\$ 17,847,688</u>	<u>\$ 22,309,610</u>	<u>\$ 5,444,081</u>	<u>\$ 16,684,802</u>	<u>\$ 22,128,883</u>	<u>\$ 11,767,404</u>	<u>\$ 14,382,383</u>	<u>\$ 26,149,787</u>

Fee Type	FY 2017			FY 2018			FY 2019 (thru 5/31/19)		
	Revenues Collected	Revenues Lost	100% Rate	Revenues Collected	Revenues Lost	100% Rate	Revenues Collected	Revenues Lost	100% Rate
Parks:									
Regional	\$ 1,020,524	\$ 1,247,307	\$ 2,267,831	\$ 940,142	\$ 1,149,063	\$ 2,089,205	\$ 717,960	\$ 877,506	\$ 1,595,466
Community	671,202	820,358	1,491,560	856,034	1,046,263	1,902,297	672,667	822,148	1,494,815
Roads	4,426,506	5,410,174	9,836,681	8,113,319	9,916,279	18,029,598	7,070,539	8,641,769	15,712,308
BoCC SUBTOTAL	6,118,232	7,477,839	13,596,071	9,909,495	12,111,605	22,021,100	8,461,165	10,341,424	18,802,589
Schools	7,592,969	9,280,296	16,873,265	9,062,863	11,076,833	20,139,697	11,522,581	14,083,155	25,605,737
TOTAL	<u>\$ 13,711,202</u>	<u>\$ 16,758,135</u>	<u>\$ 30,469,337</u>	<u>\$ 18,972,358</u>	<u>\$ 23,188,438</u>	<u>\$ 42,160,796</u>	<u>\$ 19,983,747</u>	<u>\$ 24,424,579</u>	<u>\$ 44,408,326</u>

**IMPACT FEE REVENUES REPORT:
FY 2019 (October 1, 2018 - May 31, 2019)**

Fee Type	1st Quarter 2019			2nd Quarter 2019			3rd Quarter 2019 thru 5/31/19			4th Quarter 2019			Total FY 2019		
	Collected*	Full Rate at 100%	Difference	Collected	Full Rate at 100%	Difference	Collected	Full Rate at 100%	Difference	Collected	Full Rate at 100%	Difference	Collected	Full Rate at 100%	Difference
Parks:															
Regional	\$ 170,073	\$ 377,941	\$ 207,867	\$ 302,784	\$ 672,852	\$ 370,069	\$ 245,103	\$ 544,673	\$ 299,570	\$ -	\$ -	\$ -	\$ 717,960	\$ 1,595,466	\$ 877,506
Community	228,177	507,061	278,883	219,054	486,787	267,733	225,435	500,968	275,532	-	-	-	672,667	1,494,815	822,148
Roads	<u>2,301,334</u>	<u>5,114,076</u>	<u>2,812,742</u>	<u>2,347,300</u>	<u>5,216,223</u>	<u>2,868,923</u>	<u>2,421,904</u>	<u>5,382,009</u>	<u>2,960,105</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,070,539</u>	<u>15,712,308</u>	<u>8,641,769</u>
BoCC SUBTOTAL	2,699,585	5,999,078	3,299,493	2,869,138	6,375,862	3,506,724	2,892,442	6,427,649	3,535,207	-	-	-	8,461,165	18,802,589	10,341,424
Schools	<u>4,745,739</u>	<u>10,546,088</u>	<u>5,800,348</u>	<u>3,756,791</u>	<u>8,348,425</u>	<u>4,591,634</u>	<u>3,020,051</u>	<u>6,711,224</u>	<u>3,691,173</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,522,581</u>	<u>25,605,737</u>	<u>14,083,155</u>
TOTAL	<u>\$ 7,445,324</u>	<u>\$ 16,545,165</u>	<u>\$ 9,099,841</u>	<u>\$ 6,625,929</u>	<u>\$ 14,724,288</u>	<u>\$ 8,098,358</u>	<u>\$ 5,912,493</u>	<u>\$ 13,138,873</u>	<u>\$ 7,226,380</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 19,983,747</u>	<u>\$ 44,408,326</u>	<u>\$ 24,424,579</u>

NOTES: *Collections for FY 2019 are at the 45% rate.