



2009 Transportation Impact Fee Suspension

Frequently Asked Questions

Why did the Commission vote to suspend transportation impact fees?

On March 5, 2009, the Board of County Commissioners passed an emergency ordinance temporarily suspending transportation impact fees in the hope that it might provide an incentive that would increase commercial and/or residential construction activity. The Board intends for the temporary waiver to remove a financial impediment that should result in the initiation of new construction projects and the completion of construction projects now underway, in order to preserve and promote employment in the real estate development industry that has been seriously impacted as a result of the recession that currently grips the nation.

How long will the suspension of transportation impact fees last?

Projects have until March 1, 2012, to receive a building permit and until March 1, 2013 to receive a certificate of occupancy (CO) or temporary CO. The County Manager will have the ability to extend the March 1, 2013 deadline for receipt of a CO or a temporary CO for up to 12 months if the project exceeds 20,000 square feet in size.

What if I received a building permit before the Board adopted the emergency ordinance but have not yet received a CO or temporary CO for my project? Do I have to pay the transportation impact fee?

If a project received a building permit but did not receive a CO or temporary CO prior to March 1, 2009, the project will not be required to pay a transportation impact if the CO or temporary CO is issued prior to March 1, 2013.

What types of construction projects qualify for the suspension?

Any new residential or commercial construction that receives a building permit by March 1, 2012, and a CO or temporary CO by March 1, 2013, will qualify for the suspension and will not be required to pay a transportation impact fee.

What if I have already paid my transportation impact fee? Can I receive a refund?

If you were required to pay transportation impact fees prior to submitting your application for a building permit, have now received a building permit but had not been issued a CO or temporary CO before March 1, 2009, you are entitled to receive a refund if you complete your project and receive a CO or temporary CO by March 1, 2013. If you were required to pay transportation impact fees when you were issued a certificate of completion for a commercial shell building but have not been issued a CO or temporary CO for all or a portion of the project, you are entitled to receive a refund for that portion of the commercial building shell for which no CO or temporary CO has been issued by March 1, 2009 provided that a CO or temporary CO is issued on or before March 1, 2013. To receive a refund, contact the Planning & Zoning Office when the CO or temporary CO is issued for your project.