

Lancaster County
Development Impact Fee Annual Report
For Fiscal Year Ended June 30,2022 (Pre-Audit)

The following is a report, which was prepared in accordance with Lancaster County Ordinance No. 2021-1705 Section 17-4 (B). This section requires an annual review and submission of a report on the subject of impact fees, which shall include the following information:

- A. Recommended amendments to impact fee ordinances, and/or procedures found therein, included as Section 1.
- B. Proposed changes to the Lancaster County Comprehensive Plan and/or capital improvement plan for a particular public facility, including the identification of public facility system improvements anticipated to be funded wholly or partially with impact fees, included as Section 2.
- C. Proposed changes to the boundaries of impact fee districts or subdistricts, as appropriate, included as Section 3.
- D. Proposed changes to impact fee schedules as set forth in the ordinances imposing and setting specific impact fees, included as Section 4.
- E. Proposed changes to level of service standards, included as Section 5.
- F. Proposed changes in the impact fee calculation methodology, included as Section 6.
- G. Other data, analysis, or recommendations as the County Administrator or designee may deem appropriate, or as may be requested by the County Council, included as Section 7.

Section 1 - Recommend Ordinance/Procedure Amendments

None at this time.

Section 2 - Proposed Changes to Comprehensive Plan/Capital Improvements Program

None at this time.

Section 3 - Proposed Changes to the Boundaries of Impact Fees

None at this time.

Section 4 - Proposed Changes to Impact Fee Schedules

Section V of each of the Impact Fee Ordinances provides that the impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities. The annual adjustment for Fiscal Year 2023, as calculated per Section V of the Impact Fee Ordinances, resulted in an increase of 8.5%.

The new rates reflecting this increase were adopted as part of the FY2023 Budget and are effective July 1, 2022. See attached.

Section 5 - Proposed Changes to Level of Services

None at this time.

Section 6 - Proposed Changes to Impact Fee Calculation Methodology

None at this time.

Section 7 - Other Data, Analysis, or Recommendations

See attached reports showing impact fees collected fiscal year to date.

REVENUE & EXPENDITURE STATEMENT

COUNTY OF LANCASTER

07/01/2021 To 06/30/2022

FY 2021-2022

Account	Current Period (\$)	YTD (\$)	Budget (\$)	% Used	
07 County Impact Fees					
Revenue					
07-4-031-449-01 IMPACT FEE- EMS	3,051.00	3,051.00	0.00	0	
07-4-031-449-02 IMPACT FEE- FIRE	23,481.00	23,481.00	0.00	0	
07-4-031-449-04 IMPACT FEE- PARKS & REC	44,688.00	44,688.00	0.00	0	
07-4-031-449-05 IMPACT FEE- SHERIFF	3,267.00	3,267.00	0.00	0	
Revenue Subtotal	\$74,487.00	\$74,487.00	\$0.00	0	
After Transfers	Excess Of Revenue Subtotal	\$74,487.00	\$74,487.00	\$0.00	0

BALANCE SHEET
Period Ending: 06/30/2022

County Of Lancaster
FY 2021-2022

Account	Balance (\$)
Fund: 10 GENERAL FUND	
Type: Liabilities & Equity	
Liabilities	
10-2-000-250-69 IMPACT FEES- SCHOOL	139,434.00
Liabilities Total	\$139,434.00
Type: Liabilities & Equity Total	\$139,434.00

COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2022-2023 ATTACHMENT TO ORDINANCE NO: 2022-1803

26.03

Impact Fees-County		
The development impact fees established by Ordinance 2021-1722 (the "Fire Development Impact Fee"), Ordinance 2021-1723 (the "EMS Development Impact Fee"), Ordinance No. 2021-1724 (the "Sheriff Development Impact Fee"), and Ordinance 2021-1725 (the "Parks and Recreation Development Impact Fee"), collectively the "County Impact Fee Ordinances", are hereby updated, adjusted and amended, pursuant to the terms of the County Impact Fee Ordinances. Section V of the County Impact Fees Ordinances provides that the development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities set forth in the Development Impact Fee Study and updated CIP dated July 19, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering News-Record (ENR). For each such adjustment, the development impact fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. The impact fee schedule annual adjustment update will become effective on July 1st of each year. If July 1st falls on a weekend or county holiday, the fee adjustment will become effective on the next business day thereafter. The Construction Cost Index calculated for the period of May 2021 to May 2022 results in an eight and a half percent (8.5%) increase in the County Impact Fee Ordinances. Therefore, pursuant to the terms of the County Impact Fee Ordinances, those fees are adjusted, updated and amended as set forth in the following schedules.		
Item	Unit	Amount
Fire Impact Fees		
Greater Panhandle Service Area-Residential		
Single Family Detached	Per housing unit	925 \$1,004.00
Single Family Attached	Per housing unit	785 \$852.00
Multifamily	Per housing unit	657 \$713.00
Pleasant Valley Fire District-Residential		
Single Family Detached	Per housing unit	759 \$824.00
Single Family Attached	Per housing unit	644 \$699.00
Multifamily	Per housing unit	539 \$585.00
Greater Panhandle Service Area-Nonresidential		
Retail	Per 1,000 square feet	4478 \$1604.00
Office	Per 1,000 square feet	502 \$545.00
Industrial	Per 1,000 square feet	255 \$277.00
Warehouse	Per 1,000 square feet	90 \$98.00
Healthcare	Per 1,000 square feet	552 \$599.00
Institutional	Per 1,000 square feet	4005 \$1,090.00
Pleasant Valley Fire District-Nonresidential		
Retail	Per 1,000 square feet	1,363 \$1,479.00
Office	Per 1,000 square feet	463 \$502.00
Industrial	Per 1,000 square feet	236 \$256.00
Warehouse	Per 1,000 square feet	83 \$90.00
Healthcare	Per 1,000 square feet	509 \$552.00
Institutional	Per 1,000 square feet	927 \$1,006.00
EMS Impact Fees		
Residential		
Single Family Detached	Per housing unit	413 \$123.00
Single Family Attached	Per housing unit	96 \$104.00
Multifamily	Per housing unit	81 \$88.00
Nonresidential		
Retail	Per 1,000 square feet	400 \$109.00
Office	Per 1,000 square feet	34 \$37.00
Industrial	Per 1,000 square feet	47 \$18.00
Warehouse	Per 1,000 square feet	6 \$7.00
Healthcare	Per 1,000 square feet	38 \$41.00
Institutional	Per 1,000 square feet	68 \$74.00
Sheriff Impact Fees		
Residential		
Single Family Detached	Per housing unit	424 \$131.00
Single Family Attached	Per housing unit	403 \$112.00
Multifamily	Per housing unit	86 \$93.00
Nonresidential		
Retail	Per 1,000 square feet	487 \$203.00

COUNTY OF LANCASTER, SC - SCHEDULE OF TAXES, FEES AND CHARGES
FISCAL YEAR: 2022-2023 ATTACHMENT TO ORDINANCE NO: 2022-1803

Office	Per 1,000 square feet	63 \$68.00
Industrial	Per 1,000 square feet	32 \$35.00
Warehouse	Per 1,000 square feet	41 \$12.00
Healthcare	Per 1,000 square feet	70 \$76.00
Institutional	Per 1,000 square feet	127 \$138.00
Parks & Recreation Impact Fees		
Residential		
Single Family Detached	Per housing unit	784 \$851.00
Single Family Attached	Per housing unit	666 \$723.00
Multifamily	Per housing unit	557 \$604.00

26.04

Impact Fees-School District		
<p>The development impact fee established by Ordinance 2021-1761 (the "School Development Impact Fee"), is hereby adjusted, updated and amended, pursuant to the terms of Ordinance 2021-1761. Section 5(c) of the School Development Impact Fee provides that the development impact fees shall be adjusted annually to reflect the effects of inflation on the costs for facilities set forth in the updated Development Impact Fee Study and updated CIP dated November 24, 2021. The fee schedule shall be adjusted using the Construction Cost Index calculated by the Engineering News-Record (ENR). For each such adjustment, the development impact fees shall be multiplied by a fraction, the numerator of which is the ENR Construction Cost Index for the most recent month for which figures are available, and the denominator of which is the ENR Construction Cost Index for the period one year prior to the period reflected in the numerator. The impact fee schedule annual adjustment update will become effective on July 1st of each year. If July 1st falls on a weekend or county holiday, the fee adjustment will become effective on the next business day thereafter. The Construction Cost Index calculated for the period of May 2021 to May 2022 results in an eight and a half percent (8.5%) increase in the School Development Impact Fee. Therefore, pursuant to the terms of Ordinance 2021-1761, the School Development Impact Fee is adjusted, updated and amended as set forth in the following schedules.</p>		
Item	Unit	Amount
School District Impact Fees		
Residential		
Single Family	Per housing unit	8202 \$8,899.00
Multifamily	Per housing unit	8704 \$9,441.00