

**DEVELOPMENT IMPACT FEES
DEFINITIONS**

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| <ul style="list-style-type: none">• Water & Sewer Fees• Road Impact Fee• Facilities Tax | <ul style="list-style-type: none">• Parkland Dedication• Williamson County
Privilege Tax• Williamson County
Education Impact Fee |
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Water Tap Fees

- Currently based on meter size.
- PROPOSED calculation is based on flow (gallons per day). 350 GPD = 1 Equivalent Residential Unit (ERU).

Sewer Tap Fees

- Currently based on meter size.
- PROPOSED calculation is based on flow (gallons per day). 350 GPD = 1 Equivalent Residential Unit (ERU).

Other Utility Districts serving the Franklin area include:

- Mallory Valley Utility District
- Milcrofton Utility District
- HB & TS Utility District

Road Impact Fee

- Fees that are assessed on new development, and are also applicable to a change in use of a property, in order to assure the provision of adequate arterial road improvements or expansions to serve such new development.
- PROPOSED Fee Schedule includes the addition of collector roads.

Facilities Tax

- A proportionate tax based on the need for additional facilities created by new development and additions that extend beyond the original building envelope.
- Used to fund capital improvements made necessary by new growth including park, police, fire safety and sanitation facilities.
- No changes proposed.

Parkland Dedication

- Payment in Lieu of Dedication of Public Land for Parks and Greenways/ Blueways - Residential or Mixed-use developments shall dedicate land to the city for use as public parks or greenways/ blueways, or, payment may be made in-lieu of the dedication of land.
- PROPOSED Calculation includes both Land Dedication and Park Development or proportionate fees.

Education Facilities Impact Fee

- Purpose is to meet the proportionate demand of new residential development for expansion or additional education facilities.
- Paid directly to Williamson County.
- Full assessment to be implemented September 1, 2017.

Williamson County Privilege Tax

- A tax on residential development to ensure that new development pays a proportional share for the cost of new and expanded public facilities made necessary by such development.
- Paid directly to Williamson County.
- No changes proposed.

Sample Development Fees
Current & Proposed
One Single Family Detached Dwelling

Fee Type	4065 Sq Ft		
	Current Fees	PROPOSED FEES	
Water Tap Fee	3/4" meter size	1 ERU	
System Development Fee (SDF)	\$903		
Access Fee	\$1,186		
<i>Water Tap Fee Subtotal</i>	\$2,089	\$3,477	
Sewer Tap Fee	3/4" meter size	1 ERU	
System Development Fee (SDF)	\$1,444		
Access Fee	\$2,100		
Effluent Disposal Fee	\$450		
<i>Sewer Tap Fee Subtotal</i>	\$3,994	\$5,460	
Road Impact Fee	Current Fees	PROPOSED RIF - Arterial + 50% Collector	
	\$4,911	\$6,581	
Facilities Tax (no change proposed)	\$3,618	\$3,618	
Payment in Lieu of Dedication of Parkland - residential	Current Fees	PROPOSED FEES	
	n/a	\$7,642	
Williamson County Privilege Tax (no change proposed) - residential	\$8,130	\$8,130	
Williamson County Education Impact Fee - at full implementation (9.1.2017) - residential		<i>Inside FSSD</i>	<i>Outside FSSD</i>
	n/a	\$3,745	\$11,210
Total Estimated Fees	\$22,742	\$38,653	\$46,118

Sample Development Fees
Current & Proposed
Single Family Subdivision - 50 Lots

Fee Type	Avg 4065 Sq Ft/ Dwelling		
	Current Fees	PROPOSED FEES	
Water Tap Fee	50 X 3/4" meter size	50 X 1 ERU	
System Development Fee (SDF)	\$45,150.00		
Access Fee	\$59,300		
Water Tap Fee Subtotal	\$104,450	\$173,850	
Sewer Tap Fee	50 X 3/4" meter size	50 X 1 ERU	
System Development Fee (SDF)	\$72,200		
Access Fee	\$105,000		
Effluent Disposal Fee	\$22,500		
Sewer Tap Fee Subtotal	\$199,700	\$273,000	
Road Impact Fee	Current Fees	PROPOSED RIF - Arterial + 50% Collector	
	\$245,550	\$329,050	
Facilities Tax (no change proposed)	\$180,893	\$180,893	
Payment in Lieu of Dedication of Parkland - residential	Current Fees	PROPOSED FEES	
	\$317,286	\$384,100	
Williamson County Privilege Tax (no change)	\$406,500	\$406,500	
Williamson County Education Impact Fee - at full implementation (9.1.2017) - residential		Inside FSSD	Outside FSSD
	n/a	\$187,250	\$560,500
Total Estimated Fees	\$1,454,379	\$1,934,643	\$2,307,893

**Sample Development Fees
Current & Proposed
100,000 SF Office Bldg (Shell)**

Fee Type	100,000 SF Office Bldg (Shell)	
	Current Fees	PROPOSED FEES
Water Tap Fee	3" meter size	28.6 ERU's
System Development Fee (SDF)	\$25,284.00	
Access Fee	\$33,222	
Water Tap Fee Subtotal	\$58,506	\$99,442
Sewer Tap Fee	3" meter size	28.6 ERU's
System Development Fee (SDF)	\$40,425	
Access Fee	\$58,800	
Effluent Disposal Fee	\$12,600	
Sewer Tap Fee Subtotal	\$111,825	\$156,156
Road Impact Fee	Current Fees	PROPOSED RIF - Arterial + 50% Collector
	\$463,200	\$621,700
Facilities Tax (no change proposed)	\$118,000	\$118,000
Payment in Lieu of Dedication of Parkland - residential	Current Fees	PROPOSED FEES
	n/a	n/a
Williamson County Privilege Tax (no change proposed) - residential	n/a	n/a
Williamson County Education Impact Fee - at full implementation (9.1.2017) - residential	n/a	n/a
Total Estimated Fees	\$751,531	\$995,298