

Gem County Development Impact Fee FAQ's

If I have a completed building permit application submitted for review before August 19, 2021, will I be subject to the new Impact Fees? No.

What constitutes a completed building permit application? A building permit application is complete when all required submittals are included in the application.

Is there a grace period for people with building permit applications that are waiting for the end of monitoring wells through SWDH for their septic? Yes. If there is a septic permit that is waiting to finish water monitoring, as long as the complete building permit application is submitted, including documentation from SWDH about the water monitoring, prior to August 19, 2021, they will be exempt from the new Impact Fees.

If I purchase a Lot that has a recorded Road Mitigation Agreement and CIP fee associated, do I have to pay the Impact Fees also? If the parcel is subject to a CIP fee via a recorded Road Mitigation Agreement, that fee will take the place of the Road and Bridge portion of the Impact fee. There is a Sheriff and an EMS fee that will be added to that amount and possibly a Fire District Fee depending on the location. If you are in GCFD #1 or Middleton Fire District (MFD), you will need to pay the Fire fee.

Example: CIP fee \$5,000 + GCFD #1 \$1,407 + EMS \$401 + Sheriff \$277 = \$7,085

Example: CIP fee \$5,000 + MFD \$849 + EMS \$401 + Sheriff \$277 = \$6,527

How are the Impact Fees for a single-family residence broken down?

GCFD#1

Road and Bridge	\$ 7,326
Sheriff	\$ 277
EMS	\$ 401
GCFD #1	<u>\$ 1,407</u>
Total	\$ 9,411

Middleton Fire District

Road and Bridge	\$ 7,326
Sheriff	\$ 277
EMS	\$ 401
Middleton FD	<u>\$ 849</u>
Total	\$ 8,853

GCFD#2 or Eagle Fire District

Road and Bridge	\$ 7,326
Sheriff	\$ 277
EMS	<u>\$ 401</u>
Total	\$ 8,004