City of Albuquerque Impact Fees

Service Areas Composite Map

Service Areas

PUBLIC SAFETY FACILITIES
TWO SERVICE AREAS

PARK, RECREATION, TRAILS & OPEN SPACE FACILITIES
SEVEN SERVICE AREAS

DRAINAGE FACILITIES
FIVE SERVICE AREAS

ROADWAY FACILITIES
EIGHT SERVICE AREAS

EXCEPTIONS TO IMPACT FEES

Service Area Overlays Showing the Sum of All Four Impact Fees

EXAMPLES OF IMPACT FEES WITH REDUCTIONS

Total Impact Fees for a New Building

<table>
<thead>
<tr>
<th>Impact Fee Category</th>
<th>2000 SF Residential</th>
<th>All Owner-Occupied Housing in Area</th>
<th>20,000 SF Retail</th>
<th>20,000 SF Office</th>
<th>20,000 SF Industrial</th>
<th>All Non-Residential in Area</th>
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<tr>
<td>Impact Fee WAIVERS FOR ECONOMIC BASED DEVELOPMENT PROJECTS</td>
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** MRA - Metropolitan Redevelopment Area
** New Zones - Planned Village Development Zone and infill Development Zone

REDUCTIONS

1. There shall be lower or reduced impact fees for service areas: "SW MESA," "NW MESA" and "NW MESA".

2. Adjustment. For every new building housing the following uses, the Roadway Facilities Impact Fee will be reduced as follows:
   - Industrial or Manufacturing: 70% reduction
   - Institutional: 50% reduction
   - Office: 50% reduction
   - Lodging, Retail, or Quality Restaurant: 30% reduction

3. Metropolitan Redevelopment Areas
   - No impact fees shall be charged for non-residential development within Metropolitan Redevelopment Areas that conforms to the MRA Plan. Impact fees for all owner-occupied housing affordable to households in these areas shall be waived.

IMPAKT FEE WAIVERS FOR ECONOMIC BASED DEVELOPMENT PROJECTS

IMPAKT Fee may be waived for development that is subject to Industrial Revenue Bonds, Metropolitan Redevelopment Bonds or the Local Economic Development Act (Section 50/10-1 et seq. NMSA 1978) and that has a positive economic impact on the City. Impact fees for all owner-occupied housing within Planned Village Development Zones and Infill Development Zones shall be completely waived.

CAPITAL IMPROVEMENT Any of the following facilities that have a life expectancy of ten or more years and are owned and operated by or on behalf of a municipality or county:

- Drainage Facilities
- Park, Recreation, Trails and Open Space Facilities
- Public Safety Facilities
- Roadway Facilities

IMPACT FEE: A one time charge imposed on new development to help fund the costs of capital improvements that are necessitated by and attributable to the new development.

- Impact fees are restricted to capital investments.

SERVICE AREA: The area within the corporate boundaries or extraterritorial jurisdiction of a municipality or the boundaries of a county to be served by the capital improvements or facility expansions specified in the capital improvements plan designated on the basis of sound planning and engineering standards.

(The information above is drawn from the New Mexico Development Fees Act)