

# Connection (Frontage) Fees

## What is a Connection or Frontage Fee?

If a developer creates a new housing development or a business in an undeveloped area, they need to build streets and other infrastructure to serve the development. Conversely, if you want to create a lot, or if you need a formal land use application to develop a property that is already served by streets and pipes, the City uses Connection fees to reimburse the City for the costs of infrastructure previously constructed. These are in addition to the System Development Charges (SDC's).



Are these fees required to build a home?

No, unless you are dividing property, or you need a land use permit. The fee is triggered by a land division/land use permit, not the construction of a home on a vacant

## What kinds of fees are there?

Generally, there are separate fees for any of the following existing infrastructure improvements that benefit the project:

- streets
- sewer
- water
- storm drain

If you have to build your own infrastructure you may not need to pay these charges. The fees are not one-size-fits-all. They change depending on what infrastructure exists fronting the property. Staff can help you calculate what the costs would be for your site.

## When are the fees due?

For land divisions (subdivisions or partitions): they are due before you record. More specifically, subdivision or partition maps are done in two stages, you have the tentative map and the final plat. The fees are due before you record the final plat. They would be required by a condition of approval on the tentative map/plat. SDC's, by comparison, are due at the time you build on the property.

For Site Development Reviews or Conditional Use permits: they are due before you start building on the property or start using the property (if the buildings were already there). It should also be noted that if a use changes on the site, connection fees may be required. What is a change of use? An example would be if a house changes to become a law office or a food store.

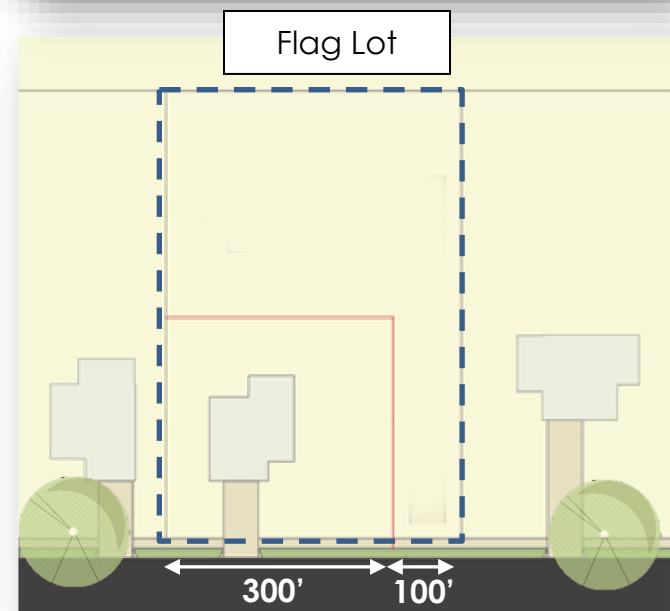
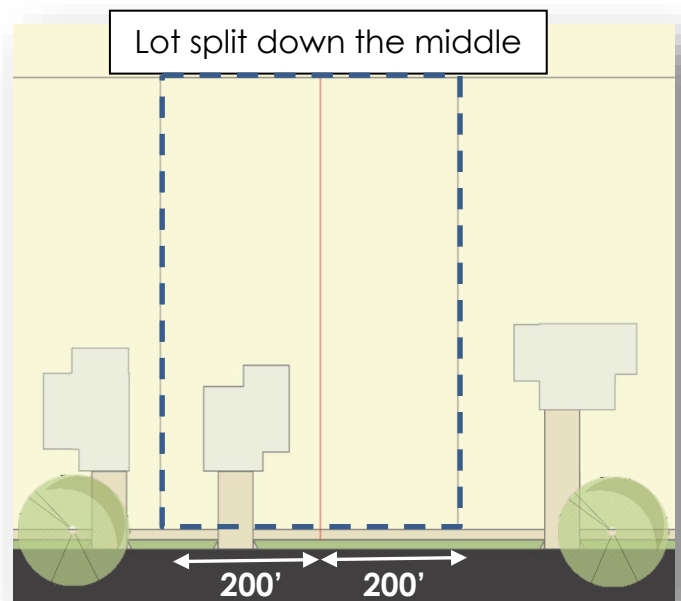
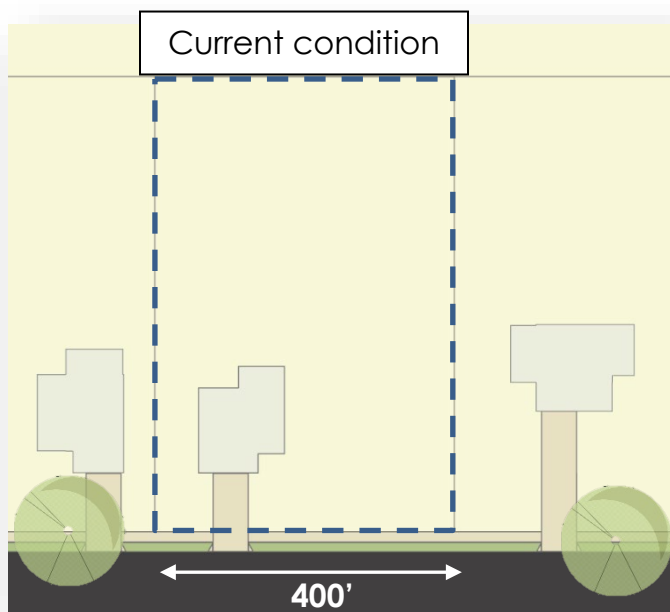


## What Code Sections Does This Come From?

Chapter 5.30 of the Municipal Code regulates connection fees.

## Is the fee driven by the size of the property frontage?

Sort of. It depends on what is being dived, and how. See samples below.



*In this example you would pay the fees for only 200' of the frontage, because you do not get charged for the frontage associated with the existing house.*

*In this example you may think you only have to pay 100' of frontage fees, but you would actually pay the full 400' because flag lots pay frontage fees for their full width.*