

RESOLUTION 2024-78

RESOLUTION APPROVING MULTI-MODAL TRANSPORTATION IMPACT (FACILITY) FEES

WHEREAS, in 1989, the General Assembly of North Carolina passed legislation allowing the Town of Wake Forest to impose impact fees. The 1989 Enabling Act allows the Town to implement impact fees for up to 10 service areas. Historically, the town has implemented impact fees for water/sewer, fire, parks and recreation, and

WHEREAS, Municipalities assess impact fees on property developers (residential and non-residential) to pay for infrastructure improvements that must be built due to new property development. New development brings new residents, which can put a strain on a municipality's infrastructure and services. Impact fees are designed to offset the additional cost of maintaining these services. The impact fees collected are used to fund multi-modal transportation infrastructure needs of the community created by growth, and

WHEREAS, the Board of Commissioners expressed interest in implementing multi-modal transportation impact fees during December 2023 and tasked staff with evaluating the feasibility, and

WHEREAS, in FY 2024-2025, the Board approved funds to develop a Multi-Modal Transportation Impact Fee Study. The Town hired Benesch in January 2024 to gather information, conduct the study, and develop fee implementation options, and

WHEREAS, the staff received the final report that was presented to the Board of Commissioners on November 5, 2024, and the recommended fees were presented to the Planning Board on November 12, 2024, a public hearing was held on November 19, 2024, and

WHEREAS, on December 17, 2024, the Board of Commissioners approved the study and agreed to a 6% adoption percentage effective July 1, 2026; annual index applied starting July 1, 2027 with a five year rolling average, and

WHEREAS, staff will conduct a full analysis of the multi-modal transportation impact fees every 5 years, and

WHEREAS, the impact fees collected will be used to address transportation infrastructure needs of the community created by growth, and

WHEREAS, fees are payable at the time of building permit issuance. Any land dedication and respective credits will be coordinated directly with the Planning Department accordingly, and

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Town of Wake Forest authorizes the approval of the new Multi-Modal Transportation Impact Fees effective July 1, 2026, as listed in the attached schedule; furthermore, the effective date for applying annual index thereafter will be July 1, 2027.

Duly adopted this 17th of December 2024.



Vivian A. Jones
Mayor



(ATTEST)



Ella Dowtin
Deputy Town Clerk

Multi-Modal Transportation Impact Fee Schedule

**Note: Annual Index percentage to be calculated on a 5-year rolling basis. The current index shown in the table below is for illustrative purposes.*

Town of Wake Forest				*Annual Index:	0.0%	7.2%	7.2%
				Phase %:	6%	6%	6%
ITE LUC	Land Use	Unit	Full	Option 4			
				7/1/2026	7/1/2027	7/1/2028	
RESIDENTIAL:							
210	Single Family (Detached); Less than 1,000 sf	du	\$8,593	\$516	\$553	\$592	
	Single Family (Detached); 1,000 to 1,999 sf	du	\$9,258	\$555	\$595	\$638	
	Single Family (Detached); 2,000 to 2,999 sf	du	\$10,601	\$636	\$682	\$731	
	Single Family (Detached); 3,000 sf or greater	du	\$11,279	\$677	\$725	\$778	
215	Single Family (Attached)	du	\$8,622	\$517	\$555	\$594	
220	Multi-Family Housing (Low-Rise, 1-3 floors)	du	\$6,748	\$405	\$434	\$465	
221/222	Multi-Family Housing (Mid/High-Rise, 4+ floors)	du	\$4,541	\$272	\$292	\$313	
240	Mobile Home Park	du	\$3,670	\$220	\$236	\$253	
251	Senior Adult Housing (Detached)	du	\$3,687	\$221	\$237	\$254	
252	Senior Adult Housing (Attached)	du	\$2,488	\$149	\$160	\$172	
LODGING:							
310	Hotel	room	\$4,425	\$266	\$285	\$305	
320	Motel	room	\$2,149	\$129	\$138	\$148	
RECREATION:							
411	Public Park	acre	\$687	\$41	\$44	\$47	
416	Campground/RV Park	site	\$1,436	\$86	\$92	\$99	
445	Movie Theater	screen	\$42,464	\$2,548	\$2,731	\$2,928	
492	Health/Fitness Club	1,000 sf	\$32,066	\$1,924	\$2,062	\$2,211	
INSTITUTIONS:							
520	Elementary School (Private)	student	\$1,141	\$68	\$73	\$79	
522	Middle/Junior High School (Private)	student	\$1,059	\$64	\$68	\$73	
525	High School (Private)	student	\$1,106	\$66	\$71	\$76	
540/550	University/Junior College (7,500 or fewer students) (Private)	student	\$2,290	\$137	\$147	\$158	
	University/Junior College (more than 7,500 students) (Private)	student	\$1,725	\$104	\$111	\$119	
560	Church	1,000 sf	\$5,144	\$309	\$331	\$355	
565	Day Care Center	1,000 sf	\$13,325	\$800	\$857	\$919	
MEDICAL:							
610	Hospital	1,000 sf	\$10,701	\$642	\$688	\$738	
620	Nursing Home	bed	\$1,315	\$79	\$85	\$91	
630	Clinic	1,000 sf	\$34,044	\$2,043	\$2,190	\$2,347	
OFFICE:							
710	General Office	1,000 sf	\$9,862	\$592	\$634	\$680	
720	Medical Office/Clinic 10,000 sq ft or less	1,000 sf	\$22,614	\$1,357	\$1,455	\$1,559	

	Medical Office/Clinic greater than 10,000 sq ft	1,000 sf	\$32,458	\$1,947	\$2,088	\$2,238
RETAIL:						
822	Retail less than 40,000 sfgla	1,000 sfgla	\$7,226	\$434	\$465	\$498
821	Retail 40,000 to 150,000 sfgla	1,000 sfgla	\$14,085	\$845	\$906	\$971
820	Retail greater than 150,000 sfgla	1,000 sfgla	\$14,788	\$887	\$951	\$1,020
840/841	New/Used Auto Sales	1,000 sf	\$17,132	\$1,028	\$1,102	\$1,181
850	Supermarket	1,000 sf	\$20,655	\$1,239	\$1,329	\$1,424
862	Home Improvement Superstore	1,000 sf	\$8,690	\$521	\$559	\$599
880/ 881	Pharmacy with & without Drive-Thru	1,000 sf	\$13,010	\$781	\$837	\$897
890	Furniture Store	1,000 sf	\$3,985	\$239	\$256	\$275
SERVICES:						
911	Bank/Savings Walk-In	1,000 sf	\$12,446	\$747	\$801	\$858
912	Bank/Savings Drive-In	1,000 sf	\$21,539	\$1,292	\$1,385	\$1,485
930	Fast Casual Restaurant	1,000 sf	\$21,820	\$1,309	\$1,403	\$1,505
931	Fine Dining (Low-Turnover) Restaurant	1,000 sf	\$38,649	\$2,319	\$2,486	\$2,665
932	High-Turnover (Sit-Down) Restaurant	1,000 sf	\$44,405	\$2,664	\$2,856	\$3,062
934	Fast Food Restaurant w/Drive-Thru	1,000 sf	\$104,987	\$6,299	\$6,753	\$7,239
941	Quick Lube	service bay	\$19,918	\$1,195	\$1,281	\$1,373
942	Automobile Care Center	1,000 sf	\$14,042	\$843	\$903	\$968
944	Gas Station w/Convenience Market <2,000 sq ft	fuel pos.	\$14,162	\$850	\$911	\$976
945	Gas Station w/Convenience Market 2,000-5,499 sq ft	fuel pos.	\$21,782	\$1,307	\$1,401	\$1,502
	Gas Station w/Convenience Market 5,500+ sq ft	fuel pos.	\$28,473	\$1,708	\$1,831	\$1,963
947	Self-Service Car Wash	service bay	\$12,324	\$739	\$793	\$850
INDUSTRIAL:						
110	General Light Industrial	1,000 sf	\$4,431	\$266	\$285	\$306
140	Manufacturing	1,000 sf	\$4,325	\$260	\$278	\$298
150	Warehousing	1,000 sf	\$1,560	\$94	\$100	\$108
151	Mini-Warehouse	1,000 sf	\$900	\$54	\$58	\$62
154	High-Cube Transload & Short-Term Storage Warehouse	1,000 sf	\$1,275	\$77	\$82	\$88