EL DORADO COUNTY TRAFFIC IMPACT FEES

TRAFFIC IMPACT FEE

Traffic Impact Fees (TIF) require new development on the County's West Slope to pay its fair share of the costs of infrastructure improvements necessary to serve the new development. TIF ensures that potential development in the County does not exceed available roadway capacity.

Fees are not randomly created or increased. TIF are based on three factors: planned development assumed to occur in the County's adopted General Plan; the total cost of transportation improvements needed to accommodate the growth; and assumed Local/State/Federal revenue anticipated to be available to the County for transportation improvements.

TIF are enforced through a voter-approved General Plan and voter approved initiatives, determining the fee paid in each zone. A nexus study is performed to determine the amount each residential and non-residential permit applicant will be required to pay.

Not all permit applicants pay the same fee. The West Slope of the County is divided into three zones based on geographic regions. The type and amount of projected development in each region and the impact on the roadways determines the amount the fee will be per zone.

By law, TIF must only cover the actual costs of improvements for new transportation based on the need created by new development. These fees are disbursed as needed for maintaining and improving the County's transportation system as identified in the County Capital Improvement Program.

PURPOSE

Fees are collected to offset the costs of impacts to the transportation system created by new development.

Have questions? Please contact Zach Oates at 530-621-7580 or zach.oates@edcgov.us