

IMPACT FEE SCHEDULE

Changes to the Impact Fee Schedule

Rock Hill has not increased its impact fees since they were enacted in 2003. On September 26, 2016, the City Council voted to phase in impact fee increases over a two-year period starting on July 1, 2017. The transition policy and impact fee schedule are described below. No further increase has been projected beyond Fiscal Year 2018 at this time.

Transition Policy

In order to ensure fair treatment of all development applications, the City Council adopted the following transition policy. To receive a building permit by the June 30 deadline, complete building permit applications with complete plans must be submitted by the dates indicated in the tables below. Applicants are strongly encouraged to submit a complete application and complete plans in advance of these dates to avoid problems. Impact fees must be paid prior to the issuance of the building permit.

Eligibility for FY18 Discounted Impact Fees:		
New Construction	Complete Building Permit Applications with Complete Plans Submitted by:	Building Permit Issuance by:
Commercial - MF	April 30, 2018	June 30, 2018
Residential - SF	June 15, 2018	June 30, 2018
Commercial - Upfit	May 31, 2018	June 30, 2018

Fire Impact Fee Schedule			
	Previous Impact Fee	Impact Fee as of July 1, 2017	Impact Fee as of July 1, 2018
Single-Family Detached	\$495/du	\$620/du	\$744/du
Multi-Family	\$430 per 1,000 sf (1,000 sf minimum)	\$488/du	\$546/du
Commercial and Institutional	\$221 per 1,000 sf (1,000 sf minimum)	\$419 per 1,000 sf (1,000 sf minimum)	\$616 per 1,000 sf (1,000 sf minimum)
Industrial and Manufacturing	\$132 per 1,000 sf (1,000 sf minimum)	\$251 per 1,000 sf (1,000 sf minimum)	\$369 per 1,000 sf (1,000 sf minimum)

Water and Wastewater Impact Fee Schedule									
Meter Size	Previous Impact Fees			Impact Fees as of July 1, 2017			Impact Fees as of July 1, 2018		
	Water	Wastewater	Combined	Water	Wastewater	Combined	Water	Wastewater	Combined
¾"	\$478	\$850	\$1,328	\$774	\$1,480	\$2,254	\$1,070	\$2,110	\$3,180
1"	\$798	\$1,420	\$2,218	\$1,737	\$3,348	\$5,085	\$2,675	\$5,275	\$7,950
1 ½"	N/A	N/A	N/A	\$2,675	\$5,275	\$7,950	\$5,350	\$10,550	\$15,900
2"	\$2,548	\$4,531	\$7,079	\$5,554	\$10,706	\$16,260	\$8,560	\$16,880	\$25,440
3"	\$5,100	\$9,070	\$14,170	\$11,110	\$21,415	\$32,525	\$17,120	\$33,760	\$50,880
4"	\$7,968	\$14,170	\$22,138	\$17,359	\$33,460	\$50,819	\$26,750	\$52,750	\$79,500
6"	\$15,932	\$28,331	\$44,263	\$34,716	\$66,916	\$101,632	\$53,500	\$105,500	\$159,000
8"	\$25,492	\$45,331	\$70,823	\$55,546	\$107,066	\$162,612	\$85,600	\$168,800	\$254,400
10"	\$36,648	\$65,170	\$101,818	\$85,199	\$164,460	\$249,659	\$133,750	\$263,750	\$397,500
12"	\$68,512	\$121,831	\$190,343	N/A	N/A	N/A	N/A	N/A	N/A

Note: The total impact fee for a typical single family house is currently \$1,823 total. This will increase to \$2,874 as of July 1, 2017 and will increase to \$3,924 as of July 1, 2018.