

## General Information

- 1. What is the Regional Road Impact Fee (RRIF)?**  
New development creates a demand for new roadway capacity. The RRIF is a tool to collect the cost of providing the new capacity for new development.
- 2. What is the cost of the RRIF?**  
See the impact fee schedule on the reverse side of this brochure.
- 3. How will the RRIF funds be used?**  
To build capacity improvements such as new roads and ramps, road widening and intersection improvements, and to preserve right of way for future capacity improvements.
- 4. When does the 4<sup>th</sup> Edition Amendment # 2 of the impact fees take effect?**  
On building permits applied for on and after January 25, 2010.
- 5. When will the RRIF need to be paid?**  
At the time a building permit is issued.
- 6. Payment Options?**  
Pay impact fees due with check or money order. Or pay impact fees due with credits earned for constructing capacity improvements or right-of-way dedication included in the RRIF Capital Improvements Plan (CIP).

## Regional Road Impact Fee Administrators

**City of Reno – Kyle West, P.E.**  
Assistant Community Development Director  
City of Reno, Community Development  
450 Sinclair, Reno, NV 89501  
(775) 326-6311; fax (775) 334-2343  
e-mail: [tothj@ci.reno.nv.us](mailto:tothj@ci.reno.nv.us)

**City of Sparks – John Martini, P.E.**  
Assistant Community Services Director  
City of Sparks, City Works  
1675 E. Prater Way, Suite 107, Sparks, NV 89434  
(775) 353-4080; fax (775) 353-1608  
e-mail: [nkrutz@cityofsparks.us](mailto:nkrutz@cityofsparks.us)

**Washoe County - Clara Lawson, P.E.**  
Washoe County Public Works  
Engineering Division  
1001 E 9th Street, Reno, NV 89520  
(775) 328-3603; fax (775) 328-3699  
e-mail: [clawson@washoecounty.us](mailto:clawson@washoecounty.us)

**RTC – Jeffrey D. Hale, P.E.**  
Engineering Director, Engineering Department  
Regional Transportation Commission  
1105 Terminal Way, Suite 108, Reno, NV 89502  
(775) 348-0171; fax (775) 348-0170  
e-mail: [jhale@rtcwashoe.com](mailto:jhale@rtcwashoe.com)

**or**

**RTC - Chris Louis, P.E.**  
Senior Traffic Engineer, Engineering Department  
Regional Transportation Commission  
1105 Terminal Way, Suite 108, Reno, NV 89502  
(775) 335-1864; fax (775) 348-0170  
e-mail: [clouis@rtcwashoe.com](mailto:clouis@rtcwashoe.com)

## Program Success

To date, the RRIF Program has constructed regional improvements in the form of new roads, road widening, and intersection improvements totaling \$260 million dollars.

### 5-Year Phase-in of Impact Fees

At the May 16, 2008 RTC Board meeting, the Board approved a 5-year phase-in of the full RRIF. The 4<sup>th</sup> Edition Amendment No. 1 included a schedule for each update to be adopted automatically.

The passage of WC-2 allowed for the indexing of Impact Fees. NRS 278B.225 was established to allow a governing body of a local government which imposes an impact fee to automatically apply an annual inflationary adjustment to the fees to keep them current. Washoe County and the Cities of Reno and Sparks passed ordinances in June of 2006 to allow the automatic adjustment.

The RRIF Schedule on the reverse side of this brochure is the second increase for the phase-in period and includes an annual indexing of 3.1% over the Phase 1 fees.

To find out more information please visit [www.rtcwashoe.com](http://www.rtcwashoe.com) and type “RRIF” in the search box. There you can find the General Administrative Manual (GAM), which is used to guide administration of the RRIF and the Capital Improvements Plan (CIP), which shows the detailed calculations on how the road impact fees are determined and the 5-year phase-in schedules.

**REGIONAL ROAD IMPACT FEE SCHEDULE / Phase-In Year 2 (January 2010)**

Land Use	Unit	VMT	Cost Per VMT		Cost Per Unit	
			Reno	Outside Reno	Reno	Outside Reno
<b>Residential</b>						
Single-Family Detached	Dwelling	19.32	\$216.22	\$227.12	\$4,177.37	\$4,387.96
Multi-Family	Dwelling	13.16	\$216.22	\$227.12	\$2,845.46	\$2,988.90
Mobile Home	Dwelling	9.65	\$216.22	\$227.12	\$2,086.52	\$2,191.71
Hotel/Motel	Room	15.22	\$216.22	\$227.12	\$3,290.87	\$3,456.77
<b>Office</b>						
General Office Building	1,000 GFA	18.46	\$216.22	\$227.12	\$3,991.42	\$4,192.64
Medical Office	1,000 GFA	55.36	\$216.22	\$227.12	\$11,969.94	\$12,573.36
<b>Commercial/Retail</b>						
Com/Re <50,000 GFA	1,000 GFA	22.65	\$216.22	\$227.12	\$4,897.38	\$5,144.27
Com/Re 50-99K	1,000 GFA	30.34	\$216.22	\$227.12	\$6,560.11	\$6,890.82
Com/Re 100-199K	1,000 GFA	35.20	\$216.22	\$227.12	\$7,610.94	\$7,994.62
Com/Re 200-299K	1,000 GFA	36.67	\$216.22	\$227.12	\$7,928.79	\$8,328.49
Com/Re 300-399K	1,000 GFA	40.15	\$216.22	\$227.12	\$8,681.23	\$9,118.87
Com/Re 400-499K	1,000 GFA	43.41	\$216.22	\$227.12	\$9,386.11	\$9,859.28
Com/Re 500-999K	1,000 GFA	43.06	\$216.22	\$227.12	\$9,310.43	\$9,779.79
Com/Re >1,000,000 GFA	1,000 GFA	42.65	\$216.22	\$227.12	\$9,221.78	\$9,686.67
Drive-In Bank	1,000 GFA	59.92	\$216.22	\$227.12	\$12,955.90	\$13,609.03
Fast Food Restaurant	1,000 GFA	51.09	\$216.22	\$227.12	\$11,046.68	\$11,603.56
Convenience Store	1,000 GFA	86.91	\$216.22	\$227.12	\$18,791.68	\$19,739.00
Casino	1,000 GFA	77.23	\$216.22	\$227.12	\$16,698.67	\$17,540.48
<b>Industrial</b>						
General Light Industrial	1,000 GFA	11.72	\$216.22	\$227.12	\$2,534.10	\$2,661.85
Manufacturing	1,000 GFA	6.38	\$216.22	\$227.12	\$1,379.48	\$1,449.03
Warehouse	1,000 GFA	8.32	\$216.22	\$227.12	\$1,798.95	\$1,889.64
Regional Warehouse	1,000 GFA	3.19	\$216.22	\$227.12	\$689.74	\$724.51
Mini-Warehouse	1,000 GFA	4.46	\$216.22	\$227.12	\$964.34	\$1,012.96
<b>Institutional</b>						
Elementary School	1,000 GFA	3.83	\$216.22	\$227.12	\$828.12	\$869.87
High School	1,000 GFA	8.02	\$216.22	\$227.12	\$1,734.08	\$1,821.50
College/University	1,000 GFA	17.96	\$216.22	\$227.12	\$3,883.31	\$4,079.08
Day Care Center	1,000 GFA	23.25	\$216.22	\$227.12	\$5,027.12	\$5,280.54
Hospital	1,000 GFA	28.68	\$216.22	\$227.12	\$6,201.19	\$6,513.80
Nursing Home	1,000 GFA	9.5	\$216.22	\$227.12	\$2,054.09	\$2,157.64
Church/Synagogue	1,000 GFA	12.82	\$216.22	\$227.12	\$2,771.94	\$2,911.68
<b>Recreation</b>						
Golf Course	Hole	47.44	\$216.22	\$227.12	\$10,257.48	\$10,774.57
Park	Acre	3.02	\$216.22	\$227.12	\$652.98	\$685.90

**Regional Road  
Impact Fee  
(RRIF)**

**4<sup>th</sup> Edition,  
Amendment No. 2  
of the Regional  
Road Impact Fees  
Effective  
January 25, 2010**

An informational brochure  
brought to you by the



[www.rtcwashoe.com](http://www.rtcwashoe.com)