

REGIONAL ROAD IMPACT FEE SCHEDULE (Year 3 Indexing)

Land Use	Unit	North Service Area (\$267.58/VMT)		South Service Area (\$303.11/VMT)	
		VMT ¹	Cost Per Unit ²	VMT ¹	Cost Per Unit ²
Residential					
Single-Family	Dwelling	14.93	\$3,994.97	14.67	\$4,446.62
Multi-Family	Dwelling	9.70	\$2,595.53	9.53	\$2,888.64
Industrial					
General Light Industrial	1,000 GFA	7.30	\$1,953.33	7.17	\$2,173.30
Manufacturing	1,000 GFA	4.00	\$1,070.32	3.93	\$1,191.22
Warehouse	1,000 GFA	3.73	\$998.07	3.66	\$1,109.38
Mini-Warehouse	1,000 GFA	2.62	\$701.06	2.57	\$778.99
Commercial/Retail					
Commercial/Retail	1,000 GFA	26.69	\$7,141.71	26.23	\$7,950.58
Eating/Drinking Places	1,000 GFA	26.69	\$7,141.71	26.23	\$7,950.58
Casino/Gaming	1,000 GFA	48.24	\$12,908.06	47.40	\$14,367.41
Office and Other Services					
Schools	1,000 GFA	10.67	\$2,855.08	10.48	\$3,176.59
Day Care	1,000 GFA	10.67	\$2,855.08	10.48	\$3,176.59
Lodging	Room	5.90	\$1,578.72	5.79	\$1,755.01
Hospital	1,000 GFA	13.85	\$3,705.98	13.61	\$4,125.33
Nursing Home	1,000 GFA	7.96	\$2,129.94	7.82	\$2,370.32
Medical Office	1,000 GFA	37.85	\$10,127.90	37.19	\$11,272.66
Office and Other Services	1,000 GFA	11.55	\$3,090.55	11.35	\$3,440.30
Regional Recreational Facility	Acre	2.39	\$639.52	2.35	\$712.31

¹ VMT/Unit

² Cost per Unit is approximate due to rounding; the Actual Fee is \$/VMT x VMT/Unit x # of Units

Regional Road Impact Fee (RRIF)

**5th Edition
Year 3 Indexing**

July 1, 2018

An informational brochure
brought to you by the



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5th Edition Regional Road Impact Fees (Year 3 Indexing)

General Information

- 1. What is the Regional Road Impact Fee (RRIF)?** The RRIF is a tool to collect the cost of providing the new roadway capacity caused by new development.
- 2. What is the cost of the RRIF?** Fees are based on the \$/VMT x VMT/Unit x # of Units. The Dollar Cost Per Unit is approximate; due to rounding, the actual fee may be different.
- 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. What is Indexing of the 5th Edition of the impact fees?** NRS allows an automatic annual inflationary adjustment of the fees based on a 5 year average of the CPI
- 5. When does Indexing of the 5th Edition of the impact fees take effect?** On building permits issued on and after March 20, 2017.
- 6. When will the RRIF need to be paid?** At the time a building permit is issued or may be deferred to the Certificate of Occupancy, as approved by the local jurisdiction.
- 7. Payment Options?** Payment can be made with check or money order or with the use of RRIF Credits or Offset Waivers. For more information, visit <http://www.rtcwashoe.com>.

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Significant Changes in the 5th Edition RRIF

Service Areas – North and South Service Areas are divided by I-80. Fees collected within a service area will be spent in the same service area to construct capacity improvements from the RRIF Capital Improvement Plan.

Simplified Land Use Categories – Reduction in the number of land use categories, in particular related to commercial/ retail uses.

Change of Use Fees – For modification of a previous land use requiring a permit, the impact fee will be based on the net increase of the new use to the previous use. The fee payer must provide documentation of the most recent previous use and there is no time limit for the last use determination.

RRIF Waivers – Issued for capital improvements constructed by new development after adoption of the 5th Edition RRIF. Waivers may only be used to pay the impact fee due within the designated development of record associated with the waivers.

RRIF Credits – Issued for capital improvements constructed by new development prior to the adoption of the 5th Edition RRIF. Credits may be used only within the CCFEA Benefit District associated with the credits and per the CCFEA agreement.

To find out more information on the RRIF Program, please visit www.rtcwashoe.com and type “RRIF” in the search box.