



FISCAL IMPACT NOTE

Ordinance: O-37-25

Title: City Capital Facilities Charges Payment Plan

Date: September 2, 2025

This ordinance introduces a change in the payment schedule for capital facilities charges (CFCs) for projects with six or fewer dwelling units. The ordinance establishes a new, deferred payment option, which shifts when the city collects revenue from such developments. Shifting payment from permit issuance to occupancy delays when the City receives funds and results in delayed cash flow. If developers default or properties go into foreclosure before occupancy, the City may be forced to collect through liens or legal action. This ordinance does not apply interest to the deferred CFCs which is a lost opportunity for interest income. However, this change may encourage development and therefore could increase permit revenue and long-term tax base growth.

Prepared by Jake Trudeau, Budget Manager