

**CITY OF RIFLE, COLORADO
ORDINANCE NO. 13
SERIES OF 2015**

AN ORDINANCE OF THE CITY OF RIFLE, COLORADO, ENACTING
DEVELOPMENT FEE REDUCTIONS AND WAIVERS AND BUILDING
INCENTIVES TO STIMULATE GROWTH AND ECONOMIC
DEVELOPMENT IN THE CITY.

WHEREAS, the City of Rifle, like much of Western Colorado, suffered the impacts of the Great Recession that officially began in December 2007, and although some regions are recovering, the City of Rifle has not rebounded; and

WHEREAS, the City Council desires to attract building and construction activities in the City that will drive additional economic development and City staff researched and analyzed the various development fees assessed by the City on construction activities to determine which fees can be reduced or waived without jeopardizing the financial soundness of the City; and

WHEREAS, by Ordinance No. 27, Series of 2013, the City Council adopted development fee reductions and waivers and building incentives to meet those important policy goals, which fee reductions and waivers expired on June 30, 2015 and the City Council desires to continue a development fee reduction and waiver program as set forth in this Ordinance; and

WHEREAS, the City Council finds and determines that the development fee reductions and waivers and building incentives contained in this Ordinance are a sound long term investment for the City that will pay dividends exceeding the temporary foregone revenues.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RIFLE, COLORADO, THAT:

Section 1. Incorporation of Recitals. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Water and Wastewater System Improvement Fees. The Water and Wastewater System Improvement Fees set forth in Article IV of Chapter 13 of the Rifle Municipal Code, specifically Section 13-4-70 for Water System Improvement Fees and Section 13-4-90 for Wastewater System Improvement Fees, associated with each structure are hereby reduced to:

First one (1) EQR: \$0.00

Second one (1) EQR: Fifty percent (50%) of the applicable System Improvement Fee

The above System Improvement Fee reductions and waivers shall not apply to any water or wastewater service outside of the City's corporate limits. All other fees and costs set forth in Chapter 13 shall continue to apply in full force and effect.

Section 3. Parkland Dedication Fees. The Parkland Dedication Fee required by Section 16-1-90 and Section 16-4-110 of the Rifle Municipal Code to be paid at building permit and set forth in any Subdivision Improvements Agreement is hereby waived for such lot or unit

upon application for a building permit. All other land or parkland dedication requirements in the Rifle Municipal Code shall continue to remain in full force and effect.

Section 4. Use Tax Rebate. Upon the issuance of a certificate of occupancy for all building permits for which the building department received a complete application by August 31, 2016, the City shall rebate to the building permit applicant up to \$3,000 of the general Use Tax collected on building materials and supplies per structure required by Section 4-2-230 of the Rifle Municipal Code, excluding the percentage of Use Tax collected for street improvements (RMC Section 4-2-40(a)), parks and recreation purposes (RMC Section 4-2-40(b)) and water treatment facilities (RMC Section 4-2-40(c)).

Section 5. Terms and Restrictions. The development fee reductions and waivers and building incentives set forth in this Ordinance shall apply to the construction of new residential units and to existing commercial remodel building permits. They shall not apply to new commercial building permits or existing residential remodel building permits and these incentives do not apply to sheds, signs or landscaping. Construction must start within six months of the issuance of the building permit or the incentives are forfeited and all applicable codified provisions of the Rifle Municipal Code shall apply with the start of construction defined by foundations in place for new residential construction and commencement of significant work for commercial remodels.

Section 6. Termination. The development fee reductions and waivers and building incentives set forth in this Ordinance shall remain in effect through **August 31, 2016** and apply to building permits for which the building department has received a complete application by such date, after which time all applicable codified provisions of the Rifle Municipal Code shall apply.

INTRODUCED on July 1, 2015, read by title, passed on first reading, and ordered published by title as required by the Charter.

INTRODUCED a second time at a regular meeting of the Council of the City of Rifle, Colorado, held on July 15, 2015, passed without amendment, approved, and ordered published in full as required by the Charter.

Dated this ___ day of _____, 2015.

CITY OF RIFLE, COLORADO

By _____
Mayor

ATTEST:

City Clerk