



**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning • Public Transportation & Operations • Engineering & Construction*

Metropolitan Planning Organization of Washoe County, Nevada

**Regional Road Impact Fee (RRIF)**  
**7<sup>th</sup> Edition Update**  
November 2, 2021





# Regional Road Impact Fee (RRIF) Program

Impact Fees are a **funding tool** for collecting the cost of building additional **capacity** needed on **regional roads** due to new development.





# Regional Road Impact Fee (RRIF) Program

- Advantages

- Development to pay its fair share
- Viewed as equitable system supported by community

- Limitations

- Impact fees **cannot** be used for:
  - Operating costs
  - Maintenance expenses
  - Non-capacity improvements



# Regional Road Impact Fee (RRIF) Program

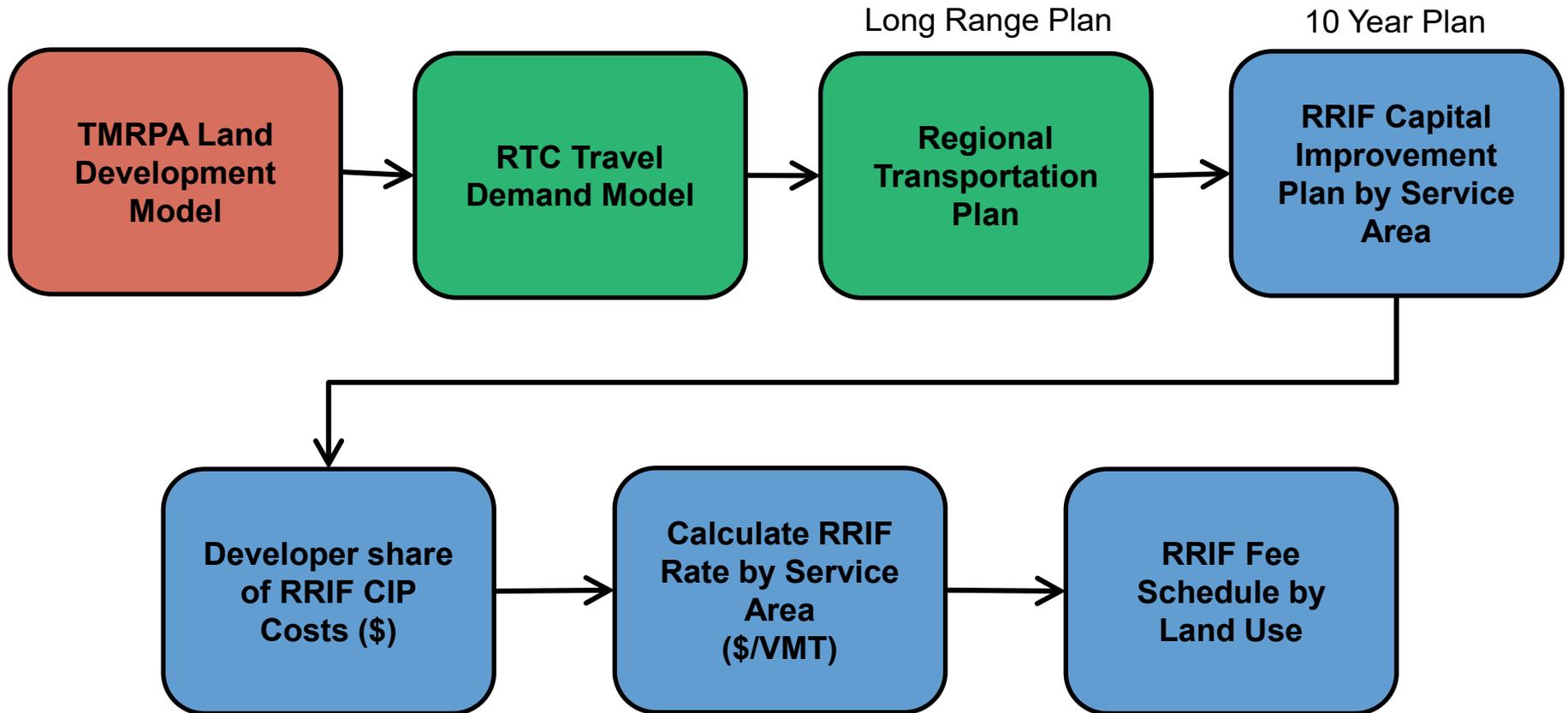
- Nevada Revised Statute (NRS 278B)
- Local governments enacting ordinances
- Impact Fee Cooperative Agreement (ICA)
- Capital Improvements Plan (CIP)
  - Describes methodology used to establish net cost per service unit of new roadway capacity
- General Administrative Manual (GAM)
  - Guidelines and procedures to administer the RRIF program



- RTC is responsible for initiating periodic reviews of the RRIF Program.
- Review process initiated by the approval of the long-range 2050 Regional Transportation Plan (2050 RTP).
- Use 2050 RTP to define the list of capital improvements attributable to new development
- Input from RRIF TAC since July 2020

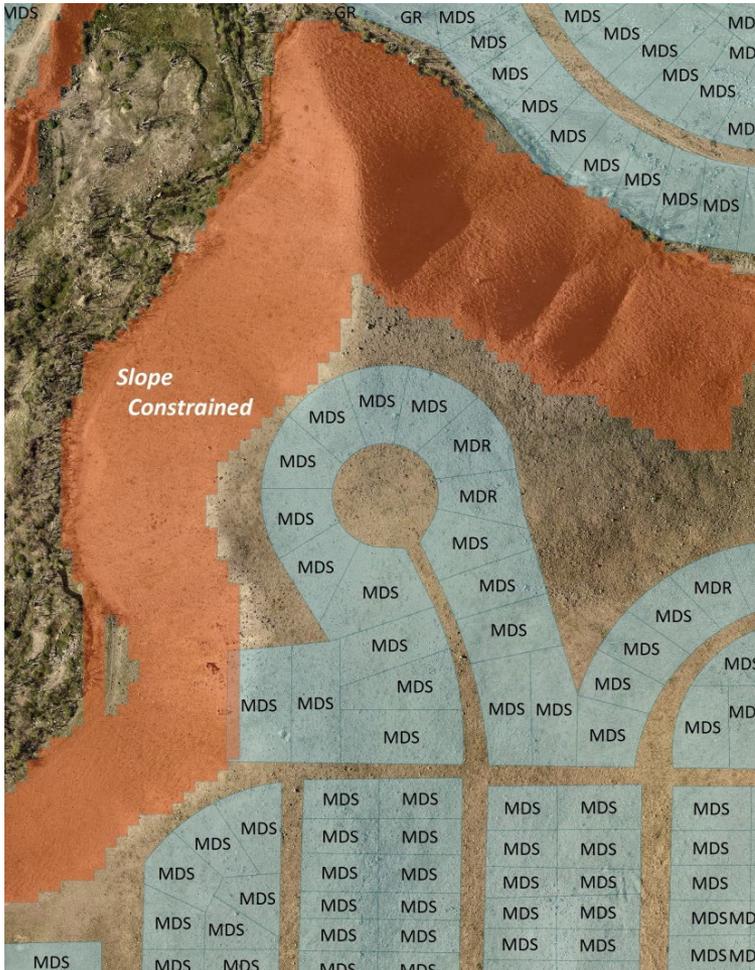


# Development of RRIF Fees





# Development Model for Predicted Growth



- Consensus Forecast
- Identify existing land use and zoning designation
  - Is it already developed?
- Identify vacant parcels
  - Unconstrained areas are buildable (remove slopes, public land, water bodies, flood)
- Estimate capacity of that land
  - Future housing units
  - Future employment



# Development of RRIF Fees



## Service Units measured in Vehicle Miles Travelled (VMT)

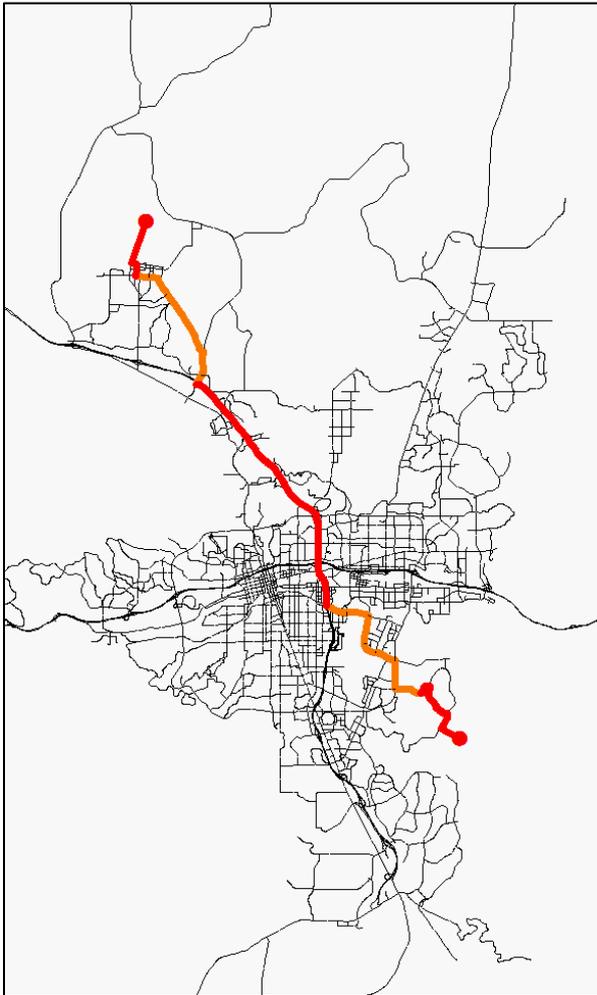


Typical Single Family Subdivision  
Generates # of Vehicle Trips per Day  
On the road network

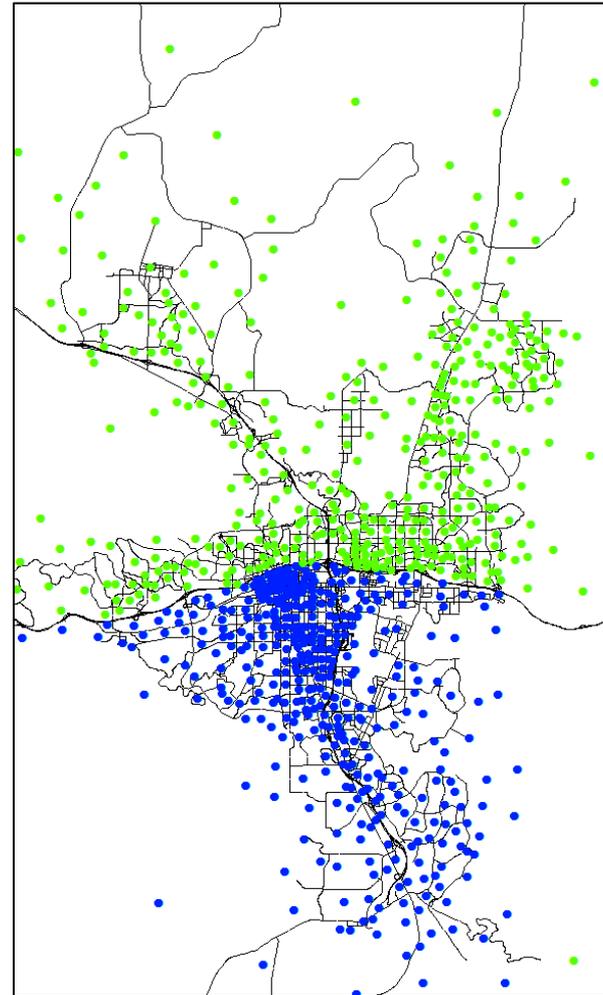


# Travel Demand Model

**Trip Distance on Regional Roads**



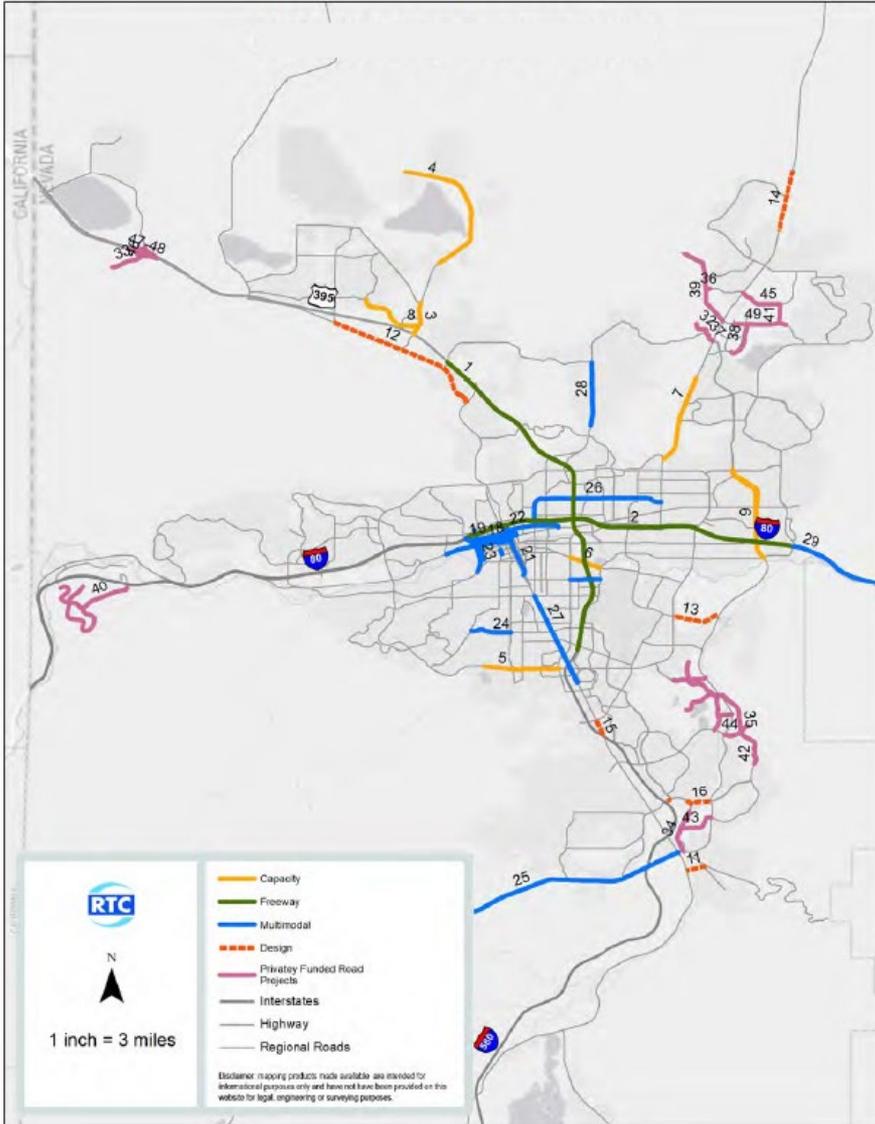
**Average Trip Length North/South**



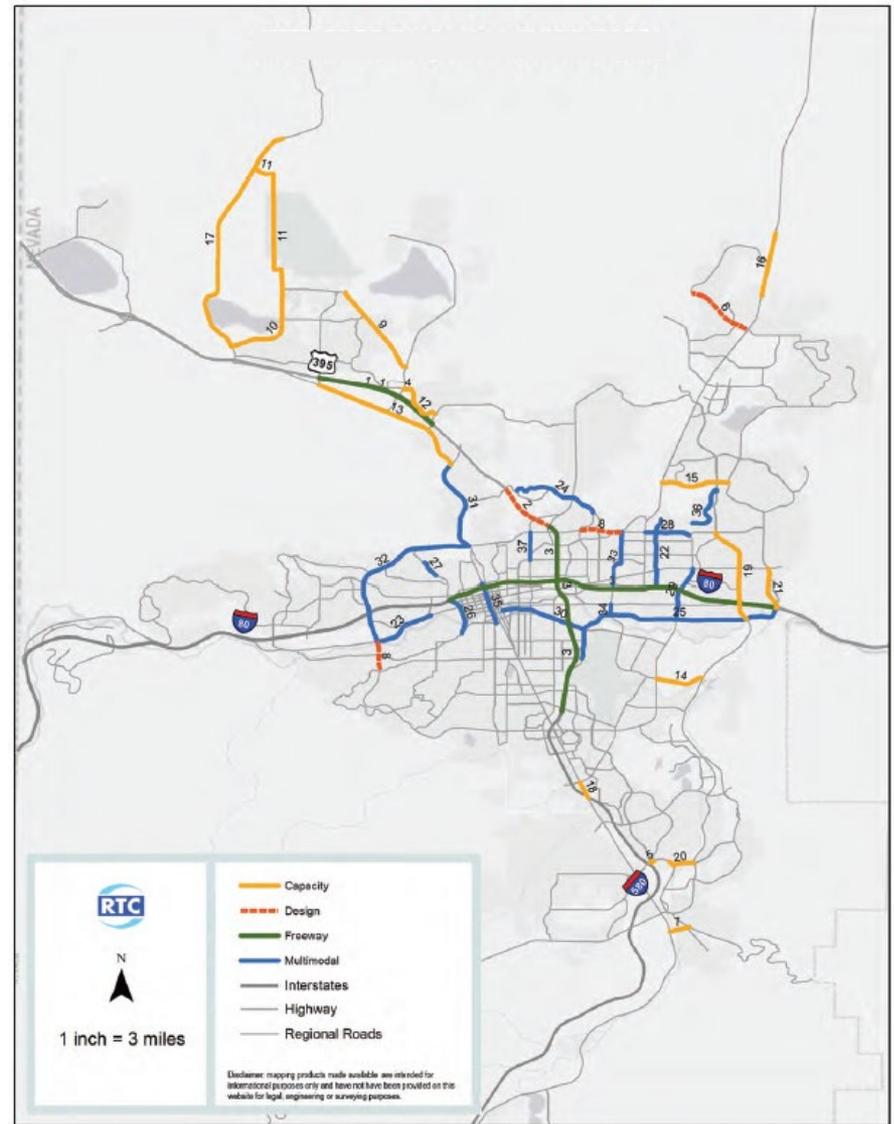


# 2050 Regional Transportation Plan (RTP)

## RTP 2050 PROJECTS (2021-2025)



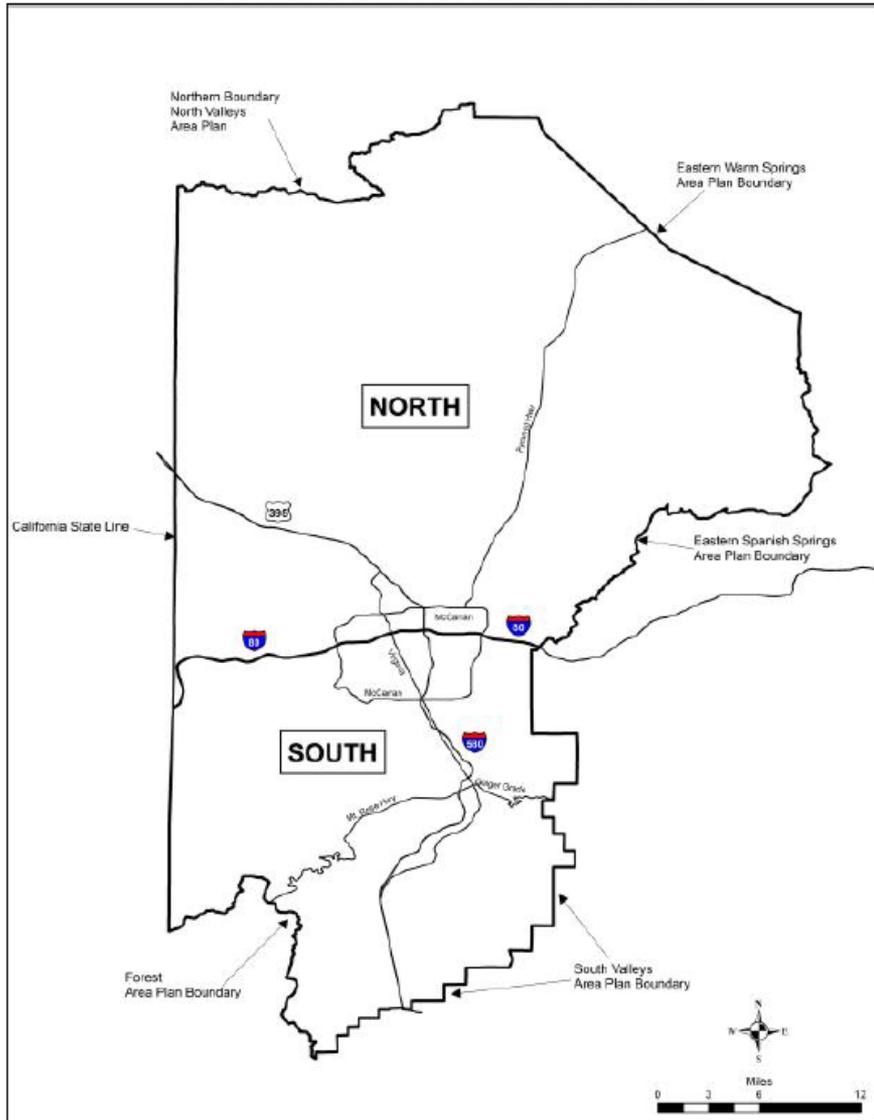
## RTP 2050 PROJECTS (2026-2030)





# Regional Road Impact Fee – Service Areas

**EXHIBIT B  
REGIONAL ROAD IMPACT FEE SERVICE AREAS**



- Capital Improvement Plan by Service Area
- Growth by Service Area measured in VMTs
- \$/VMT by Service Area



## RRIF Net Cost per Service Unit

Description	North Service Area	South Service Area
Total RRIF Share	\$132,563,419	
% RRIF Eligible RTP	63.18%	36.82%
RRIF Share by Service Area	\$83,749,561	\$48,813,858
VMT Growth by Service Area	325,369	194,434
\$/VMT for RRIF Share	\$257.40	\$251.06

RRIF Share (\$) / VMT Growth = \$/VMT Rate



# 7<sup>th</sup> Edition Fee Schedule (Proposed)

		North – 7 <sup>th</sup> Ed.		South – 7 <sup>th</sup> Ed.		North – 6 <sup>th</sup> Ed.		South – 6 <sup>th</sup> Ed.			
Average Trip Length (Mi)		3.58		3.36		2.79		2.64			
RRIF Share of CIP		\$83,749,561		\$48,813,858		\$103,283,121		\$72,767,044			
VMT Increase Over Ten Years		325,369.28		194,434		322,046		232,352		Difference between 7 <sup>th</sup> and 6 <sup>th</sup> Editions	
Capital Cost per VMT		\$257.40		\$251.06		\$328.34		\$320.63			
Development Type	Development Unit	VMT North	7 <sup>th</sup> Ed RRIF North	VMT South	7 <sup>th</sup> Ed RRIF South	VMT North	6 <sup>th</sup> Ed RRIF North	VMT South	6 <sup>th</sup> Ed RRIF South	% North	% South
Residential											
Single Unit	Dwelling	20.36	\$5,240.66	19.11	\$4,789.15	15.03	\$4,934.95	14.22	\$4,559.36	6.19%	5.24%
3+ Units per structure	Dwelling	12.97	\$3,338.48	12.18	\$3,057.23	10.23	\$3,358.92	9.68	\$3,103.70	0.31%	-0.60%
Industrial											
Light Industrial	1000 Sq Ft	6.48	\$1,668.27	6.08	\$1,527.18	5.05	\$1,658.12	4.78	\$1,532.61	0.61%	-0.35%
Manufacturing	1000 Sq Ft	5.14	\$1,321.83	4.82	\$1,210.05	4.00	\$1,313.36	3.79	\$1,215.19	0.64%	-0.42%
Warehouse	1000 Sq Ft	2.27	\$585.24	2.13	\$535.75	1.77	\$581.16	1.68	\$538.66	0.70%	-0.54%
Mini-Warehouse	1000 Sq Ft	1.97	\$507.88	1.85	\$464.93	1.54	\$505.64	1.46	\$468.12	0.44%	-0.68%



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Commercial											
Retail/Eating/Drinking Places	1000 Sq Ft	29.43	\$7,576.46	27.63	\$6,935.72	22.94	\$7,532.12	21.71	\$6,960.88	0.59%	-0.36%
Casino Gaming Area	1000 Sq Ft	60.17	\$15,488.67	56.48	\$14,178.79	46.90	\$15,399.15	44.37	\$14,226.35	0.58%	-0.33%
Office & Other Services											
Lodging	Room	4.38	\$1,126.75	4.11	\$1,031.46	3.41	\$1,119.64	3.23	\$1,035.63	0.64%	-0.40%
Public Parks	Acre	1.02	\$262.35	0.96	\$240.16	2.32	\$761.75	2.20	\$705.39	-65.56%	-65.95%
Schools & Daycare	1000 Sq Ft	16.83	\$4,333.19	15.80	\$3,966.74	13.12	\$4,307.82	12.41	\$3,979.02	0.59%	-0.31%
Hospital	1000 Sq Ft	14.01	\$3,605.61	13.15	\$3,300.69	10.92	\$3,585.47	10.33	\$3,312.11	0.56%	-0.34%
Nursing Homes	1000 Sq Ft	8.68	\$2,233.33	8.14	\$2,044.46	6.76	\$2,219.58	6.40	\$2,052.03	0.62%	-0.37%
Office & Other Services	1000 Sq Ft	12.73	\$3,276.00	11.95	\$2,998.95	9.92	\$3,257.13	9.39	\$3,010.72	0.58%	-0.39%
Medical Office	1000 Sq Ft	45.47	\$11,704.79	42.68	\$10,714.92	35.44	\$11,636.37	33.53	\$10,750.72	0.59%	-0.33%



## Comparison of RRIF Fees

- 2030 VMT per development unit increased
- Updated RRIF CIP projects to reflect 2050 RTP
- RRIF Fees reflect more growth within North Benefit Area
- Proposed Fee Schedule increased roughly 1%
- Updated vehicle data by U.S. Census Bureau's American Community Survey (2019)
  - Residential Single-Unit Dwelling fee increase is directly related to the increase of the total number of vehicles in Washoe County.



## Next Steps for Adoptions

- **Planning Commission Meetings**      November 2021
- **City Councils/County Commission**      Nov/Dec 2021
- **Adoption**      January 2022



# Questions

## **Dale Keller, P.E. Engineering Manager**

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of Washoe County

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