

# PARK IMPACT FEES

## CITIZEN MANUAL

Department of Planning & Development

Updated August 2015

# Frequently Asked Questions

## **What are park impact fees?**

Park impact fees are paid by residential property owners to help fund new park infrastructure projects. These fees were established by the Indiana General Assembly to create an alternative funding mechanism for park improvements for fast growing areas. Fees are determined by the Noblesville Recreation Infrastructure Plan and enacted by City Council. To fund the infrastructure improvement recommendations, the Plan relies on the income capacity of the City through its tax receipts and other tax distributions allocated to park and recreational improvements; the general obligation bond capacity of the City based on the net valuation; or the City based upon the means of acquiring revenue related to such improvements.

Due to the increasing population, in combination with the current lack of private and public institutions, services, and other facilities throughout the City, park impact fees help provide revenue for park spaces throughout Noblesville. The new park infrastructure benefits all citizens of the community equally, but are funded by the people in newly-developing areas that it will most directly impact, which helps to defray the overall tax burden to all citizens.

## **How are these fees used?**

Park impact fees are used to finance park infrastructure improvements needed for the City as recommended by the Noblesville Parks & Recreation Master Plan Update. The improvements could include, but are not limited to, purchasing new park playground equipment, creation of new soccer fields, creation of new basketball courts, construction of new parking lots for park facilities, installation of new trails as based on the Noblesville Alternative Transportation Plan, and/or purchasing open space.

## **Who pays for the park impact fee?**

Any individual seeking a building permit to construct a new residential structure, such as a single-family dwelling, apartment, condominium or mobile home, and is located within the corporate limits of Noblesville pays a park impact fee. The fee is collected with the building permit and is deposited into a separate fund to be used solely for new park and/or recreational infrastructure. The fees collected cannot be used to overcome existing deficiencies in the park facilities.

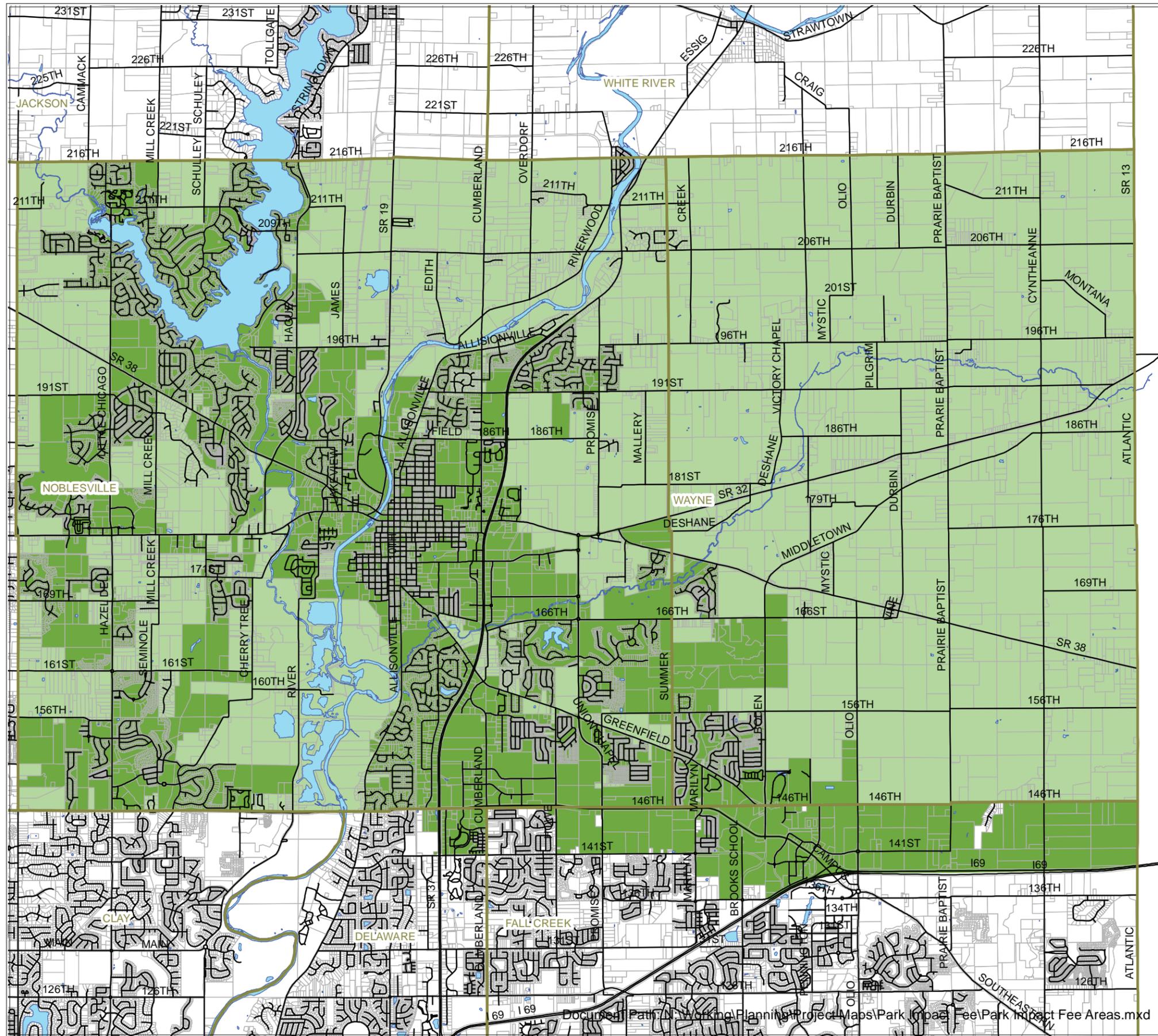
# Park Impact Fee Schedule

The current Park Impact Fee schedule can be seen below or accessed online from the city website. Park impact fees are periodically adjusted and are only collected when new residential construction begins on property already incorporated into city limits. The page below shows the most current map of Noblesville city limits.

<b>Zone 1</b>	<b>Impact Fee</b>
Single-Family (per dwelling unit)	\$1,546.00
Duplex (per dwelling unit)	\$1,469.00
Apartment/Condo (per dwelling unit)	
One Bedroom	\$1,005.00
Two Bedrooms	\$1,314.00
Three Bedrooms	\$1,546.00
Mobile Home	\$1005.00

### **Disclaimer:**

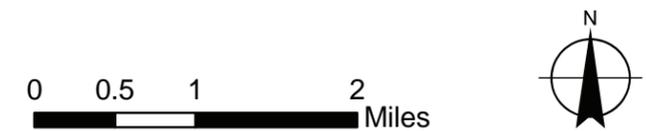
The purpose of this brochure is to provide general information regarding Noblesville park impact fees and schedule. Due to space limitations, the content contained within this brochure is not all inclusive nor should be referenced as the final authority. It is intended to provide a brief explanation. Please contact the Noblesville Planning Department at 317-776-6325 for more information.



**City of Noblesville**  
**Park Impact Fee Areas**  
 Noblesville Planning Department  
 Created: 8/25/2015

**Legend**

- Township Boundary
- Street Centerline
- Water
- Parcels
- Park Impact Fee Zone 1
- Park Impact Fee Zone 1 when Annexed



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