

INFORMATION GUIDE FOR:

School Fees

The Aspen School District requires land for necessary school functions such as school buildings, support facilities, open space and recreation areas, and housing for employees and their immediate families. The purpose of this system is to ensure that, as development occurs and enrollment in the schools grows, the current level of service provided to students can be maintained.

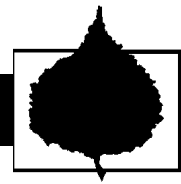
The following table describes the calculation of School Land Dedication Fees-in-Lieu. For a full recitation of the School Land Dedication requirements, including applicability, definitions, exemptions, and appeal procedures, please refer to Chapter 26.620 of the City of Aspen Land Use Code.

The calculation requires three steps:

Step 1 – Determine the number of additional students generated by the development.

Floor Area of dwelling unit	Student Generation Rate
First 1,200 s.f. of residence	.000064 students per square foot of Floor Area.
Next 900 s.f. (1,200 – 2,100)	.000404 students per square foot of Floor Area.
Next 1,400 s.f. (2,100 – 3,500)	.000031 students per square foot of Floor Area.
Area above 3,500	0 (zero)

- Impact fees are assessed on net additional residential Floor Area in a project. Floor Area is defined and calculated according to the City of Aspen Land Use Code.
- The calculation of the School Land Dedication shall be assessed per dwelling unit. For example, duplex dwelling units do not combine their Floor Area for one calculation.
- An Accessory Dwelling Unit or Carriage House shall be calculated as additional Floor Area of the primary dwelling it is associated with.
- When an addition to a house or redevelopment of a property adds Floor Area, the difference between the student generation of the existing residence shall be credited towards the student generation of the proposed residence. See example 2. No refunds shall be provided if Floor Area is reduced.
- Credit from a demolished dwelling unit cannot be allocated to more than one replacement dwelling unit or to development on a different lot.



Step 2 – Determine the square footage of land required for dedication.

Additional students generated (from Step 1)

X multiplied by

896 square feet (this land-area-per-student standard is always 896)

 = *equals*

Total Square Feet to be Dedicated

Step 3 – Determine the cash-in-lieu payment.

Total square feet to be dedicated (from Step 2)

X multiplied by

Per-square-foot value of land being developed (see below)

X multiplied by

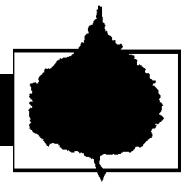
Percentage of fee to be charged – 33% (.33)

 = *equals*

Cash-in-Lieu Payment

How to substantiate the value of the land being developed:

- To determine the per-square-foot value of the land being developed, divide the current market value of the lot by the square footage of the lot. A 15,000 square foot lot worth \$2,850,000 has a per-square-foot value of \$190.
- Current market value means the value of the land at the time of the cash-in-lieu payment, including site improvements such as streets and utilities, but excluding the value of residential dwelling units and other structures on the property.
- Market value may be substantiated by a documented purchase price (if an arms-length transaction no more than two [2] years old) or other mutually agreed-upon recognized means. Such means may include information from the Pitkin County Assessor for the specific parcel or for similar parcels on an aggregate basis or an estimate of value prepared by a qualified appraiser for the specific parcel or for similar parcels on an aggregate basis.
- In the event the developer and the City fail to agree on market value, the value shall be established by a qualified real estate appraiser acceptable to both parties. The developer shall pay for the appraisal.



Example #1: New House on Vacant Lot

Scenario: A new 3,200 sq. ft. (Floor Area) single-family home on a vacant 6,000 sq. ft. lot with an land value of \$2,400,000. The per square foot lot value is \$400 (\$2,400,000 divided by 6,000 s.f. = \$400).

Step 1

	<u>Students Generated</u>
3,200 square feet of Floor Area	
first 1,200 sq. ft. x .000064	.0768
plus, the next 900 sq. ft. x .000404	+ .3636
plus, the remaining 1,100 sq. ft. x .000031	+ .0341
Equals Total Additional Students Generated	= .4745

Step 2

Additional students generated (from Step 1)	.4745
multiplied by, 896 square feet	x 896
Equals Total Square Feet to be Dedicated	= 425.15

Step 3

Total square feet to be dedicated (from Step 2)	425.15
multiplied by, the per-square-foot value of land being developed	x \$400
multiplied by, the percentage of fee to be charged – 33%	x 0.33
Equals Cash-in-Lieu Payment	= \$56,120.06



Example #2: Addition/Replacement of an Existing House

Scenario: A new 3,800 sq. ft. (Floor Area) single-family home replacing a 2,000 sq. ft. (Floor Area) home. The parcel is 15,000 sq. ft. with a land value of \$2,850,000. The per square foot lot value is \$190 (\$2,850,000 divided by 15,000 s.f. = \$190).

Step 1

New House – 3,800 square feet of Floor Area	<u>Students Generated</u>
first 1,200 sq. ft. x .000064	.0768
plus, the next 900 sq. ft. x .000404	+ .3636
plus, the next 1,400 sq. ft. x .000031	+ .0434
plus, the remaining 300 sq. ft. x 0	+ 0.0

Students generated by new house = .4838

Old House – 2,000 square feet of Floor Area	<u>Students Generated</u>
first 1,200 sq. ft. x .000064	.0768
plus, the remaining 800 sq. ft. x .000404	+ .3232

Students generated by old house = .4000

Total additional students generated .4838- .4000 = .0838
(new house generation minus old house generation)

Step 2

Additional students generated (from Step 1)	.0838
multiplied by, 896 square feet	x 896

Equals Total Square Feet to be Dedicated = 75.08

Step 3

Total square feet to be dedicated (from Step 2)	75.08
multiplied by, the per-square-foot value of land being developed	x \$190
multiplied by, the percentage of fee to be charged – 33%	x 0.33

Equals Cash-in-Lieu Payment = \$4,707.82