



Independent Fee Calculation Study



City of Redding
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If, for any reason, you disagree with the determination of the Development Services Director (Director) and the methodology for establishing the fees for a project, you have the option to prepare and submit to the Director, together with a processing fee, an independent fee calculation study for the land development activity for which a building permit is sought. The study may address one or several of the separate impact fee categories.

Pre-application Meeting

Before beginning an independent fee calculation study, you or your representative must attend a pre-application meeting with the Director and appropriate staff.

Study Guidelines

The independent fee calculation study shall follow the methodologies and formats which are agreed upon during the pre-application meeting. Methodology and fee-per-unit calculations shall be based upon those used in the report titled, Comprehensive Fee Impact Study For the City of Redding, May 19, 2000, unless an alternative method is approved by the Director. For example, a traffic fee study must determine trip ends generated by the project, and a sewer fee study must determine sewer demand in household equivalents as defined in Section 14.16.020. The independent fee study calculation shall be prepared and presented by professionals qualified in their respective fields. Methodology shall be consistent with the best professional practice. The study shall provide all necessary supporting documentation and information, but only information relevant to the claim of the study.

Study Submittal

The study shall be submitted to the Director together with a processing fee for each impact fee studied. The processing fee shall be a deposit with the City of Redding based on an estimate of the staff time required to review and approve the proposed study.

Sufficiency Determination

The Director and applicable staff from whichever Divisions or Departments are associated with the impact fee shall review the independent fee calculation study for sufficiency, methodology, technical accuracy, and findings. The review for sufficiency should be completed within 45 days after submission.

Determination of Impact Fee

The final determination of the amount of the impact fee shall be made by the Director. The fee must be calculated based on the per unit charge (e.g., vehicle trips; HE sewer demand) for that fee in effect at the time the independent fee calculation study is submitted for review.

Appeal to the Planning Commission

If you are dissatisfied with the decision of the Director, either before or after preparing an Independent Fee Calculation Study, you may appeal the decision to the Planning Commission by filing a written request, together with an appeal fee, with the Director within 10 days of the Director's decision. The amount of the appeal fee shall be the same as the processing fee for a variance. Procedures for the appeal shall be conducted in the same manner as specified for variances in Title 18 of the Redding Municipal Code.

Commencing Construction Pending an Appeal

The Building Official must issue the building permit if the impact fees, as calculated by the City, are paid. Any reduction of impact fees resulting from an appeal shall be by refund. No interest will be paid on overpayment.