

IMPACT FEE DEFINITIONS

Assessment Districts refer to geographic areas subject to a uniform impact fee schedule.

Benefit Districts refer to geographic areas in which impact fees collected and earmarked to be spent.

Deficiencies, Existing refers to the cost to provide development existing at the time of adoption of an impact fee ordinance with the higher-than-existing level of service on which the impact fees are based.

Development, Residential refers to subdivision of land for or construction of single-family detached or multi-family dwelling units.

Development, New refers to development that is not in existence at the time of adoption of an impact fee ordinance.

Development, Nonresidential refers to subdivision of land for or construction of buildings for uses other than residential development.

Fair Share Assessments refers to the County's informal policy of requiring applicants for residential and hotel rezoning to agree to pay fees at time of platting, site plan or building permit to cover primarily off-site infrastructure costs relating to roads, parks, fire, police and solid waste facilities. The amount of the fees are based on a 1990 study, with annual inflation adjustments based on the Consumer Price Index.

Impact Fees are one-time charges assessed on new development to cover primarily off-site infrastructure costs as authorized by Chapter 46, Part VIII of Hawai'i Revised Statutes.

Level of Service is a measure of the service provided by a certain type of capital facility. In impact fee analysis, level of service is typically expressed as a ratio of some characteristic of the facility type to the amount of development being served. For example, a common level of service measure for parks is acres of parkland per 1,000 residents.

Level of Service, Existing refers to the actual level of service provided by the County at the time of adoption of an impact fee ordinance.

Level of Service, Higher-than-Existing refers to the calculation of impact fees based on the cost of providing a better level of service than is being provided to existing development at the time of the adoption of an impact fee ordinance.

Lot of Record, Existing refers to a parcel of property in existence on the date of adoption of an impact fee ordinance on which a building or structure could legally be constructed without going through the County's subdivision process.

Lots in Older Subdivisions refers to lots that were created in the early 1950s and 1960s and do not conform to present-day subdivision code requirements. Many of these lots were created without County facilities and services: they have private roads, which are often unpaved, no County water system, no parks, police or fire substations in the vicinity, and are on cesspool. A large number of these lots are in the Puna and Ka‘u Districts.

State Enabling Act refers to Chapter 46, § 141 to 148 of Hawai‘i Revised Statutes, which was passed by the Legislature in 1992 and authorizes counties to assess, impose, levy and collect impact fees upon conducting a facility needs assessment study and the adoption of an impact fee ordinance.