

**TOPIC:**

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Recreation Impact Fees  
(Presented June 2007, Approved June 2007)

**POLICY:**

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The LVBA does not support the imposition of recreation fees on new residential development unless:

1. The municipality has enacted a current and realistic public parks & recreation plan that is comprehensive and based upon a capital improvement program;
2. The fee created is proportional to the requirements of the municipal public parks & recreation plan;
3. Fees collected are spent on parks & recreation needs that have a reasonable nexus to the residents creating the impact;
4. Fees collected create new opportunities for passive and active recreation for new residents;
5. Fees collected do not intend to correct existing deficiencies;
6. All sectors of new development – including retail, industrial, commercial & residential – are assessed fees proportional to their respective levels of impact;
7. Any fees collected are segregated, invested and spent only for the purposes of acquiring land and developing the municipal park/recreation system to accommodate residents of new development. Fees should not be spent on maintenance or remedying pre-existing issues.
8. Payment of fees coincides with the new impact created by the development;
9. Any fees not expended within five years are refunded to the applicant.

**BACKGROUND:**

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A vibrant public parks & recreation system enhances community life for all those who live, work & play in a municipality. Additionally, a quality park system creates positive externalities for residential construction increasing the value of new homes in a community. As such, a municipality has the obligation to create and maintain realistic recreation opportunities for its inhabitants.

Recreation impact fees represent an inefficient method of funding the infrastructure requirements of a municipality. They place a disproportionate cost for park development on new development and inflate prices for new homebuyers. Since the public at large benefits from a vibrant public park system, municipalities should fund such community-wide benefits with a broad based tax system.

However, the LVBA recognizes that many municipalities enact ordinances that levy recreational impact fees on new development as a partial mechanism to fund the

creation of new park systems. And as such, those fees must conform to reasonable and fair standards for the new homebuyer.

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