



**City of Fort Worth
Application for Transportation Impact Fee Discounts**

Version July 2024

Application Date:

Project Information:

I. SUBDIVISION NAMES & FINAL PLAT NUMBERS (List all Phases to be Included in Discount Agreement)

II. DISCOUNTS: Are you requesting any transportation impact fee discounts? *Eligibility for the Adequate Public Facility Discount will be determined by Development Services Department staff at the time the building permit application is submitted (see guidelines)*

Multi-modal/Mixed-use development

Extraordinary Investment

Small Business

III. JUSTIFICATION: Briefly explain why this development qualifies for the above discount(s) in the space below.

IV. Contact Information:

Agent/Consultant Information

Applicant Contact:

Company:

Address:

Phone:

City/State/Zip:

Email:

V. Developer/Applicant Information (If different than above)

Developer Contact:

Company:

Address:

Phone:

City/State/Zip:

Email:

An executed discount agreement will take approximately 30-45 days from time of application. The discount agreement must be complete prior to issuance of discounts against a building permit. Please submit a preliminary plat or concept plan of the area with this application.

Pursuant to Ordinance number 18083-05-2008 approved by the Fort Worth City Council on May 13, 2008, as amended most recently on November 29, 2022.



Discounts may be granted to reduce Schedule 2 (Collection Rate) for transportation impact fees may be given for projects that have access to adequate public facilities, are mixed-use/multi-modal developments, have demonstrated an extraordinary capital investment, or for small businesses completing a tenant finish-out.

Discounts are cumulative so that so that a development that qualifies for the maximum discount under each provision may reduce transportation impact fees otherwise due up to 100%.

II. Discounts

Adequate Public Facility Discount - Eligibility for the Adequate Public Facility Discount will be determined by City Staff at the time the Building Permit Application is Submitted

Mixed-use/Multi-modal Discount- The amount of transportation impact fees due under Schedule 2 shall be reduced up to 25% for a development where an accepted traffic impact study demonstrates the development reduces the vehicle trips within the adopted land use per vehicle mile equivalency table (LUVMET), by one of the following percentages:

5% - 9% Trip Capture:	10% Reduction
10% - 14% Trip Capture:	15% Reduction
15% to 20% Trip Capture:	20% Reduction
21% or more:	25% Reduction

Extraordinary Investment -The amount of transportation impact fees due under Schedule 2 shall be reduced 25% for a development that results in the following qualifications, as jointly determined by the Development Services Department and Economic Development:

- 1) \$25 Million in capital investment for new projects or \$10 Million for expansions, excluding land costs.
- 2) Creation of 75 new jobs
- 3) The projected salary of the new jobs is at least twice the current minimum wage, plus benefits.

For each additional \$10 Million in capital investment or additional 75 qualified new jobs, the impact fee amount due under Schedule 2 will be further reduced by an additional 5%, up to a maximum reduction of 50%.

A development may receive this discount and have a period of up to four years (4) years from the issuance of a building permit to qualify under the terms of this discount.

Impact fees otherwise paid shall be refunded to the original payee at the time of issuance of the building permit.

A development shall refund a pro rata share of this discount should the development not continue to maintain the number of new jobs for a period of at least ten (10) years from the date of building permit (or the date of qualification for this discount), equal to 10% per annum for each year that the number of jobs is not maintained. The terms related to this discount shall be incorporated within an agreement for credits pursuant to Section 1-16.

Small Business Discount* - The amount of transportation impact fees due under Schedule 2 for building permits, other than new construction building permits, shall be reduced 25% for a development that meets all of the following qualifications, as jointly determined by the Development Services Department and the Department of Economic Development:

- An independently owned for-profit or non-profit entity with a physical Fort Worth business address
- Business must not be a subsidiary of a larger company nor a franchisee of a chain with more than 5 franchisees
- Annual revenues of \$2,500,000 or less for the most recent 12-month period
- 25 employees or less
- Business operations established at least a year prior to making application for the discount
- Proof of Qualifications Affidavit notarized by State of Texas notary

** Sexually oriented businesses and game rooms are not eligible for this discount.*

Please refer to the City’s website and the Transportation Impact Fee webpage for additional details:
www.fortworthtexas.gov/impact-fees/transportation

III. Justification

Describe why this development should be assessed for discount availability.

Final determination of available discounts will be determined by Development Services Department Staff.

**Contact: TRIF@fortworthtexas.gov
(817) 392-TRIF (8743)**