

Table 1
County of Nevada
Parks and Recreation Facilities Fee Study
Proposed Recreation Development Fee Phase-In Alternatives

Alternative 1:
3-Year Phase In

Item	Fee Amount	Phase In [1]				
		Year 1	Year 2	Year 3	Year 4	Year 5
ALTERNATIVE 1: 3-YEAR PHASE INCREMENTS		33%	33%	33%	-	-
Western County Recreation Benefit Zones						
Maximum Justified Fee [2]	\$2,782					
Existing Fee (Average) [3]	<u>\$724</u>					
Difference	\$2,058					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$1,410	\$2,096	\$2,782	N/A	N/A
750 - 2,499 Square Feet		\$1,128	\$1,677	\$2,226	N/A	N/A
< 750 Square Feet		\$846	\$1,258	\$1,669	N/A	N/A
Lake of the Pines						
Maximum Justified Fee [2]	\$1,331					
Existing Fee	<u>\$345</u>					
Difference	\$986					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$674	\$1,003	\$1,331	N/A	N/A
750 - 2,499 Square Feet		\$539	\$802	\$1,065	N/A	N/A
< 750 Square Feet		\$404	\$602	\$799	N/A	N/A
Lake Wildwood						
Maximum Justified Fee [2]	\$542					
Existing Fee	<u>\$348</u>					
Difference	\$194					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$413	\$478	\$542	N/A	N/A
750 - 2,499 Square Feet		\$330	\$383	\$434	N/A	N/A
< 750 Square Feet		\$248	\$287	\$325	N/A	N/A

phase1

Source: Nevada County; EPS.

- [1] Phase-In fees do not reflect annual inflationary adjustments. Fees may increase annually per annual inflationary adjustments, as described in **Chapter 4** of the Nexus Study.
- [2] Reflects the maximum justified fees. Under no circumstance would new development be charged higher fees than the maximum justified fees as escalated annually. The maximum justified fees (2018\$) for unincorporated Western County development is provided below.

Item	Single-Family	Multifamily
Western County Recreation Benefit Zones	\$2,782	\$2,355
Lake of the Pines	\$1,331	\$1,127
Lake Wildwood	\$542	\$458

- [3] Reflects the average existing fee for all Western County Recreation Benefit Zones, excluding the fees for Lake of the Pines and Lake Wildwood.

Table 2
County of Nevada
Parks and Recreation Facilities Fee Study
Proposed Recreation Development Fee Phase-In Alternatives

Alternative 2:
4-Year Phase In

Item	Fee Amount	Phase In [1]				
		Year 1	Year 2	Year 3	Year 4	Year 5
ALTERNATIVE 2: 4-YEAR PHASE INCREMENTS		25%	25%	25%	25%	-
Western County Recreation Benefit Zones						
Maximum Justified Fee [2]	\$2,782					
Existing Fee (Average) [3]	<u>\$724</u>					
Difference	\$2,058					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$1,239	\$1,754	\$2,268	\$2,782	N/A
750 - 2,499 Square Feet		\$991	\$1,404	\$1,815	\$2,226	N/A
< 750 Square Feet		\$744	\$1,053	\$1,361	\$1,669	N/A
Lake of the Pines						
Maximum Justified Fee [2]	\$1,331					
Existing Fee	<u>\$345</u>					
Difference	\$986					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$592	\$839	\$1,086	\$1,331	N/A
750 - 2,499 Square Feet		\$472	\$671	\$869	\$1,065	N/A
< 750 Square Feet		\$355	\$504	\$652	\$799	N/A
Lake Wildwood						
Maximum Justified Fee [2]	\$542					
Existing Fee	<u>\$348</u>					
Difference	\$194					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$397	\$446	\$495	\$542	N/A
750 - 2,499 Square Feet		\$317	\$357	\$396	\$434	N/A
< 750 Square Feet		\$239	\$268	\$297	\$325	N/A

phase2

Source: Nevada County; EPS.

- [1] Phase-In fees do not reflect annual inflationary adjustments. Fees may increase annually per annual inflationary adjustments, as described in **Chapter 4** of the Nexus Study.
- [2] Reflects the maximum justified fees. Under no circumstance would new development be charged higher fees than the maximum justified fees as escalated annually. The maximum justified fees (2018\$) for unincorporated Western County development is provided below.

Item	Single-Family	Multifamily
Western County Recreation Benefit Zones	\$2,782	\$2,355
Lake of the Pines	\$1,331	\$1,127
Lake Wildwood	\$542	\$458

- [3] Reflects the average existing fee for all Western County Recreation Benefit Zones, excluding the fees for Lake of the Pines and Lake Wildwood.

Table 3
County of Nevada
Parks and Recreation Facilities Fee Study
Proposed Recreation Development Fee Phase-In Alternatives

Alternative 3:
5-Year Phase In

Item	Fee Amount	Phase In [1]				
		Year 1	Year 2	Year 3	Year 4	Year 5
ALTERNATIVE 3: 5-YEAR PHASE INCREMENT		20%	20%	20%	20%	20%
Western County Recreation Benefit Zones						
Maximum Justified Fee [2]	\$2,782					
Existing Fee (Average) [3]	<u>\$724</u>					
Difference	\$2,058					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$1,136	\$1,548	\$1,959	\$2,372	\$2,782
750 - 2,499 Square Feet		\$910	\$1,237	\$1,568	\$1,897	\$2,226
< 750 Square Feet		\$681	\$928	\$1,176	\$1,423	\$1,669
Lake of the Pines						
Maximum Justified Fee [2]	\$1,331					
Existing Fee	<u>\$345</u>					
Difference	\$986					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$542	\$739	\$936	\$1,133	\$1,331
750 - 2,499 Square Feet		\$434	\$592	\$750	\$906	\$1,065
< 750 Square Feet		\$325	\$444	\$562	\$680	\$799
Lake Wildwood						
Maximum Justified Fee [2]	\$542					
Existing Fee	<u>\$348</u>					
Difference	\$194					
Proposed Fees by Unit Size Range						
≥ 2,500 Square Feet		\$387	\$426	\$465	\$504	\$542
750 - 2,499 Square Feet		\$310	\$341	\$372	\$404	\$434
< 750 Square Feet		\$233	\$256	\$278	\$302	\$325

phase3

Source: Nevada County; EPS.

- [1] Phase-In fees do not reflect annual inflationary adjustments. Fees may increase annually per annual inflationary adjustments, as described in **Chapter 4** of the Nexus Study.
- [2] Reflects the maximum justified fees. Under no circumstance would new development be charged higher fees than the maximum justified fees as escalated annually. The maximum justified fees (2018\$) for unincorporated Western County development is provided below.

Item	Single-Family Multifamily	
	Single-Family	Multifamily
Western County Recreation Benefit Zones	\$2,782	\$2,355
Lake of the Pines	\$1,331	\$1,127
Lake Wildwood	\$542	\$458

- [3] Reflects the average existing fee for all Western County Recreation Benefit Zones, excluding the fees for Lake of the Pines and Lake Wildwood.